

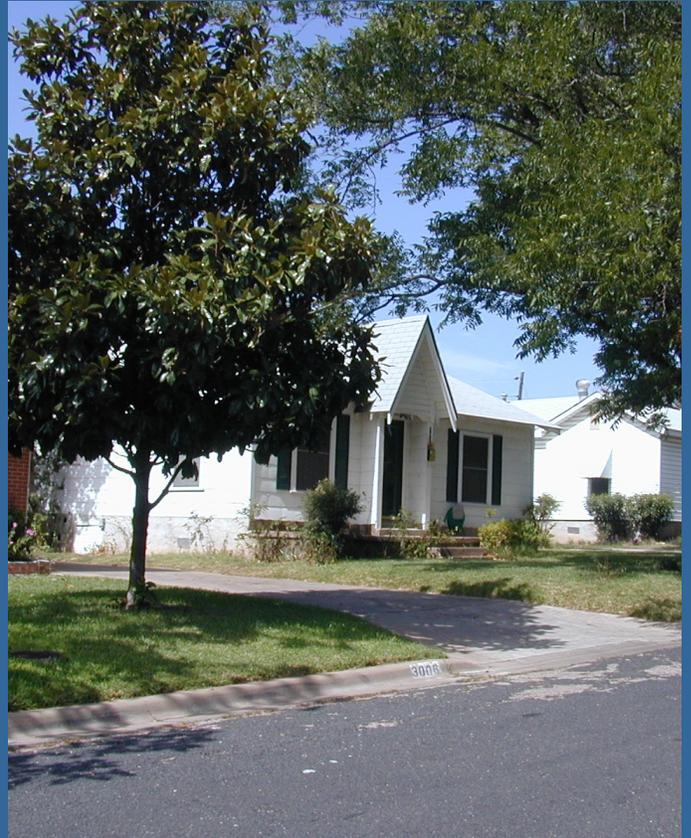
# Rosewood Neighborhood Plan

**PLAN ADOPTED:** November 29, 2001

This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

## STATION AREA PLAN OR MASTER PLAN

This Neighborhood Plan has been modified with the adoption of the MLK Jr. Blvd TOD Station Area Plan. This plan should be referenced for properties that are designated as a *Specific Regulating District* on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: [www.http://austintexas.gov/page/austins-tod-process](http://www.austintexas.gov/page/austins-tod-process).



# Rosewood Neighborhood Plan

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# The Rosewood Neighborhood Plan



By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item.

An amendment to the  
City of Austin's Comprehensive Plan

**The Austin Tomorrow Comprehensive Plan  
Chapter 5  
Section 5-8  
Exhibit A**

November 29, 2001



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**For more information about the Rosewood Neighborhood Plan, please contact the City of Austin, Neighborhood Planning and Zoning Department, 974-6389.**

## **Acknowledgements**

**The following individuals attended regular meetings to help develop the Rosewood Neighborhood Plan and guide the planning process:**

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**Special thanks to the institutions that provided meeting space:**

**Austin Community College, Eastview Campus  
Rosewood Recreation Center, City of Austin  
Mt. Zion Baptist Church  
St. Luke's Baptist Church**

## Abbreviations

<b>AE</b>	-	<b>Austin Energy</b>
<b>APD</b>	-	<b>Austin Police Department</b>
<b>CMTA</b>	-	<b>Capital Metro Transportation Authority</b>
<b>NHCD</b>	-	<b>Neighborhood Housing and Community Development</b>
<b>NPZD</b>	-	<b>Neighborhood Planning and Zoning Department</b>
<b>PARD</b>	-	<b>Parks and Recreation Department</b>
<b>RNPT</b>	-	<b>Rosewood Neighborhood Planning Team</b>
<b>SWS</b>	-	<b>Solid Waste Services Department</b>
<b>TPSD</b>	-	<b>Transportation Planning and Sustainability Department</b>
<b>TXDOT</b>	-	<b>Texas Department of Transportation</b>
<b>W/WW</b>	-	<b>Water and Wastewater Department</b>
<b>WPDR</b>	-	<b>Watershed Protection and Development Review Dept.</b>

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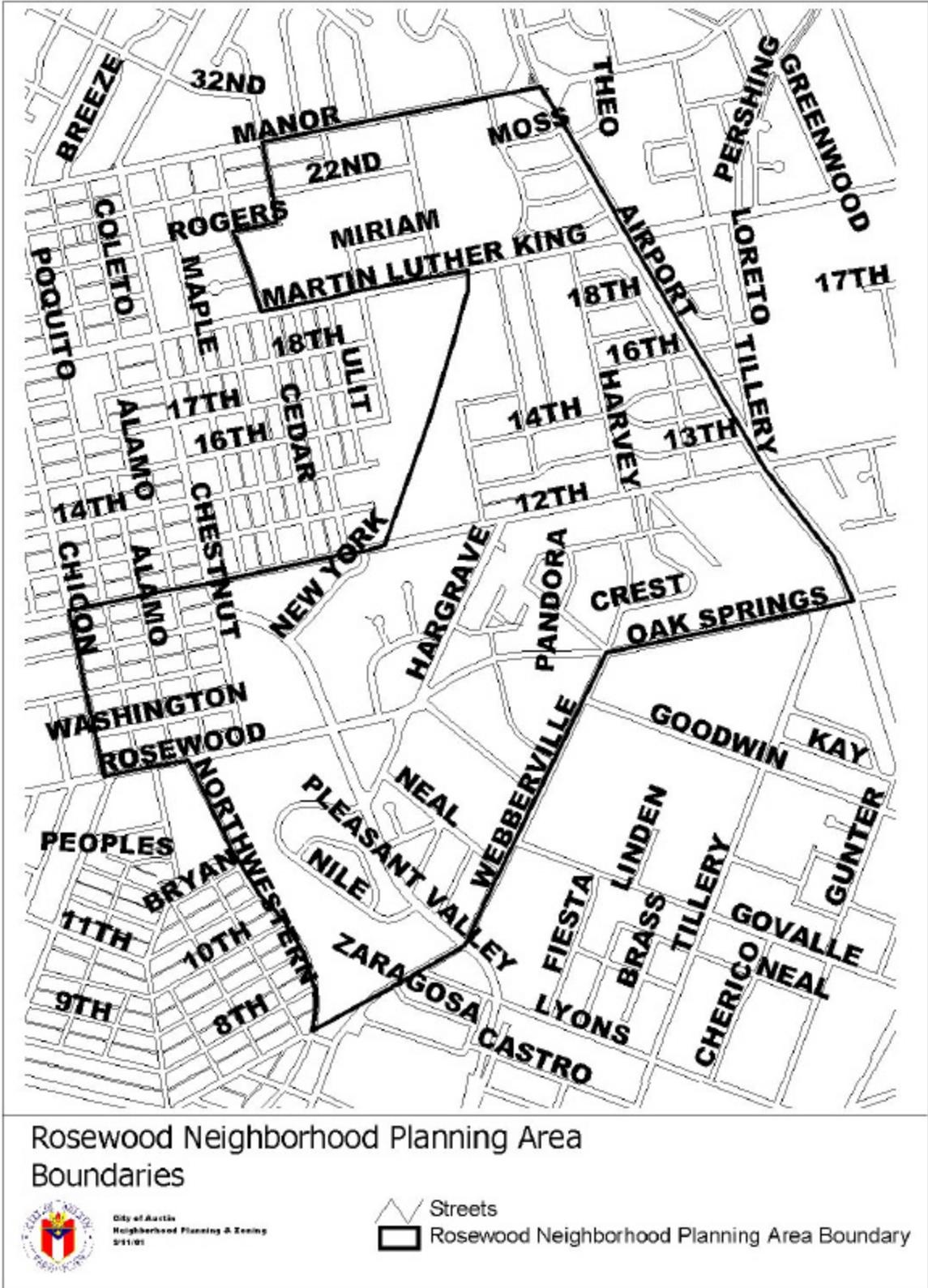


Figure 1: Rosewood Neighborhood Planning Area Boundaries

## **Planning Process**

At the direction of the Austin City Council, Neighborhood Planning staff began working in Rosewood and several other East Austin neighborhoods in March, 2000. Following a kickoff meeting, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for seventeen months. These goals, objectives, and action items were developed at numerous Rosewood Neighborhood Planning Team meetings.

### **Meetings**

- Meetings twice per month since March 2000
- Open House to present draft plan and land use recommendations February 2001

### **Stakeholders**

- A diverse group (age, ethnicity) from different parts of the neighborhood
- Participation and leadership from Mt. Zion Baptist Church
- Participation from Rosewood / Glen Oaks, McKinley Heights, Boggy Creek Neighborhood Associations

### **Outreach**

- 2 mass mailings to entire neighborhood (all residents, property owners, businesses) to advertise planning process
- Survey mailed to entire neighborhood
- Flyer advertising Open House mailed to entire neighborhood

- Plan summary and comment form mailed to entire neighborhood
- Over 200 "interested parties" - people who have attended a meeting, returned a survey or comment form, or expressed comments in another way
- Regular biweekly mailings to interested parties as well as the neighborhood's churches and businesses

### **Next Steps**

- City Council to review Neighborhood Plan in September
- Anticipated that Planning Commission and City Council will conduct public hearings on proposed zoning changes in the fall.

## Top 10 Priorities

While the neighborhood planning team would like for all items in the plan to be implemented, some items are a greater priority. These are the 10 items most important to the neighborhood.

1. Work with the Austin Police Department (APD) to strengthen enforcement of laws at problem areas within the neighborhood planning area. (See Appendix: Areas of Concern.) (Item 21; Implementer: APD/NPT)
2. On northbound Pleasant Valley, add a flashing yellow light with an intersection sign. (Item 37; Implementer: TPSD)
3. Promote Rosewood as a target neighborhood for the organization Hands on Housing and for the City's "Raise the Roof" program. (Item 29; Implementer: RNPT/NHCD/NPZD)
4. Build new sidewalks at locations identified as priorities by the RNPT and responses to the survey. (Item 34; Implementer: TPSD)
5. Reduce the speed limit on Pleasant Valley Rd. from East 12th Street to Webberville Road from 40 mph to 35 mph. (Item 47; Implementer: TPSD)
6. Establish a police sub-station in the neighborhood at the former Solid Waste Services site (12th and Hargrave) or in another location that best serves the needs of the area. (Item 18; Implementer: APD)
7. Improve safety at bus stops by adding lighting. (Item 45; Implementer: CMTA)
8. Publicize existing incentives, loans, etc. for businesses to relocate to East Austin, as well as existing resources for Eastside business expansion or new startups. (Item 74; Implementer: RNPT, NHCD)
9. Work with APD to identify existing and possible programs to reduce loitering and criminal activity in these areas. (Item 24; Implementer: RNPT/APD/CMTA)
10. Work with non-profit housing organizations to promote infill housing in the neighborhood. (Item 26; Implementer: RNPT/NHCD)

## Rosewood Neighborhood History

Despite many years of institutional racism, the Rosewood Neighborhood Planning Area has always been home to many active, outspoken people.



## **Rosewood Neighborhood History**

According to the report of the Austin Housing Patterns Study conducted under the auspices of the City of Austin Human Relations Commission (1980), "Between 1910 and 1940, the City of Austin adopted as official policy the goal of segregating Black households in East Austin." This policy is critical to understanding the events that have shaped Rosewood Planning Area.

The following illustrates the way the policy worked:

- A city ordinance was passed in 1906 requiring African Americans to enter public buses through the back door and sit in the rear.
- The first master plan for the City of Austin was published in 1928. In this plan, the authors noted that African-Americans lived in all parts of the city, but that east of East Avenue (just west of the present-day IH-35) the population was totally African-American. The plan therefore recommended that facilities and conveniences for African-Americans be limited to the east side of the city close to "the negro high school" acting as an incentive to draw them to the area. The plan stated, "This will eliminate the necessity of duplication of white and black schools, white and black parks, and other duplicate facilities for this area."
- At about the same time, the Catholic Diocese of Austin re-located the parish which offered mass in Spanish from its downtown location to an area of East Austin later known as the Guadalupe Neighborhood.
- According to the report of the Austin Housing Patterns Study, "In the private sector, racial restrictions on property prohibited Blacks, and in some cases Mexican-Americans, from buying or renting houses in most neighborhoods outside East Austin."
- In addition, the same study noted that lending institutions had "red-lined" East Austin so that property owners were unable to obtain adequate loans to repair or expand their homes or businesses.
- In 1957, the Austin Development Plan presented by the City Planning Commission recommended that, since most industrial development that was located within the city limits was in East Austin, any additional industrial development should also be in that part of the city. Four types of industrial development were encouraged: manufacturing or processing (such as a paint factory), public and private utilities, wholesaling and warehousing (such as gasoline storage tanks), and railroads and all kinds of transportation. Industrial and commercial zoning were applied to large areas of East Austin.

Despite many years of institutional racism, the Rosewood Neighborhood Planning Area has always been home to many active, outspoken people.

The following milestones in Rosewood Neighborhood Planning Area history demonstrate how far we have progressed.

**1880s:** Mr. Clint Smith's home on East 12<sup>th</sup> Street was built. It was "built to last" when the German settlers first came to Texas, with high ceilings, southern exposure, and wine cellar typical of Plains home designs of the time. Mr. Smith's family bought the house in the late 1930s after another home that his father had built near the railroad tracks was condemned to make way for an incinerator. When Mr. Smith was growing up here, 12<sup>th</sup> and Chicon was the end of the streetcar line. When he was a young man, his mother, Ms. Willie Smith, started and managed a nursery in her home to enable young women with families to go to school. Over the years, the Smith family home has housed the Sunshine Police Accountability Project, CopWatch, the Travis County Green Party, the Nader 2000 campaign, Clean Campaigns for Austin, the Instant Runoff Voting Coalition, and the National Organization for women.

**1889:** Just eight years after the founding of the Austin Independent School District, the Austin Colored High School was established at San Marcos and East Eleventh Street (west of the neighborhood). Austin Colored High School moved in 1907 to the corner of Olive Street and Curve Street and was renamed Anderson High School. Anderson High moved again in 1913 to 1607 Pennsylvania Avenue. From 1889 until its closing, this high school played a crucial role in the surrounding communities.

**1900s:** According to an Austin Statesman account (3/23/55), the Republic of Texas laid out Austin in 1839 with Congress Avenue as the main street. At first, the streets all had names: Sixth was Pecan Street, and nineteenth was Magnolia Street. Then in 1887, the east-west streets were assigned numbers. According to the 1900-01 Austin City Directory, the Austin Rapid Transit Railway Company had been chartered in 1890 for 50 years, operating 12 electric and 12 trailer cars over three lines, all passing the corner of Congress Avenue and Sixth Street. Mr. Clint Smith recalls growing up in East Austin that in the late 1930s that 12<sup>th</sup> and Chicon was the end of the streetcar line.

In 1903, the Austin City Directory first listed streets. In 1905, the city directory first listed streets in alphabetical order. The following Rosewood Neighborhood Planning Area Streets were listed in the 1905 directory.

In the western section of the neighborhood:

- Alamo (with 1 family)
- New York (with 12 families)
- Pennsylvania (with 14 families)
- Poquita (now Poquito)
- Rosewood Avenue
- Washington (with 24 families)

- Although the numbered streets 12<sup>th</sup> through 19<sup>th</sup> appeared in the 1905 directory, they extended only to the city limits just east of this area. An early photograph exists of Nineteenth Street:

**1929:** Webberville Road does not appear in the Austin City Directory until 1929. Mr. Gilbert Rivera and Mrs. Herrerra recall that Webberville was a dirt farm road even in the 1950s, when farmers used to drive their wagons up the road full of vegetables. They took the vegetables to the artesian well that was located at the current corner of Airport Boulevard and Oak Springs Drive to wash them before selling them. The well was capped by the city during the late 1950s or early 1960s.

The City purchased the 17-acre Bertram-Huppertz parcel some time between 1875 and 1929. The parcel included the Boggy Creek Greenbelt that was extended on the southwest side of Nile Road in the 1970s and Rosewood Park. In 1929, the first listing for “Niles” road from Webberville east appeared in the Austin City Directory listing five addresses, including families with Spanish surnames. Nile remains multi-ethnic today. Also in 1929, the City of Austin built an after-school playground and community center (the Rosewood Recreation Center, located at 1182 N. Pleasant Valley Road). The City Parks and Recreation Department developed the land and park during the 1930s, including tennis courts, a picnic area, a bandstand, and a baseball field. The center itself was renovated and expanded in 1972 - 73 with a grant from the Model Cities Program of the U.S. Department of Housing and Urban Development (HUD) and a grant from the U.S. Department of the Interior.

**1935 – 1940’s:** The eastern, larger portion of Rosewood-Glen Oaks Neighborhood was originally the Hargrave Ranch. The grandmother of long-



time homeowner Hazel Nixon, Kuhlman Street, worked for the Hargraves when she was very young. Mrs. Nixon and her family moved into the neighborhood in 1951 or 1952, and first bought a lot on the hill north of Kuhlman, but then selected her current house. At

that time, Rosewood-Glen Oaks was like living out in the country. The Hargrave home was in front of the Nixons, at 3008 Glen Rae (this is the oldest house in the neighborhood). Hargrave and Kuhlman Streets first appeared in the Austin City Directory in 1935 but were listed as vacant. The first year that addresses were listed on Kuhlman was 1937. In 1939, Neal was listed in the Austin City Directory with one resident. The older Hargrave parents died in the 1940s and the children or grandchildren sold the property and subdivided the land. In 1942, Glen Rae, Hargrave, Kuhlman, Neal, Nile, and Walter all appear with almost their current level of occupancy in the Austin City Directory for that year. Ms. Jolyn Piercy's home on Kuhlman was built by the Hargraves for their adult children, the Hunts, before the land was subdivided.

Owners of these homes used to find handmade square nails, handmade barbwire, and neat old artifacts in their yards whenever they dug. There was no running water until the late 1960's. The dump, which is under what we think of as our park (the Boggy Creek Greenbelt), was maintained when Mr. James Stewart of Nile Street was young. He remembers that he and his friends would go pick out the metal and take it to metal scrappers. It was no longer used as a dump by the time the Hargrave Ranch was subdivided. You can still see the rusting parts of old cars and appliances in the banks of Boggy Creek itself.

**1942:** Bergstrom Air Force Base opened in September, 1942 in the Del Valle Neighborhood in southeast Austin. By the late 1950s, there were over 5,000 servicemen stationed at Bergstrom.

**1944:** Just west of the Rosewood-Glen Oaks Neighborhood, the Doris Miller auditorium was dedicated to serve the recreational needs of local African-American servicemen and their families during World War II.



The building was named in honor of Doris “Dorie” Miller, a local African-American who heroically lost his life serving during the war. The “Madison Log Cabin”, placed between the Doris Miller auditorium and the Rosewood Recreation Center site, preserves historical artifacts and documents related to local African-American heritage.



Establishment of these facilities, designed and built to “eliminate the need for duplicate facilities throughout the city”, not only served as community service centers but also provided a base from which neighborhood people could organize.

**1940's:** The area around 12<sup>th</sup> and Chicon was home to numerous businesses. The sections of Chicon and Rosewood within the Rosewood Neighborhood Planning Area included the Fats Walker Tailor Shop, the Deluxe Ice House, the Deluxe Cab Company, the Roco Service Station, Marshall Barber Shop, and Dr. Washington's office. Further east on 12<sup>th</sup> Street, between Hargrave and Airport, were Jolly's Grocery Store, McClain's Grocery Store, Smith's Plumbing, B&L Heating and Air, Chester's Lounge, Nobles Barbecue, and Yellow Cab. 12<sup>th</sup> and Chicon (the "East End") was the last stop on the trolley line that served the neighborhood since 1891. By 1940, the buses had replaced the trolley line.

**1940s – 1950s:** Mr. Volma Overton, later director of the NAACP, was asked to give up his seat on a bus in downtown Austin in 1947 so that whites could sit down. When he returned to Austin as a veteran of World War II, he purchased a home in the Cedar Valley Subdivision Addition in what was then Travis County (just east of Rosewood off Webberville Road). Returning Black veterans were restricted to East Austin, and soon bought all the Cedar Valley homes. (Volma...My Journey, 1998, by Carolyn L. Jones).

During the late 1940s and 1950s, music lovers went to the east side of town to hear live bands at clubs on "the cuts" (East 11<sup>th</sup>) and at "the end" (East 12<sup>th</sup>). From the 1930s through the 1950s, Rosewood residents recall that African Americans could only go to the movies at two theaters in all of Austin: the Harlem Theater on East 12<sup>th</sup> and the Ritz on East 6<sup>th</sup> downtown. During this time, the Rosewood area became an entertainment center for African Americans.

**1951:** Community activist and journalist Arthur B. DeWitty was nearly elected the first Black on the Austin City Council. Election to the Council was then changed to all at-large, making it much more difficult for a minority candidate to win.

**1950s:** Three neighborhoods in the north and north central part of the Rosewood Neighborhood Planning area were built in the 1950s. The streets in the North Boggy Creek Neighborhood including Rountree, Pannell, Eckert, and Higgins first appear in the city directory in 1952. Streets in the McKinley Heights Neighborhood also first appear in 1952, as do streets in the Clifford-Sanchez Neighborhood. Oak Springs Drive does not appear until 1953. One long-term resident recalls that many of the homes in the Rountree and McKinley Heights neighborhoods were purchased by returning servicemen

through the GI bill that provided veterans funding for first time home purchase.

Ms. Louree Atkins of Harvey Street recalls visiting a cousin who lived on Harvey in the 1940s. At that time, there were few houses and the street was unpaved and was known as "Lovers' Lane". However, in 1952, she and her husband, who was in the military, returned to Austin and purchased their current home. It was a new house built next door to the house where her cousin had lived on Harvey. McKinley Heights had been built as a new subdivision with all the modern amenities. During the 1950s, Mr. Volma Overton notes about McKinley Heights: "It was one of the best neighborhoods for Blacks who were financially able to purchase and maintain upscale homes to live". Ms. Atkins recalls that McKinley Heights was known as "Little Enfield" in those days.

According to Mr. Volma Overton, the Rosewood and Salina areas were unpaved and full of "shotgun houses" in poorly maintained condition during the 1950s. (Volma...My Journey, 1998, by Carolyn L. Jones).

**1952:** Ms. Clara Cobble's family moved into the Booker T. Washington apartments on Webberville Road around 1952 when she was a child. She and her husband returned to the neighborhood in 1970 and now live on Holmes Court. She was just a child, and recalls that Rosewood Elementary School had been there for years and years. About that time, there was an apartment project of Army families on Hargrave, which were later demolished by the Urban Renewal project.

**1953:** The new Anderson High School opened at 2601 Thompson Street on the eastern border of the Rosewood Neighborhood Planning Area.

The new school included 25 classrooms, a lunchroom, laboratories, an auditorium, two gymnasiums, and administrative offices.



Before L.C. Anderson High School was integrated, Friday night football games at the Yellow Jacket Field were the highlight of the community. The stadium was filled to capacity. Track was also important, and the high school had a big and well-supported marching band. Following the initial desegregation of Austin public schools in 1971, the building served as a campus for Austin

Community College for a number of years and currently houses a Boys and Girls Club, a special school program, and the newly revitalized Yellow Jacket Field.

Since the apartment complexes managed by Austin Housing Authority during the 1950s had all modern facilities, Mr. Marvin Douglas recalls that “It was an honor to live there” in those days. One problem that residents recall from that time was the trash incinerator located at the City solid waste center on Hargrave, which “smelled for miles and miles”.

**Late 1950s:** Mr. Gilbert Rivera, Glen Oaks Court, recalls that when he was a child growing up in the Govalle neighborhood east of Rosewood-Glen Oaks, the current site of the City maintenance yard at 2600 Webberville Road (just



south of the Rosewood-Zaragosa Neighborhood Center) served as the local health clinic. Later, when his children were small (1970's), the house located at 1183 Chestnut, just north of the Rosewood Recreation Center, housed a health clinic.

**1956 – 1971:** Urban Renewal was a federal housing and community development program for which the City of Austin applied. Although planning preceded it by over a year, Urban Renewal was kicked off by the adoption of [A Workable Program for Austin, Texas](#) September 12, 1956. The intention was to “clear slums and eliminate urban blight” by demolishing substandard dwellings and businesses and encouraging new development in their place. In the plan, it was noted that Austin had 850 units of public housing that experienced a turnover rate of 35%, “...adequate to assure displaced families that housing accommodations are available.”

According to an article in an April, 1963 issue of the Daily Texan, statistics that the Austin Urban Renewal Agency used to support the need to “clear slums” in East Austin included the following:

- 55% of the city's juvenile delinquency was located in the selected areas,
- as were 60% of major crimes, and

- 45 – 50% of homes in the selected areas were substandard. Unfortunately, as an article in the January 24, 1985 Daily Texan noted, “City-sponsored urban renewal programs, sometimes called ‘urban removal’ by east Austin residents, bulldozed hundreds of east Austin homes, which were to be replaced by new structures...” but often were not.

From planning through execution, Urban Renewal in Austin lasted over fifteen years. Programs begun by the Urban Renewal Agency were completed with federal Community Development Block Grant (CDBG) funds in later years.

**1960:** Johnston High School was built in far east Austin, with a student enrollment that was 30% African American and 60% Mexican American. At that time, most minority high school students living in Rosewood-Glen Oaks Neighborhood attended either Anderson High or Johnston, as did their counterparts throughout east Austin.

**1965:** When Mrs. Kathy Watts and her husband moved into their home on Glen Rae in 1965, there were no paved streets anywhere in the Rosewood-Glen Oaks Neighborhood, and streets were one lane only. Cars often cut through the back of their property, so the Watts family had to fence their property to keep the yard safe for their children. At that time, Neal ended at a field across from Anderson High School. The Booker T. Washington Apartments (run by the Austin Housing Authority at 905 Bedford, fronting on Webberville Road) was the most densely populated part of the neighborhood.

**1967:** The Rosewood-Glen Oaks Neighborhood was selected as an urban renewal district. This was one of the most important events in neighborhood history. The neighborhood was called the Glen Oaks Project. Over the years, the Urban Renewal Agency offered Rosewood-Glen Oaks four different plans of what they would do to improve the neighborhood, but rather than doing what the neighborhood wanted, they did what they wanted to do instead. The Glen Oaks Project included all property within the following boundaries:

- North: 12<sup>th</sup> Street
- East: Hargrave and Neal Streets
- South: Webberville Road
- West: Northwestern Avenue and Rosewood/Chestnut Avenues

Within this district, a total of 360 families and 20 businesses were relocated, including all families owning property on the Boggy Creek side of Nile Street. Many families did not want to move, and those who were willing to move found the prices offered for their property inadequate for them to relocate. An article in the Austin American-Statesman June 13, 1969 listed total relocation payments received by three Glen Oaks families: \$1,650, \$2,750, and \$4,950. A resident quoted in the same paper July 24, 1968 sums up neighborhood concerns: “Rev. R. H. Hawkins of 3005 Hargrave said he

wanted an answer to the question: 'If we live in a slum and get paid for slum property, how are we supposed to move into anything better?'" Many of the families were forced to move to "the projects", apartment complexes funded with federal funds and managed by the Austin Housing Authority.

Changes and improvements made by Urban Renewal included the following:

- Construction of a total of 70 new single family homes was approved to replace the 360 that had been demolished.
- Rosewood Village, just north of the current Millennium Youth Entertainment Complex, was built.
- Mr. Carmel Village Apartments (2504 New York Avenue, at the corner of East 12<sup>th</sup> and Pleasant Valley Road), an apartment complex for low-income tenants to receive FHA rent supplements was built.
- Pleasant Valley Road was extended from Webberville to East 12<sup>th</sup> Street. Today, this Pleasant Valley Road extension has a higher speed limit than any other residential section of the road. The houses on the western side of Pleasant Valley Road were constructed after the road was built.
- Neal was extended all the way from Hargrave to Webberville Road.
- St James Baptist Church was moved from its location on Nile Road to MLK Boulevard.
- The Carlin Grocery Store at the corner of Pleasant Valley Road and Webberville Road was removed (to be replaced later by the Rosewood-Zaragosa Neighborhood Center).
- The Lalla Convalescent Home, on the northeast side of the same corner, was also built. This is the site of the 1999 struggle over placement of a residential drug treatment center.
- All streets in the neighborhood were paved. Although the Urban Renewal Agency initially wanted each family to pay for the paving, we stood firm that the funding should be used for the good of the whole neighborhood and the streets were paved at no additional cost to the homeowners.

**1969:** The Rosewood Shopping Center held its grand opening July 4 and 5. The center, located at Rosewood and Hargrave, was the only shopping center in Texas built in an urban renewal project. It was located across the street from Anderson High School and included a grocery store, a variety store, a laundry, a drug store, a barber and beauty shop, a fried chicken store, and the urban renewal office. This shopping center was replaced in 1999 by the Millennium Youth Entertainment Center.

**1971 - 1979:** In 1971, six years after the Civil Rights Act of 1964, U.S. District Judge Jack Roberts issued an order to the Austin Independent School District to close Anderson High, Kealing Junior High, and St. John's Elementary schools, all of which had African American populations in excess of 90% of their student enrollments, and to integrate those students into other district schools. AISD appealed the decision, although they did accomplish token

integration. One current Rosewood-Glen Oaks Neighborhood resident remembers that the Martinique children were transferred from Avenue G to Anderson to integrate the school.

The U.S. Census of 1970 recorded that Austin was more segregated than at any other time in its history. A UT history major, John Henneberger, was quoted in the Daily Texan (6/17/77) as saying, "Ninety-three percent of the black population would have to move into all-white neighborhoods to integrate the city." AISD had contended that segregation in school enrollment was just a reflection of this residential pattern. The U.S. Justice Department countered that the burden was on AISD to prove that those residential patterns were in no way the result of past actions taken by the school district. In 1977, the U.S. Fifth Circuit Court of Appeals ruled that AISD had not dismantled its dual school system. Final desegregation plans for AISD were not approved by the federal courts until 1979, when the plan of "paired" schools (one in an all-white neighborhood, one in a minority neighborhood, with students bussed between the two) was offered by AISD and was ruled a remedy to school segregation in Austin.

**1971:** The Urban Renewal Authority intended to construct 100 more apartment style low-cost housing units in Glen Oaks, but the AISD Board vetoed that plan, saying such housing in the area would only compound their desegregation problems.

**1975:** In June of that year, the City of Austin applied for the first year of Community Development Block Grant funding from the U.S. Housing and Urban Development Department. CDBG funds were to be used, like Urban Renewal funds, to "eliminate blight". The City's application noted that the Austin Urban Renewal Agency was to complete projects it had not completed, including the Glen Oaks Project, with CDBG funds.

Also in 1975, Dr. Emma Lou Linn took her place as the second woman in history to serve on the Austin City Council to join the majority and vote to rename 19<sup>th</sup> Street Martin Luther King, Jr. Boulevard. The vote changed the name of the street from its inception at Lamar Boulevard on the west to the city limit on the east. The previous week, the council had voted only to rename that portion from IH35 east to Ed Bluestein Boulevard, but the numerous speakers at the public hearing about the renaming protested the patronizing gesture of naming only that part of the street that runs through predominantly Black neighborhoods. There was an appeals court challenge of the name change, but the court held the change to be legal in April 1976.

**1982:** The Rosewood-Zaragosa Neighborhood Center and Health Clinic, now located at 2800 – 2802 Webberville Road, was built with CDBG funds on the former site of the Carlin Grocery Store.

**1984:** Five new single family homes were built on Glen Oaks Drive.

**1985:** Ten new single family homes were sold to qualified first-time moderate income homeowners on Glen Oaks Court. These new homeowners were mostly young families and were multi-ethnic. A team that included developer Gary Bradley, Clark Wilson Homes, and the City of Austin, using CDBG funds and land claimed earlier by Urban Renewal, built the homes.

Prior to the establishment of a formal neighborhood organization in Rosewood-Glen Oaks, long-time residents recall that neighborhood people just worked together. They watched out for strangers, making sure young people respected the neighborhood, and things of that nature. The neighborhood leaders were Ms. Watts, Ms. Nixon, and others who had been living in the neighborhood the longest. Neighborhood people joined together to call the City on trash or traffic matters or similar things. There was almost never any trouble until Austin Community College, which had opened at the site of the older Anderson High School, closed and AISD opened up the Alternative School there. This school was for students who had been expelled from regular public schools. After the school opened, there was always something going on that caused neighborhood concern. Then when the older couple died at the house on the corner of Neal and Kuhlman and the grandkids moved in, the first truly serious neighborhood trouble began as there were drug and related problems there. By this time, the neighborhood group had developed from neighbors who just knew each and could depend on each other into a formal, official organization.

The Rosewood-Glen Oaks Neighborhood Association (recorded by the City of Austin as Glen Oaks, Rosewood Village, Neighborhood Organization) was formed in November 1985. The first president was Mr. Robert Gratten, with Ms. Gratten as Vice President. The second President was Ms. Lou Holloway, with Mr. Gratten as Vice President. The third President was Ms. Liz Snipes, with Ms. Alta Ochletree as Vice President. Ms. Snipes, Kuhlman Street, is the current President. Early efforts were directed toward neighborhood beautification and safety efforts. Later, the association worked with the Austin Police Department to set up Neighborhood Watch and related programs to curb the illegal activities at the problem house and reduce problems for neighborhood residents caused by kids from the alternative school. The Neighborhood Association attained non-profit status from the Internal Revenue Service, sought, obtained, and administered funds for a small neighborhood beautification program during the 1990s. Privacy fences were painted, neighborhood youth were paid to mow the yards of residents who could not keep up with them and vacant properties in the community, and some tools were loaned out to residents.

**1988:** The Onie B. Conley-Roy G. Guerrero Senior Activity Center was dedicated in March 1988 by an Austin City Council that included Mayor Pro-Tem John Trevino, Jr., the first Latino ever elected to the City Council, and Dr. Charles Urdy, a professor at Huston-Tillotson College. The building was named in honor of Ms. Onie Conley, an African-American teacher at Kealing School



for forty-three years and still a neighborhood leader, and Mr. Roy G. Guerrero, a thirty year employee of the City Parks and Recreation Department and community leader.

**1997:** Thomas “Hollywood” Henderson went on a hunger strike for a week to raise money to renovate the old Yellow Jacket Track and Field at 900 Neal St., the site of the old Anderson High School. His nonprofit group, East Side Youth Services and Street Outreach, built and manage the field. Henderson is an Austin native and former member of the Dallas Cowboys of the National Football League. He had been let go from the Cowboys years earlier due to abuse of drugs and alcohol, and later spent some time in prison. Following his release, he



Henderson is an Austin native and former member of the Dallas Cowboys of the National Football League. He had been let go from the Cowboys years earlier due to abuse of drugs and alcohol, and later spent some time in prison. Following his release, he

turned his life around. Part of that life change was a determination to help local youth. Then in March 2000, he won the \$28 million Texas Lottery. "Now that track and field will be endowed for the next 100 years," he was quoted as saying in the Austin American Statesman.

**1999:** "A drug treatment center for freed felons cannot move to an East Austin location, the Austin City Council ruled Thursday," noted an article in the Austin American-Statesman November 15, 1999. The Austin City Council voted against a proposal to move the drug treatment center from its location on North Lamar Boulevard to the former site of the Lalla Convalescent Home at the corner of Webberville and Pleasant Valley Roads. This followed months of meeting and negotiating between neighborhood residents, center supporters and staff, City staff and Council members. The Rosewood-Glen Oaks Neighborhood Association organized the opposition, as State regulators confirmed that violent criminals or sexual offenders might be included at the center, which would have been located one block from the new community college and just down the street from an elementary school. The Neighborhood Association suggested that a day care center would be a welcome new neighbor there, and in 2000, a day care center did open at that location.

**1999:** The Millenium Youth Entertainment Complex opened at Hargrave and Neal with a movie theater, a bowling alley, games, a food court, and a roller skating rink. When 16-year-old Tamika Ross died in a drive-by shooting just after Christmas, 1992 a group of young people backed by former City Council Member Dr. Charles Urdy asked for the city to help. It was suggested that the then-abandoned Rosewood Shopping Center would be a good place to build an entertainment center so that East Austin youth would have a safe place to go. Tamika Ross had obtained her General Educational Development certificate and was working toward a career as a hair stylist. The center cost over \$10 million, of which nearly \$9 million came from HUD as a loan.



**2000:** The East View Campus of Austin Community College opened at 3401 Webberville Road on vacant land that had flooded regularly during the 1940s and 1950s, just east of the neighborhood. This beautiful new campus replaced the temporary home that ACC had in the old Anderson High School during the 1970's and returned a much-needed resource to the neighborhood. Among the specialties offered at the East View Campus are computer science and health services.

**Goal One: Make the Rosewood Neighborhood Planning Area a more attractive, cleaner and safer place to live.**

Objective 1.1

Make the alleys in the neighborhood usable and safe.

*Action 1: Work with Code Compliance to clean weeds and brush from alleys. (Implementer: SWS / Keep Austin Beautiful / RNPT)*

*Action 2: Work with Code Compliance to clean weeds and brush from vacant lots (Implementer: SWS/ RNPT)*

Objective 1.2

Remove the garbage, brush, and tall grass from vacant lots and public right-of-ways in the neighborhood planning area.

City Resources for Citizens to Address Ongoing Issues:

1. The City of Austin has consolidated the enforcement of various city codes under Solid Waste Services. Call 494-9400 or send an e-mail to [jerry.hendrix@ci.austin.tx.us](mailto:jerry.hendrix@ci.austin.tx.us) to report any of the following on vacant or occupied property:

- Tall weeds or grass (over 12 inches)
- Litter and debris
- Stagnant water
- Illegal dumping
- Improper storage of garbage carts

In order to provide service within a reasonable time frame to all citizens who register complaints, it is essential that specific addresses be provided regarding those properties with trash accumulation and/or high weeds.

2. For creek blockages: nuisance trash is the responsibility of adjacent property owners to remove, or if located in parkland, the Parks and Recreation Department should be contacted at 440-5167. Major blockages in creeks and drainage easements should be reported immediately to the Watershed Protection and Development Review Department at 499-3366.

*Action 3: Organize 1-2 neighborhood cleanups with the Neighborhood Support Program. (Implementer: NHCD / RNPT)*

*Action 4: Remove trash from large-scale problem areas in the neighborhood (see Appendix: Areas of Concern). (Implementer: SWS / RNPT)*

*Action 5: Add Manor Rd. from Airport Blvd to the railroad tracks to list of rights-of-way for the City to regularly mow. (Implementer: PARD)<sup>1</sup>*

*Action 6: Organize a creek cleanup of Boggy Creek for its full length in Rosewood. (Implementer: Keep Austin Beautiful, WPDR, RNPT)*

### **Objective 1.3**

**Make the streetscapes in the neighborhood more attractive.**

*Action 7: Plant native shade trees along the stretch of Pleasant Valley Rd. from south of Rosewood Ave. to Webberville Rd. to shade sidewalks and slow traffic. (Implementer: PARD)<sup>2</sup>.*

*Action 8: Add street trees and/or landscaping along sidewalks in the neighborhood's corridors: Rosewood/Oak Springs, E. 12th, Manor, MLK, and Airport, as permitted by any future road reconstruction projects or new development. (Implementer: TPSD/PARD).*

*Action 9: Provide residents trees in to plant in their front yards. (Implementer: PARD) (see footnote for 7)*

*Action 10: Landscape Right-of-Way triangles at Airport and MLK by planting trees and low-maintenance native plants. (Implementer: PARD, TPSD, RNPT, TxDOT)<sup>3</sup>*

*Action 11: Landscape the Right-of-Way triangles at Airport & Manor by planting trees and low-maintenance native plants. (Implementer: PARD, TPSD, RNPT, TxDOT)*

### **Objective 1.4**

**Improve streetlighting to increase safety for pedestrians and drivers.<sup>4</sup>**

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<sup>1</sup> PARD recommends that this issue be referred to Code Compliance, unless there are specific visibility problems/locations.

<sup>2</sup> PARD recommends using Neighborwoods Program administered by Parks and Recreation Department. In this program, residents play a major role by accepting, planting, and caring for trees provided by PARD.

<sup>3</sup> PARD recommends that this and the next item be funded as one CIP package. Will require: permission (likely a written agreement) from TxDOT, 3 water taps, landscape design, irrigation, electricity, surveys, implementation and maintenance.

<sup>4</sup> Fire Dept. comments: When possible, new streetlights should be oriented toward fire hydrants.

*Action 12: Improve existing streetlights or add new lights at the following locations: (Implementer: AE)<sup>5</sup>*

- A. Manor Rd. between Walnut and Airport Blvd.
- B. Rountree, either by adding additional lights or by installing brighter bulbs in existing street light fixtures. Specifically, install a light at the intersection of Eckert & Rountree, and Pannel & Rountree.
- C. 1200/1300 block of Harvey
- D. Graham Street in the cul-de-sac
- E. On 13th St. at 2900 block, across from Mt. Zion church, and just east of Alexander St.
- F. E. 18 ½ Street, 3000 block (midblock)
- G. Sanchez in the 1800 – 1900 block
- H. Along Boggy Creek Greenbelt, especially at bridges and at locations that are distant from streets. Insufficient lighting allows illegal activities occur.
- I. At Chestnut and Pleasant Valley to light curve
- J. 16<sup>th</sup> Street and Airport Blvd, to improve visibility for turning drivers
- K. On Sol Wilson in the 2600 and 2800 (mid-block) sections
- L. Oak Grove between 12<sup>th</sup> and Sol Wilson
- M. Clifford between 13<sup>th</sup> and 14<sup>th</sup>, and next to store on east side of Clifford
- N. Alexander St. across from Mabson ballpark
- O. Crest St., about 1200 block, at the median with the tree
- P. Add light (or rotate existing light) at 14<sup>th</sup> & McKinley to better light 14<sup>th</sup> St.
- Q. 14 ½ St., in the 3000 block, midblock
- R. Take Bedford Circle streetlight off timer so that light shines all night
- S. Clean light fixture at Glen Rae & Neal
- T. Glen Oaks & Glen Rae intersection
- U. 22<sup>nd</sup> Street between Walnut and Alexander
- V. Alexander between Manor and MLK
- W. S.L. Davis and Alamo

*Action 13: Trim the trees from around existing streetlights (Implementer: AE)*

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<sup>5</sup> Austin Energy will continue working on existing streetlights for maintenance problems through this fiscal year and budget year 2002. Replacements (upgrades) and new lighting will be addressed through budget year 2003. Austin Energy does not plan to fund streetlights on Boggy Creek Greenbelt (this is a Parks and Recreation Department item).

*Action 14: Trim branches from around electric lines in back of houses. (Implementer: AE)<sup>6</sup>*

City Resources for Citizens to Address Ongoing Issues:

Anyone living inside the Austin City limits may request streetlights for their neighborhood. Austin Energy will survey the area to determine if additional street or alley lighting is required and the best location for such lighting. For a premium upgrade, Austin Energy offers ten different styles of Decorative Post-Top Lighting.

Nightwatchman lights are similar to streetlights, but can be installed for lighting your property or business. Nightwatchman lights can also be used for lighting public or private areas that are outside the city limits but inside the Austin Energy service area.

For more information, or to request a Streetlight or Nightwatchman light, call Austin Energy Illumination Engineering and Design at 505 -7602 or 505-7543. To report a problem with streetlights or nightwatchman lights, please call 505 -7617 or send us an e-mail at [lightingrepair@austinenergy.com](mailto:lightingrepair@austinenergy.com) . Please include your name, address, daytime phone and the location of the streetlight in need of repair.

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<sup>6</sup> Recent patrols have shown only isolated incidences of tree contact in the electric wires. We do not believe there is a need for general pruning in the area. We will address individual trees that are close enough to our lines to cause problems. PARD trims around streetlights if there is a safety hazard, and responds to complaints. Austin Energy and PARD do not trim trees for cable and telephone facilities.

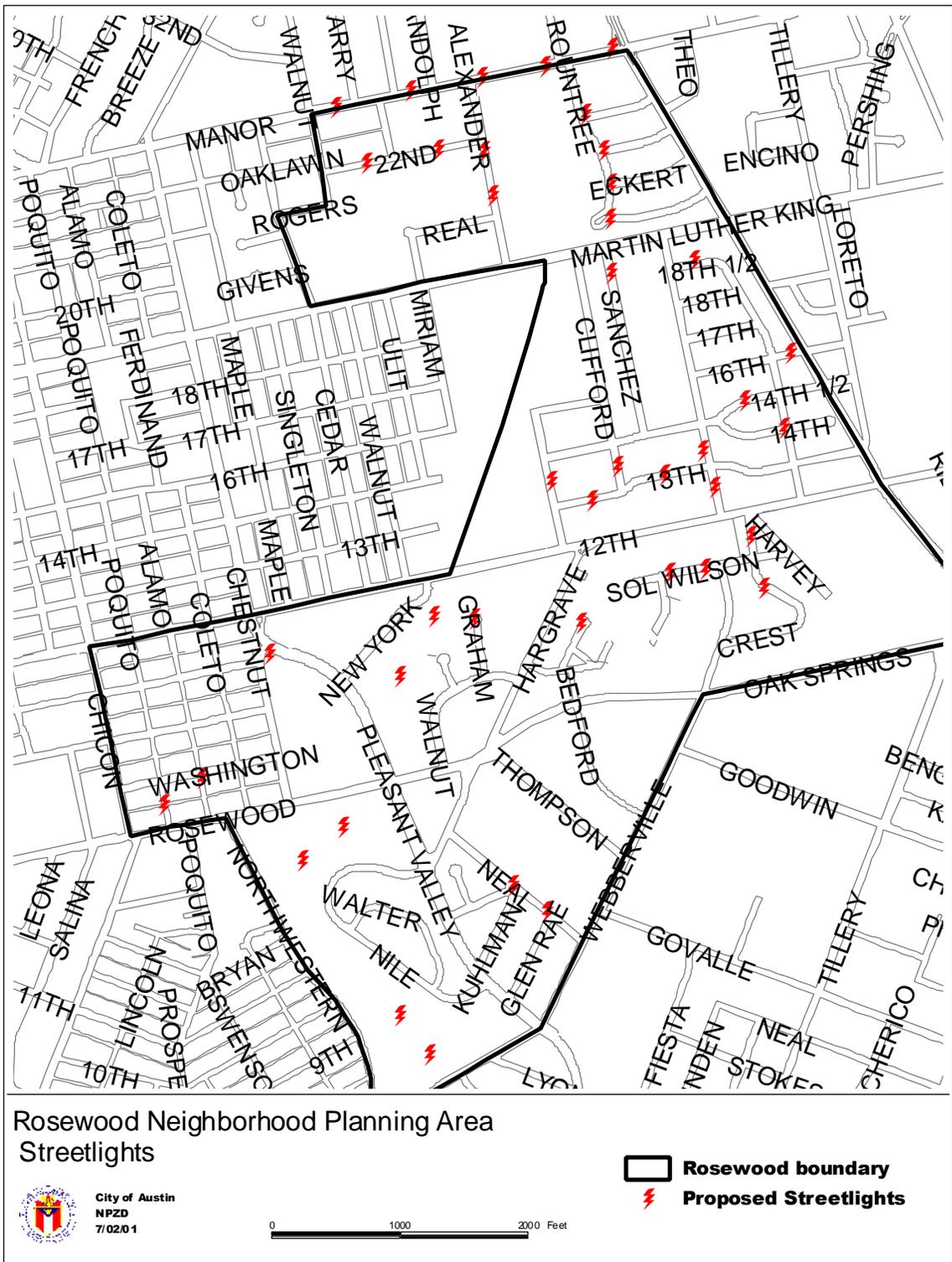


Figure 2: Streetlights

### Objective 1.5

Improve the attractiveness and condition of housing projects in the neighborhood.

*Action 15: Encourage active on-site management of the Rosewood Projects to decrease the incidence of trash and to address parking issues at the projects. (Implementer: RNPT)*

*Action 16: Work with the management of neighborhood's apartment complexes to eliminate the problem of illegal dumping. (Implementer: RNPT)*

### Objective 1.6

Increase the effectiveness of law enforcement in the neighborhood.

Members of the RNPT have stated in particular that law enforcement would be more effective if officers could spend more time on foot or on bicycle in the neighborhood, rather than solely spending time in cars.

*Action 17: Improve neighborhood relations with the APD by increasing the level and quality of communication with APD. Planning team members have noted that the area's police officers have the opportunity to increase the sensitivity with which they treat area residents. (Implementer: APD / RNPT)*

*Action 18: Establish a police sub-station in the neighborhood at the former SWS site (12th and Hargrave) or in another location that best serves the needs of the area. (Implementer: APD)*

*Action 19: Establish a walking beat or a bicycle patrol on E. 12th Street from New York Ave. to Harvey St. Planning team members have noted that, in the past, these types of patrols dramatically reduced the level of criminal activity. (Implementer: APD)*

*Action 20: Police officers who work in this neighborhood should be bilingual. (Implementer: APD)*

*Action 21: Work with the Austin Police Department to strengthen enforcement of laws relating to public safety issues involving loitering, drug sales, and prostitution at problem areas within*

*the neighborhood planning area. (See Appendix: Areas of Concern.)  
(Implementer: APD/NPT)*

### Objective 1.7

Address potential threats to property caused by flooding and erosion problems along Boggy Creek.

*Action 22: Investigate flood control and erosion control options for the upper watershed of Boggy Creek. For improvements, use natural-looking solutions similar to the creek improvements at Givens Park. Note: This item is underway as part of the Watershed Master Plan. (Implementer: WPDR) <sup>7</sup>*

### Objective 1.8

Improve water and wastewater service to areas with aged infrastructure.

*Action 23: Rehabilitate water and wastewater mains servicing Rountree, Moss, Pannell, Eckert, and Higgins. (Implementer: W/WW)<sup>8</sup>*

### Objective 1.9

Develop an activity or program to provide other opportunities for persons who loiter at the 12th Chicon area and the Rosewood Chicon area.

*Action 24: Work with APD to identify existing and possible programs to reduce loitering and criminal activity in these areas. (Implementer: RNPT/APD/CMTA)<sup>9</sup>*

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<sup>7</sup> The Watershed Protection and Development Review Department has developed a master plan that integrates flood control, erosion control and water quality management activities for 17 watersheds. The Rosewood Neighborhood comprises approximately 15% of the watershed area of Boggy Creek. The department's master plan for Boggy Creek identified \$22.6 million worth of improvements needed to address identified flooding, erosion and water quality concerns in the Boggy Creek Watershed.

<sup>8</sup> Water improvements to Higgins (replace 2" main) and Airport Blvd. (connect Moss, Pannell, Eckert and Higgins to a new main in Airport) will begin design in 30-60 days. Construction may begin in FY 2001-2002. Wastewater mains are being evaluated and will most likely be rehabilitated using trenchless methods. These mains have not reached a high enough priority for immediate action, but are being evaluated.

<sup>9</sup> Currently, Capital Metro is working with neighborhood representatives to improve the area of 12<sup>th</sup> St./ Chicon with placement of amenities, lighting, landscaping and signage.

## **Goal Two: Promote affordable housing options in the Rosewood neighborhood, while reducing the number of vacant lots.**

Residents and property owners identified vacant lots and vacant buildings as a major concern on the survey. A land use study<sup>10</sup> of the Rosewood Neighborhood found that 17% of its lots are vacant, and that most (over 100) of these vacant lots are zoned for single family development.

Some vacant lots in the central part of the neighborhood face development constraints because they lie in the floodplain. These lots should only be developed if they meet City standards. See Appendix: Building in the Floodplain for more information about developing in a floodplain, or call the Watershed Engineering Division of the City's Watershed Protection and Development Review Department.

The neighborhood planning team would like to see the buildable, vacant lots built as new residential or neighborhood-serving commercial development.

Also, the Rosewood Neighborhood Planning Team would like to promote compatible, small-scale apartment complexes where existing zoning permits.

### Objective 2.1

Promote moderately priced infill development on vacant residential property.

*Action 25: Work with the Austin Housing Authority and NHCD to promote housing options in the neighborhood. (Implementer: RNPT/NHCD)<sup>11</sup>*

*Action 26: Work with non-profit housing organizations to promote infill housing in the neighborhood. (Implementer: RNPT/NHCD)*

### Objective 2.2

Provide for a variety of housing options.

*Action 27: Allow the construction of garage apartments on single-family lots in the neighborhood. (Implementer: NPZD)*

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<sup>10</sup> Study conducted by students in the Community and Regional Planning Program, University of Texas at Austin, December 2000.

<sup>11</sup> All new construction and rehabilitation programs are available in Rosewood. This does not include funding new construction or rehabilitation on lots located in the 25 or 100 year floodplain.

*Action 28: Allow small lot development in the neighborhood on existing small lots of 2500 square feet and greater ("Small Lot Amnesty"). (Implementer: NPZD)*

### Objective 2.3

Facilitate rehabilitation of the neighborhood's houses, including its older, historic homes.

The Rosewood Neighborhood has many older houses that contribute to the neighborhood's character and are a part of its history. While some houses are in disrepair, the RNPT would like the City to focus on providing resources and information for owners to fix their homes. An aggressive approach to code enforcement is neither desired nor appropriate.

The RNPT recognizes that housing safety concerns are important. Unsafe structures can result in injury or the loss of life, and there are circumstances in which demolition of an unsafe structure is the best choice. However, for cases in which housing rehabilitation is possible, the Neighborhood Planning Team maintains that the ultimate goal of code enforcement should be repaired houses.

*Action 29: Promote Rosewood as a target neighborhood for the organization Hands on Housing and for the City's "Raise the Roof" program. (Implementer: RNPT/NHCD/NPZD)<sup>12</sup>*

*Action 30: Develop a housing rehabilitation resource guide (Spanish/English) with information on City, County, State, and non-profit resources. (Implementer: NHCD)<sup>13</sup>*

*Action 31: Research ownership of the neighborhood's dilapidated homes. Provide information on housing rehabilitation resources (including low-interest financing) to owners. (Implementer: NHCD/RNPT)<sup>14</sup>*

*Action 32: Citywide, link code enforcement efforts with provision of information regarding housing resources, by providing Housing*

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<sup>12</sup> Rosewood has been included in past "Raise the Roof" events. No neighborhood has been selected for 2002 yet.

<sup>13</sup> The LBJ School of Public Affairs is preparing a final draft under contract with Neighborhood Housing and Community Development. This will be available to all neighborhoods.

<sup>14</sup> Research on dilapidated houses is outside of Neighborhood Housing and Community Development's realm. Rehabilitation resources are available through AHFC (974-3139).

*Rehabilitation Resource Guide (Spanish / English) to owners of properties targeted for enforcement. (Implementer: NPZD/NHCD)*

*Action 33: Establish a non-profit housing corporation to increase housing opportunities in the neighborhood. (Implementer: RNPT/NHCD)<sup>15</sup>*

### **Goal Three: Create a transportation network that allows all residents to travel safely throughout the neighborhood.**

#### Objective 3.1

Create a safer and better-connected sidewalk network in the Rosewood neighborhood.

*Action 34: Build new sidewalks at locations identified as priorities by the RNPT and responses to the survey. (Implementer: TPSD)<sup>16</sup>*

- ◆ Repair broken sidewalks on the north side of Thompson.
- ◆ Just west of Airport Blvd, connect the short gap between 13th St. and Airport.
- ◆ On the north side of Martin Luther King Blvd. just west of Airport Blvd, add a short (6" – 8") retaining wall to keep debris and soil from spilling onto the sidewalk
- ◆ On Pleasant Valley, complete gaps from E. 12th St. to Webberville Rd. Highest priority is at least one side of the road from the bridge over 11th to the intersection of Webberville.
- ◆ Complete the sidewalk system along the south side of Manor Rd., with the full involvement of affected property owners.
- ◆ Add sidewalks to the west side of McKinley.
- ◆ Add sidewalks along the west side of Sanchez.
- ◆ Complete sidewalk on the east side of Clifford.
- ◆ Add sidewalks to east side of Poquito.
- ◆ Add sidewalks to east side of Chestnut Ave from 12th Street to Rosewood.
- ◆ Add sidewalks to south side of New York from Chicon to Poquito.
- ◆ Complete sidewalk network on north side of Pennsylvania from Chicon to Poquito.
- ◆ Add sidewalks to south side of SL Davis from Poquito to Chestnut. (lower priority)

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<sup>15</sup> The Rosewood Neighborhood can work with an existing Community Housing Development Organization or with NHCD's Community Development Division to learn how to create capacity to become a CHDO.

<sup>16</sup> Neighborhood Planning Areas will receive some funding for sidewalk improvements, amount yet to be determined. The Neighborhood Planning Team should prioritize its sidewalk requests, as funding will be limited.



## Objective 3.2

### Increase the safety at intersections throughout the neighborhood

*Action 35: Increase the number of safe pedestrian crossings along Airport Boulevard, by making improvements to accomplish one or more of the following: isolate pedestrians from traffic, make crosswalks/crossing areas more visible to motorists, improve lighting so pedestrians are more visible, add landscaping and/or additional islands. (Implementer: TXDOT/TPSD)*

*Action 36: Investigate a crosswalk or another way to allow school children to cross safely from Clifford/Sanchez to the north side of Martin Luther King. (Implementer: TPSD)*

*Action 37: On northbound Pleasant Valley, add a flashing yellow light with an intersection sign, or another appropriate traffic control. Limited visibility at the Hargrave (Nile) and Pleasant Valley intersection may be a traffic hazard. A hill affects the visibility of oncoming northbound traffic, when cars from Hargrave attempt to turn left onto Pleasant Valley. (Implementer: TPSD)<sup>17</sup>*

*Action 38: Install a stop sign or a yield sign on Eckert and Higgins where they intersect with Rountree. (Implementer: TPSD)<sup>18</sup>*

*Action 39: Improve existing signage to warn drivers of dip in road at 12th and Chicon. This can be done by moving the existing warning signs, or moving other signs that block the view of the existing signs. (Implementer: TPSD)<sup>19</sup>*

*Action 40: At MLK and Harvey, work with business owner to address visibility issue of parking lot fronting MLK. Customers pulling in or out may present a traffic hazard to drivers on MLK. Reportedly, because of parked cars and signage, drivers cannot see oncoming traffic when pulling out from Harvey St. (Implementer: RNPT/TPSD)*

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<sup>17</sup> Staff will do an all-way stop study at the intersection to determine if an all-way stop can be installed. Flashing beacons would not improve the sight distance. An all-way stop, if warranted, would provide positive control.

<sup>18</sup> The intersection of Eckert and Rountree is a 3 legged intersection and right of way is assigned by State law to Rountree. Higgins is an extension of Rountree and right of way does not need to be assigned. Turn signs should be provided.

<sup>19</sup> The dip sign for westbound traffic on 12<sup>th</sup> Street is obscured by a utility pole. Sign will be moved.

*Action 41: On MLK just east of Harvey, where westbound MLK narrows, install a sign to draw drivers' attention to the bend in the road. (Implementer: TPSD)<sup>20</sup>*

*Action 42: Install a barrier (such as large wooden bollards) to prevent traffic from cutting through from Higgins to Martin Luther King on the right-of-way diamond. (Implementer: TxDOT)*

*Action 43: Prohibit large trucks from Harvey St. and install a sign to this effect. (Implementer: TPSD)<sup>21</sup>*

### Objective 3.3

If light rail is ever built, any future rail station or stop in the neighborhood should be sensitive in design and siting to the character of the neighborhood.

### Objective 3.4

The transportation system in the neighborhood should be accessible to the elderly, disabled, and the poor. In the Residential Survey (October 2000), almost 50% of respondents reported using transit for some of their trips. Regarding desired improvements to the transit system, common survey responses included: Add more shelters and benches to bus stops, increase frequency of buses on all routes (2, 6, 18, 20), improve direct service to the UT campus, add sidewalks and lighting around bus stops, and improve safety at bus stops.

*Action 44: Landscape areas surrounding key bus stops. (Implementer: CMTA)*

*Action 45: Improve safety at bus stops by adding lighting. Loitering, drinking, and drug solicitation at bus stops were listed as problems on responses to the neighborhood survey. (Implementer: CMTA)*

### Objective 3.5

Reduce speeding in the neighborhood.

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<sup>20</sup> Road does not narrow at this point, it is the end of the transition for the left turn bay onto Airport Boulevard. Full lane widths are provided. No recommended action is indicated.

<sup>21</sup> Harvey St. is not an appropriate truck route. No truck signs will be installed along the roadway between MLK and 12<sup>th</sup> St.

*Action 46: Address speeding on Airport Blvd. from Manor to Oak Springs by periodically increasing traffic enforcement on Airport. (Implementer: APD)*

*Action 47: Reduce the speed limit on Pleasant Valley Rd. from East 12th Street to Webberville Road from 40 mph to 35 mph. (Implementer: TPSD)<sup>22</sup>*

*Action 48: Address speeding on Manor Road by periodically increasing traffic enforcement on Manor. Speeding cars, poor visibility, and the lack of a sidewalk make it difficult to get out of driveways or make left turns across the flow of traffic. (Implementer: APD)*

*Action 49: Address speeding traffic on Poquito Street by implementing appropriate traffic control devices. (Implementer: TPSD)<sup>23</sup>*

*Action 50: Enforce speed limits around the intersection of Chicon and Rosewood. (Implementer: APD)*

*Action 51: Conduct a traffic calming study for Rountree, Moss, Pannell, Eckert, and Higgins Streets. (Implementer: TPSD) (See note for 49)*

*Action 52: Conduct a traffic calming study for Harvey St. between MLK and 12<sup>th</sup> St. If traffic calming is not feasible, explore other solutions such as stop signs. Review options with representatives from this area. (Implementer: TPSD) (See note for 49)*

### **Objective 3.6**

**Improve road conditions in the neighborhood.**

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<sup>22</sup> In City Code, Pleasant Valley is designated as a 40 mph roadway. To lower the speed would require a speed study which shows the 85<sup>th</sup> percentile speed to be below 42 mph. Staff will have a speed study done to see if it is possible to lower the speed limit. With the exception of the sight distance restrictions at Hargrave, the street is appropriate for the speed limit. That intersection will be investigated by staff.

<sup>23</sup> From observation, there is insufficient traffic at the intersections along Poquito to meet the minimum legal requirements for the installation of all-way stops. Speeding and cut-through traffic issues should be addressed on a neighborhood wide basis. No current funding is available for neighborhood studies or implementation of neighborhood traffic calming plans. The concern will be noted in the request database, and once the program is resumed, the neighborhood may be eligible for the studies and funds, based upon the priorities set by the City Council.

*Action 53: Improve paving conditions on Manor Rd. between Walnut and Airport Blvd. (Implementer: TPSD)<sup>24</sup>*

*Action 54: Vacate unbuilt section of Harvey Street. (Implementer: WPDR)<sup>25</sup>*

### Objective 3.7

Improvements to Airport Boulevard should serve the needs of and be compatible with the adjacent residential area. The neighborhood should work with the Texas Department of Transportation to ensure that any improvements along Airport Boulevard are compatible with the Rosewood Neighborhood Planning Area, while also serving the needs of the larger community.

### Objective 3.8

Manor Road should become a more pedestrian- and bike-friendly roadway. Currently, the road does not have room for bike lanes between Cherrywood and Airport Blvd. (Note: this road is a shared boundary between the Rosewood and Upper Boggy Creek (BC) Neighborhood Planning Areas. BC stakeholders have reviewed the draft Rosewood Neighborhood Plan and participated in the February 2001 Rosewood Neighborhood Planning Open House.)

*Action 55: Between Cherrywood and Airport Blvd, narrow Manor Road to one lane in each direction with medians and/or turn lanes, and a bicycle lane. This can be accomplished through restriping when the road is next resurfaced. The existing second lanes in each direction serve little purpose, as westbound traffic bottlenecks when Manor narrows to one lane at Cherrywood. Also, poor visibility at the Manor / Alexander and Manor / Curtis intersections make the eastbound outer lane less useful; cars on Alexander and Curtis often must pull partially into the travel lane to check for oncoming traffic. Eventual buildout should include planted medians and street trees. (Implementer: TPSD)<sup>26</sup>*

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<sup>24</sup> Will be addressed by resurfacing / restriping project.

<sup>25</sup> Street and easement vacation is administered by the Department of Public Works Real Estate Division. Requests for street vacation are initiated at DPW. Contact Melissa Torres at 974-7036. WPDRD recommends that a drainage easement remains or be established for drainage purposes in the vacated area.

<sup>26</sup> Currently in design is a resurfacing and restriping of Manor Road to provide a single through lane and bicycle lane in each direction.

### Objective 3.9

#### Improve the neighborhood's bicycle infrastructure.

*Action 56: Improve Boggy Creek Hike & Bike Trail by adding trail signs, curb cuts, and addressing drainage problems, as illustrated in the map of proposed bicycle improvements. (Implementer: TPSD / PARD)<sup>27</sup>*

*Action 57: Northeast of Rosewood and Walnut Ave., address creek erosion that impacts the Boggy Creek Hike & Bike Trail. (Implementer: PARD)<sup>28</sup>*

*Action 58: Add bicycle lanes to Oak Springs, Pleasant Valley, and Rosewood. (Implementer: TPSD)*

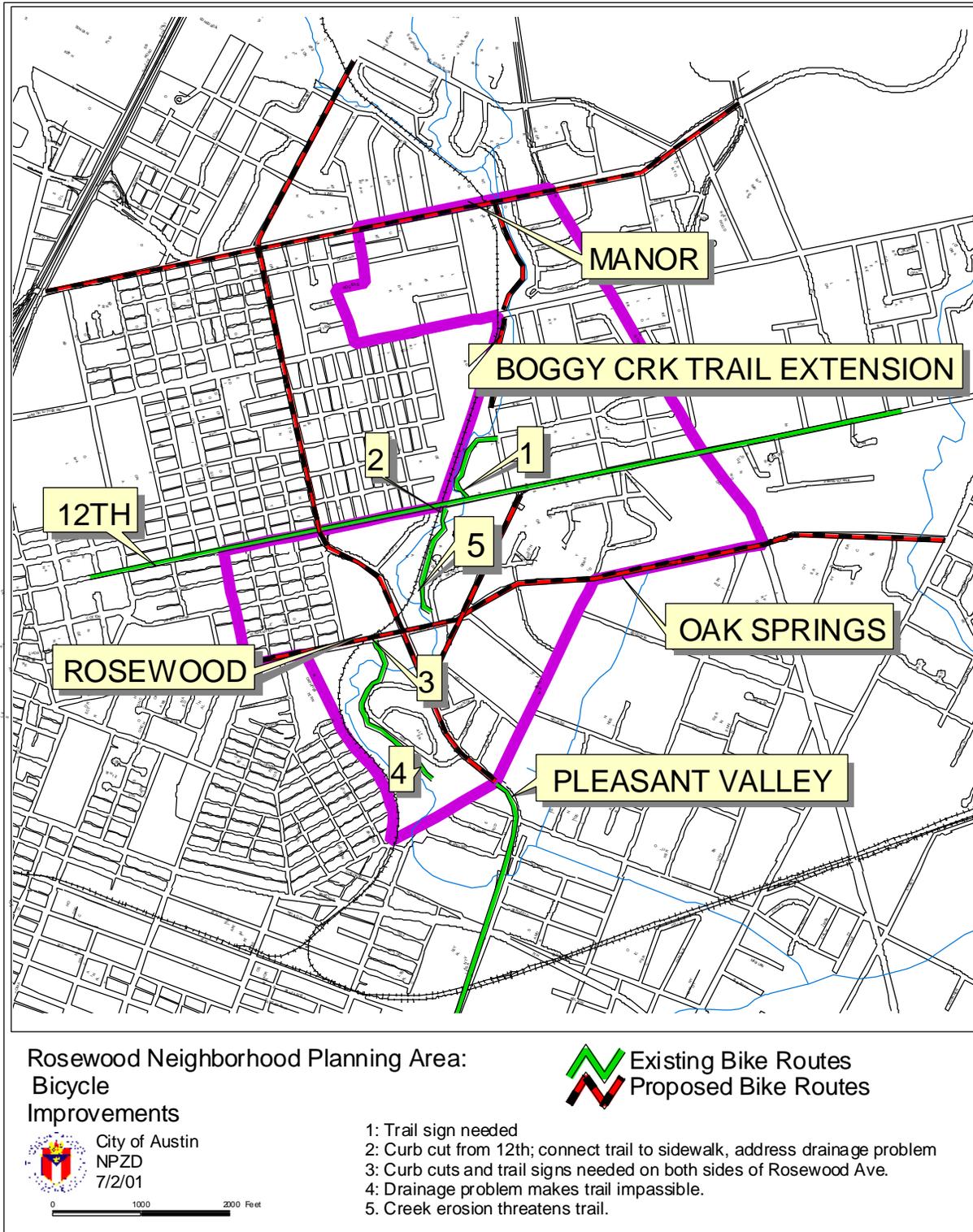
*Action 59: Extend the Boggy Creek Hike & Bike Trail from 12<sup>th</sup> Street to Manor Rd., consistent with the Upper Boggy Creek Hike and Bike Trail proposal. (Implementer: TPSD)<sup>29</sup>*

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<sup>27</sup> This TPSD project includes widening to 8', asphalt topping, signage, curbscuts, and drainage improvements between 14<sup>th</sup> St. and Webberville Rd. Assuming necessary funds are approved, construction is projected to start by early 2002.

<sup>28</sup> This concern was identified and assessed under the auspices of the Watershed Protection Department's Master Planning process. For example, the report titled "Boggy Creek Watershed Erosion Assessment," by Raymond Chan & Associates, Inc., May 1997 identified the erosion in the reach upstream of Rosewood Avenue as a Type 2 erosion concern. This means that resources other than a primary structure or roadway are currently threatened by channel bank erosion.

<sup>29</sup> Transportation Planning and Sustainability will take the lead on this project, if it is funded. PARD will likely have maintenance responsibilities for the trail extension, upon construction completion.



**Figure 4: Bicycle Improvements**

## **Goal Four: Promote commercial uses that serve the needs of neighborhood residents**

While the Rosewood area does have some businesses and services, the Neighborhood Planning Team encourages the development of new "destination" businesses that could employ people from the neighborhood and other parts of East Austin, and attract customers from all parts of the city. In addition, the Neighborhood Planning Team would like to promote the location of a grocery store in the neighborhood.

Along the neighborhood's interior commercial corridors (Rosewood, E. 12th Street, Chicon, Oak Springs, MLK and Manor), the Neighborhood Planning Team supports property owners' requests for variances to reduce front setbacks and to locate parking lots in the rear or on the side of buildings. This neighborhood has a tradition of commercial buildings built close to the sidewalk and street.

### Objective 4.1

Promote infill development on vacant commercial lots.

### Objective 4.2

Increase business opportunities for the Rosewood neighborhood's residents.

*Action 60: Review existing neighborhood services to evaluate the need for a small business incubator for the residents of East Austin and the Rosewood neighborhood that will facilitate the establishment of new businesses in East Austin and create jobs for area residents.  
(Implementer: RNPT)*

### Objective 4.3

Where zoning permits, promote small, neighborhood-oriented businesses services such as coffee shops, bookstores, restaurants, and corner stores.

### Objective 4.4

Allow live-work/flex space (Mixed use development) on existing commercial zoning in the neighborhood (See zoning definitions below)

**LI** – Limited Industrial. Allows commercial services, basic and limited manufacturing, warehousing and distribution

**CS** – Commercial Services. The commercial zoning category that allows the broadest range of commercial uses.

**CS-1 – Commercial Services – Liquor Sales.** Allows the same uses as CS, and also allows liquor sales.

**LR – Neighborhood Commercial.** Shopping facilities that provide limited business service and office facilities to the residents of the neighborhood.

**MU – Mixed Use Combining District.** Allows residential or commercial development, or both types of development on the same site. Mixed Use is combined with a commercial zoning category.

**SF-3 – Family residence.** One or two residential units per lot.

**Neighborhood Urban Center –** Allows the development of a mixed-use, pedestrian and transit-oriented center. Would permit residential, multi-family, commercial, and office uses in commercial zoning districts. **See map.**

**Civic / Church –** Describes the use of land as public facilities, churches, schools, or similar civic uses.

**Multi-family –** Three or more units per lot.

**Garage Apartment / Secondary Unit –** A freestanding living unit that serves as a single-family residential use. A secondary apartment may be located above a detached garage (Garage Apartment) or may be a separate single-story apartment.

### Zoning Changes Proposed:

The following is a list of zoning changes proposed to implement the future land use map in the neighborhood plan. What follows is not a complete list of zoning changes. The full list will be included in the zoning ordinance that implements this the future land use map. Properties not listed in the zoning ordinance will retain the same zoning, but will be included within the Neighborhood Plan Combining District.

*Action 61: Change the zoning of the LI-zoned properties along Real and Miriam Streets and along MLK Boulevard between Campbell Elementary and Alexander St. to Commercial Services-Mixed Use (CS-MU) (or, apply a conditional overlay to limit certain industrial land uses). (Implementer: NPZD)*

*Action 62: Rezone the nursing home at Real and Miriam to a multi-family zoning category. (Implementer: NPZD)*

*Action 63: Along Manor Road between Walnut Street and Alexander Street, add a mixed use overlay to the properties currently zoned CS and LR. (Implementer: NPZD)*

*Action 64: Along Oak Springs Road, between Airport Blvd. and Webberville Road, add a mixed use overlay to the CS zoned property.*

*Change zoning of SF-3 properties along this section of Oak Springs to CS and add a mixed-use overlay to these properties. (Implementer: NPZD)*

*Action 65: On the south side of MLK Blvd., between the railroad tracks and Harvey St., add a mixed use overlay to properties that currently have commercial zoning. (Implementer: NPZD)*

*Action 66: At the four-way intersection of East 14th Street and Clifford Street, rezone the three non-commercial properties with CS zoning to SF-3. Rezone the property with a commercial use to LR and add a mixed-use overlay. Add a conditional overlay to limit certain uses. (Implementer: NPZD)*

*Action 67: On Chestnut Ave., between Pennsylvania Ave. and the alley between Chicon and SL Davis (Washington), rezone properties currently zoned CS to SF-3. (Implementer: NPZD)*

*Action 68: Rezone the CS-1 zoned property at Rosewood and Chestnut to CS. (Implementer: NPZD)*

*Action 69: Rezone the hair salon property at Chestnut and 12<sup>th</sup> to LR. (Implementer: NPZD)*

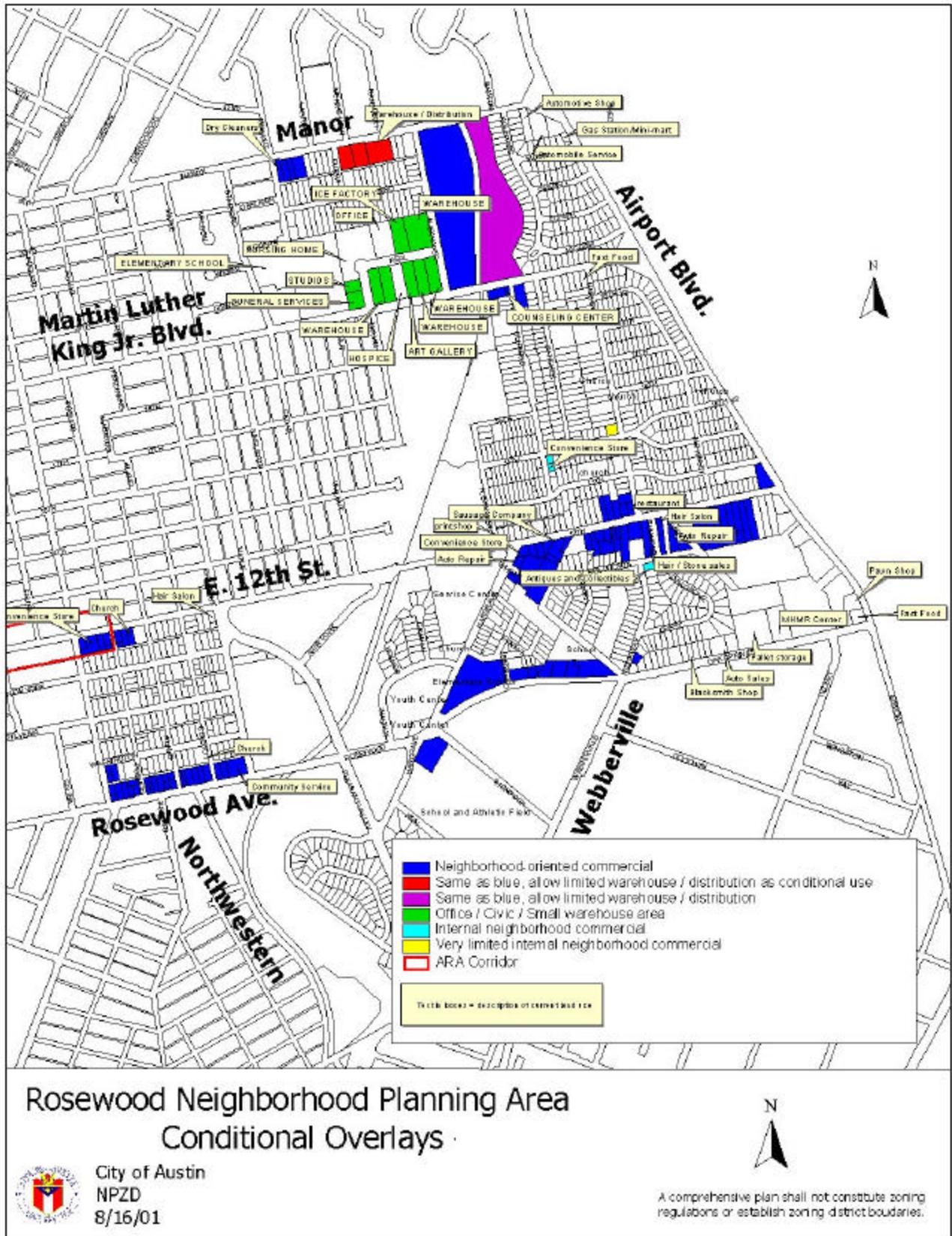
*Action 70: On Rosewood Avenue and E. 12<sup>th</sup> Street, add a mixed use overlay to properties currently zoned commercial. (Implementer: NPZD)*

#### Objective 4.5

**Retain the smaller-scale commercial character of existing commercial corridors in the neighborhood.**

*Action 71: Limit the height of buildings fronting on E. 12th Street, Manor Rd., Rosewood Ave., and Oak Springs, to 40 feet. (Implementer: NPZD)*

*Action 72: Establish a conditional overlay limiting land uses that pose a potential conflict with nearby residences. (Implementer: NPZD)*



**Figure 5: Conditional Overlays**

<b>Conditional Overlay</b>				
<b>Key: "P" = Permitted, "C" = Conditional, " - " = Not permitted</b>				
<b>Commercial Uses:</b>				
<b>USES</b>	<b>DESCRIPTION</b>	<b>Status in East Austin Overlay</b>	<b>Standard Conditional Overlay</b>	<b>Office / Civic / Small Warehouse Conditional Overlay</b>
Adult Oriented Businesses	An adult arcade, adult bookstore, adult cabaret, adult lounge, adult novelty shop, adult service business, or adult theater.	C*	-	-
Agricultural Sales & Services	The use of a site for the on-site sale of feed, grain, fertilizers, pesticides and similar goods, or the provision of agricultural services with incidental storage of goods off-site.	C	-	P
Automotive Sales	The use of a site for sale or rental of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and RV dealerships.	C	C	P
Automotive Washing (of any type)	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.	C	-	P
Campground	The use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.	C	-	-
Com. Off-Street Parking	The use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages and excludes parking as an accessory use.	C	-	P
Commercial Blood Plasma Center	The use of a site as a facility for the donation or sale by individual donors of blood plasma and other blood products, with the exception of whole blood. A "blood bank" as defined by Texas Health and Safety Code Section 162.001 is not a commercial blood plasma center.	C**	-	C
Construction Sales/services	a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware.	C	-	-
Convenience Storage	storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.	C	-	P
Drop Off Recycling Collection	a facility used for the collection and transfer, but not the actual processing, of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials, and excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.	C	-	P
Equipment Repair Services	The use of a site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.	C	-	P
Equipment Sales	The use of a site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.	C	-	P
Exterminating Services	The use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.	C	C	P

Guidance Services	The use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.	C	C	C
Hotel-Motel	The use of a site for the provision of rooms for temporary lodging. This use includes hotels, motels, and transient boarding houses.	C	C	P
Kennels	The use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.	C	C	C
Laundry Services	The use of a site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.	C	-	P
Limited Warehouse / Distribution	The use of a site for provision of wholesaling, storage, or warehousing services within an enclosed structure. This use includes wholesale distributors, storage warehouses, and moving or storage firms.	C	-	P
Maintenance and Service Facilities	The use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.	C	-	P
Monument Retail Sales	The use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.	C	C	P
Outdoor Sports & Rec.	a recreational use conducted in open, partially enclosed, or screened facilities. This use includes driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts.	C	C	P
Pawn Shop Services	The use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.	-	-	-
Residential Treatment	24 hour supervision, counseling, or treatment for more than 15 residents not needing regular medical attention. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.	C	C	C
Service Station	The use of a site for the provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles.	C	-	P
Vehicle Storage	The use of a site for long term storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage.	C	-	C
<b>Site development standards in CS: limit height to 40 feet.</b>				
<b>Industrial Uses:</b>				
<b>USES</b>	<b>DESCRIPTION</b>			
Basic Industry	The use of a site for: (a)the basic processing and manufacturing of materials or products predominately from extracted or raw materials; (b)storage or manufacturing processes that involve flammable or explosive materials; or (c)storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing.	C	-	-
Custom Manufacturing	The use of a site for on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding 8 kilowatts, and the incidental sale of those goods. This use includes ceramic studios, candle-making shops, and custom jewelry manufacturing.	C	-	P

Light Manufacturing	The use of a site for manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.	C	-	P
Recycling Center	The use of a site for collection, transfer, or processing of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials. This use excludes bulk or single-feed reverse vending machines.	C	-	-
Resource Extraction	The use of a site for on-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations.	C	-	-
General Warehouse / Distribution	open-air storage, distribution, or handling of materials or equipment. This use includes monument or stone yards, grain elevators, and open storage yards.	C	-	-
Scrap and Salvage	The use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.	C	-	-
Art / Craft Studio Industrial	The use of a site for the production of art work and the incidental sale of the art produced.	C	-	P
* An adult-oriented business may not be located on a lot:	(1) that is within 1,000 feet of a lot on which another adult-oriented business is located;			school, church, public park or playground, or licensed day-care center is located; or
	(3) where 50 percent or more of the lots within a 1,000 foot radius are zoned or used for a residential use.			
** A commercial blood plasma center is a conditional use if the use is within:	(1) one-half mile of another commercial blood plasma center; or			(2) 540 feet of a lot zoned or used for a residence, church, public or private school, public park or playground, or day-care facility.
Source: Sections 13-2-233 and 13-2-333.				

<b>Internal Neighborhood Commercial Conditional Overlay:</b>			
<b>Limit height to 40 feet. Limit all uses to LR uses, in addition, restrict the following uses:</b>			
<b>Key: "P" = Permitted, "C" = Conditional, " - " = Not permitted</b>			
USES	DESCRIPTION	Status in LR	Recommendation
Guidance Services	The use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.	P	C
General Retail Sales General	The use of a site for the sale or rental of commonly used goods for personal or household use, but excludes uses classified more specifically in this section. This use includes department stores, furniture stores, and establishments providing home furnishings, appliances, wallpaper, floor-covering, or automotive parts and accessories (excluding service and installation).	P	C
Service Station	The use of a site for the provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles.	P	-
Food Sales	The use of a site for the retail sale of food or household products for home consumption. This use includes grocery stores, delicatessens, meat markets, retail bakeries, and candy shops.	P	C
<b>Very Limited Internal Neighborhood Commercial Conditional Overlay</b>			
LR-MU-CO permitting ONLY General Retail Sales Convenience, and all NO uses.			

**Objective 4.6**

Where appropriate in the neighborhood, promote neighborhood-friendly industrial uses that will enhance the quality of life of Rosewood's residents. Example: Arts and Crafts studio.

**Objective 4.7**

Attract neighborhood-friendly, neighborhood-oriented businesses to E. 12<sup>th</sup> St.

Action 73: Publicize the neighborhood plan to businesses. (Implementer: RNPT)

Action 74: Publicize existing incentives, loans, etc. for businesses to relocate to East Austin, as well as existing resources for

*Eastside business expansion or new startups. (Implementer: RNPT, NHCD)<sup>30</sup>*

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<sup>30</sup> Existing programs – Neighborhood Commercial Management Program, Businesses in Growth, and ACDC can be utilized. NHCD website will be first marketing effort.

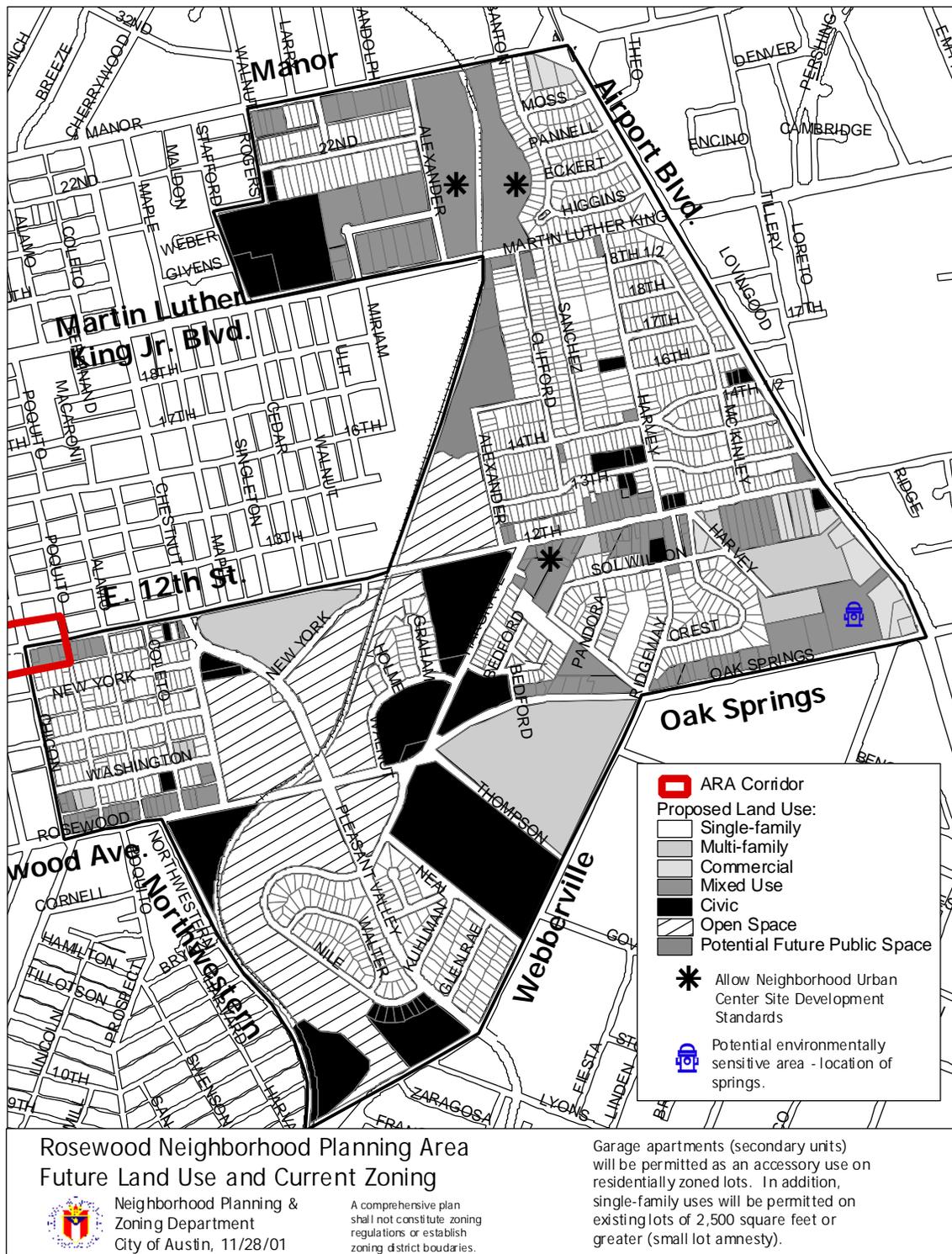
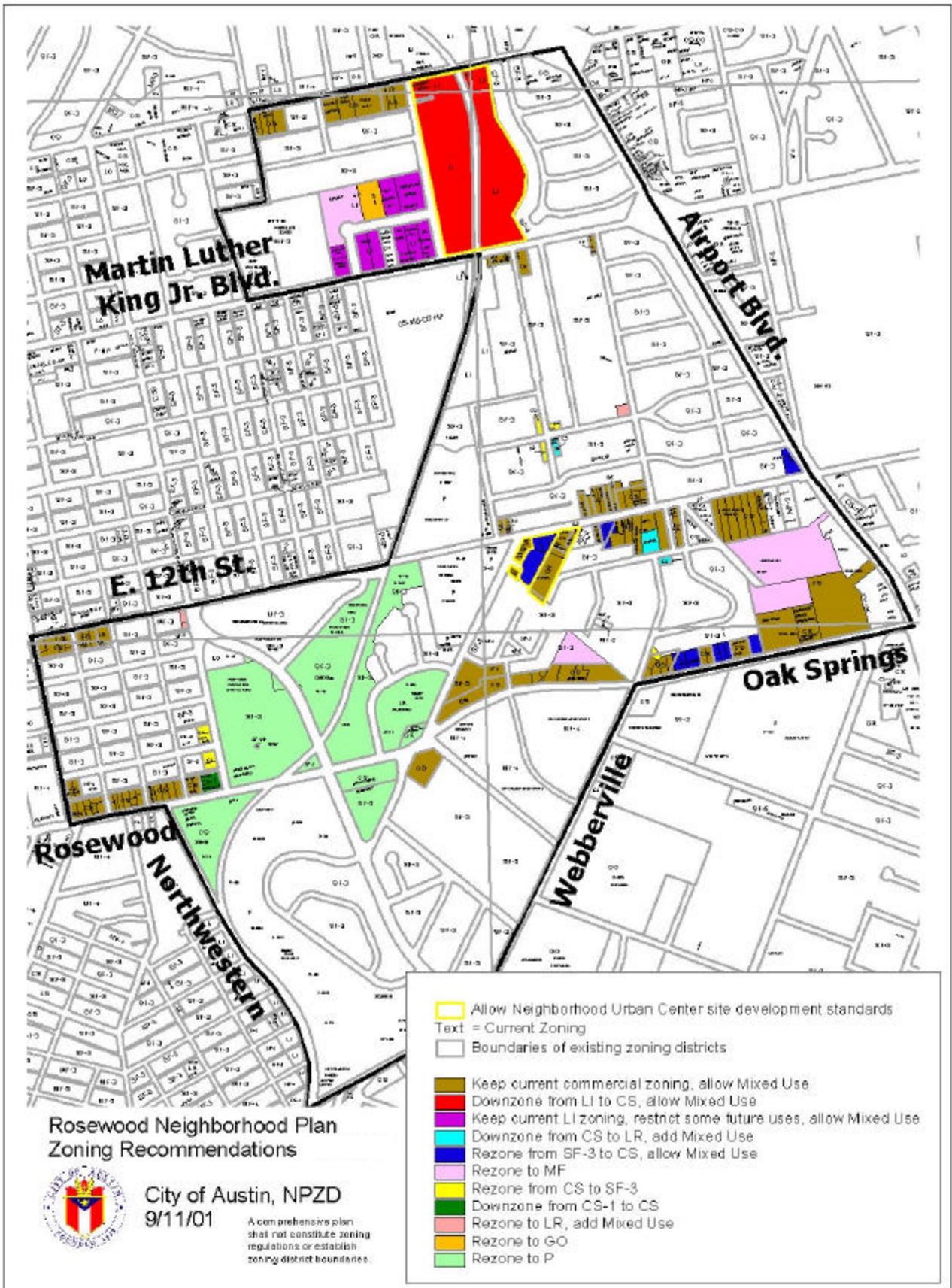


Figure 6: Future Land Use Map



**Figure 7: Zoning Recommendations**

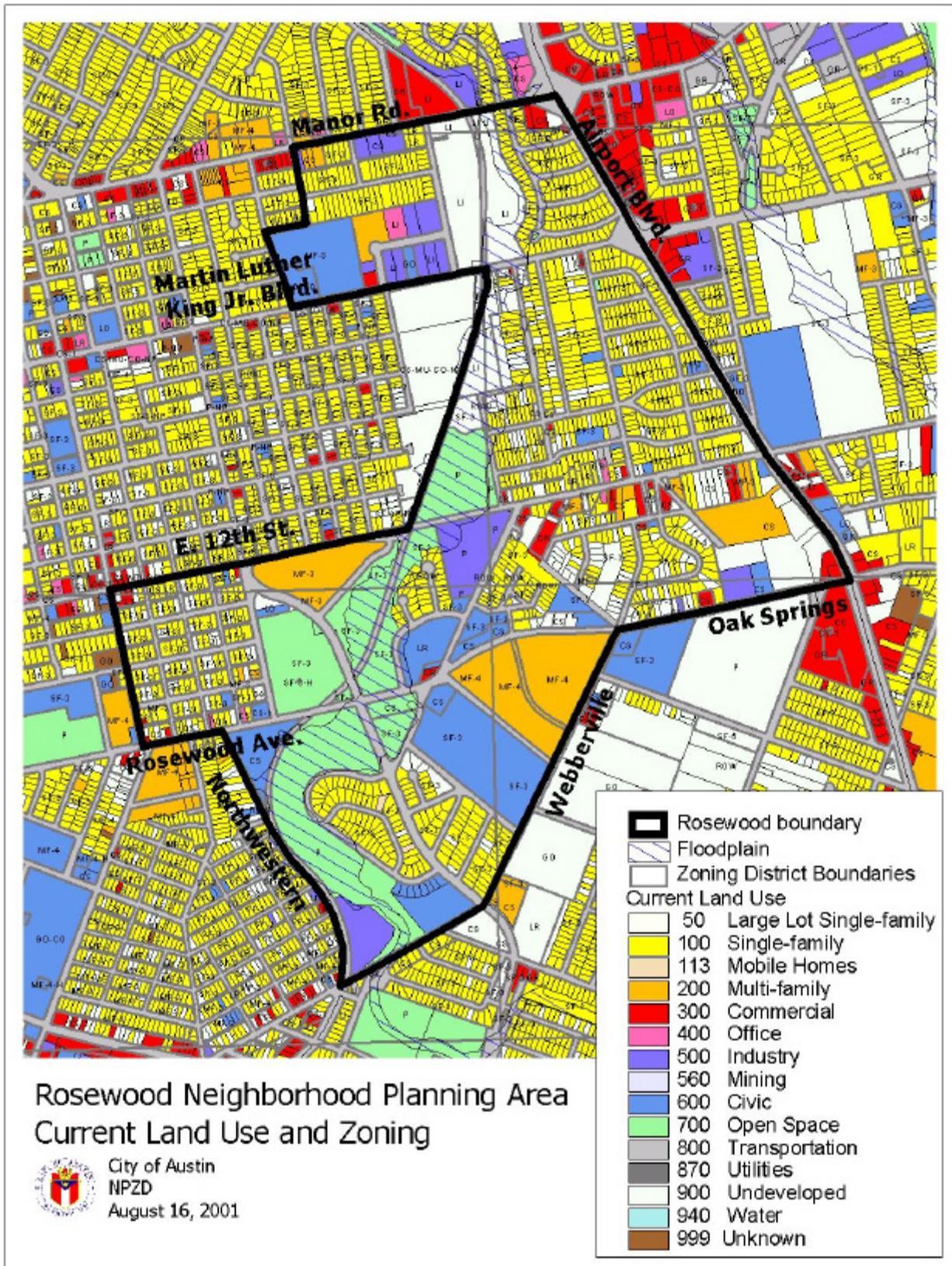


Figure 8: Current Land Use and Zoning

#### Objective 4.8

The 12<sup>th</sup> and Hargrave site is central to the neighborhood and has the potential to be a neighborhood focal point.

Currently, the site is used by the City's Fleet Services Department, the Parks and Recreation department, and the non-profitellow Bikes Program. In November, the City convened a meeting of neighborhood representatives and City stakeholders to discuss how the site could be used in the future. While the Rosewood Neighborhood Planning Team acknowledges that final decisions about the site's use will be made by the City Council and the City Manager's office, the team wants to promote inclusion of uses at the site that serve the neighborhood's residents.

*Action 75: Work with the City to identify neighborhood-serving uses that can be included at the site – if possible, fronting 12th Street and Hargrave. With the involvement of surrounding neighbors and the RNPT, allow rezoning to neighborhood-appropriate commercial zoning category if necessary to allow "neighborhood-support services" such as day care, restaurant, laundromat. (Implementer: RNPT)*

#### Objective 4.9

The area bounded by Boggy Creek, Alexander, Manor Rd., and Martin Luther King Jr. Blvd. is the largest undeveloped property in the neighborhood. The Rosewood Neighborhood Planning Team supports the development of this site as a mixed-use, pedestrian/bike-friendly center that includes housing for a variety of income levels. This vision emerged from the Rosewood Neighborhood Planning Open House (2/10/01) during which participants in a focus group discussed the future of Manor Road.

*Action 76: Rezone the tracts of land on the east side of Alexander Street between Manor Road and MLK Boulevard that back up to the houses along Rountree, from Light Industrial (LI) to Commercial Services-Mixed use (CS-MU). Allow future mixed-use developments on this site to use the site development standards Neighborhood Urban Center, intended to promote a more pedestrian-friendly development. (Implementer: NPZD)*

#### Objective 4.10

The Owens Subdivision on between E. 12<sup>th</sup> Street, Sol Wilson, and Hargrave has the potential to become a neighborhood-serving commercial or mixed-use area.

*Action 77: Rezone the SF-3 zoned properties within the Owens Subdivision to CS and allow mixed use development. (Implementer: NPZD)*

*Action 78: Rezone the Owens Subdivision area to allow future mixed-use development, including the use of Neighborhood Urban Center site development standards. (Implementer: NPZD)*

#### Objective 4.11

Increase communication among area businesses, and between the neighborhood and its businesses

*Action 79: Encourage the development of a small business association. (Implementer: RNPT)*

### **Goal Five: Preserve and enhance the character of the Rosewood neighborhood.**

#### Objective 5.1

New construction and remodeling should reflect the existing character of the neighborhood and should gain inspiration from the varied traditional architectural heritages in older East Austin neighborhoods.

*Action 80: Develop voluntary neighborhood design guidelines for new construction and remodeling that reflect the character of existing residential areas in the neighborhood. (Implementer: TPSD)*

*Action 81: Publicize availability of the voluntary design guidelines. (Implementer: NPZD, TPSD)*

#### Objective 5.1

Preserve the historic character of the neighborhood.

*Action 82: Conduct a historic resource survey of the Rosewood Neighborhood Planning Area, focusing on sections that were built more than 50 years ago. (Implementer: TPSD)<sup>31</sup>*

### Objective 5.2

Preserve the existing greenspace in the neighborhood planning area.

The Rosewood Neighborhood Planning Team encourages property owners to preserve large trees in the neighborhood. Trees are a valuable resource that can significantly add to a property's value.

The Neighborhood Planning Team also urges the City to preserve and maintain the parkland in the neighborhood.

*Action 83: Rezone all of the City of Austin owned parkland and greenbelts in the neighborhood planning area from the existing zoning to Public (P). Rezone the historic structure in the Rosewood Recreation Center and Park from Single Family-Historic (SF-3-H) to Public-Historic (P-H). (Implementer: NPZD / PARD)<sup>32</sup>*

*Action 84: The City has expressed the need to locate a water quality pond on vacant land between Clifford St. and the railroad tracks. If built, create a park-like setting similar to the pond behind Central Market at 38 ½ Street. The park can connect the Downs Field area to Martin Luther King Blvd, and include an extension of the existing hike-and-bike trail. (Implementer: WPDR / PARD)<sup>33</sup>*

### Objective 5.3

Enhance the usability of greenspaces and civic areas in the neighborhood.

*Action 85: Add crushed stone surface to informal path between New York Ave. and 12<sup>th</sup> Street at Alamo, and plant trees along path. (Implementer: PARD)<sup>34</sup>*

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<sup>31</sup> A new survey should be authorized for the entire neighborhood planning area – the last survey of any portion of the area was completed in 1984 and covered only approximately 1/3 of the area. There are about 225 potentially historic buildings to be surveyed in the Rosewood Neighborhood Planning Area.

<sup>32</sup> Parks and Recreation Department recommends this item.

<sup>33</sup> This is one possible location for a water quality pond. No decisions have been made regarding scheduling of projects.

<sup>34</sup> Parks and Recreation Department's positive recommendation depends upon a finding that the land is owned by the City and is not needed for any other use.

*Action 86: Develop a map showing the different civic resources in the neighborhood. Make the map available at the area's civic areas – e.g. Rosewood Zaragosa Center, Rosewood Recreation Center, Millennium Center, Doris Miller Auditorium, Dewitty Center, nearby Carver Library, etc. The map should clearly show where parking for these areas is available, and should also show the Boggy Creek trail. (Implementer: PARD)<sup>35</sup>*

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<sup>35</sup> Parks and Recreation Department and the Library Department will provide information for and display the map. Production of the map would be NPZD responsibility.

## **Implementation**

By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

### **City Boards, Commissions and Staff**

The numerous boards and commissions of the City will look to the Rosewood Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. The Planning Commission will already know if a proposed zoning change in Rosewood would be appropriate and supported by the residents and businesses of the neighborhood. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

### **Department Budgets**

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the Rosewood Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

### **Capital Improvement Projects**

There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long term interests of the neighborhood.

### **Other Agencies and Organizations**

Other agencies and organizations outside City government will play a key role in the implementation of the Rosewood Neighborhood Plan. As these agencies look for public input, the Rosewood Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

## **Direct Neighborhood Action**

Some of the elements of the Rosewood Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups and creek clean-ups are a few examples of projects that might best be coordinated by the neighborhood.

## **Implementation Schedule and Tracking**

The implementation of the Rosewood Neighborhood Plan will be monitored. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in the Rosewood Neighborhood Plan, the status will be tracked. The Rosewood Neighborhood Plan Implementation Tracking Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the estimated cost, the current status and comments that include the next needed action. A check date, if not a completion date, will be set for each item. This tracking chart will be updated regularly as more information becomes available and as the status of projects change. An update report is scheduled for Spring 2002 to summarize the overall implementation status of the plan's recommendations. The Tracking Chart will be available upon request from the City of Austin, Neighborhood Planning staff.

## **Updating the Rosewood Neighborhood Plan**

Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The Rosewood Neighborhood Plan will undergo regular review every 6 months. The Neighborhood Planning Leadership Team will conduct this review, updating the status of the action items and considering additions or amendments. The Neighborhood Planning Leadership Team may also designate subcommittees to assist in this review however, just as the full Leadership Team represents the diverse interests of the neighborhood, the updating subcommittee should include representatives of homeowner, renters, businesses and non-resident property owners. Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make. How often this will be necessary depends on how much the conditions have changed in the neighborhood. Overall, it seems that a neighborhood plan, with any needed changes, should be re-approved and re-adopted every 5-7 years.

## Appendices

### Appendix 1 : Final Surveys Received

<b>Final Surveys Received 5/30/01</b>				
<b>Residents:</b>				
I support	Overall, I support	Overall, I do not support	I do not support	Totals
35	12	1	0	48
<b>Non-resident property owners or businesses</b>				
I support	Overall, I support	Overall, I do not support	I do not support	
10	3	0	0	13
				<b>Total received:</b>
				<b>61</b>
				<b>Total supporting plan:</b>
				<b>60      98%</b>
<b>Total mailed: 1650</b>				
<b>Response rate: 4%</b>				

Appendix 2 : Housing Affordability Impact Statement

MAY 09 2001



MEMORANDUM

TO: Alice Glasco, Director  
Neighborhood Planning and Zoning Department

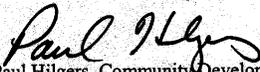
FROM: Paul Hilgers, Community Development Officer  
Neighborhood Housing and Community Development Office

DATE: May 7, 2001

SUBJECT: Affordability Impact Statement – Rosewood Neighborhood Plan

The Rosewood Neighborhood Plan supports S.M.A.R.T. Housing. The following action items promote single-family and multi-family new construction or rehabilitation/property maintenance: 21, 22, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 81, 82, 83, 84, 85, 86, 87, 93, 94, and 95.

Please contact Stuart Hersh at 499-3154 if you need additional information.

  
Paul Hilgers, Community Development Officer  
Neighborhood Housing and Community Development Office

PH:SH:sc  
Sc/Memo-Glasco-Rosewood-050701  
Cc: Steve Barney, NPZD  
Stuart Hersh, NHCD

### Appendix 3 : Building in the floodplain

Often, part of a neighborhood will lie in an area designated as floodplain by the Federal Emergency Management Agency. This area can be the 500-year floodplain, the 100-year floodplain, or the 25-year floodplain.

Here are some things to consider when considering developing or redeveloping a property that may contain floodplain:

- Some areas in a floodplain can be developed. **The first step** to determining to what extent a specific property can be developed is to call the City of Austin Watershed Protection and Development Review Department, Watershed Engineering Division, at **974-3377** .
- No new construction or parking is allowed in the 25-year floodplain according to City of Austin Code 25-7-92 (A). A registered land surveyor or registered professional engineer must make this determination.
- Construction may occur on an existing foundation. However, the new construction may not have a larger foot print than the old foundation. Additional stories may be added up to the height limitations allowed by the base zoning.
- Flood insurance will add to the mortgage cost of property in a floodplain.
- Impervious cover limitations for building single-family residential in a floodplain are the same as the base zoning.
- If the proposed construction will be within the existing walls of the existing structure and is valued at less than fifty percent (50 %) of the existing structure's market value, then a site plan is not required.
- If the proposed construction will be within the existing walls of the existing structure and is valued greater than fifty percent (50 %) of the existing structure's market value, then a registered land surveyor or registered professional engineer must complete an Elevation Certificate in order to verify the floor elevation. The existing floor elevation must be at least one foot above the 100-year floodplain elevation.
- If the construction proposed is new construction, the proposed minimum finished floor elevation must be at least one foot above the 100-year floodplain elevation. An Elevation Certificate certified by a Texas Registered Professional Land surveyor will be required in order to document the elevation. A site plan is required, and all construction must meet the floodplain regulations and all other building codes.
- If subdivision is necessary, the portion of the 100-year floodplain on the property must be dedicated as floodplain easement.

## Appendix 4 : Areas of Concern

### Trash and dumping:

- Ravine by Sol Wilson St. and Pandora St.
- Large vacant lot on Alexander St. between Manor and Martin Luther King Jr. Blvd.

### Crime and Public Safety:

- ◆ The vacant lot at the southeast corner of East 12th Street and Chicon and along East 12th Street from Chicon to Chestnut/Pleasant Valley
- ◆ The lot at the corner of Higgins and Airport Boulevard
- ◆ The intersection of Poquito and Rosewood and along Rosewood from Chicon to Chestnut
- ◆ The intersection of 12th St. and Hargrave and along 12th St. between Hargrave and Airport
- ◆ The intersection of Harvey & 16th and along the rest of Harvey St. between 12th St. and MLK.
- ◆ Rountree / Moss / Pannell / Eckert / Higgins - behavior of patrons leaving a nearby bar (across Airport Blvd.) causes problems.
- ◆ Alexander Ave. between Manor and MLK, and along Real St.

## Appendix 5 : Other Items Requested by the Neighborhood

Some requested items were not recommended for implementation at the present time by City Departments or other agencies. It may be appropriate to revisit these items in the future, and for this reason they are included here.

*On eastbound Manor Rd., install signals such as signs and/or flashing lights to warn of the upcoming intersection of Manor Road and Curtis. (Implementer: TPSD)<sup>36</sup>*

*On westbound Manor Rd., install signs to warn of the upcoming lane merge. Two lanes become one lane at Manor and Chestnut. (Implementer: TPSD)<sup>37</sup>*

*Install a crosswalk, signs, and/or flashing warning lights on Manor Road in the vicinity of Walnut to allow for safe pedestrian and bicyclist crossings. (Implementer: TPSD)<sup>38</sup>*

*Develop an activity or program to provide other opportunities for persons who loiter at the 12th & Chicon area and the Rosewood & Chicon area. Work with APD to identify existing and possible programs to reduce loitering and criminal activity in these areas.<sup>39</sup>*

*Extend UT shuttle service on Manor Rd. to Airport Blvd.<sup>40</sup>*

*Increase frequency of buses running on 12th and Rosewood.<sup>41</sup>*

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<sup>36</sup> Currently in design is a resurfacing and restriping of Manor Road to provide a single through lane and bicycle lane in each direction. The implementation of the bicycle lane will move the traffic further from the curb and assist drivers on both Manor and Curtis in seeing each other. Signage is not recommended.

<sup>37</sup> The restriping and resurfacing of Manor Road to provide a single through lane and bicycle lane in each direction will eliminate the need for a sign. Not recommended.

<sup>38</sup> The restriping and resurfacing of Manor Road to provide a single through lane and bicycle lane in each direction will eliminate the need for a crossing.

<sup>39</sup> Currently, Capital Metro is working with neighborhood representatives to improve the area of 12th St./Chicon with placement of amenities, lighting, landscaping and signage. See notations made for Item 50 in this Plan.

<sup>40</sup> At this time, Route 20 Manor Road operates service Weekdays, Saturdays and Sundays at comparable levels (on weekends, Route 20 exceeds service levels currently available on UT Shuttles). Weekdays, Route 20 operates at 18-20 minute service throughout most of the day. Operating hours for this route are greater than any UT Shuttle currently in operation (Route 20 begins at 4:30am and ends at 12 midnight).

<sup>41</sup> Twice annually, Capital Metro completes a review of all routes in the system. This review reports on measures that determine whether a service may require changes in frequency, operating hours or areas served. Routes are grouped by types of service and are reviewed with other similar routes for comparison. Under the 2000 and 2001 reporting periods, Routes 2 Rosewood and 6 East 12th are listed in the middle of their group for two key measures (cost per passenger and passengers per hour). Service modifications are not recommended at this time.

*At Govalle and Webberville Rd. intersection, explore limiting parking to eliminate problem of blind corner.<sup>42</sup>*

*Install "No Parking" signs on the east side of Harvey St. within 100 feet of the intersection with 18 ½ St. on both north and south directions.<sup>43</sup>*

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<sup>42</sup> Parking restriction extended in January 2001. No further action recommended.

<sup>43</sup> Typical residential intersection, no action recommended.

## Appendix 6 : Selected Neighborhood Statistics

	Neighborhood - 1990		Austin 1990	Neighborhood - 2000		Austin 2000
<b>ETHNICITY</b>						
White	237	6%	62%	195	4%	53%
African-American	2,893	71%	12%	2362	53%	10%
Hispanic	888	22%	23%	1732	39%	31%
Other race	46	1%	3%	-		1%
Asian	-	-	-	23	1%	5%
Multiple Ethnicities	-	-	-	142	3%	2%
<b>TOTAL PERSONS</b>	4,064		465,622	4,454		656562
<b>HOUSING OCCUPANCY STATUS</b>						
Occupied	1,621	84%	89%			
Vacant	311	16%	11%			
<b>TENURE</b>						
Owner Occupied	658	41%	41%			
Renter Occupied	963	59%	59%			
<b>TOTAL HOUSING UNITS</b>	1,932					
<b>TOTAL HOUSEHOLDS</b>	1,621					
<b>PERSONS PER HOUSEHOLD</b>	2.35		2.33			
<b>MEDIAN HOUSEHOLD INCOME</b>	\$ 9,938		<b>25,414</b>			
<b>% PERSONS BELOW POVERTY LEVEL</b>	46%		17%			
<b>UNEMPLOYMENT</b>	17%		6%			

<b>EDUCATIONAL ATTAINMENT, 1990</b>		
<b>UNIVERSE: PERSONS 25 YEARS OR OLDER</b>		
Less than 9th grade education	493	20%
9th-12th grade no diploma	844	33%
High school graduate	669	27%
Some college no degree	288	11%
Associate's degree	29	1%
Bachelor's degree	92	4%
Graduate or professional degree	106	4%
Total 25 years and older	2521	100%

<b>AGE DISTRIBUTION</b>		
Age 0-4	334	8%
Age 5-9	349	9%
Age 10-13	257	6%
Age 14-17	253	6%
Age 18-24	350	9%
Age 25-34	526	13%
Age 35-44	495	12%
Age 45-54	241	6%
Age 55-59	203	5%
Age 60-64	227	6%
Age 65-74	501	12%
Age 75-84	220	5%
Age 85-UP	108	3%

Source: US Census Bureau, 1990 and 2000

## Appendix 7 : Neighborhood Businesses

Businesses, Rosewood Neighborhood Planning Area

Source: Texas Comptroller's Office, 2000

Note: some listings may not be traditional storefront "businesses" but rather merely individuals with a sales tax ID.

NAME	ADDRESS	CITY	STATE	ZIP
A C T V	1143 Northwestern Av	AUSTIN	TX	78702
AB III PEST CONTROL	2929 E 12TH ST	AUSTIN	TX	78702
Acme Meat Company	2915 E 12th St	AUSTIN	TX	78702
ADEKUNLE ALIU	10211 BILBROOK PL	AUSTIN	TX	78748
ALICE D RIOS	5604 STUART CIR	AUSTIN	TX	78721
ARTHUR L BELL III	PO BOX 684403	AUSTIN	TX	78768
Asemco Inc.	2900 Oak Springs Dr	AUSTIN	TX	78702
Austin Community College	1169 Hargrave St	AUSTIN	TX	78702
BETTY J BANKS & RONDA P LE	1406 S REDONDO DR	AUSTIN	TX	78721
CANDY TASBY HOME MADE	2909 E 12TH ST	AUSTIN	TX	78702
City Ice Service	2826 Real St, #1	AUSTIN	TX	78722
Clean Investments Inc.	2915 E Martin Luther K Blvd	AUSTIN	TX	78702
DELE'S GROCERY STORE	1309 CLIFFORD AVE	AUSTIN	TX	78702
Double S Ltd Inc.	2967 Manor Rd	AUSTIN	TX	78722
Doyle & Freeman Blds	1203 Alexander Av	AUSTIN	TX	78702
Dragon Stone Inc.	2943 E 12th St	AUSTIN	TX	78702
East Side Youth Services	1169 Hargrave St	AUSTIN	TX	78702
EZ PAWN #10102	1166 AIRPORT BLVD	AUSTIN	TX	78702
Featherlite Precast Corp	2824 Real St	AUSTIN	TX	78722
Flatbed Inc	2832 E Martin Luther K Blvd	AUSTIN	TX	78702
Fuller Sheffield	2808 E Martin Luther K Blvd	AUSTIN	TX	78702
GODANUS	1915 E 12TH ST	AUSTIN	TX	78702
Guinn Lee	1207 Alexander Av	AUSTIN	TX	78702
Harper Landscaping Service	2938 E 12th St	AUSTIN	TX	78702
HERRERA ORNAMENTAL IRON	2802 OAK SPRINGS DR	AUSTIN	TX	78702
Hospice Austin	2820 E Martin Luther K Blvd	AUSTIN	TX	78702
JOSEPH GASTON	7106 RED MAPLE CV	AUSTIN	TX	78759
LA MORENITA MEXICAN REST	2944 E 12TH ST	AUSTIN	TX	78702
LEOLA D CARNEGIE	1806 E 14TH ST	AUSTIN	TX	78702
LEWIS'S FLORAL DESIGN'S	2915 E 13TH ST	AUSTIN	TX	78702
Mazda South	2963 Manor Rd	AUSTIN	TX	78722
Mhmr Atc	3000 Oak Springs Dr	AUSTIN	TX	78702
Onsite Manager	1182 Hargrave St	AUSTIN	TX	78702
Onsite Manager	1190 Hargrave St	AUSTIN	TX	78702
Onsite Manager	2811 E 12th St	AUSTIN	TX	78702
Onsite Manager, Church's Inc #25	1150 Airport Blvd	AUSTIN	TX	78702
PAGER ONE COMMUNICATION	2033 E 12TH ST	AUSTIN	TX	78702
Perfect Image Salon	2949 E 12th St	AUSTIN	TX	78702
Premiere Party Rental	2008 Alexander Av	AUSTIN	TX	78722
Principal, Campbell E/S	2613 Rogers Av	AUSTIN	TX	78702
Principal, Rice E/S	1169 Hargrave St	AUSTIN	TX	78702
QUICK STOP GROCERY	1197 HARGRAVE ST	AUSTIN	TX	78702
Reagan National Adv Inc	2963 Manor Rd	AUSTIN	TX	78722
Regency Nursing Center Of TX	2806 Real St, #2	AUSTIN	TX	78722
Ridgeview Campus	900 Thompson St	AUSTIN	TX	78702
Sanctuary	3121 E 12th St	AUSTIN	TX	78702
Sherwin-Williams Paints	2834 E Martin Luther K Blvd	AUSTIN	TX	78702
SHIVERS CANCER FOUNDATIO	2600 E MARTIN LUTHER KING	AUSTIN	TX	78702
SONYA K BATTLE	2933 E 12TH ST	AUSTIN	TX	78702
SOUL KITCHEN	2931 E 12TH ST BLDG B	AUSTIN	TX	78702
Special Sales Inc	2815 Manor Rd	AUSTIN	TX	78702
State Employment Comm.	2810 E Martin Luther K Blvd	AUSTIN	TX	78702
Suits Etc.	2933 E 12th St	AUSTIN	TX	78702
TEXAS EZ PAWN LP	1901 CAPITAL PKWY	AUSTIN	TX	78746
Texas Sausage Co.	2915 E. 12th St.	Austin	TX	78702
Transglobal Solutions	2250 Rosewood Av	AUSTIN	TX	78702
Travis County Affordable Hsg	2709 Manor Rd	AUSTIN	TX	78702
Trinity Company	1010 Glen Oaks Ct	AUSTIN	TX	78702
Tukdi Marketing Inc.	1197 Hargrave St	AUSTIN	TX	78702
United Austin For Elderly	2222 Rosewood Av	AUSTIN	TX	78702
University Cooperative Society	2835 Real St	AUSTIN	TX	78722
URBAN MARKET	1905 E 12TH ST	AUSTIN	TX	78702
Wells Food Mart	1918 Rosewood Av	AUSTIN	TX	78702

## Appendix 8 : Neighborhood Associations

**Neighborhood Associations:**

Name	First Name	Last Name	Address	Zip	Home
Glen Oaks, Rosewood Village, Neighborhood Organization	Elizabeth	Snipes	3000 Kuhlman Ave	78702	476-9548
McKinley Heights Neigh. Assn.	Lauree	Atkins	1801 Harvey Street	78702	477-5287
Clifford-Sanchez Neigh. Assn.	Darlene	Ephriam	1702 Clifford Ave.	78702	495-9610
Boggy Creek Neigh. Assn.	Richard	Zelade	2821 E. 22nd St.	78722	477-1044

**Other Community Groups:**

Name	First Name	Last Name	Address	Zip	Home
Greater East Austin Neighborhood Assn.	Joe	Quintero	115 A Waller Street	78702	320-8531
Save Our Neighborhood, Inc.	A.	Baylor	1101 Navasota	78702	458-5993
Martin Luther King Jr./Airport Blvd. Sector	Edna	Rhambo	1810 Miriam Ave.	78702	476-2268
Our East Side Neighborhood Assn.	Nola	Chase	1174 Graham	78702	476-0484
Elm Ridge Tenant's Assn.	Betty	Ussery	1169 Harvey Ln. #148	78702	482-0607
El Concilio, Coalition of Mexican American Neigh. Assn.	Gavino	Fernandez	208 Caney Street	78702	477-4013
Anderson Community Development Corp.	Raydell	Galloway	1914 E. 12th	78702	477-0542
Mueller Neighborhoods Coalition	Jim	Walker	3102 Breeze Terrace	78722	499-0526
Zone Watch Neighborhood Assn.	Thomas	Henderson	512 East 11th Street Suite 201	78701	476-0056
Second Street Neighborhood Assn.	David	Trevino	1102 East 2nd	78721	478-2686
Organization of Central East Austin Neighborhoods (OCEAN)	Letesia	Cantu-McGarrahan	1105 East 8th Street	78702	472-9490
Tankfarm Area Neighborhood Kouncil (TANK)	Janie	Rangel	1005 Gullett	78702	389-1423
PODER People Organized in Defense of Earth & Her Resources	Susana	Almanza	55 North IH 35, #205 B	78702	472-9921