



Saltillo District Redevelopment Master Plan QUESTIONS AND ANSWERS

Capital Metro has hired Roma Design Group to prepare a Redevelopment Master Plan for the property owned by Capital Metro in the East 4th street and East 5th Street corridor. This packet provides some answers to questions you may have about this project.

What is the purpose of the project?

The purpose of the project is for Capital Metro and the City of Austin to partner with the East Austin Community through a consultant-led, master-planning process to define and implement a vision for the future of this area based on community input and best sustainable development practices.

Where is the project focused?

The Focus Area of the Project, consisting of approximately eleven (11) acres of land owned by Capital Metro, is bounded by Interstate 35 on the West, East 5th Street on the North, East 4th Street on the South and Comal Street on the East.

The Saltillo District Redevelopment Master Plan is focused on the possible future of those parcels owned by Capital Metro, but should consider potential impacts and opportunities in the larger area generally defined by Interstate Highway 35 (IH 35) on the West, East 7th Street on the North, East Cesar Chavez Street on the South and Pleasant Valley Road on the East.

What are the goals of the project?

- to involve the community in planning for the site and the subsequent development and evaluation of alternatives;
- to ensure that redevelopment strategies are consistent with the philosophy of the recommendations provided by the East Austin Community;



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- to balance economic development and quality of life issues;
- to enhance the economic vitality of the East Austin Community and strengthen the tax base;
- to achieve best sustainable practices such as Green Building, rainwater harvesting and incorporation of renewable energy sources throughout the project;
- to create a redevelopment master plan that reflects the best synthesis of the urban village concept, is supportive of adopted Neighborhood Plans in the area and incorporates broad city-wide goals such as sustainability, providing S.M.A.R.T. housing opportunities (See Attachment I, Community Planning Documents), and enhancing options for multi-modal transportation;
- to analyze and define the required public investments, programs, and incentives to achieve the preferred master plan; and
- to arrive at substantial community agreement on a preferred master plan.

How will the community be involved in the planning?

Capital Metro and the City of Austin have committed to ensuring consistent community involvement in this project. As part of this effort, Capital Metro and the City of Austin has formed a Community Advisory Group and will be holding regular open house meetings to provide forums for the residents to identify needs for the planning effort and to share information on the project.

Who was awarded the contract to develop the master plan for the Saltillo District?

Roma Design Group will be the Master Planning consultant who will work with the community and the City of Austin/Capital Metro partnership to identify a vision for the development of this land, consistent with the long range planned transit use for the railroad and right of way.

Who participated on the selection committee?

- The review team itself included five members of staff from the City of Austin, five members from Capital Metro and five members from the community.

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- One critical success in this project to date has been the level of community involvement and community support of the project from inception approximately a year ago. This involvement helped to define a scope of work that the community could support, a successful solicitation that resulted in proposals from nationally recognized design firms. The review of the proposals took place with a larger direct community role than in any previous solicitation for the agency.

What role did staff members play in the selection/recommendation?

- The review team itself included five members of staff from the City of Austin, five members from Capital Metro and five members from the community. The members of the proposal review team evaluated the written proposals and subsequent oral discussions for the competitive range firms.

When will construction begin in the Saltillo District?

- The master plan that is developed through the combined efforts of the community, Capital Metro and the City of Austin and led by Roma would be finalized within approximately nine months.
- While there is no time certain when development might begin in the district, the approximate timeframe for development would be between two and five years.

What is the financial value of the contract?

- The financial value of the contract is \$298,200.

Why did Capital Metro and the City of Austin focus so much on public input?

- The principle behind this effort is that the community will support what it helps to create. In pursuing this project in partnership with the City and the East Austin Community, Capital Metro is acknowledging the important role the development can have on this community and the equally important role the community will have in shaping its future.
- One critical success in this project to date has been the level of community involvement and community support of the project from inception approximately a year ago.



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- The 11 acres under consideration for this master planning effort represents one of the largest undeveloped contiguous pieces of land in the near East Austin area.

How will the consultants work with the concerns of the neighborhood?

- Beyond the work that the Community Advisory Group will be doing to identify concerns and issues and needs for the community, there will be a larger open house process to identify community concerns and needs and to address solutions.

What are the Agency’s eventual plans for the rail corridor?

- One of the obligations Capital Metro assumed when it purchased this property with federal funding was that eventually the rail line would be used for commuting purposes. The corridor currently occupied by the rail line would be preserved as a corridor for such a future use but Capital Metro cannot build or operate a rail line without a positive vote.

What is next for Capital Metro in East Austin?

- Continuing to improve service to East Austin. Continuing to expand our ability to understand the needs of East Austin and to respond to those needs.



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