

Galindo Neighborhood Association

Elementary

G.E.N.A. News

<http://groups.yahoo.com/group/GalindoNeighborhood/>

APRIL • MAY • JUNE 2004

NEXT MEETING:

Monday, May 17th
6:30 pm
Galindo Elementary
3800 So. 2nd Street

MARK YOUR CALENDAR: JULY MEETING

Monday, July 19th
6:30 pm, South Austin Recreation
Center, 1100 Cumberland Rd.

La proxima junta de GENA sera lunes, el 17 de Mayo, Galindo Elementary School

La proxima junta de GENA sera lunes, el 17 de Mayo, en la biblioteca de Galindo Elementary School a las 6:30 p.m.. Por favor inviten todos sus vecinos que vengan a esta junta.

Durante los meses pasados, hemos recibido informacion de varios planes de construccion en nuestro vecindario. Dos representantes informaran sobre los desarrollos durante esta junta. El asunto es serio porque se afecta el trafico y la poblacion en nuestro vecindario. Los proyectos incluyen contruccion de apartamentos en Salvation Army, un refugio para jovenes sin casa por 3708 South 2nd y mas contruccion por South 1st Street. Si quieren saber mas de estos asuntos les animamos que vengan la noche designada de la junta.

Salvation Army to build HUD housing for Seniors

Located on a wooded parcel directly south of the Salvation Army's South Fifth and Cumberland location, federal Department of Housing and Urban Development (HUD) funds have been approved to build a project for senior citizens. The Salvation Army will also contribute several hundred thousand dollars to the project.

The development is currently in the architect selection phase which should be completed by early summer. After that, designs will have to be submitted and approved with an early 2005 groundbreaking proposed.

As currently envisioned, there will be a total of 60 units, 59 for rental and 1 for an on-site manager. While the zoning and restrictions of the HUD funding allow for multi-story buildings, the preference of Salvation Army would be for single story residences, clustered together. There is no plan for access through to Garden Villa Lane on the far west end of the parcel, but rather for a culdesac to be created from South Fifth near the intersection of Terrell Hill.

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President's Notes...

Speakers to Address New Development in Galindo

The next GENA meeting is fast approaching, it will be held on Monday May 17th at 6:30PM (again at the Galindo Elementary School Library). Please tell as many neighbors as you can about this meeting as we need your help in including all residents of our neighborhood.

Over the last few months, a number of plans for new developments/new construction have come to our attention and we have a full agenda for the next Galindo Neighborhood Association meeting to discuss some of them.

We will have two speakers presenting their plans for new development in the neighborhood at the upcoming meeting. The first of the two new developer groups that will speak to us is **Mitch Weynand from "Life Works"** which is located now just North of the Galindo Elementary School (as well as having a location just South of Ben White off of Banister). Mitch will give us the full presentation at the meeting but you can see a summary of their plan below.

The second developer group that will present their new plans at the May 17th meeting is the Salvation Army. **Major New from the Salvation Army** will discuss their planned 60 unit -HUD funded- senior community development on the West side of South Fifth St at Terrill Hill (in what is now a wooded lot). (See story in left column.)

We have another proposed development that you should be aware of for a very contemporary **live and work studio development on South First St** (across from the "BP" gas station). The developer came to our last GENA Executive Committee Meeting to discuss the idea. See the back page of this newsletter for more information. Please note that the new development would look much like the very modern new houses in the Bouldin Neighborhood (for those of your who are familiar). In general, the live/work development on South First sounded good to the executive committee, we do however want to see the developer present actual plans to make sure that there is not too much impervious cover and that the structure is not built too closely to existing properties around it.

We will also discuss the **South Austin Tennis Center expansion** and how it will affect the neighborhood with increased traffic, increased light in the area, the loss of park trees (including one protected tree), etc. There may be a vote on the neighborhoods official position on the plans for expansion of the tennis center. Please tell all neighbors that may have concern or interest in this project about this discussion at the upcoming meeting.

See you at the meeting on May 17!

- **Scott Durgin**, sdurgin@austin.rr.com, 416-093

New Development Summaries:

LIFEWORKS CAMPAIGN OBJECTIVES

Emergency Shelter for Homeless Youth and Transitional Living Center for Teen Parents

Location: 3708 and 3710 South Second Street (renovation of LifeWorks current buildings next to Galindo Elementary)

LifeWorks' 18-bed shelter is full every night. Currently, the teen parents and their babies share a small room in the same facility as the general homeless youth population (abandoned youth, youth who left unsafe homes, youth removed from their home, foster care youth, and runaways). This is not the ideal situation for teen parents and their babies. Our plans include:

- Purchasing and renovating the shelter and the office building next door to expand the capacity from 18 beds to 32 beds; thus creating 2 additional shelter beds and 12 additional transitional living beds and allowing for separation of teen parents with their babies and other homeless youth.
- Increase service from 250 to 350 youth annually. More than \$60,000 in current interest, mortgage and maintenance costs will be redirected to services.
- The new shelter facility will increase support for youth by including space for studying, a computer lab, medical care, individual and group counseling, life skills and parenting training, cooking classes, office space, a sport court and an infant play area.

Build a Youth and Family Resource Center (lot at South Center and South First St [just South of the EMS station next to the water tower]) Proposed Location: 3706 South First St

LifeWorks' services to South Austin are currently located in three separate facilities making access difficult for youth and families with limited time and transportation. Our plans include:

- LifeWorks proposes to build a 14,000-square-foot facility on South 1st Street on land next to the Seton South Healthcare Clinic and redirect over \$75,000 per year to direct services.
- The center will provide youth and family counseling, GED and life skills training, teen parent support, youth development programs and LifeWorks' administration.
- Last year LifeWorks served over 1639 families providing free and sliding fee scale counseling - an increase of more than 400 over the previous year.
- The planned new site will also serve 150 School dropouts in the GED and LifeSkills Training program.
- The site will develop a new "Youth in Transition Resource Center" - to assist youth who are transitioning from foster care, homeless situations, and non-supportive families into self-care situations. Available services will include counseling, case management, job development, computer access, life skills training, housing counseling, and financial assistance.

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Salvation Army/HUD, continued

We are told that the likely tenants will be seniors on a fixed income without a car. For this reason, the Salvation Army is concerned about pedestrian safety to and from the new development. Neighbors have also voiced this concern as well as increased traffic by visitors and emergency vehicles.

Major New from the Salvation Army will be presenting information about the project at the next general meeting of GENA (May 17 at 6:30pm). Please come to show your support, voice your concerns and learn more about this significant change coming to our neighborhood. *-Jay Billig*

Traffic Update

The traffic committee met on May 2 to discuss the impact of two new proposals: the expansion of the tennis center at South Fifth and Cumberland and the development of a HUD housing project for elderly residents on South Fifth behind the Salvation Army center. South Fifth is one of several neighborhood streets (including Cumberland, Garden Villa, and Cardinal, among others) that already suffer from high volume and high speed traffic at rush hour, much of it apparently from commuters cutting through our neighborhood to get from Ben White to downtown, and vice versa. At our last general meeting, we expressed our concerns to representatives from the Parks department about the extra evening traffic the new courts at the tennis center will bring. At that meeting city staff admitted they hadn't considered the impact, and offered to work with us to mitigate the effects.

At our next general meeting, on May 17, we'll have a representative from the Salvation Army speak to us about their planned HUD development, which we expect will include about sixty units of housing—and a good deal more traffic in our neighborhood. Come armed with good questions about what kind of planning they have done for traffic; this is your chance to get your two cents in. We all have to live with the frustration everyday on Lamar and South First, Ben White and I-35—we shouldn't have to deal with it outside our front doors, too!

We have set up a meeting with city transportation planners to discuss both issues, and will update everyone on our progress at the May 17 meeting. Our goal is to get the city to take a look at the big picture of our traffic problems—existing commuter traffic plus the two new developments—and work with us on some solutions before things get worse. If you have ideas or comments, send me, Nate Blakeslee, an e-mail at blakeslee@texasobserver.org or give me a call at 444-0533. Or post some ideas on our Yahoo! group where everyone can see them. See you at the meeting. *-Nate Blakeslee, 512-947-1196*

New Development, Lifeworks, continued

Operating funds are currently available from the U.S. Departments of Health and Human Services and Housing and Urban Development; the Texas Department of Family and Protective Services; United Way – Capital Area; City of Austin; Travis County; foundations; client fees; and donations.

The following information was sent by the developer regarding the South First and Terrell Hill live/work development:

VISION FOR LIVE/WORK LOFTS ON SOUTH FIRST STREET:
2906 + 2908 So. First Street (corner of Terrell Hill)

We believe there is an underserved population of professionals in Austin whose space needs are unique. Given favorable interest rates, a strong contingency of independents, freelancers, small businesses and the like, and the trend of people seeking alternative living spaces -urban-style lofts as opposed to condos, townhouses, and bungalows- we believe that there are home-buyers looking to make their primary home also their primary workplace.

Our vision is a two-phase mixed use "Live/Work" development in Galindo, a neighborhood close to Downtown Austin, and located on a main commercial street, South First, where a rich mix of commercial, residential and multi-cultural flavor already exists. We feel this location is ripe for future evolutionary development, as our target market values living well within city limits, and easy access to downtown Austin without the cost of living downtown.

We plan to sell approximately 15,000 square feet of live/work space – approximately 12 units, 1,250 SF per unit, at an estimated sales price of \$190,000 per unit. We feel that this price point will be incredibly attractive for an alternative to single family homes and expensive downtown lofts.

In order to successfully develop the project we are looking for two re-zoning requests. The first re-zone request is an "MU Overlay" or "Mixed-Use Overlay" which legally allows tenants to live and conduct business on a commercially zoned lot. The second re-zone request is to convert the "LR" lot into a "GR" lot, effectively making both lots "GR." The reason for this is that "GR" will allow us to maximize the buildable area for that lot.

This development is being proposed and planned by:
Nam Szeto, Szeto Brothers Ventures Inc., 201.626.4668 (Home/Office)

Some Helpful Numbers

- Police Headquarters 974-5000
- Robbery tip line 974-5092
- Abandoned Vehicle tip line 280-0075
- South Substation 974-8200
- Crime Stoppers 472-8477
- Graffiti Removal 854-4125
- Police Reports by Phone 974-5750
- Traffic Office 974-5789
- Animal Cruelty 3-1-1
- City of Austin 974-2000
- Hazardous Waste 974-2111
- Streetlight Problem 974-7617
- Potholes 440-8444

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Galindo Elementary Neighborhood Association (GENA) Mission Statement

The purpose of the association is to seek to improve the quality of life in the neighborhood in matters such as land use, traffic control, social functions, environmental protection, public services, and other matters of neighborhood concern. Membership in the Galindo Neighborhood Association is open to residential property owners and renters residing within the boundaries of the Galindo Neighborhood. The boundaries of the Galindo Neighborhood are Oltorf Street on the North, Ben White on the South, Union Pacific Railway on the West and South First Street on the East.

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