

**From:** [Thomas, Eric](#)  
**To:** [Land Use Liaison](#)  
**Cc:** [Contreras, Kalan](#)  
**Subject:** FW: Preserving 1500 E. 12th Street In The Historic Afrikan American Cultural Heritage District (aka Six Square)  
**Date:** Tuesday, October 8, 2024 6:49:59 PM

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Not sure if this made it to you in any way, but I received the below email this evening. I believe the constituent spoke at the meeting tonight.

Thanks!

**Eric Thomas**

Division Manager | Current Planning  
City of Austin, Planning Department  
O: (512) 974-7940



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**From:** Nailah I Sankofa [REDACTED] >  
**Sent:** Tuesday, October 8, 2024 5:42 PM  
**To:** Thomas, Eric <Eric.Thomas@austintexas.gov>  
**Subject:** Preserving 1500 E. 12th Street In The Historic Afrikan American Cultural Heritage District (aka Six Square)

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External Email - Exercise Caution

Greetings Planning Commissioners —

My name is Nailah I. Akinyemi-Sankofa. I've lived in Austin since 1989 and have been an East Austin resident and advocate since my arrival...

I am writing to express my strong opposition to the proposed demolition of the historic building located at **1500 E 12th St. in Austin, Texas**. This building holds significant historical and cultural value to our community, and its preservation is vital for preserving a vital part of our city's heritage.

From 1910 to 1950 the Eisenbeisers owned and operated a grocery store, cafe, feed store and saloon for beer. In 1950, Black businessman Buford Johnson bought the building, turning it into a hub for East Austin's African American community. By the mid-1950s, it housed beauty and barber shops, a bar, and a music venue (Aka The Fifteen Hundred). Later, it became home to the Gamma Eta Alpha chapter of Alpha Phi Alpha, the oldest Black fraternity. The building also functioned as a community resource center that was last operated as/by the Ministry of Challenge.

We urge you to oppose the demolition and take steps to protect this valuable asset for future generations so they may be able to learn the true history of this East Austin gem that can be revived to be a Black arts and cultural hub for the entire community.

Thank you for your attention to this matter.

Iya Nailah I. Akinyemi-Sankofa

**Iya Nailah I. Akinyemi-Sankofa**

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**Nailah I. Akinyémi-Sankofa**

Founder | Executive Creative Director | Show Coordinator | Model Coach | Designer | Editor | Instructor |

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512.650.8281 o

*[the Evolution...] has begun!*

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From: **Nailah I Sankofa** [REDACTED]

Date: Tue, Oct 8, 2024 at 3:49 PM

Subject: Preserving 1500 E. 12th Street In The Historic Afrikan American Cultural Heritage District (aka Six Square)

To: <[greg.anderson@austintexas.gov](mailto:greg.anderson@austintexas.gov)>, <[Candace.Hunter@austintexas.gov](mailto:Candace.Hunter@austintexas.gov)>

Greetings Planning Commissioners —

My name is Nailah I. Akinyemi-Sankofa. I've lived in Austin since 1989 and have been an East Austin resident and advocate since my arrival...

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We urge you to oppose the demolition and take steps to protect this valuable asset for future generations so they may be able to learn the true history of this East Austin gem that can be revived to be a Black arts and cultural hub for the entire community.

Thank you for your attention to this matter.

Iya Nailah I. Akinyemi-Sankofa

**Iya Nailah I. Akinyemi-Sankofa**

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**Nailah I. Akinyémi-Sankofa**

Founder | Executive Creative Director | Show Coordinator | Model Coach | Designer | Editor | Instructor |

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Rosa Fry, Programs Manager  
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August 2, 2024

RE: 1500 East 12th Street

Dear Chair Heimsath, Vice Chair Witt Featherston, and Members of the Historic Landmark Commission,

[Preservation Austin](#) exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. We write to you today in support of designating 1500 East 12th Street as a City of Austin Historic Landmark for its Architecture, Historic Association, and Community Value. Our support for this case is in alignment with our Underrepresented Heritage Advocacy Priority, which seeks to identify and designate historic sites associated with African Americans, Mexican Americans, Native Americans, the LGBTQIA community, and women.

Built between 1889 and 1911, the store at 1500 E. 12th St. traces the diverse heritage of East Austin. The building's early history reflects the German heritage of Austin and Central Texas – initially constructed by grocer and politician Christian J. Willhem, it was later acquired by Dessau merchants Ernest and Louisa Eisenbeiser, who operated a produce and dry goods store, a saloon, and a restaurant there.

In 1950, Black businessman Buford Johnson purchased the building, transforming it into a community hub for East Austin's African American population during the Jim Crow era. By the mid-1950s, the building housed the Fifteen Hundred Beauty and Barber Shops, as well as Club Fifteen Hundred, a bar and music venue. It later became the home of the Gamma Eta Alpha chapter of the Alpha Phi Alpha fraternity, the oldest fraternity in America to admit Black members. The building is prominently situated at the corner of E. 12th and Comal Streets, directly across from the I.Q. Hurdle and Southgate-Lewis Houses – both landmarks of Austin's Black heritage – reflecting the greater importance of this intersection to the story of Black East Austin.

Preservation Austin wholeheartedly supports the designation of 1500 E. 12th St. as a City of Austin Historic Landmark. We thank you for your consideration of this case and for your service to the City of Austin.

Sincerely,

Melissa Barry, President

**From:** [REDACTED]  
**Subject:** Urgent: Opposition to Demolition of 1500 E. 12th St. and Support for Historic Preservation in East Austin  
**Date:** Wednesday, September 4, 2024 2:41:31 PM

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### External Email - Exercise Caution

Dear Historic Landmark Commission,

As a Black woman who grew up in East Austin, with family roots blocks away from the property in question, I am writing to express my strong opposition to the demolition of the building at 1500 E. 12th St. I firmly believe that tearing down this building, along with any properties acquired by Endeavor, will be yet another loss for the Black community in East Austin. The developer may benefit financially from such actions, but our community will lose much more—our culture, history, and sense of place.

I understand that at the last Historic Landmark Commission (HLC) meeting, there was a discussion surrounding the potential demolition. While concerns about the building's recent past may exist, this should not overshadow its historical and cultural significance. Our community has already faced decades of displacement, and this property holds a deep connection to the fabric of East Austin's Black heritage. The entire street of 12th does. Its demolition would represent another step in the erasure of that legacy. Especially for a development firm that owns most of the 12th Street corridor.

Preservation Austin has rightly spoken in favor of granting the building a historic designation, a move that I fully support. At a time when gentrification continues to reshape East Austin, it is critical that we preserve the places that reflect the richness of our community's contributions and struggles. The cultural importance of this corner, especially in relation to other landmarks such as the Southgate-Lewis and IQ Hurdle Houses, cannot be understated. This building deserves to be honored, not destroyed.

I know that some community members may have voiced support for the demolition due to the site's recent history, but I implore you to consider the longer arc of this building's existence and the value it holds for generations to come. Additionally, the individuals in favor of the demolition do not represent the views of the entire black community. It's important to consider what those voices may stand to gain from supporting this development with the developer and how their interests may differ from the broader concerns of preserving our cultural heritage.

I urge you to take this step in protecting it. By doing so, you are helping to safeguard the Black heritage of East Austin and ensuring that future generations have a physical reminder

of their roots, even in the face of rapid change.

With much appreciation,

--

**Miriam Conner**



**Founder**

**[Creative Policy](#)**

Culture | Community | Collaboration

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**From:** [REDACTED]  
**To:** [Historic Preservation Office](#)  
**Subject:** Item # 6 - 1500 E 12th at Historic Landmark Commission  
**Date:** Tuesday, September 3, 2024 10:35:02 AM

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### External Email - Exercise Caution

Please share with Commissioners' and Staff. Thanks!

Good Evening Commissioners:

My name is Ms. Ora Houston.

Speaking on Item: #6

Please grant historic preservation protection to the E.F. Eisenbeiser building, at the corner of East 12th and Comal, so that current and future residents of Austin learn about, see and feel the contributions of immigrant Americans to our city.

The building was built by German-Americans between 1889 and 1901. It has seen many uses, some reputable and some not. Its location made the building a haven and gathering point for the many groups of Austinite's who were physically outside Austin's Anglo-dominated society.

I believe historic preservation is justified by how long a structure has been integral to a community, rather than by particular usages.

Give the building the same protections as the two other historic structures on the corners of E. 12th and Comal.

People who look like me were forced to relocate to East Austin by the 1928 Master Plan. I have lived in Austin, since 1945. We lived at 815 E. 11th Street across from Samuel Huston College. I attended and graduated from all segregated schools, in segregated East Austin. As an adult and before the building in question was closed, I would stop in to listen to live music. This building has been part of East Austin's neighborhood my entire life, and longer than any of us have been alive.

My request is for the building to be protected because it has been and continues to be a significant part of the history of Austin because of the German citizens who constructed it, operated, and provided much needed goods for members of the diverse communities East of East Avenue **and** because it continues to stand!

My ask is that you grant zoning protection to promote historic preservation, so that current and future residents of Austin are aware of the contributions of German



Americans to this city.

Thank you for your time and consideration,

Ms. Ora Elliott Houston

*"One does not have to **INTEND** racism to accomplish it"*  
Eric Michael Dyson

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**From:** [Eric Standridge](#)  
**To:** [Fahnestock, Sam](#)  
**Subject:** 1500 East 12th street  
**Date:** Tuesday, June 4, 2024 9:32:24 PM

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External Email - Exercise Caution

Hello Sam,

My name is Eric and my am a member of the OCEAN, the planning contact team for central east Austin.

I drove by this building today and noticed what appears to be active demolition/deconstruction in progress. Upon looking it up it on the city permit search it appears historic was rejected yesterday. I'll admit I don't know what that means, but I have been involved in numerous discussion about this building for years, mostly how it's a demolition by neglect case study. Along with the IQ Hurdle house across the street and the South Gate Lewis house, this intersection has three eligible buildings which is rare in Austin generally.

Surely, a 109 year old building identified as worthy of preservation in the east Austin historic survey would at least get a hearing at the landmark commission. Please call me to discuss.

Thank you,

-eric standridge  
512-947-5766

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**From:** [OCEAN Contact Team](#)  
**To:** [Fahnestock, Sam](#)  
**Subject:** Fwd: Please recommend historic zoning for 1500 E 12th Street  
**Date:** Tuesday, July 2, 2024 8:21:07 AM

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### External Email - Exercise Caution

Thank you for your attention to Item 26.

Sincerely,  
Nate

----- Forwarded message -----

**From:** OCEAN Contact Team <[REDACTED]>  
**Date:** Tue, Jul 2, 2024 at 8:15 AM  
**Subject:** Please recommend historic zoning for 1500 E 12th Street  
**To:** <[BC-Ben.Heimsath@austintexas.gov](mailto:BC-Ben.Heimsath@austintexas.gov)>, <[BC-Witt.Featherston@austintexas.gov](mailto:BC-Witt.Featherston@austintexas.gov)>, <[bc-juanraymon.rubio@austintexas.gov](mailto:bc-juanraymon.rubio@austintexas.gov)>, <[BC-Raymond.Castillo@austintexas.gov](mailto:BC-Raymond.Castillo@austintexas.gov)>, <[bc-jamie.alvarez@austintexas.gov](mailto:bc-jamie.alvarez@austintexas.gov)>, <[BC-Trey.McWhorter@austintexas.gov](mailto:BC-Trey.McWhorter@austintexas.gov)>, <[BC-Carl.Larosche@austintexas.gov](mailto:BC-Carl.Larosche@austintexas.gov)>, <[bc-roxanne.evans@austintexas.gov](mailto:bc-roxanne.evans@austintexas.gov)>, <[BC-Tara.Dudley@austintexas.gov](mailto:BC-Tara.Dudley@austintexas.gov)>, <[BC-Harmony.Grogan@austintexas.gov](mailto:BC-Harmony.Grogan@austintexas.gov)>, <[BC-Kevin.Koch@austintexas.gov](mailto:BC-Kevin.Koch@austintexas.gov)>  
**Cc:** <[sam.fahenstock@austintexas.gov](mailto:sam.fahenstock@austintexas.gov)>

Dear Chair Heimsath, Vice Chair Featherston and the Historic Landmark Commission:

The Organization of Central East Austin Neighborhoods contact team appreciates staff's research and recommendation that 1500 E 12th Street be designated a historic landmark. We encourage you to elevate that assessment to council with your full support.

This structure--known in past lives as the Ministry of Challenge, Eisenbeiser Grocery, Club Fifteen Hundred and Fifteen Hundred Beauty and Barber Shops-- has a long and varied history of adaptive reuse and mixed use dating back to the 1890s, and together with the I.Q. Hurdle House (at 1416) and Southgate-Lewis House (at 1501) comprises a historic anchor at the corner of E 12th and Comal Streets.

While the Southgate-Lewis House has become the subject of renewed restoration efforts by the longtime owner, the W.H. Passon Historical Society, sadly, the other two properties have deteriorated and languished under the eight-year tenure of a Dallas holding company's entities called Sodosopa Salmon LP and Poisonous Poinsettia LP.

As you may know, that company has amassed scores of properties along and nearby E 12th Street, restoring none and building nothing but fences and parking lots. That should not be the future for a high-profile site which, under decades of African American and German immigrant stewardship, provided groceries, libations, personal services, and even rehabilitation and supportive housing. That should not be the future for properties called out

in the 2016 East Austin Historic Survey as eligible for landmark status.

E 12th Street needs buildings that testify to its past and invite new waves of vitality and community within them; the street has its fill of clearance, vacancy, temporary uses, fences and parking lots.

East 12th needs your courage, commitment and sustained attention to prevail and thrive in the face of indifferent actors who mock its legacy with LPs that reference South Park songs about gentrification and liken historic structures to toxic flora.

Please do all you can to save this historic corner.

Sincerely,  
Nate Jones  
President, Organization of Central East Austin Neighborhoods

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**From:** [Eric Standridge](#)  
**To:** [Fahnestock, Sam](#)  
**Subject:** Re: 1500 East 12th street  
**Date:** Tuesday, July 2, 2024 4:16:05 PM

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External Email - Exercise Caution

Hello Sam,

Thank you for the staff recommendation and report on this case. I noticed my correspondence below was included in the back up for the case. Can you please add my public comments from the June 5 meeting shared below. Thank you.

-eric

Good Evening Commisioners,

My name is eric standridge and I have spent over half my life as a resident of Distict 1.

Thank you for your service to our city and for the opportunity to speak today.

I am here today to make you aware of what is happening to 1500 East 12th street, aka the former Eissenbiser grocery & cafe, east end saloon, club fifteen hundred, beauty and barber shop, palladium club, carol's record shop and the ministry of challenge aka the rarest of rare building typologies in east austin, a century old neighborhood scale hybrid house/corner store on an intersection that include two other landmarked properties, the Southgate lewis house and the IQ Hurdle house.

Recommended eligible, for historical associations and community value in multiple historic resource surveys and cited as a preservation priority by the D1 council member.

Is it in rough shape, no doubt, you would be to if you were over a hundred years old and subject to a decade of neglect following all your neighbors being torn down and vacant lots becoming the norm. And yet even today this building still stands.

The owner of this obvious historic asset has chosen to begin total demolition without an approved permit. Surely, they and their consultants are familiar with the process, having owned the property for over a decade and subject to numerous code compliance cases, and being the owners of the numerous properties on 12th street including the boarded up and vacant landmark IQ Hurdle house across the street.

There have been missing windows, dangling fascia and siding and general despair at this property for all of recent memory. This is a case study for demolition by neglect. How is it that the normal process doesn't apply in East Austin? Can we agree applying for a permit is not the same as getting a permit?

Preservation, and adaptive reuse are hard, sure, so is development generally and yet it still happens all over this town.

This item is now posted for your july meeting, Frankly, I hope there is a building left to discuss.

I acknowledge that this body can't control land speculation, but Please don't excuse this latest affront to the history of east 12th street.

June 5, 2024 HLC meeting citizens communication

> On Jun 4, 2024, at 9:32 PM, Eric Standridge <[REDACTED]> wrote:

>

> Hello Sam,

> My name is Eric and my am a member of the OCEAN, the planning contact team for central east Austin.

>

> I drove by this building today and noticed what appears to be active demolition/deconstruction in progress. Upon looking it up on the city permit search it appears historic was rejected yesterday. I'll admit I don't know what that means, but I have been involved in numerous discussion about this building for years, mostly how it's a demolition by neglect case study. Along with the IQ Hurdle house across the street and the South Gate Lewis house, this intersection has three eligible buildings which is rare in Austin generally.

>

> Surely, a 109 year old building identified as worthy of preservation in the east Austin historic survey would at least get a hearing at the landmark commission. Please call me to discuss.

> Thank you,

>

>

> -eric standridge

> 512-947-5766

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**From:** [Jay Perrett](#)  
**To:** [Heimsath, Ben - BC](#)  
**Cc:** [Historic Preservation Office](#); [Ben.Heimsath@austintexas.gov](mailto:Ben.Heimsath@austintexas.gov)  
**Subject:** HLC - Item 26 - 1500 E 12th St  
**Date:** Wednesday, July 3, 2024 10:46:13 AM

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### External Email - Exercise Caution

Chairman Heimsath,

I am writing in support of historic zoning for the property located at 1500 E 12th St.

This building has tremendous historic significance for the African American and German communities, and is an increasingly rare example of a building that has stood as an important gathering point in our neighborhood for well over a hundred years.

As you will note in the report prepared by staff, there is a rich history associated with this building and this location, and it very clearly meets the criteria for landmark status.

Please follow the recommendation of staff and the input from neighbors and community members, and ensure that this building is preserved. There are not many chances left to retain such prominent examples of our community's history, and it would be a shame to let another one go.

Best,

Jay Perrett

[REDACTED]  
404-702-3339

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August 6, 2024

Historic Landmark Commission  
City of Austin  
301 W. 2nd Street  
Austin, TX 78701

RE: PR-2024-064274 – 1500 E 12th St

Dear Historic Landmark Commissioners,

We are writing in response to a letter dated July 2, 2024 to the Commission from Nate Jones, President of the Organization of Central East Austin Neighborhoods (OCEAN). This letter pertained to the above-named case regarding the property at 1500 E 12th Street, which falls within the bounds of the Davis-Thompson Neighborhood Association (DTNA). DTNA does not support OCEAN's viewpoint that the property merits historic preservation, and we do not oppose the owner's request for demolition.

In November 2023, DTNA expressed to OCEAN in a meeting that we were not opposed to demolition of this building. OCEAN did not solicit our input prior to drafting their July letter, and we were given only one day to respond to their draft; they ignored our initial feedback. This one instance is indicative of a broader pattern: OCEAN does not effectively represent the opinions or viewpoints of the neighborhoods they purportedly represent. Equitable feedback is not regularly requested from constituent neighborhood associations, and so OCEAN's "official" viewpoints do not accurately represent those of all East Austin neighborhoods.

Regarding the specifics of OCEAN's letter, we disagree that the existing building has architectural merit, which is defined as exhibiting high quality workmanship or being a quality example of a specific architectural style. Neither of these qualities is presented in the existing structure.

The building was in a dilapidated state before the current owner acquired it, and it has remained vacant for decades. One way to honor cultural heritage is to work with the developer of an older property to encourage preference or provide incentives for a culturally sensitive development that engages the East Austin community. Given that the cost to restore the building would be a significant undertaking, we believe such money would be better spent on culturally sensitive design or encouragement of minority business use in a new building.

Further, the building is also situated on the site in a way that does not meet the criteria of Austin's Great Streets Initiative. East 12th Street traffic has increased significantly over the years and will continue to increase as East Austin develops, but the existing building does not allow for safe setbacks for pedestrian use: the building appears to be less than 6 feet from the curb on 12th Street and 4 feet on Comal Street. This placement does not allow for the City of Austin required tree/landscape buffer and sidewalk. Per Great Streets guidelines, a minimum of



16 feet is required from the street. As it literally stands today, the building prevents multimodal infrastructure improvements that would enhance the streetscape for neighborhood pedestrians, bicyclists, and bus riders. Such improvements would be a far more meaningful contribution to equity on the East Side than the preservation of a non-contributing dilapidated building.

Finally, OCEAN claimed that this particular property owner is insensitive to the cultural aspects of East Austin, an opinion that may or may not be valid. Nevertheless, it is not reason enough to “punish” this developer by disallowing their request for demolition. This matter should be looked at objectively and without presumed understanding of the land owner's intent. This property may change hands again, in which case our neighborhood would be penalized by the denial of a productive use of this property that would benefit the neighborhood and East Austin at large.

We encourage you to approve the owner’s demolition request.

Sincerely,

Megan Slattery, President, DTNA  
Ryan Puzycki, Acting Vice-President/Secretary, DTNA  
Davis-Thompson Neighborhood Association

Attachments: DTNA Meeting Notes Google Group Message dated September 12, 2023



## DTNA Meeting 9/6 @ 6pm - Notes 6 views



**Megan Slattery** <[redacted]>  
to DTNA AUSTIN

Sep 12, 2023, 2:33:52 PM

Thank all of you who were able to attend the DTNA meeting at Sour Duck last week. There were nine neighbors present at the meeting.

### Meeting Notes:

- Parking Committee Updates (Robert Penta): No Updates. There is a window a couple times of year where the City addresses neighborhood requests for parking restrictions. There does not seem to be recent interest in addressing this from neighbors. If anyone would still like to pursue parking signage restrictions for neighborhood, please reach out to Robert or DTNA officers.
- Event Committee Updates - Fall events (Halloween/Block Party) (Kim Nguyen): Kim has volunteered to take on organizing the halloween parade/cemetery candy hunt again this year. Please reach out if you would like to help.
- Alleyway Clean-up (13th and beyond): No update
- Eureka/Gilfilan Group Update (Megan Slattery): Eureka has requested neighbor input regarding the demolition of the Ministry of Challenge building at the corner of 12th & Comal. It was noted that this building is not structurally sound and repairs are not feasible to make it occupiable, according to Eureka. All neighbors present (and one via email) agreed that there is no opposition to demolishing this building. Neighbors would, however, like to see a community oriented program on this lot if it is to be vacant for an extended period of time. It was suggested that Raasin in the Sun, and the other lots/non-profits perhaps combine efforts to activate these lots in a positive way benefitting the community. It was also suggested that Eureka continue the sidewalk around the corner on Comal, to make for better pedestrian safety. This feedback has been shared with Eureka.
- Secretary Election - Ryan Puzycki nominated: No quorum.
- Upcoming October Election: We have decided to hold elections for new leadership on the second Sunday of December. This way we will be able to get on a regular annual schedule with the term from Jan-Dec. Next year we will set quarterly meetings for overall neighborhood business, with additional meetings as needed. This schedule will be set at the December meeting. Please reach out to me or Kim if you are interested in running for a position.
- Garza HS is asking for volunteers to help water the gardens and animal care

MEGAN SLATTERY  
M: [512.786.1101](tel:512.786.1101)



[redacted]  
Hi All Just a heads up that there was a string of car break-ins last night on 18th and on MLK in

Sep 12, 2023, 3:45:35 PM



[redacted] <[redacted]>  
to [redacted]

Sep 12, 2023, 3:47:54 PM

Hey Megan,

## OCEAN

### Trey Salinas and Talia Hill—3 Point Partners

#### Eureka development plans for East 12th Street

#### Summary of Feedback

06.24.2019

We are glad that Eureka is ready to work with the community on appropriate development, both within the Urban Renewal Area and further along the street. **Our feedback below regards property within the Urban Renewal Area and the Central East Austin Neighborhood Plan—Blocks 1-9 and 11-17.**

<http://www.austintexas.gov/edims/document.cfm?id=322262>

Development priorities: Historic/cultural preservation; walkable, neighborhood-scaled retail and commercial; and compatible structures and uses that comply with current development controls in place.

Historic preservation priorities: I.Q. Hurdle House, Bible Believers Church, and Eisenbeiser/Ministry of Challenge building. We are appreciative of recent efforts to stabilize the I. Q. Hurdle House and hopeful that implementation of a long-term plan for restoration/reuse at 1416 East 12th Street will occur within two years. A new roof may be needed to forestall more deterioration of the Eisenbeiser/Ministry of Challenge building, and please keep in mind that planning documents for East 12th Street may provide leeway for dealing with infrastructure challenges specific to that site.

There is a great deal of frustration regarding block-lengths of vacant land owned by Eureka that has not been redeveloped in line with the development priorities described above. Eureka has owned one empty block (Block 2) since 2015. Developing long-vacant parcels versus acquiring more property or demolishing existing housing is the least controversial and potentially most productive way to promote positive change along the street.

Robust, transparent and responsive engagement of area stakeholders is critical to a collaborative process. Input should be logged, along with the specific source of the input and that individual's or organization's relationship to the Urban Renewal Area. Thank you for clarifying that next steps in the engagement piece of the planning process will occur in August/September. It would be helpful for stakeholders to get a sense at that time of the team's anticipated planning arc, so that individuals and

groups know generally what steps to expect and approximately when they may occur. Timelines and deliverables help build faith in a shared outcome—successful, timely implementation.

We agree that a neighborhood-by-neighborhood approach to planning for Eureka’s properties is much better than generating a master plan. We suggest that this planning exercise identify priority sites upon which to focus so that steady, concurrent progress along the entire urban renewal stretch is achieved, rather than serially completing one neighborhood plan process, implementing it and moving to the next plan.

The 2011-2012 Implementation Strategy for East 11th and 12th Streets is out of date. Its analysis does not factor in current market realities, such as major projects in the area over the last eight years that are providing or will soon provide additional housing, grocery store(s) and a pharmacy, and its suggested projects may not reflect the current priorities of stakeholders, the URB or the City of Austin.

<https://www.austintexas.gov/sites/default/files/files/Housing/draft-dev-strategy-rpt-010912.pdf>

Thank you for confirming that the map of Eureka property within the Urban Renewal Area prepared by NHCD is accurate. <http://www.austintexas.gov/edims/document.cfm?id=322262>

Thank you for taking a look at the current use of 1500 East 12th Street and 1501 East 13th Street, as well as the condition of existing fencing. There is a sign on 1500 East 12th Street advertising vehicle storage. Pictures on P3 are dated June 24, 2019 and appear to show vehicles and a port-o-potty stored, as well as tiny homes. The East 12th Street NCCD does not permit Vehicle Storage on any lot within the NCCD, and 1501 East 13th Street is zoned GR, which does not permit Vehicle Storage.



**Paved area and lot directly north of 1500 East 12th Street building**

