

**RESOLUTION NO.**

**WHEREAS**, the properties known as Blocks 16 and 18 of the Urban Renewal Plan (URP) area located between East 11th Street and Juniper Street represent the last significant opportunity for transformative redevelopment under the URP; and

**WHEREAS**, the East 11th Street corridor lies within the African American Cultural Heritage District and has been the subject of sustained community-based planning efforts, including the Central East Austin Master Plan and the adoption of the URP in 1999; and

**WHEREAS**, the Pleasant Hill Collaborative development team was selected through a competitive community-informed process, led by the Urban Renewal Agency and Rally Austin, to deliver a landmark, mixed-use project centered on affordable housing, cultural space, and small business opportunity within the African American Cultural Heritage District; and

**WHEREAS**, current land use regulations in the East 11th Street Neighborhood Conservation Combining District (NCCD) divide the Block 16 and 18 sites into Subdistricts 1 and 2, with a 60-foot height limit along East 11th Street (Subdistrict 1) and a 40-foot height limit along Juniper Street (Subdistrict 2); and

**WHEREAS**, with the support of the Urban Renewal Agency, the Pleasant Hill Collaborative has requested a context-sensitive amendment to the NCCD to allow tiered height stepbacks in 10-foot increments within the rear portion of Subdistrict 2; and

