

Rosewood Courts-Meeting-January 19, 2022

Attendees: Matt Beaton (Nelson Partners), Sylvia Blanco (HACA), Nancy Boone (HUD), Phil Crisara (Nelsen Partners), Donna Carter (Donna Carter and Associates), Jonathan Gary (Carleton Companies), Ann Gass (HACA), Tamiaka Green (HUD), Will Henderson (Carleton Companies), Alan Kaufmann (HUD), Angie Towne (HACA), Lydia Woods (THC)

The attendees introduced themselves.

On December 16, Lydia Woods (LW) asked HACA and its consultants to describe the building in the rear of the site, along Rosewood Avenue. As a result, we are holding today's meeting.

SB said that Building A (one of three new buildings planned) is the subject of LW's inquiry. SB added that Building A is located at the lowest point of the Rosewood Courts site and will contain the management office, a computer room, and other amenities. SD said that the presence of an underground culvert is a factor in the site plan.

PC said that the original master plan for the site had underground parking spaces. The revised site plan does not include underground parking, which costs 3 times the cost of at-grade parking. The parking spaces are an appropriate number, given the expected number of occupants after the rehab and new construction are complete.

LW said that THC understands the constraints on the site and the need for the at-grade parking. THC wishes to learn how the new features will affect the historic buildings. Building A is larger than Buildings B and C, the other two new buildings on the proposed site plan. Building A is not in keeping with the design of the rest of the site. Could Building A be made smaller?

DC said that changes were made to the original plan for Building A in order to preserve existing trees.

MB said that the design of Building A respects the design of the original buildings; one part of Building A is 4 stories and another part of A is 3 stories.

LW asked if another view of A was available.

MB showed various views of A.

DC noted that future development on Rosewood Avenue is expected to be of similar scale as A's corridors.

MB noted that open corridors break down the mass of the building.

DC said that the goal of the design of the new buildings was to restore the exteriors to meet the Secretary of the Interior's guidelines.

LW asked if THC was included in the early work group about the redesign of the site.

DC said that THC was not included in those early conversations.

SB said that HACA did meet with Greg Smith of THC to share the results of the working group concerning the redesign of the site.

LW said that she would transfer THC review of Rosewood Courts to her colleague Alex Toprac when she begins maternity leave. THC understands the need for affordable housing in Austin and appreciates the decision to retain eight buildings. LW asked to receive additional drawings of the site. MB will send the drawings. These documents can be sent to THC via email. LW will speak with her colleague Greg Smith about the process of altering a National Register application.

NB said that modification of the National Register nomination is not up to the original author. HACA and its consultants should draft and circulate the proposed Memorandum of Agreement.

LW said that the proposal is “a good outcome for the site” and that THC is “happy to move forward.” She noted that the MOA should be submitted to THC through e-track.