



PLAZA SALTILLO DISTRICT REDEVELOPMENT AN OVERVIEW

SIZE: Six contiguous blocks on 10 acres will be redeveloped with residential, retail and office space, plus park land while the 1-acre Plaza Saltillo Station will operate unchanged as a MetroRail station.

LOCATION: Bounded by Interstate 35 to the west, Onion Street to the east, East 4th Street to the south and East 5th Street to the north

OWNER: [Capital Metropolitan Transportation Authority](#)

DEVELOPER: [Endeavor Real Estate Group](#) and Columbus Realty Partners

OBJECTIVES:

- Increase transit ridership.
- Provide affordable and market-rate housing.
- Increase accessibility and connectivity.

BACKGROUND: The 11 acres of the Plaza Saltillo District served as Austin’s train depot for 100 years until it was abandoned in the 1980s. Capital Metro purchased the property in 1995 with plans to incorporate it into future light-rail service. In 1997, Capital Metro leased 1 acre to the city of Austin for Plaza Saltillo, a Mexican-style plaza named for Austin’s sister city Saltillo, Coahuila, Mexico. Built as a community-gathering place intended to showcase East Austin’s vibrant Hispanic culture, the plaza is now served by Capital Metro’s Red Line.

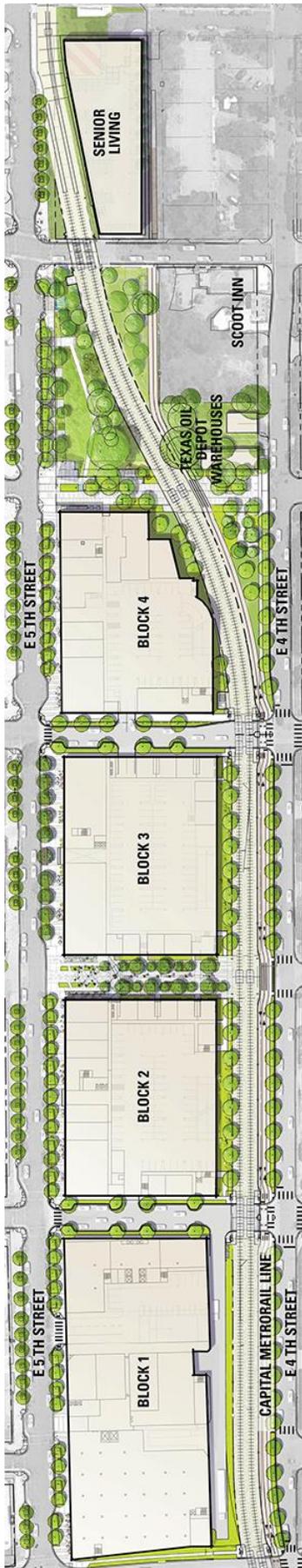
COA ZONING: “Transit-Oriented Development District”

PLANNING: In 2003, Capital Metro and the city of Austin hired ROMA Design Group to develop a master plan for the remaining 10 acres of the property with extensive community and stakeholder input. ROMA completed the Saltillo District Redevelopment Plan in 2006, and the city of Austin adopted the Saltillo Station Area Plan in 2008, which became effective in 2009, coincidental with the Saltillo Regulating Plan.

The overarching goal of Capital Metro is to preserve and enhance the unique qualities of the surrounding neighborhood. Development must be implemented through a program that includes both public and private investment with input from the community.

In 2014, the Capital Metro board of directors selected the Endeavor team to redevelop the site through a competitive request for proposals (RFP) process. In 2016, the board voted on the master development agreement between Capital Metro and Endeavor.

PROPOSED PLANS:



Transit: Capital Metro has shifted the tracks for the MetroRail Red Line toward 4th Street, which will allow the land to be developed in accordance with the Saltillo Station Area Plan. Plaza Saltillo Station will not be affected by the redevelopment and both MetroRail and MetroBus service will continue as scheduled.

Mobility: In addition to direct access to MetroRail service and extensive bus service, Endeavor will extend the Lance Armstrong Bikeway from under I-35 at 4th Street to Plaza Saltillo. The development will also include pedestrian-only paseos that will allow neighbors from the north and south to conveniently pass through the property, as well as a B-Cycle bike share station. Reserved Car2Go parking will be provided along with public parking in below-ground facilities. San Marcos Street will be extended as part of the project.

Residential: Approximately 800 rental units with efficiencies and one- and two- bedroom options are planned to be located above retail space, opening onto paseos and blending in with the surrounding residential area.

Affordable Housing: At least 18 percent of the units will be reserved for households that earn up to an average of 50 percent of Austin's median family income (MFI). Approximately 100 of these residences will be located immediately adjacent to the Plaza Saltillo MetroRail station, while the others will be blended into and float within the multifamily buildings.

Retail: More than 110,000 square feet of restaurant/retail space is planned across the site.

Office: An eight-story building (seven floors of office above one floor of retail) is planned on the western portion of the site between San Marcos Street and I-35. The office building will be designed to accommodate multiple tenants.

Open space: Approximately 1.4 acres of parkland, featuring an open public park, paseos, native landscaping, innovative water quality features and a connection to the Plaza Saltillo MetroRail station will be enhanced for increased connectivity. An additional three-quarters of an acre of landscaped elevated private open space above the parking structures will be provided for residents' use to reduce their impact on surrounding public spaces. Additionally, one-quarter of an acre of private open space will be provided for dog and pocket parks on multiple blocks.

Height: Other than the office tower, the buildings will be four floors above retail, totaling five stories.

Sustainability: The project will incorporate sustainable design and construction practices and innovative water quality controls across the site. Portions of the project will achieve an Austin Energy Green Building or LEED rating.