

Austin Oaks PUD

Town Hall Intro
January 22, 2017



Topics

- Austin Oaks site background and history
- Summary of NWACA Polls
 - August 2014
 - September 2014
 - March 2015
 - December 2016 – January 2017 (see handout)
- Brief overview of the January 2016 charrette
- Choices before City Council (see handouts)

Austin Oaks Site

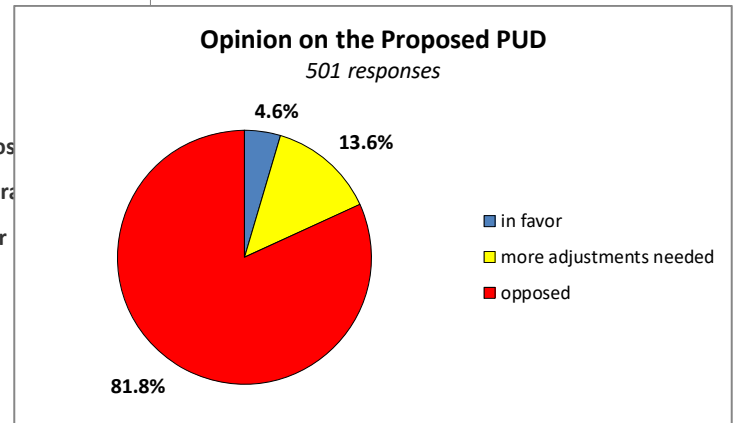
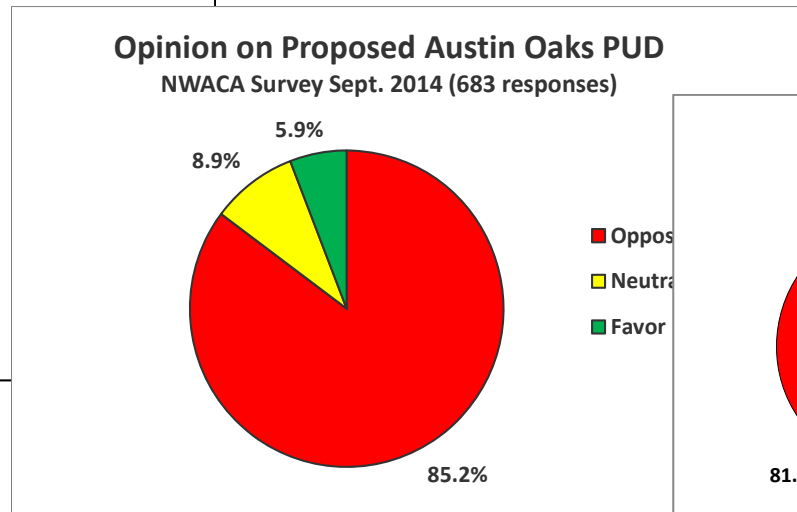
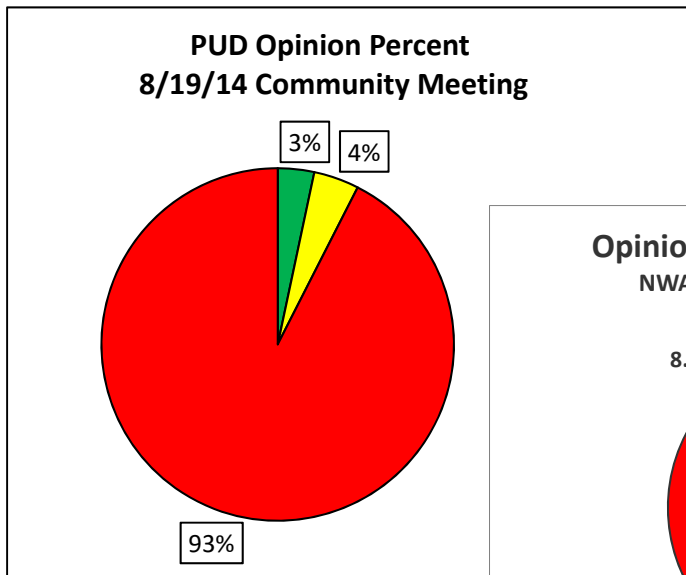
- 31 acre site
- Currently has 12 office buildings - 8 of them 2-story, 4 of them 3-story
- Now 446,091 sq. feet.; could be built out to 895,000 sq. feet with current zoning entitlements
- Projected to have similar traffic impact, if built out to those entitlements; similar impact on tree removal; no neighborhood amenities; no guaranteed traffic improvements; no creek restoration

Quick History

- July 2014 – learned of Austin Oaks PUD proposal
- August 2014 – 311 people gathered in an intense community meeting at St. Matthew’s
- Widespread neighborhood negative reaction to the 17-story and 14-story plans of initial proposal
- April 2015 – Spire revised PUD proposal – 10 stories; same negative reaction
- More discussion over the next several months, but
“bring me a rock” process wasn’t working
- October 2015 – Spire did a reset; 10 story design was dead; agreed to a charrette to get neighborhood input

Summary of Neighborhood Polls

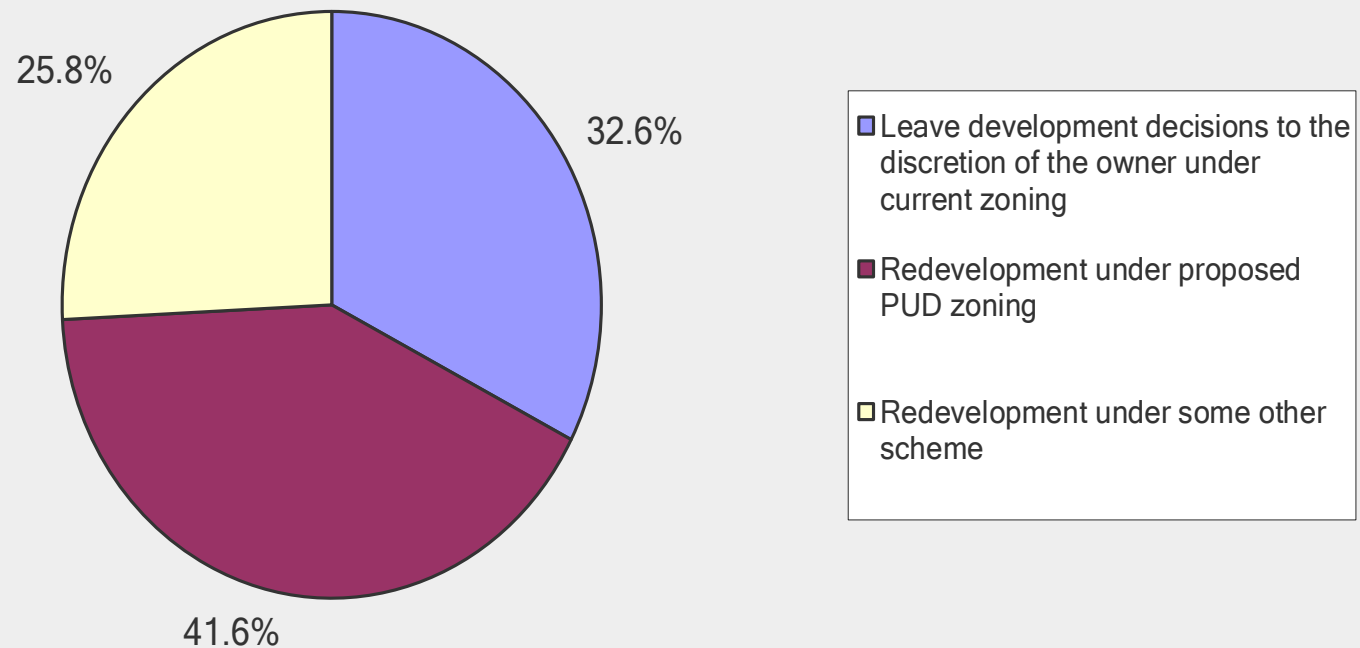
- Neighborhoods polls opposed PUD in 2014 and 2015
 - Aug. 2014 meeting: 120 responses; 93% opposed
 - Sept. 2014 of neighborhood: 683 responses; 85% opposed
 - Mar. 2015 after Dec. changes: 501 responses; 82% opposed



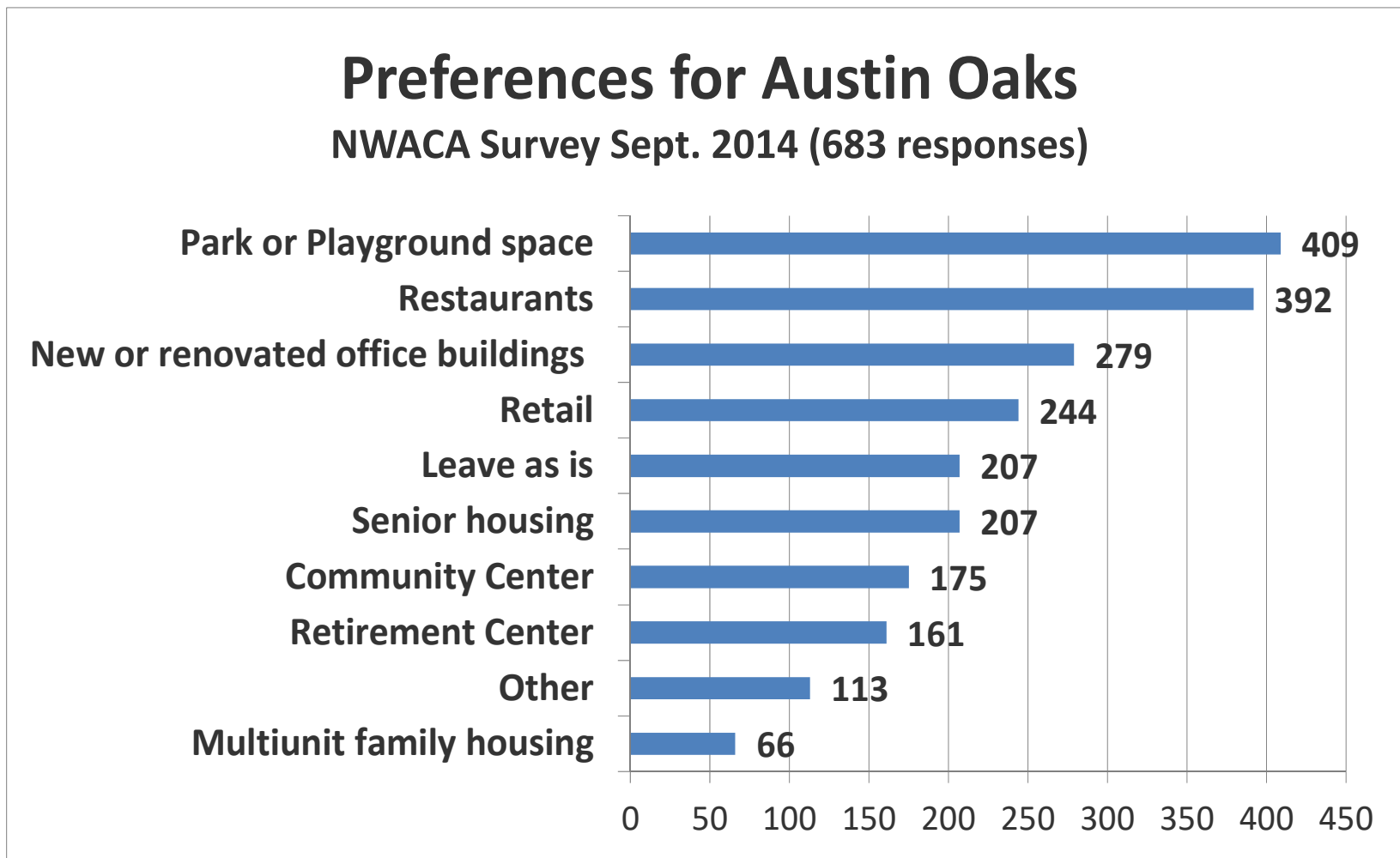
Overall View in Recent Survey (December 2016 – January 2017)

**178 responses; 32.6% - use current zoning; 41.6% - use the PUD;
25.8% - do something else**

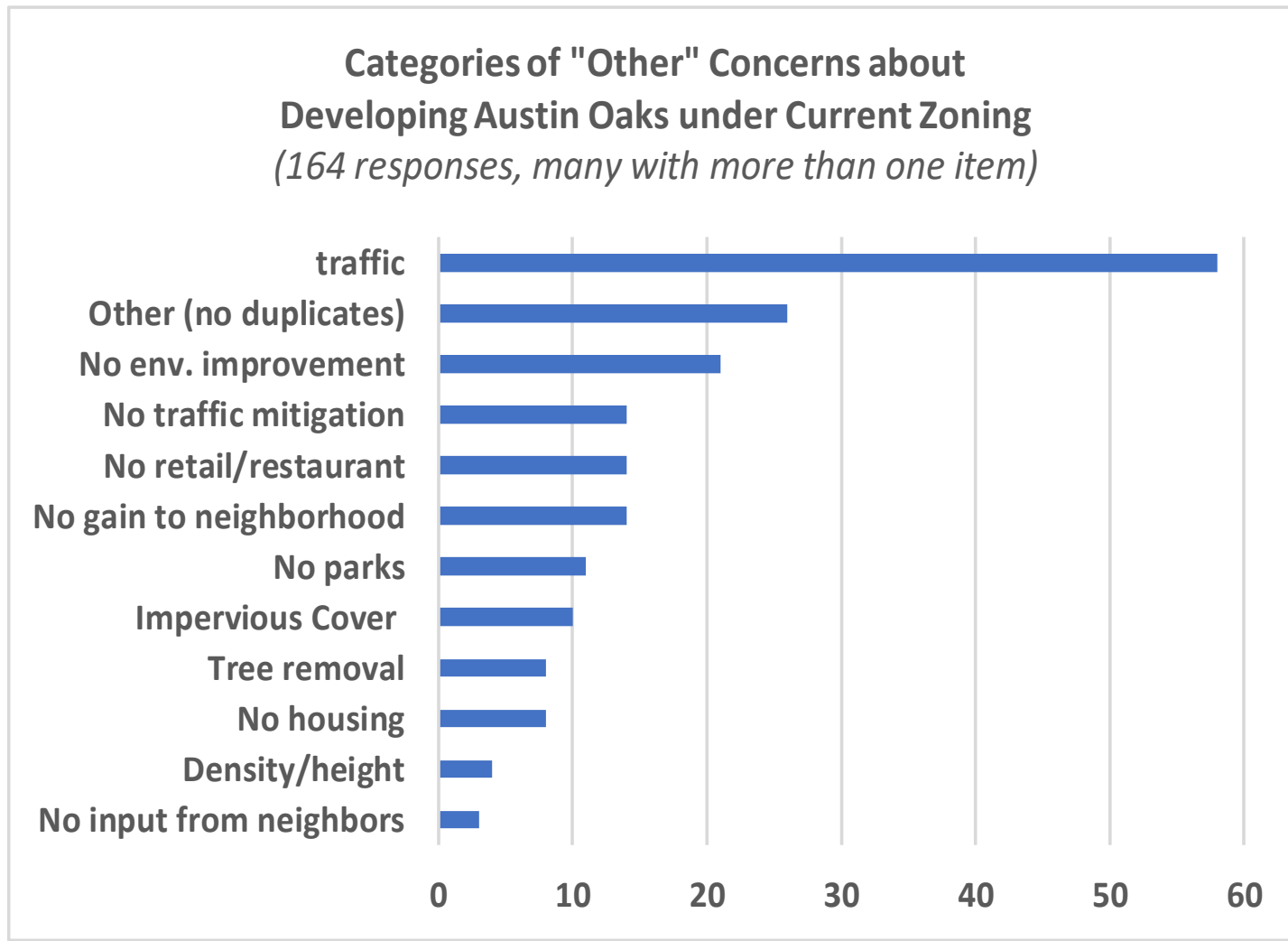
Given what you have seen about the two options before council (Current Zoning and proposed Planned Unit Development (PUD)) what is your preference? (178 responses)



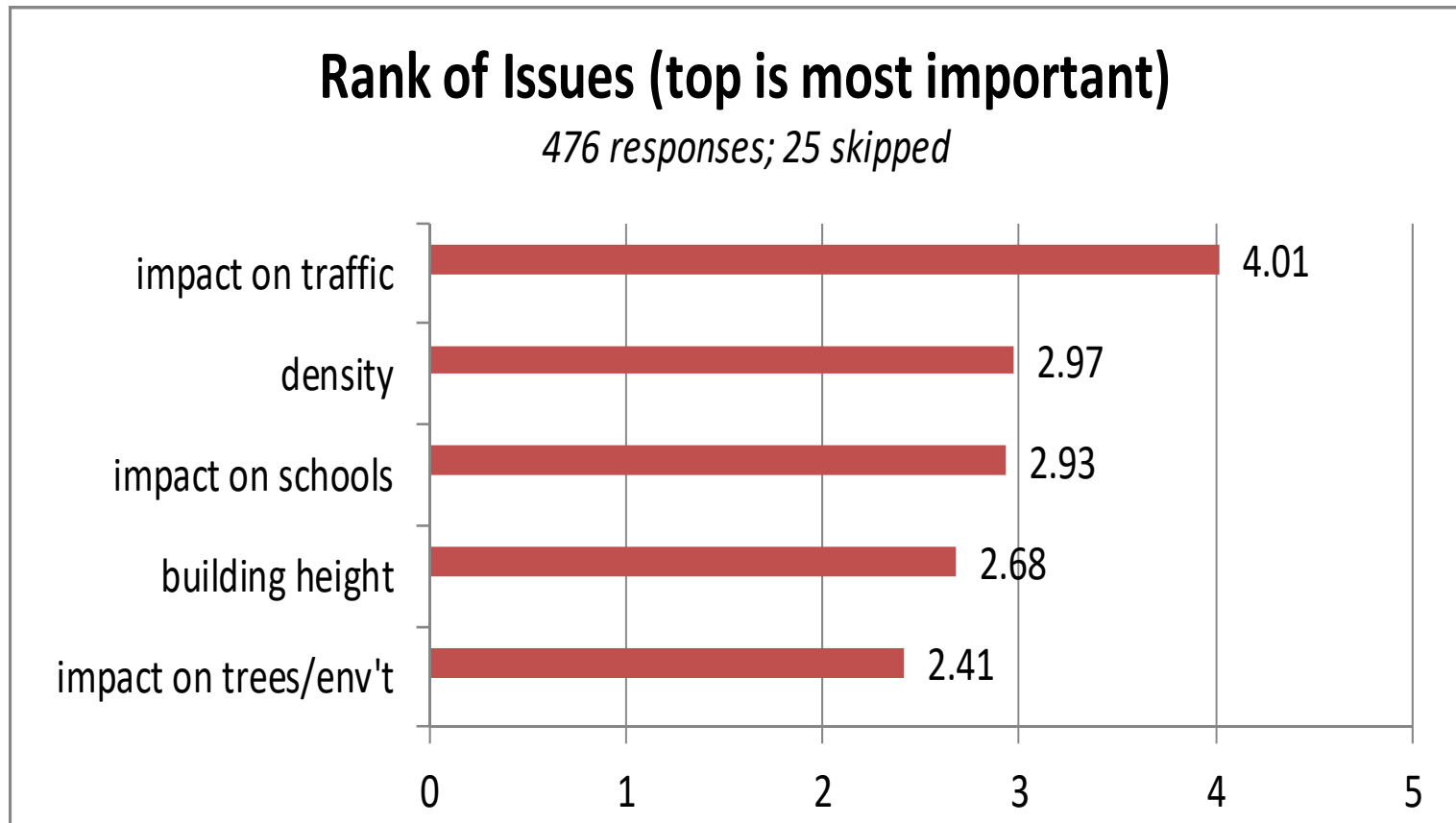
What Neighborhood Wanted Most – Sept. '14



Top Concerns – Recent Poll *under current zoning*

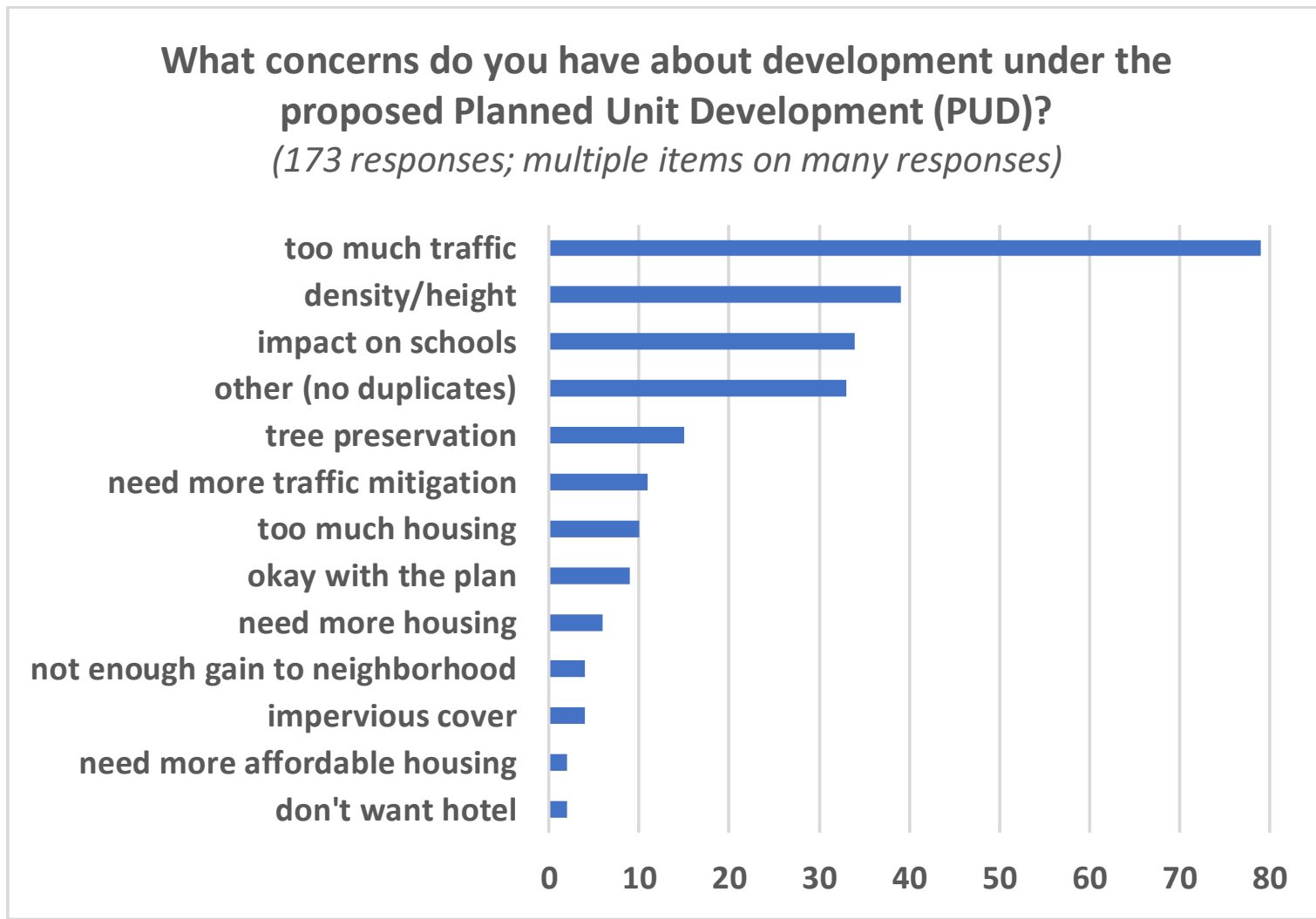


Key issues – March 2015 Survey



Top Concerns – Recent Poll

under the PUD



Organic Genesis of the Charrette

- Aug, 2014 – Kevin Wier, North Shoal Creek, suggested a community input meeting
- Sept, 2014 – after walkabout at Austin Oaks with Sheryl Cole’s aide, Greg Anderson – charrette discussed
- Feb, 2015 – Ben Luckens explained charrettes to NWACA Board
- May, 2015 – meeting of seven “4 corners” leaders – discussed abbreviated charrette
- June, 2015 – NWACA Board passed resolution asking for a charrette; Joyce Statz discussed with Kata Carbone (Allandale) and with Deb Bailey (BCA) on 6/16 – both said it reflected our prior discussion; (couldn’t reach Kevin Wier, NSCNA)
- Sept, 2015 – NWACA resolution on charrette presented at ZAP, and case was put on hold

An Overview of the Charrette Process

A way forward to a collaborative development plan



- More than 600 attendees across the charrette meetings and design workshop
- Nationally recognized expert facilitator (Doug Farr), selected by Working Group
- 29 Objectives developed by Working Group as guidance to design workshop
- 3 designs for the site were refined to 2, then to 1 during the charrette

Neighborhood Benefits in Charrette Outcome

- Neighborhood Parks
 - 2.37-acre Neighborhood Park , 5.24-acre Creek Park, 0.52 acre Heritage Park
 - Parks to be deeded to the City, with \$1.546M to develop Neighborhood Park and Heritage Park
- Mixed Use Development, aligned with Imagine Austin
 - Includes mix of retail, restaurants, housing, hotel
 - Includes affordable housing
 - Spreads the traffic impact through the day
- Heights of buildings limited to 7 stories
- Traffic mitigation required

Implementation Phase of the Charrette

- NWACA Zoning Sub-committee was created to verify that charrette outcome was honored in submissions
 - Team put hundreds of hours into review, discussed issues with Spire and the City, gained resolutions
 - Charrette web page kept current with all documents from Spire and from the City, as well as calendars
- Elements in the current submission are the result of careful negotiation to protect the charrette outcome and the neighborhood interests

Elements in the Submission to Protect - 1

- Land Use Plan must be a binding part of the ordinance; it represents the “what you see is what you get” charrette outcome
 - Placement, height, uses of buildings on the site
 - Location of parks and portions of creeks to be restores
 - Plans for sidewalks and interior streets
- Conditions in the “draft ordinance” done by Spire need to be in the City’s ordinance – this records many of the agreements between neighborhood and Spire, and between City staff and Spire

Elements in the Submission to Protect - 2

- Mean Sea Level values in height tables on LUP (ex.K)
 - City staff constrains site to lower of MSL and height in feet
 - Having MSL tied to specific buildings ensures the tall ones are at lowest spots
 - MSL helps model the profile of the developed site
 - MSL helps avoid situations where number of floors is not sufficient, ex. Temptation to raise residential to 5 stories
- Informative Exhibit (was M) – keep with ordinance
 - It provides rationale for each requested modification (was needed at ZAP hearing); update when PUD is final
 - In years ahead, we and City staff will need this

Elements in the Submission to Protect -3

- Clear wording on development, ownership, maintenance of the parks and Heritage Trail, including language about historical signage and use of the \$1.5M development fund
- Clear wording about 250 dwelling count max – applies to multi-family and any hotel condos
- Clear wording about creek restoration
- Language (in ordinance) ensuring that neighbors are notified of any requested changes to the PUD, including administrative ones, and allowed input before decisions are made

Development Options at Council – 1 of 3

(see handout)

Current Zoning

- Density
 - About 900K sq. ft. (office and some retail); currently 446K office
- Building Height
 - Max of 5 stories (3 buildings at 5 stories, 1 at 4 stories, 9 at 3 stories); currently 8 buildings at 2 stories and 4 at 3 stories
- Traffic
 - Est. 17,000 trips/day
 - No mitigation funds
 - All traffic in rush hour

PUD Zoning Proposed

- Density
 - About 1.2M sq. ft. (835K office, 12.8K restaurant, 30.9K retail, 90K hotel, 223K mixed use/ residential)
- Building Height
 - Max of 7 stories (2 buildings at 7 stories, 2 at 6 stories, 3 at 5 stories, 1 at 4 stories, and 4 at 1 story)
- Traffic
 - Est. 19,648 trips/day (2024)
 - \$805K mitigation: 6 items
 - Traffic varies, most rush hour

Development Options at Council – 2 of 3

(see handout)

Current Zoning*

- Trees
 - 58 of 70 heritage trees preserved
 - 65 of 97 protected trees preserved
- Environmental Improvements
 - None required

PUD Zoning Proposed

- Trees
 - 57 of 70 heritage trees preserved
 - 66 of 97 protected trees preserved
- Environmental Improvements
 - 5+ acres park land
 - \$1.5M funds to develop parks
 - 3+ acres of additional green space at creek
 - Restored creek
 - 20,000 cubic feet detention

Development Options at Council – 2 of 3

(see handout)

Current Zoning*

- Impervious Cover: 66%
- Multi-family Housing
 - None

PUD Zoning Proposed

- Impervious Cover: 58%
- Multi-family Housing
 - 250 units: efficiencies, 1BR, 2BR
 - 10% affordable housing, with half available to AISD teachers
 - Educational Impact estimated +64 students across local schools

** Based on current zoning allowances and the plan under current zoning that was reviewed in the Austin Oaks Charrette.*

