

AMENDMENT PACKAGE #1: AFFORDABILITY & MOBILITY

Concerns:

- **Affordability.** That the current proposal does not provide an adequate level of affordable housing and is not balanced enough toward residential in general.
- **Mobility.** That the current proposal is sized toward being a large town center, or nearly a regional center (rather than a neighborhood center), which will generate too much congestion for the area.

Amendment Package #1 Goals:

- To re-balance the proposal toward a plan that has higher levels of affordable housing units, higher levels of residential units, a lower, neighborhood-sized level of office and retail, and less congestion.

Provision	Current Proposal	CM Pool Proposal	Rationale
Strategy #1: Re-Balance Toward Increased Affordability & Better Mobility Policy Tools: Trip Cap, Use Caps			
Traffic Count (Trip Cap)	23,969 unadjusted total trips/day	18,000 unadjusted total trips/day	<i>The traffic count ultimately sets the maximum level of intensity for the development. It is the overall 'cap' within which the applicant can allocate what they want to build (how much goes to residential vs. commercial, etc.). Re-balancing toward an 18,000 unadjusted trip cap would encourage a dense mixed-use development that serves as a neighborhood center rather than a regional destination. This is more consistent with the surrounding neighborhoods, would lessen congestion, and accounts for additional residential units.</i>
Residential Cap	1,515 units	1,655 units	<i>In order to encourage more residential units, this proposal would allow the applicant to develop more residential units, within the limits set by the traffic count (trip cap). The 1,655 unit number is calculated by finding an estimated per-unit count for the 250,000 additional square feet recommended by Zoning & Platting Commission (roughly 1,800 per unit).</i>
Office & Retail Caps	<u>Office Cap:</u> 210,000 square feet <u>Retail Cap:</u> 150,000 square feet	<u>Office Cap:</u> 115,000 square feet <u>Retail Cap:</u> 100,000 square feet	<i>Office/retail appears to be more attractive to the applicant than residential. Given this dynamic, the applicant may choose to allot more of his entitlements to office/retail uses, rather than residential uses. In order to encourage more residential units, this would lower the limit on the amount of office/retail allowed on the site. It would also encourage more affordability, since affordable units are calculated as a percentage of overall residential units.</i>
Retaining 45th Street Properties as Homes	Remove homes, extend Jackson Avenue through the properties as a collector street.	Retain both properties as homes.	<i>Under the current proposal, 2627 W. 45th St. and 2625 W. 45th St. are both proposed to be removed in order to extend Jackson Avenue through to 45th Street. With the re-balanced trip count, there is no need for this connection.</i>

(Amendment Package #1: Affordability & Mobility Continued)

Provision	Current Proposal	CM Pool Proposal	Rationale
(Strategy #1 Continued)			
Bike Lane	<p>Current proposal includes only a northbound shared-use path on Grove property.</p> <p>Applicant has submitted a concept plan restoring the northbound bicycle lane on Bull Creek.</p>	<p>Northbound bicycle lane on Bull Creek Road that connects to Bicycle Master Plan included in plan.</p>	<p><i>The lower traffic counts should allow the intersection of 45th Street and Bull Creek to function better. The better functioning of this intersection may make it possible to amend the required improvements at that intersection to provide the space needed for a northbound bike lane.</i></p>
Strategy #2: Re-Balance Toward Imagine Austin Neighborhood Center Policy Tool: Single-Tenant Square Footage Cap			
Maximum Square Footage for a Single Retail Tenant	<p>47,500 square feet</p>	<p>35,000 square feet</p>	<p><i>This single-tenant requirement sets the maximum for any individual tenant's space. The current single-tenant maximum (47,500 square feet) is large enough to serve as a regional traffic generator, raising the number of trips. Re-balancing this to a more reasonable maximum (35,000 square feet) will provide for retail development that is more 'Neighborhood Center' in size and reduce the number of potential trips for any individual retail tenant.</i></p> <p><i>For context, the applicant's traffic impact analysis identifies the maximum size for a supermarket on their site as 35,000 square feet. This is roughly the same size at the Randalls on 35th Street, according to TCAD.</i></p>
Strategy #3: Adding Height to Achieve Affordability Policy Tool: Height Requirements			
Adding Height on Tracts F/G	<p>40-foot maximum</p>	<p>60-foot maximum 100-foot setback for this height level from western property line on Tract F.</p>	<p><i>More height allows for more residential units on these tracts, facilitating more affordable housing (and potentially more street frontage for the Signature Park). The setback provides compatibility with the surrounding area due to the increased height.</i></p>

(Amendment Package #1: Affordability & Mobility Continued)

Provision	Current Proposal	CM Pool Proposal	Rationale
<p>Strategy #4: Increasing Number of Affordable Housing Units Policy Tool: Affordable Housing Provisions</p>			
<p>Increasing Affordable Housing</p>	<p><u>Ownership:</u> 5% of total ownership units at 80% median family income (in perpetuity)</p> <p><u>Rental:</u> 10% of total rental units at 60% median family income (40 years)</p> <p><i>Estimated affordable unit count = 108 units (36 owner, 72 rental)</i></p>	<p><u>Ownership:</u> 7.5% of total ownership units at 80% median family income (in perpetuity)</p> <p><u>Rental:</u> 15% of total rental units at 60% median family income (40 years)</p> <p><i>Estimated affordable unit count = 162 units (54 owner, 108 rental)</i></p>	<p><i>The current proposal essentially uses SMART Housing Program guidelines of 5% ownership and 10% rental opportunities. CM Pool’s proposal would be to achieve more abundant affordable housing by increasing each of those levels by 50%.</i></p> <p><i>This will provide more affordable units in a high opportunity area and bring the amount closer to the 180 units of affordable housing originally proposed by ARG Bull Creek and presented to the community.</i></p> <p><i>(Note: the estimated affordable unit counts included to the left are based on a 1,443 unit count total (721 ownership units and 722 rental units). The 1,443 unit count is based on the applicant’s current proposal, as confirmed by city staff. The ownership/rental breakdowns are based on the percent figures. Additionally, To the extent that other policies included in CM Pool’s proposal increase the amount of residential units included in this PUD, it would also increase the estimated affordable unit count under CM Pool’s proposal.)</i></p>

AMENDMENT PACKAGE #2: PARKS

Concerns:

- That the proposal does not provide enough parkland to serve both the new and existing residents and that it cedes control over programming in the public parks to the applicant.

Amendment Package #2 Goals:

- Provide quality public parkland and retain Parks and Recreation Department (PAR) control over programming in public parkland.

Provision	Current Proposal	CM Pool Proposal	Rationale
Strategy: Provide Quality Parkland Policy Tools: Parkland Requirements, Parks Agreement, Sound Limits			
Parkland Dedication	14.13 acres total	15.88 acres total	<p><i>Dense urban developments such as this proposal often have a greater need for community parkland.</i></p> <p><i>(Note: to put these figures into context, under the new Parkland Dedication Ordinance that Council passed earlier this year, the calculation for full parkland (ie. without accepting any fee in-lieu) would be over 24 acres.)</i></p>
Public Parkland Agreement	Applicant retains control over special events scheduling and permitting.	PAR) retains control over special events scheduling and permitting.	<p><i>This parkland is public parkland. As a result, the Parks and Recreation Department (PAR) should retain control over special events scheduling and permitting.</i></p>
Amplified Sound Limits	10:30 PM time limit for amplified sound.	9 PM time limit for amplified sound.	<p><i>Events at the park should respect the proximity to homes in the development and in the surrounding area.</i></p> <p><i>(Note: Code allows amplified sound in a public recreation area up to 85 decibels until 10 PM and up to 80 decibels from 10 PM to 2 AM (§8-1-41 through §8-1-52) and also includes restrictions regarding proximity to residential properties in other parts of the code (§9-2-14).)</i></p>

AMENDMENT PACKAGE #3: SENIOR HOUSING

Concerns:

- That the current proposal does not include provisions providing affordable housing for our senior population.

Amendment Package #3 Goals:

- Provide affordable housing for seniors at this site.

Provision	Current Proposal	CM Pool Proposal	Rationale
<p>Strategy: Include Senior Housing Policy Tools: Affordable Housing Provisions</p>			
<p>Include Affordable Senior Housing</p>	<p>No provision.</p>	<p>Include affordable housing that meets and complies with requirements for housing 'older persons,' as the term is used in 42 U.S.C. 3607.</p>	<p><i>Under the Fair Housing Act, housing for older persons is exempt from familial status protections if it meets certain criteria. "Familial status" means a person that lives with/have custody of an individual less than 18 years old. The exemption is necessary because otherwise a housing provider must allow a person with a child to live at the property.</i></p>

ADDITIONAL AMENDMENTS UNDER CONSIDERATION

Council Member Pool's office is developing the following amendments for discussion before Council at second and third reading:

Adopting the goal recommended by Shoal Creek Conservancy that no new net stormwater be discharged into Shoal Creek.

- Concern: That the current proposal will contribute to increased stormwater discharge which will worsen flooding risks in the area.
- Goal: Adopt a goal of no new net stormwater for staff to consider when determining what types of flood mitigation strategies to require during site plan review.

Explore protections for Idlewild residents due to groundwater flooding issues from The Grove site.

- Concern: Idlewild residents experience groundwater flooding and the current proposal may not include protections against continued flooding issues in this area.
- Goal: Explore groundwater mitigation tools and legal strategies to provide the needed protections.

Provide protections for construction workers at The Grove.

- Concern: That the existing plan does not provide sufficient protections for construction workers.
- Goal: Establish fair practices for construction workers on this project.
 - Potentially including, but not limited to: living wage, OSHA-10 safety training, worker's compensation insurance, OSHA-30 for safety supervisors, local hiring goals, and third-party monitoring of these standards.

Provide an alley behind the 45th Street homes.

- Concern: That increased congestion will make it more difficult for the individuals who live on 45th Street to exit their driveways.
- Goal: Provide an alternative to the driveways on 45th Street.

Provide a formal historical/archeological investigation of The Grove tract before construction.

- Concern: The Grove site was previously the site of the Texas School for Deaf, Dumb, and Blind Colored Youth. The Travis County Historical Commission would like to ensure that this investigation takes place due to the historical significance of the site.
- Goal: Save any potential historical features and artifacts prior to construction.