



AUSTIN DESIGN COMMISSION

Feb. 15, 2007
#67

ELEANOR MCKINNEY
CHAIR
GIRARD KINNEY
VICE CHAIR
JUAN COTERA
JOAN HYDE
HOLLY KINCANNON
PERRY LORENZ
PHILLIP REFD
RICHARD WEISS
JEANNIE WIGINTON

February 13, 2007

Mayor Will Wynn
Council Member Sheryl Cole
Council Member Betty Dunkerley
Council Member Jennifer Kim
Council Member Lee Leffingwell
Council Member Brewster McCracken
Council Member Mike Martinez

GEORGE ADAMS
STAFF LIAISON

Re: East Avenue PUD (aka: Concordia Site)

Dear Mayor and Members of the City Council,

Members of the East Avenue PUD development team, including Andy Sarwal, Larry Speck and Alice Glasco, recently presented their proposed PUD to the Design Commission on January 22, 2007 in advance of their hearing at council, and a Design Commission subcommittee also met with the developers and representatives of the adjacent neighborhoods in a separate meeting, all to prepare the Design Commission to make a recommendation to Council regarding the PUD.

The Commission is generally very supportive of the concept of dense nodal urban developments interconnected by transit, and recognizes that these nodes will have different parameters than those in downtown. Height, massing, and F.A.R. need to respond to its particular environment. The Concordia site is an ideal node due to its proximity to IH35, the University of Texas and other employment centers. Here however, connections other than roadways do not currently exist. We support the developers' intention to encourage UT and Capitol Metro to connect the PUD through bus routes, but further attention regarding impact on the roadway network and transit connections should be given by all parties. This development should be regarded as a major Transit Oriented Development, and a destination of future streetcar and commuter rail.

Additionally, the PUD as presented is lacking the kind of detailed information upon which substantive recommendations and agreements can be made. This lack of information, coupled with frequent changes in the locations of the height zones, result in conflict and confusion in the approval process. While current PUD application requirements may have been met, urban infill proposals such as this one may require greater information and detail, and this should be considered by council in the future.

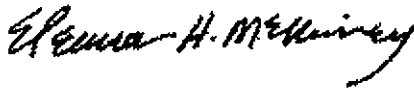
The Commission agrees with the recommendations of staff regarding permitted uses, but offers these separate additional comments:

1. Some assurance should be made that the internal street system and parks will be public places and not restricted to the exclusive use of the internal residents.

2. Connections to the existing streets to the west and north should be made which would help integrate the new development into the fabric of the city. At the least, Kim Lane should be connected to the primary interior street with a two way street adjacent to the planned park. The vehicular connection should be park-like in character. Strong pedestrian and bicycle connections should be made between the PUD and Luther Lane and between the PUD and Harmon Avenue.
3. Some significant element of affordable housing over and above the ordinance minimum should be incorporated into the plan beyond the proposed car share program.
4. The Design Commission encourages planning that utilizes height to achieve a higher F.A.R. without the need for height in zones nearer existing neighborhoods.
5. The towers should sit upon a base form which is significantly shorter than the towers, and which defines a street wall not exceeding 60 feet.
6. Mid-rise buildings should be located adjacent to the internal streets and the neighborhood in order to provide transitions and buffering.

The Design Commission commends the communication between the neighborhoods most affected by the development and the developer, and encourages a solution that can meet both the quality of life goals of the neighborhood and the development goals of the applicant.

Sincerely,



Eleanor McKinney, Chair
Austin Design Commission

Cc:
Laura Huffman, Assistant City Manager
Greg Guernsey, Director, Neighborhood Planning and Zoning
Austin Planning Commission

Feb. 15, 2007
#67

ORDINANCE NO.

1 AN ORDINANCE AMENDING ORDINANCE NO. 20040826-056, WHICH
2 ADOPTED THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AS
3 AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO
4 CHANGE A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP
5 FOR PROPERTY LOCATED AT 3400 IH 35 (NORTH).

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. Ordinance No. 20040826-056 adopted the Central Austin Combined
10 Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

11 PART 2. Ordinance No. 20040826-056 is amended to establish a high-density mixed-
12 use designation on the future land use map attached as Exhibit "A" and incorporated in
13 this ordinance, and described in File NP-06-0019.01 at the Neighborhood Planning and
14 Zoning Department, for property located at 3400 IH 35 (North).

15 PART 3. This ordinance takes effect on _____, 2007.

16 PASSED AND APPROVED
17
18
19
20
21
22
23
24

_____, 2007

Will Wynn
Mayor

25 APPROVED: _____

David Allan Smith
City Attorney

26 ATTEST: _____

Shirley A. Gentry
City Clerk