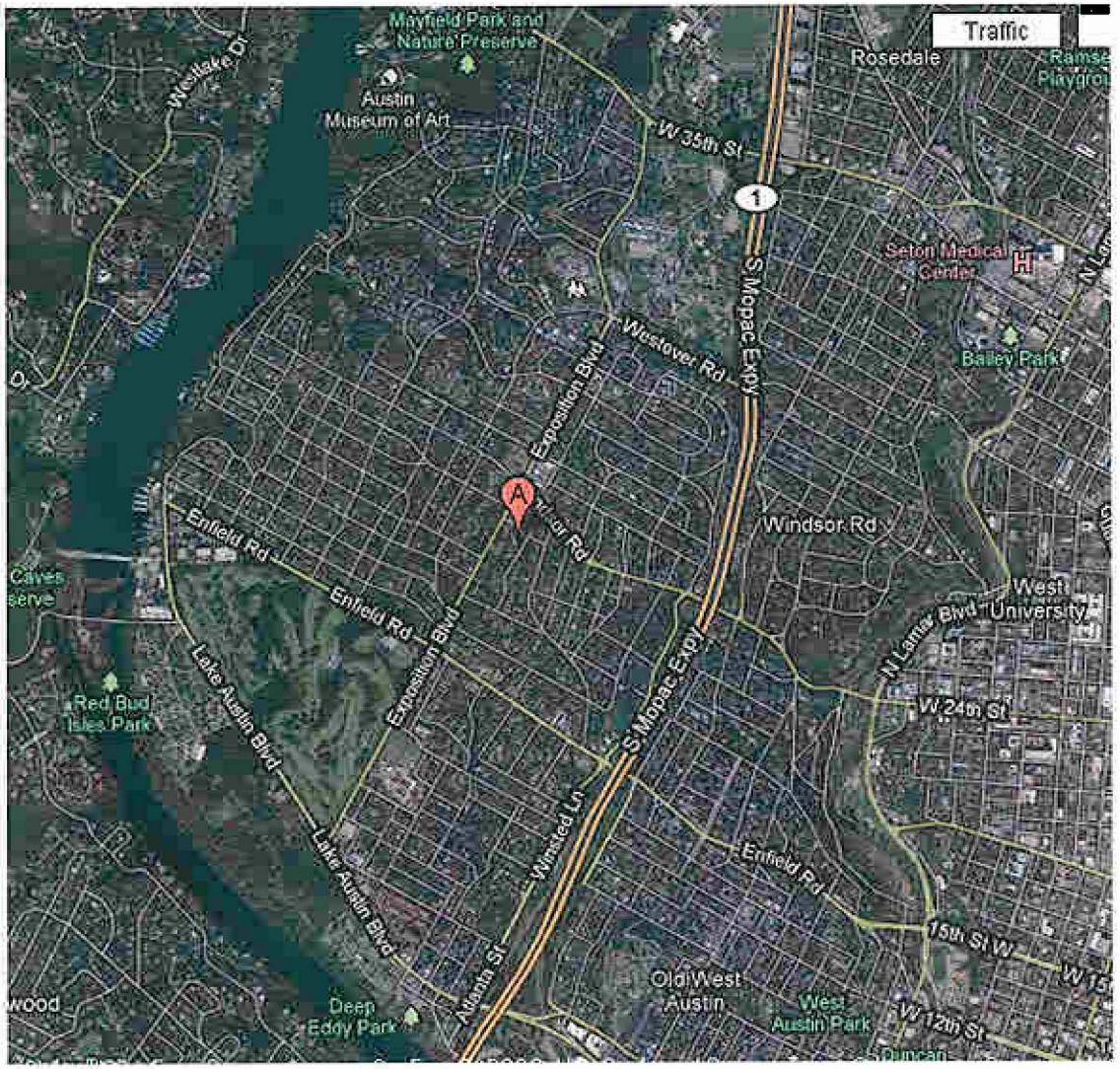
Late Backup

#53

The Central West Austin Planning Area

The Central West Austin Planning Area



Looks Like This Today

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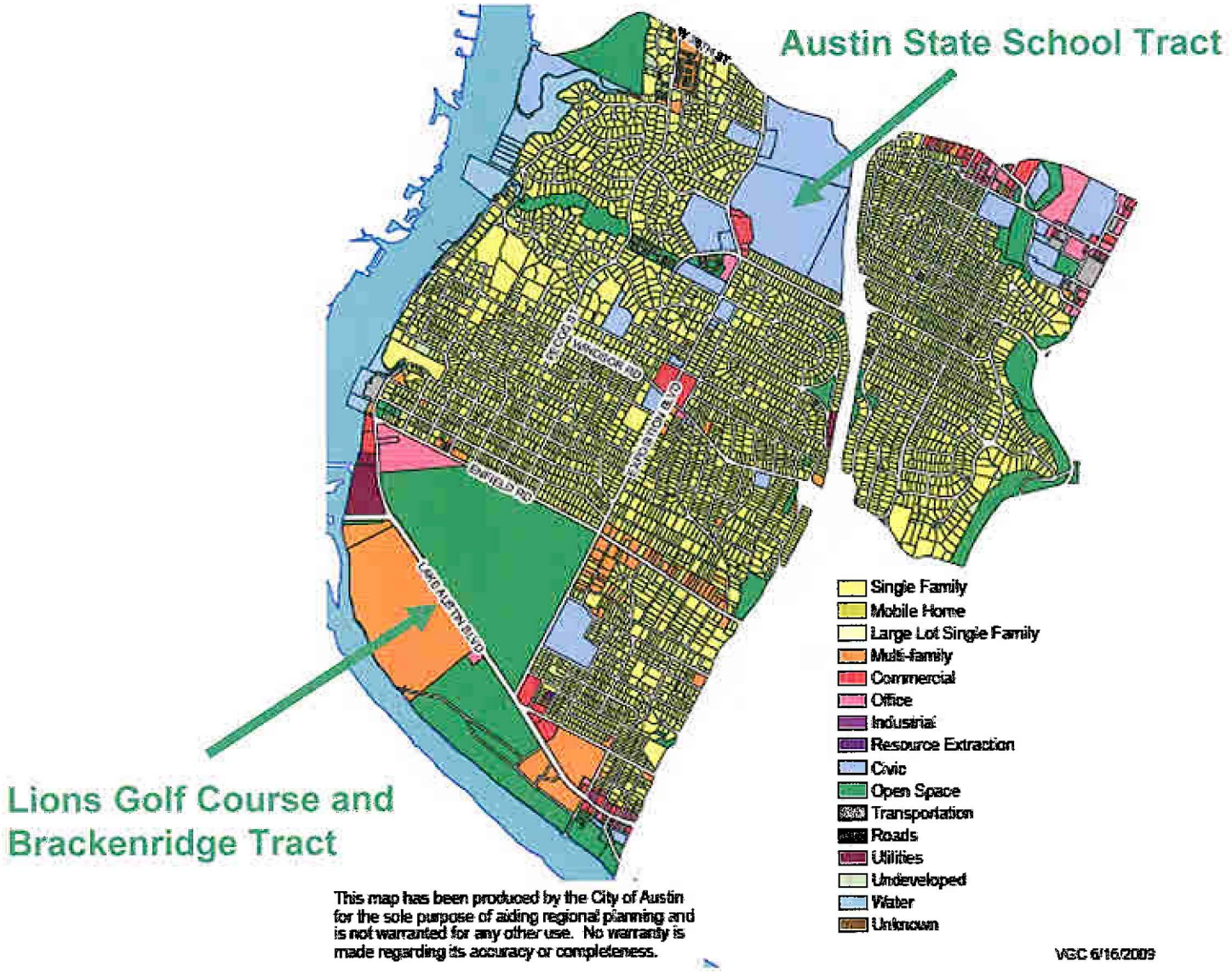

Current Land Use Map

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How Does Future Land Use Map Add Density?

The Plan calls for additional mixed use in the northeast section of the neighborhood (Objective 4) and specifically calls for mixed use development in the area of W.31st and Lamar (L.4.4). Additionally the Plan calls for the creation of new single family and multi-family housing on the site of St. Andrew's School should it relocate (L.4.5)

Multi-family added at Enfield (between MoPac and Exposition) and Exposition (between Enfield and O.Henry) (FLUM)

The Plan calls for the preservation of "the existing multi-family residential uses along Enfield Road, Exposition Boulevard, and 35th Street" to maintain affordable housing in the planning area. (L.2.1)

Demographic data shows very large available density increase (over 2,400 units, or 60%) from duplex and secondary apartments on lots over 7,000 sq.ft. (subject to deed restriction limitations).

Consensus land use chapter called for any redevelopment of Austin State School as compact, mixed use, and walkable design with more intensive development concentrated toward the northeast corner.

Small Lot Amnesty Infill Option adopted by neighborhood stakeholders.

But the best density opportunities are at Brackenridge Tract, if done correctly.

Staff's Future Land Use Map

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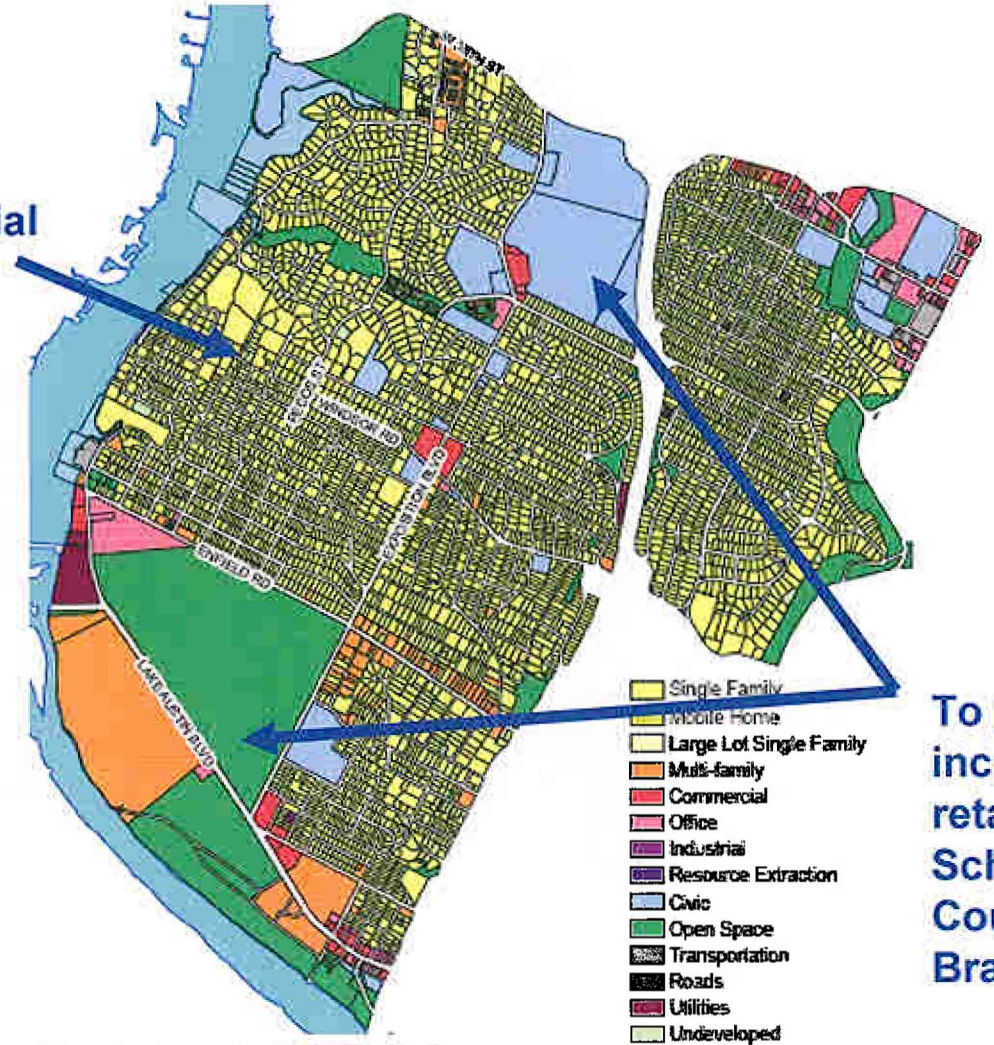
To protect our existing residential neighborhoods



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

VGC 6/16/2009

To <u>plan</u> intelligently for increased density and retail at Austin State School Tract, Lions Golf Course and Brackenridge Tract

WHY DID WE ENTER THE PLANNING PROCESS?

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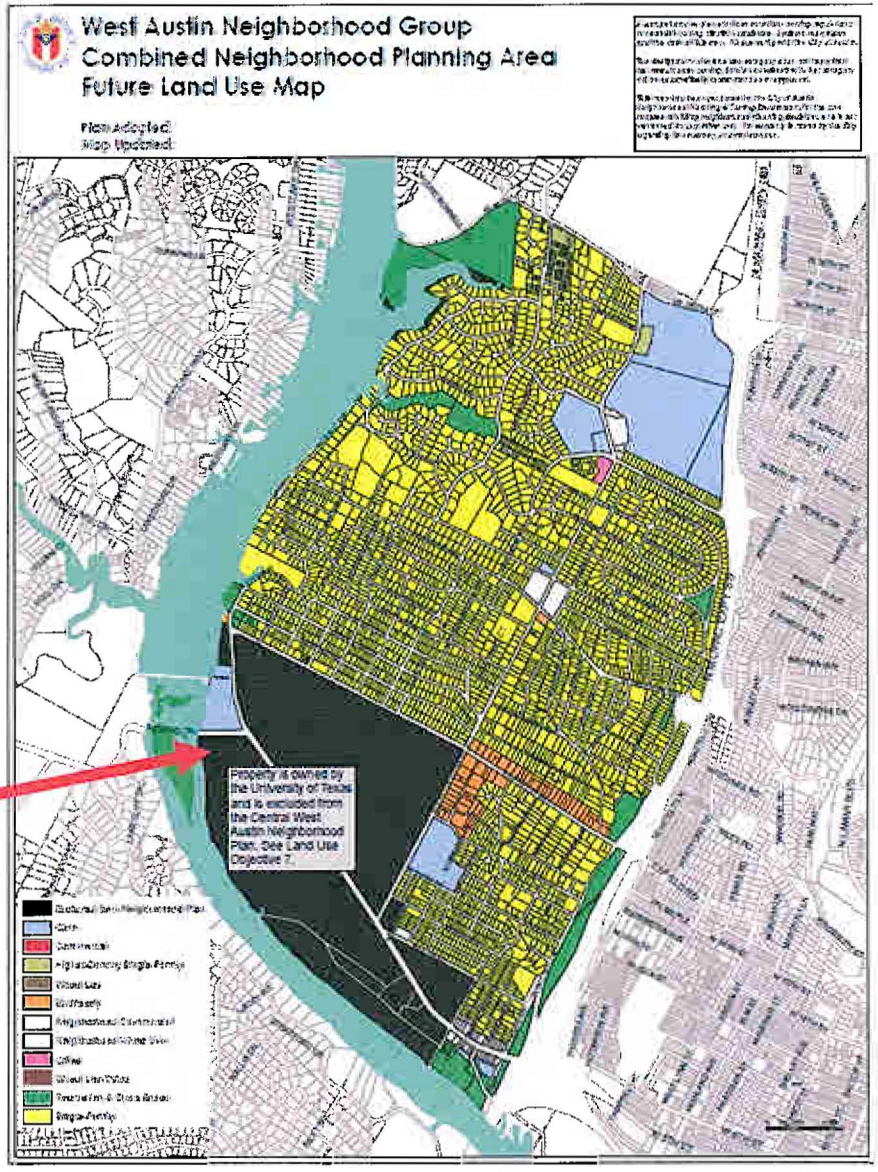

Brackenridge Tract "is excluded from the Central West Austin Neighborhood Plan"

Staff has excluded the Brackenridge Tract from our FLUM.

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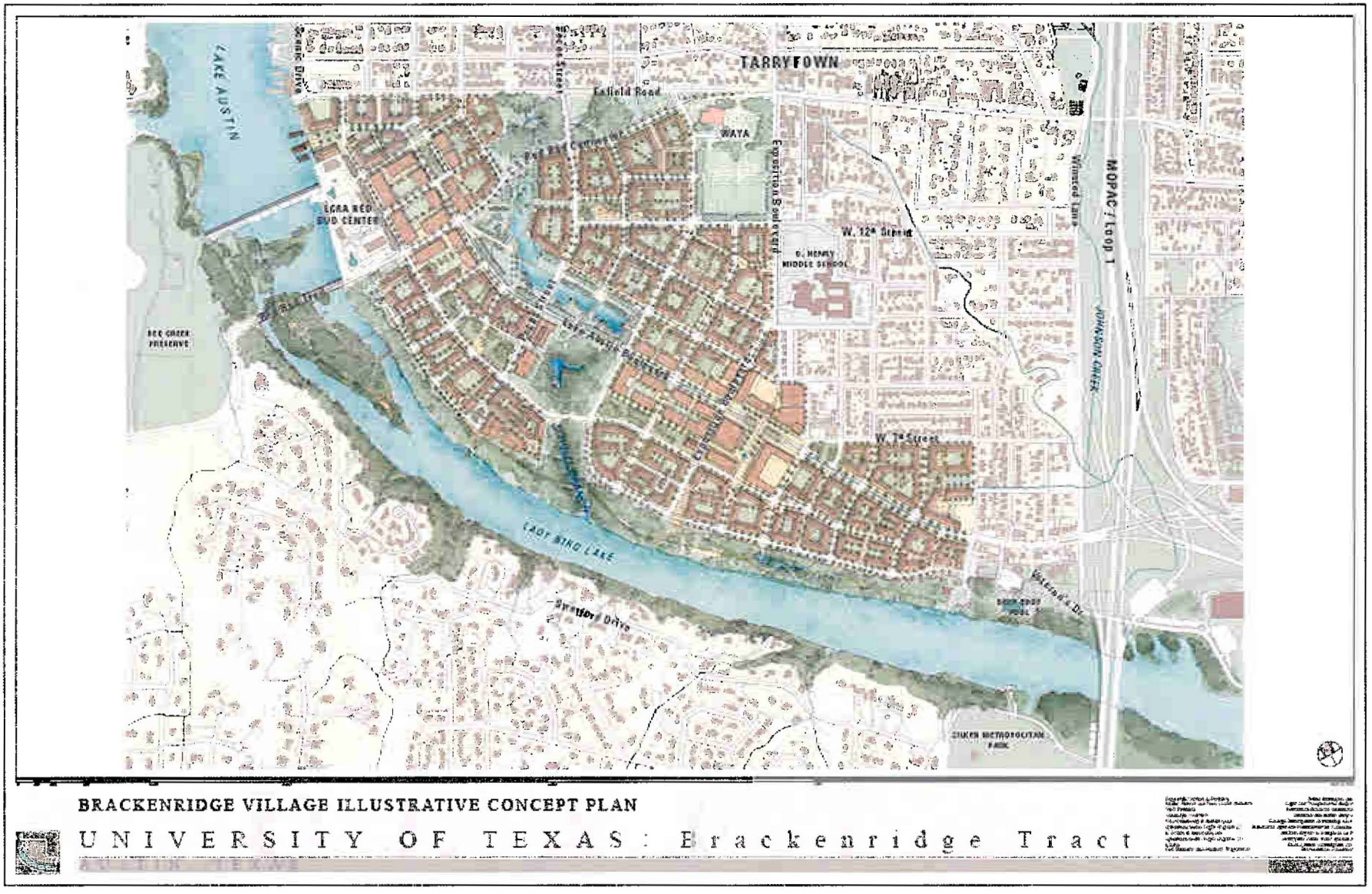

Why Not Exclude Brackenridge and State School Tracts?

Because of UT's proposed Brackenridge Development…

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… and Possible Development at Austin State School.

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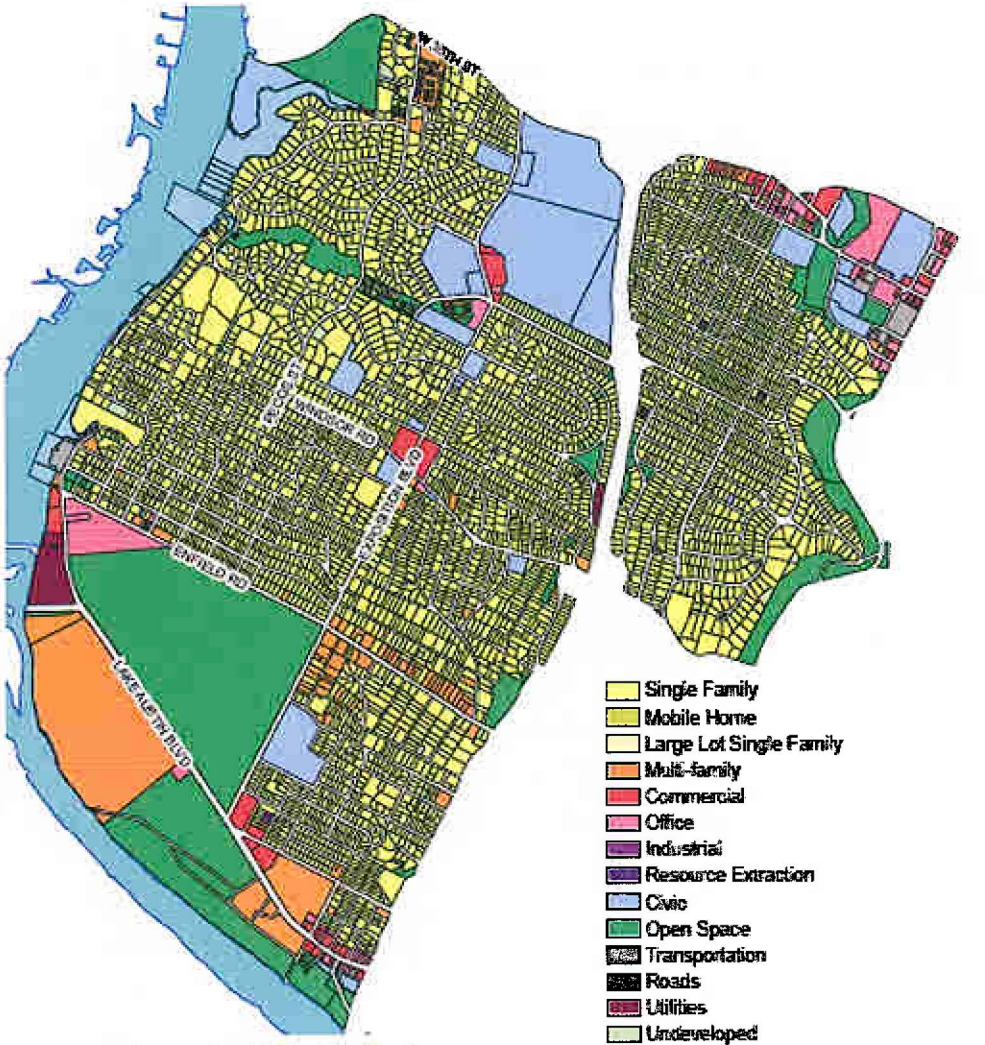

Excluding Brack would change Current Land Use Map…

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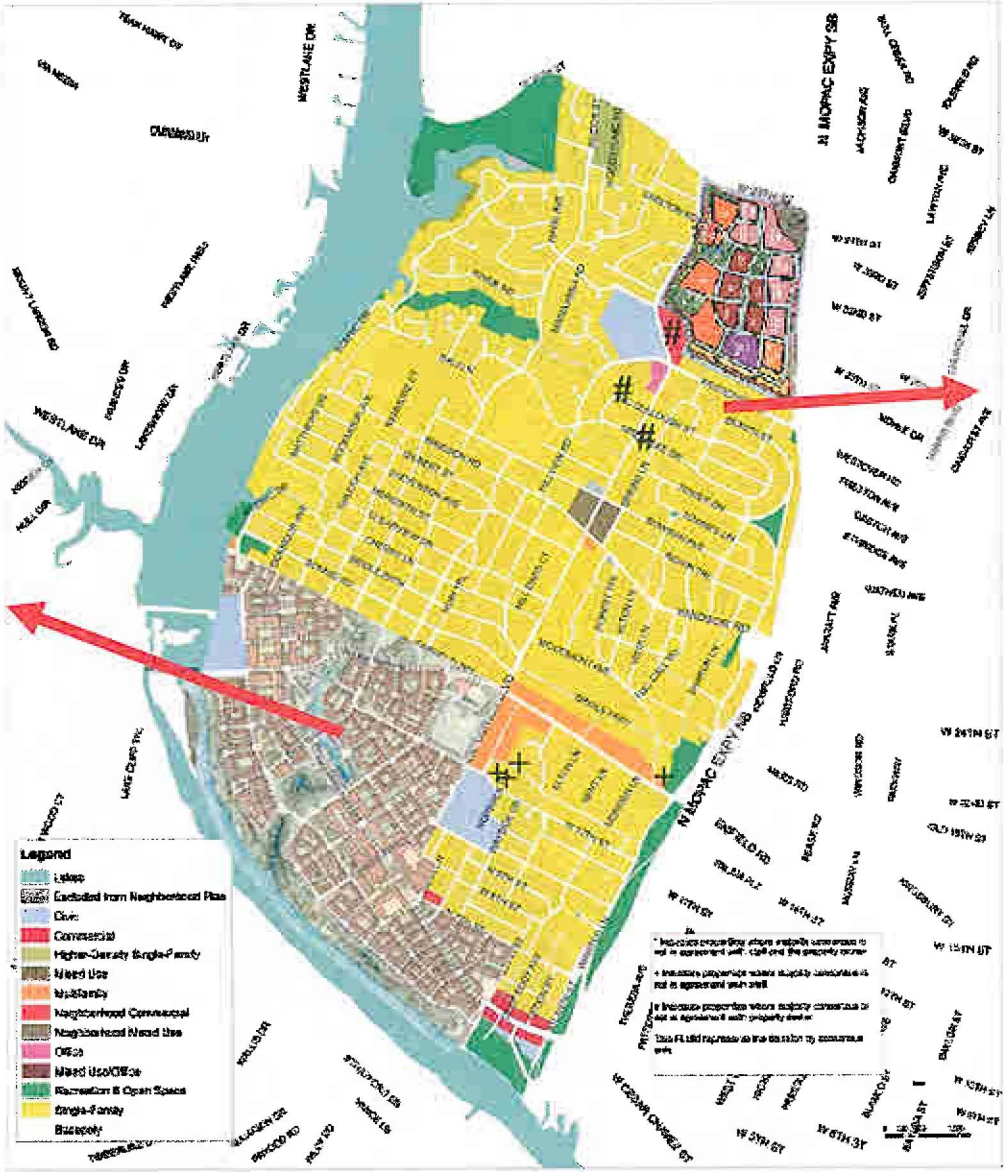
The Cooper Robertson plan for Brackenridge would add 12-15 million sq. ft of development with up to 9,900 residents in 6,645 residential units…

…increasing our residential density by 124-164 percent!!!



If the Austin State School and Brackenridge Tracts are excluded from the Neighborhood Plan, incompatible development could overwhelm and destroy the existing, stable residential neighborhoods.

Excluding Brack would change Current Land Use Map into *this*, which is not what the community wants.

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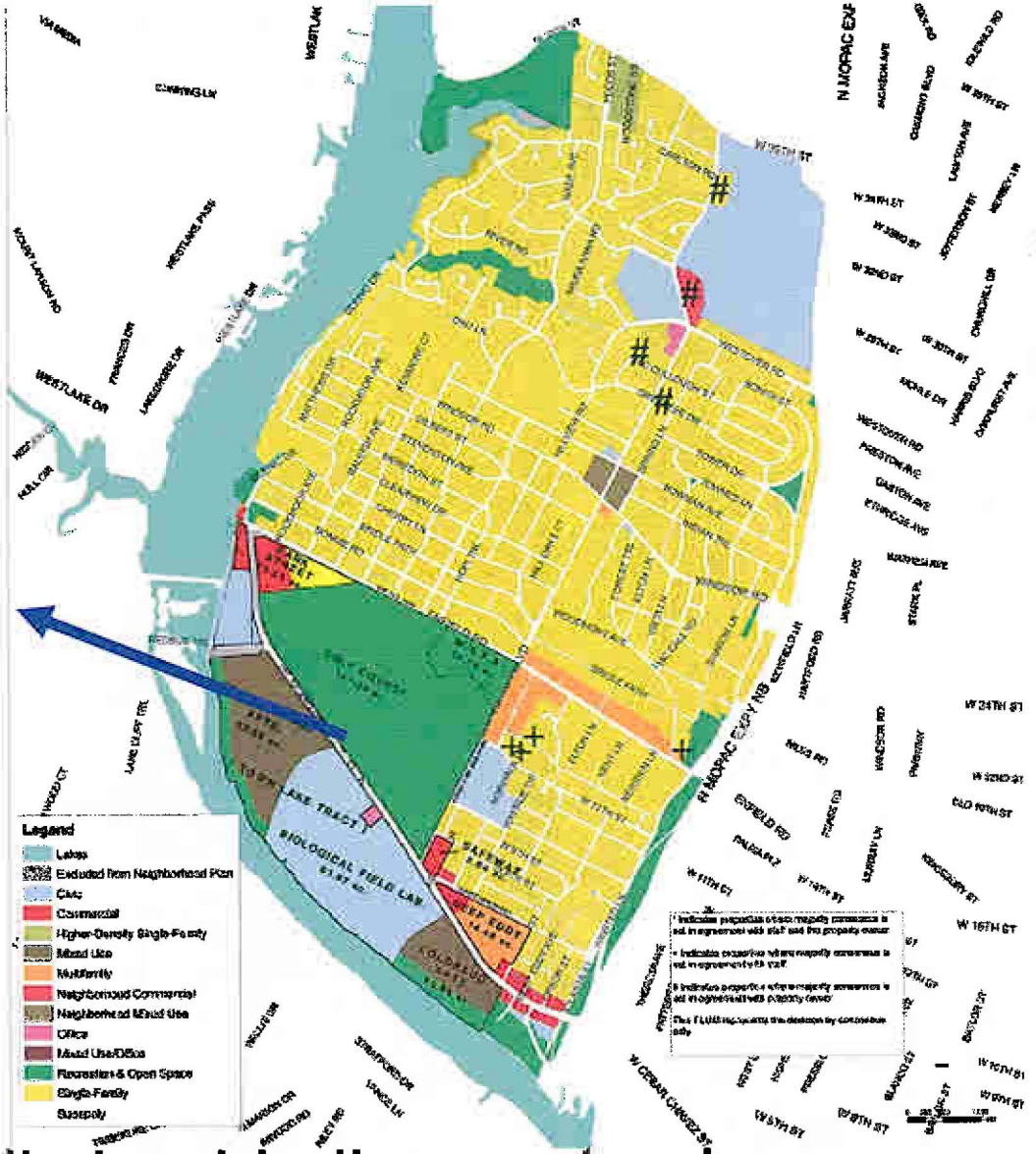
Using the Brackenridge Development Agreement as a land use guide, approximately 1,480 residential units could be added as mixed use, affordable housing while preserving green space at WAYA, Lion's Municipal Golf Course and the Biology Field Research Lab.



This would increase retail opportunities, and our residential density would be increased by 28 percent with Student Housing retained – well above typical neighborhood plan density increases.

City Council should allow us to plan our area, using the Brackenridge Development Agreement as our guide.

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Neighborhood stakeholders strongly desire to provide planning guidance for Brackenridge and Austin State School tracts because these tracts were expressly included in our planning area by City Council, and because development of these tracts will most directly impact our planning area.

Please adopt the Neighborhood's proposed land use chapter provisions for Brackenridge Tract (Objectives 7-8 with recommendations) which were modeled after land use chapter provisions for Austin State School Tract.

The Planning Commission recommended adoption of the Neighborhood's proposed land use chapter provisions.

Council should give voice to the community's vision by including Land Use chapter provisions for Brackenridge Tract.

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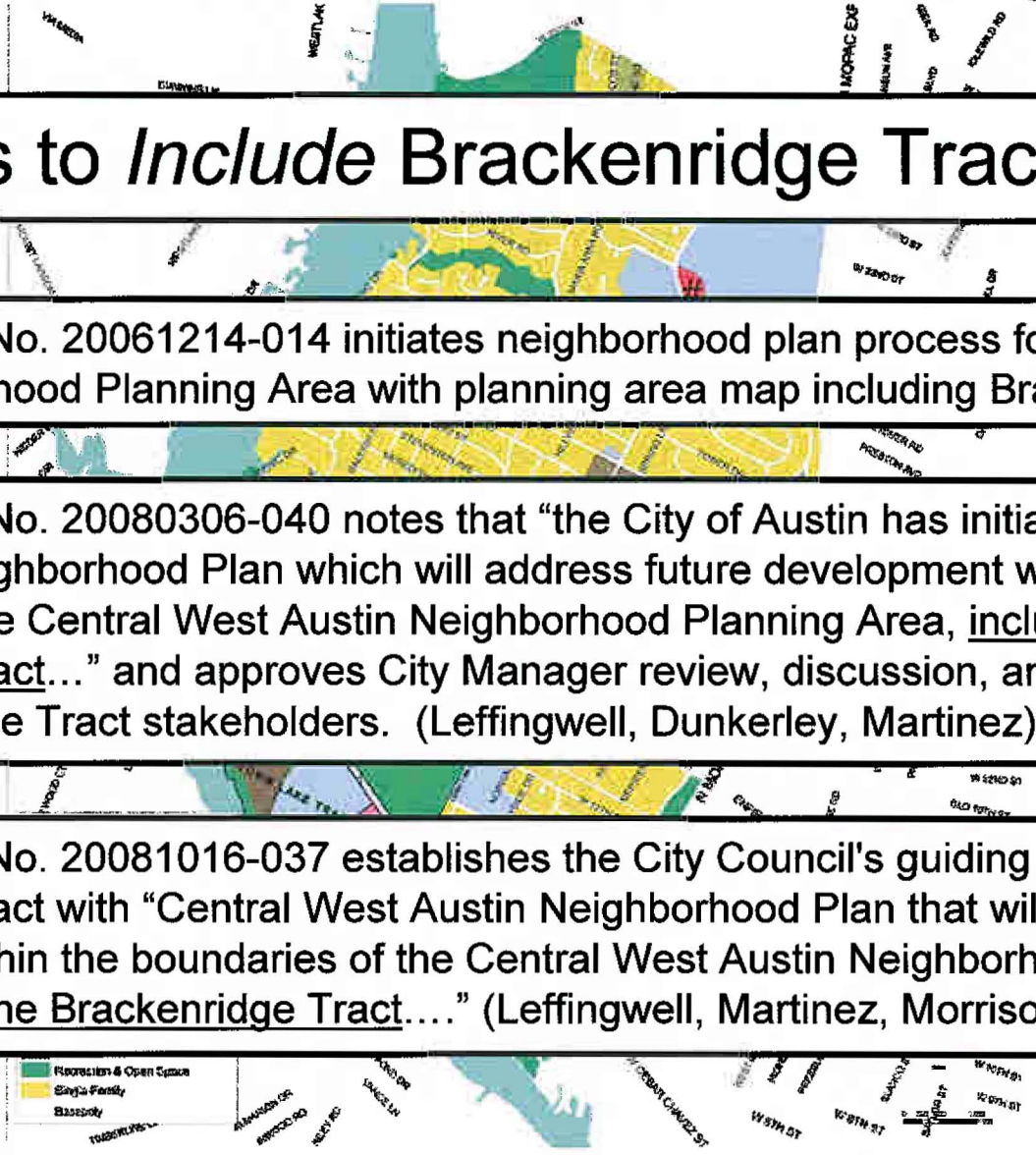

Reasons to *Include* Brackenridge Tract in FLUM

City Resolution No. 20061214-014 initiates neighborhood plan process for Central West Austin Neighborhood Planning Area with planning area map including Brackenridge Tract

City Resolution No. 20080306-040 notes that "the City of Austin has initiated the Central West Austin Neighborhood Plan which will address future development within the boundaries of the Central West Austin Neighborhood Planning Area, including the Brackenridge Tract..." and approves City Manager review, discussion, and coordination with Brackenridge Tract stakeholders. (Leffingwell, Dunkerley, Martinez)

City Resolution No. 20081016-037 establishes the City Council's guiding vision for the Brackenridge Tract with "Central West Austin Neighborhood Plan that will address future development within the boundaries of the Central West Austin Neighborhood Planning Area, including the Brackenridge Tract...." (Leffingwell, Martinez, Morrison)

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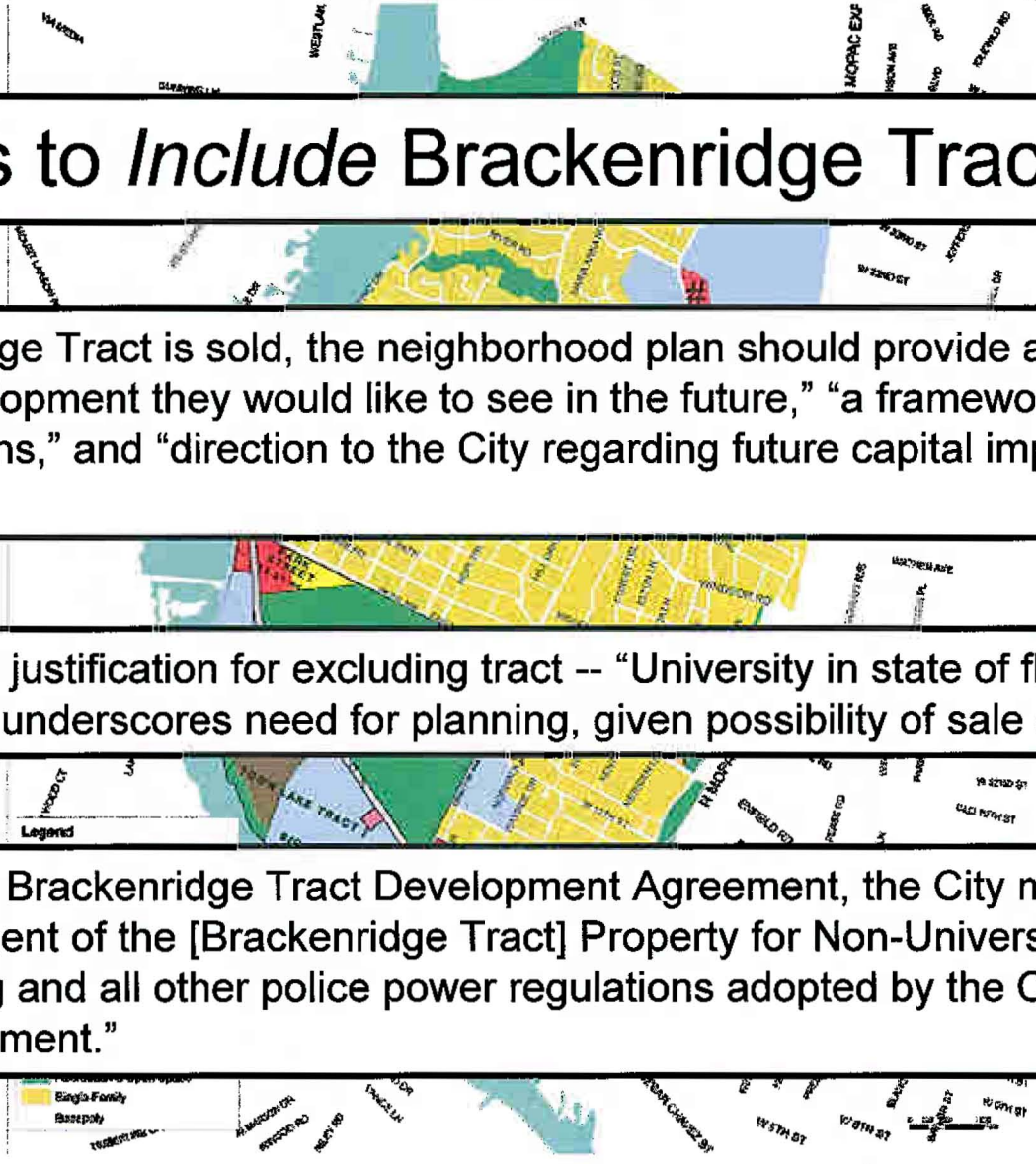

Reasons to *Include* Brackenridge Tract in FLUM

If the Brackenridge Tract is sold, the neighborhood plan should provide a "clear picture of the type of development they would like to see in the future," "a framework for zoning and land use decisions," and "direction to the City regarding future capital improvement projects."

Staff's purported justification for excluding tract -- "University in state of flux over future of Tract" – actually underscores need for planning, given possibility of sale or development.

According to the Brackenridge Tract Development Agreement, the City maintains that "the use or development of the [Brackenridge Tract] Property for Non-University Purposes, is subject to zoning and all other police power regulations adopted by the City governing land use and development."

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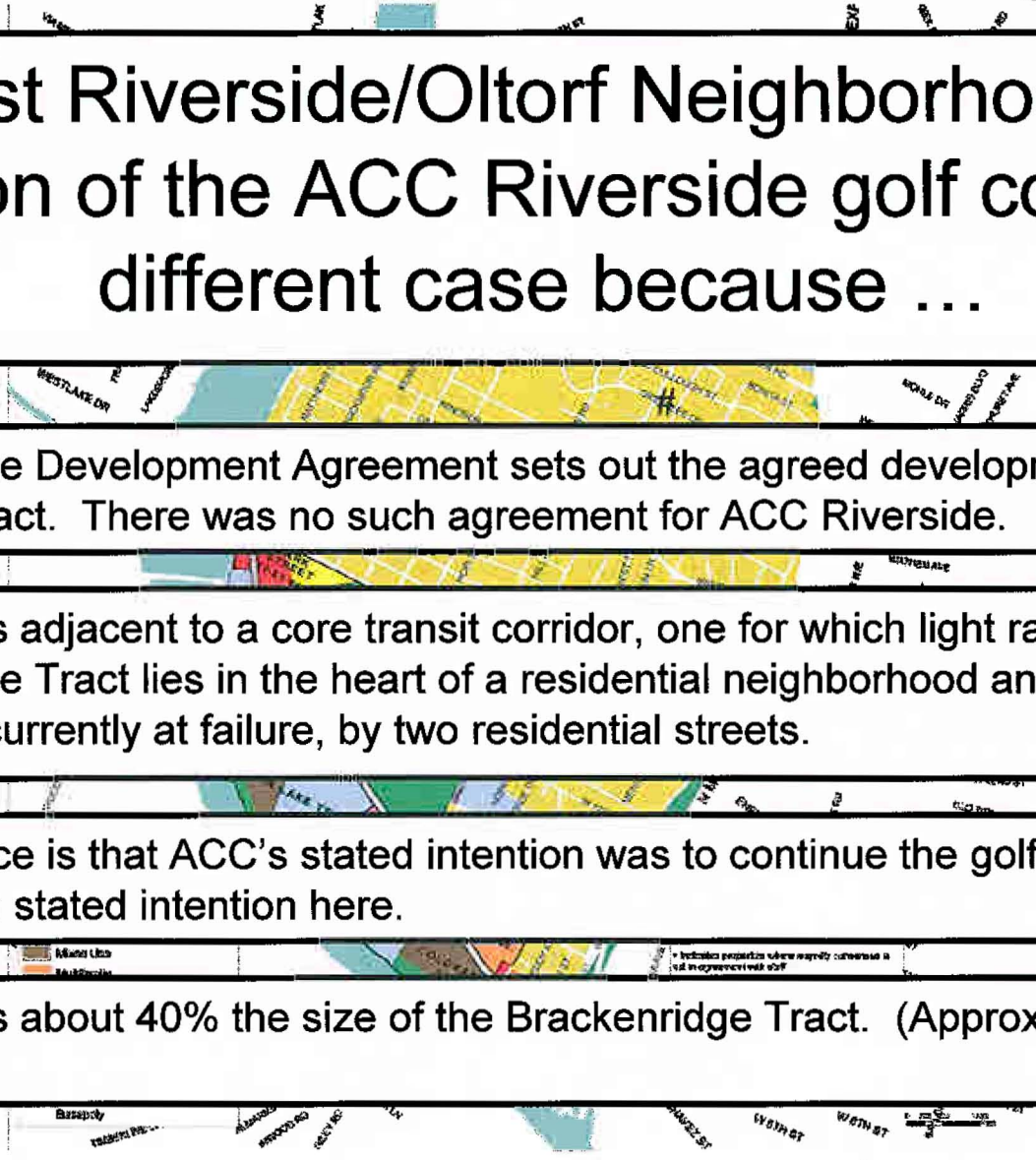
The East Riverside/Oltorf Neighborhood Plan's exclusion of the ACC Riverside golf course is a different case because …



The Brackenridge Development Agreement sets out the agreed development rights for the Brackenridge Tract. There was no such agreement for ACC Riverside.

ACC Riverside is adjacent to a core transit corridor, one for which light rail is contemplated. The Brackenridge Tract lies in the heart of a residential neighborhood and is accessible only to MoPac, currently at failure, by two residential streets.

Another difference is that ACC's stated intention was to continue the golf course use. There is no such stated intention here.

ACC Riverside is about 40% the size of the Brackenridge Tract. (Approximately 138 acres vs 350 acres)