Item C-8

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: University Hills/Windsor Park Combined

CASE#: NPA-2015-0023.01 **DATE FILED**: July 1, 2015 (in-cycle)

PROJECT NAME: Boys and Girls Club Legacy Club

PC DATE: October 27, 2015
October 13, 2015

ADDRESS: 4717 Turner Lane

DISTRICT AREA: 1

SITE AREA: 10.369 acres

OWNER/APPLICANT: Boys and Girls Club of Austin (Chuck Carroll)

AGENT: Drenner Group (Stephen Rye)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Higher Density Single Family, Transportation, and Commercial
To: Civic

Base District Zoning Change

Related Zoning Case: C14-2015-0086
From: SF-3-NP, SF-6-NP and LR-CO-NP **To:** GR-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 9, 2007

PLANNING COMMISSION RECOMMENDATION:

October 13, 2015 – The case was postponed on the consent agenda by staff to the October 27, 2015 hearing date. [N. Zaragoza – 1st; J. Stevens – 2nd] Vote: 11-0 [S. Oliver absent, one vacancy]

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the change in the future land use map to Civic land use for a Boys & Girls Club because the University Hills/Windsor Hills Neighborhood Plan document supports youth programs in the planning area.

Below are sections of the neighborhood plan that support the proposed change and use:

COMMUNITY LIFE

RECREATIONAL OPPORTUNITIES

Objective: Increase the number and type of youth activity programs within the planning area and enhance and expand existing programs.

Recommendations:

- Allocate additional funding to expand recreational program offerings at Dottie Jordan Park. (See Parks, Open Space, Environment Chapter).
- Support area schools and their partner organizations, such as Austin Partners in Education to offer more recreational programs for young people after school hours and during the summer.
- Support the Heart House through volunteerism. (See the sidebar on Page 67.)
- Initiate a job training program through a community recreation center or through area schools.

Objective: Provide more places and opportunities for young people to gather.

Recommendations:

- Support partnerships between the City's Parks and Recreation Department and private community entities to fund projects.
- Support the allocation of additional funding for the Parks and Recreation Department that is earmarked for a new recreation center. Stakeholders have identified the Boy Scout office on Hwy 290 as a potential future location for a community center if the Boy Scouts organization were to relocate. (See the Parks, Open Space, Environment chapter.)
- Build a shelter for the free summer camp program children at Dottie Jordan Park. (See the Parks, Open Space, Environment Chapter.)

LAND USE DESCRIPTIONS

EXISTING LAND USES

Higher Density Singe Family - Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

Commercial - Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals (see *Civic*).

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

Transportation - Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail facilities.

Purpose

1. Identify and maintain existing transportation systems and facilities.

Application

1. Generally applies to any public transportation rights-of-way, including existing and platted streets and rail and rail facilities;
2. Generally does not apply to transportation-related structures, such as terminals (bus and train stations) or maintenance yards; and
3. Not intended to be a prescriptive land use category, but an accurate reflection of future land use where transportation rights-of-way are present.

PROPOSED LAND USE

Civic - Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;

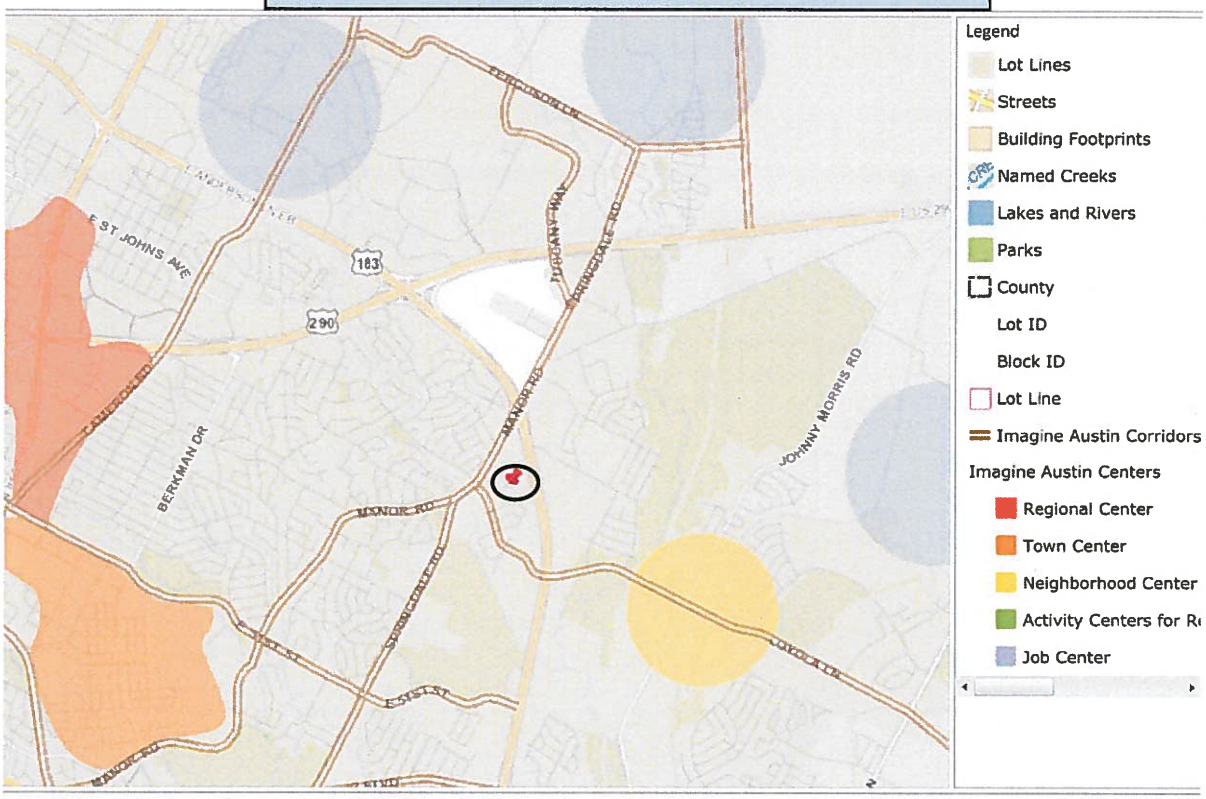
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The proposed development will provide after school programs and recreational opportunities for the area's children. The property is near Capital Metro bus routes and is within walking and biking distance from adjacent neighborhoods.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is located east of Manor Road and north of Loyola Lane, which are activity corridors as identified in the Imagine Austin Comprehensive Plan. The property is near Capital Metro bus routes and is within walking and biking distance from adjacent neighborhoods.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The property is near Manor Road and Loyola Lance, which are activity corridors identified in the Imagine Austin Comprehensive Plan. The property could be considered an infill development.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***Not applicable.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The eastern part of the property has frontage onto U.S. Hwy 183 with commercial land use to the north; single family, higher density single family and multifamily land uses to the south; and mixed use land use to the west. Staff believes civic land use is appropriate for this location.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The proposed development is not within an environmentally sensitive area, although there were concerns by the community if the site had been a former landfill.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***Not directly applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
    - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***The proposed Boys and Girls Club will provide recreational opportunities for the area's youth.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***The proposed change in the future land use map to Civic for a non-profit organization that provides after schools programs for children supports this principle.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***

Imagine Austin Activity Centers (Approx. location) and Activity Corridors



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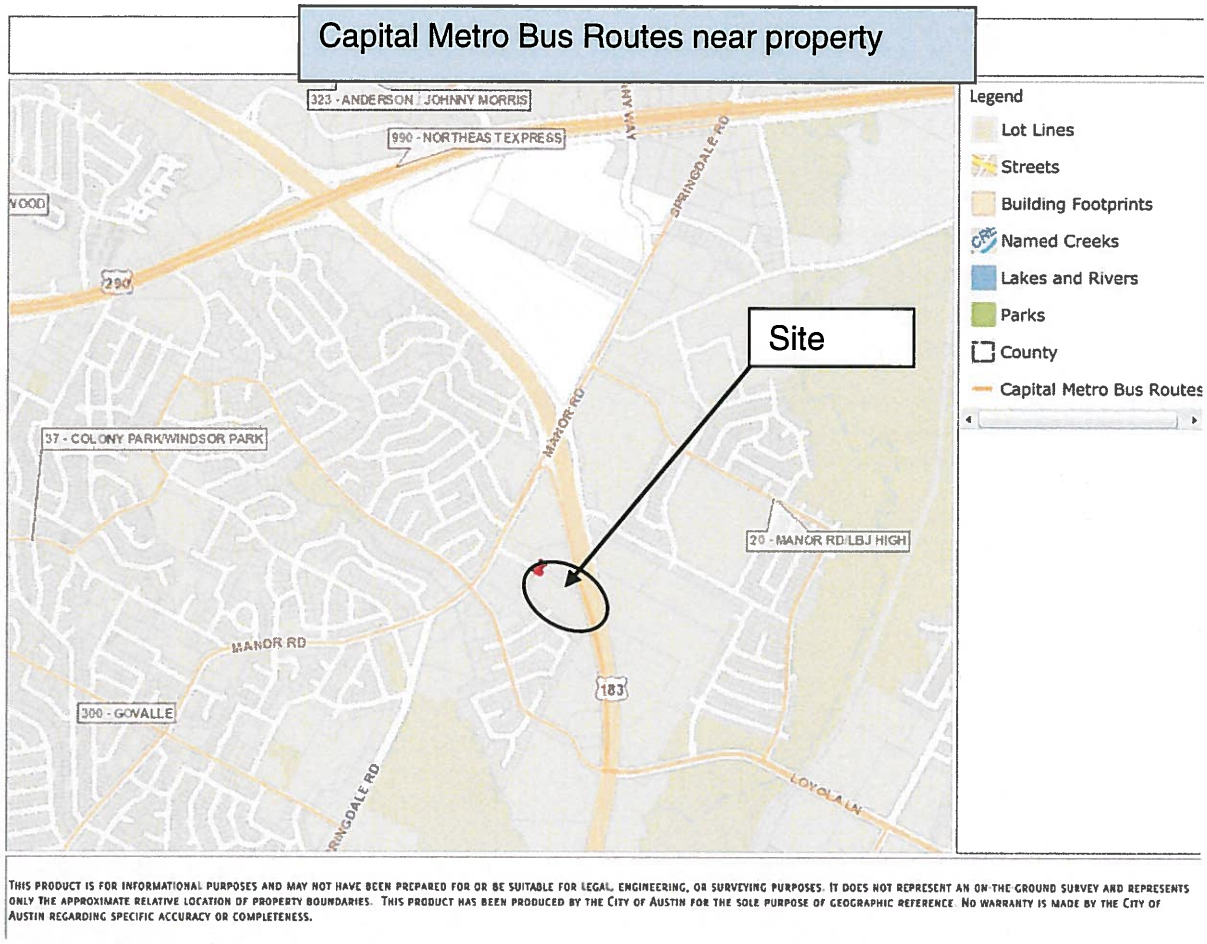


IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional center. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 1, 2015, which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the land use on the future land use map from Higher Density Single Family, Transportation, and Commercial land uses to Civic land use. The proposed zoning is from SF-3-NP, SF-6-NP and LR-CO-NP to GR-CO-NP to build and operate a Boys and Girl Club, which is a private community recreation use. For more information on the zoning case, please see case report for C14-2015-0086.

PUBLIC MEETINGS: The ordinance-required community meeting was held on August 17, 2015. Approximately 500 meeting notices were mailed to property owners and utility account holders who live within 500 feet, in addition to neighborhood and environmental groups registered on the community registry who have requested notification for the area. Forty-five people signed the meeting sign-in sheets.

After City staff gave a brief presentation about the plan amendment request and the plan amendment process, Chuck Carroll from the Boys and Girls Club made the following presentation.

Mr. Carroll said the Boys and Girls Club started in 1967. Four million kids go the clubs around the U.S., which primarily serves low-income students. There are 23 clubs in the Austin area. Twenty-three percent of the children live in public housing, with either both parents working or are from single parent households. The children are fed every day.

The goal of the programs offered is to equip the kids with the skills they need to be successful. The kids will be taught art, technology skills, music, etc. There will be a gym, basketball courts, baseball and soccer fields and a small play area. The kids will be exposed to new things and will acquire new skills.

The high school members have a 100% graduation rate and their GPAs are higher on average than non-members. They also have fewer school absences. Nine thousands kids who live in this area qualify for the program. They will have 25 full-time employees and will have 10 to 15 new part time employment opportunities.

They choose this location because they needed a central and visual location with a lot of outdoor space for their city-wide activities. This is more than just a zoning case, but it can have a positive impact on the community.

The architect for the project said the building will be designed to look like a home with the building material and style like the neighborhood.

After the presentation, the following questions were asked. Steve Drenner, the applicant's agent, provided responses to many of these questions, in addition to Mr. Carroll.

Q. Will Ashland Drive be used by the people?
A. No.

Q. Will it be used to drop off kids?
A. No.

Q. Do you have all of your funding?
A. No. We've only just begun to raise the money. The goal is to complete the funding within the next 12 months. We really can't start fund raising unless we're approved by the City

Council, so it would be putting the cart before the horse. We would need $10 million dollars for the project.

Q. Will Turner Lane, which is now a dirt road, be extended to U.S. Hwy 183?
A. It will be extended from Manor Road to the parking lot of the property.

Q. How much will it cost for the land and the building?
A. We are aiming for $10 million dollars because we would need money not only to build the facility, but for maintenance costs as well for the future.

Q. GR zoning allows hotels and pawn shops.
A. Yes, but we could have a conditional overly that prohibits these uses.

Q. Explain the areas that won't have a building, the retention/detention areas.
A. The retention/detention is required. If the water hits the site you don't want it to flood the area. The other areas that won't be built on is the 25 foot setback areas.

Q. Was this land a landfill on one time?
A. It was area that received the rocks and dirt material dumped from when U.S. Hwy 183 when it was built. The material was dumped at the front of the property where we will have our parking lot.

Q. Have you done a chemical assessment of the land fill property?
A. We have done testing. TCEQ says it was land fill, but it really was just road construction land fill. We will need TCEQ permission to drill down because methane gas is a big fear. We don't want to jeopardize the kids.

Q. Wasn't there a Boy's and Girls Club located within the Windsor Park Shopping Center?
A. Yes, but that was 12 years ago. The landlord raised the rent and we couldn't afford to stay. It was a small club.

Q. Will the proposed sports field have night lights?
A. No, there will be no nighttime lighting.

Q. I live on Ashland Circle. We don't want any pedestrian walkways or bike access into our neighborhood from your property.
A. The kids might want to walk or bike, but if you don't want it, we won't build it.

Q. You said you'd have a barricade from Ashland Drive into your property. How big will the barricade be?
A. We haven't designed the gate yet. The city has standards that have to be met. There will be 250 kid, most will be picked up by us at their schools and brought to the club, but the parents will pick them up at the club to bring them home.

Q. Have you done a traffic study?

A. The COA has a threshold of 2000 trips a day. We will keep it under 2000 trips a day.

Q. Who owns Turner Lane?
A. It's a private road with a right of way easement. We have secured the rights to Turner Lane. We will use small buses to pick up the kids.

Q. There are seven Boys and Girls Clubs in the area. Will you close any of them? Will the Charter Schools use the Boys and Girls Clubs to get their PE credits?
A. We don't discriminate where kids go to school. We won't close other clubs because they are at capacity at the other schools. There are thousands of low income kids seeking our services.

Q. Where there other sites under consideration?
A. We looked at 32 sites all over the city. It was an elaborate process that took a long time. Several properties were sold out from under us. We weighted the criteria for each site. This is a centralized location which could serve many children. The owner reduced the price for us. We want your support. The site has challenges, but we want to work with your issues.

Q. AISD owns some property on Loyola Lane. You could have purchased that property. Do children pay to join the club?
A. School districts tend to hold on to their property. Under the current zoning, you could have 12.3 units per acres, which would be about 120 units, two to three cars per day. What we're proposing would have limited number of cars and buses. We don't want to ruin people's neighborhood. You're concerns are legitimate, but we want you to work with us. The members would pay $30 a year or less to join the club.

Q. I'm the President of the University Hills PCT. My concerns are the access road on Hwy 183 and your main entrance to your property. There could be accidents. You say you don't want Ashland Drive to open up, but I remember when Loyola Lane was built the developer at the time said it would never be extended to Hwy 183, but now it is. You want to up-zone your property and change the neighborhood plan. All neighborhood groups are having a problem with this because the City has been changing them.
A. The City wants us to extend Ashland Drive through the property. If the property were zoned SF-6, it would be extended. We told the City we won't extend it. We could say that in the ordinance.

Q. Who at the city said they wanted you to extend Ashland Drive?
A. Sangeeta Jain and Amanda Couch are the Transportation Reviewers. The Imagine Austin Comprehensive Plan says to encourage connectivity.

Comments:

- I live on Ashland Drive. I have a teenager and a 15-month old. The idea of the proposal is good, even though it has issues. The benefits to the neighborhood outweighs the traffic concerns. Maybe we could get sidewalks on Ashland Drive.

- I went to the Boys and Girls Club in Montopolis. We had fun and opportunities. I have children now and I want them to have the opportunities that I had. We have nothing here, that's why they hang out in the street.

- We really need to think about this development because once it's built, these developers won't be around. We won't have the time and money to debate all these issues. Our voices won't be heard once all these buses are lined up.

The University Hills Planning Contact Team submitted a recommendation letter on page 15 of this report.

CITY COUNCIL DATE: November 12, 2015 **ACTION:**

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Applicant's Summary Letter submitted with the application

For Individual Property Owner

Neighborhood Plan Amendment

SUMMARY LETTER

April 27, 2015

Mr. Greg Guernsey
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Boys and Girls Club – Legacy Club of Austin- Neighborhood Plan Amendment Application for a 10.369 acre piece of property located at 4717 Turner Lane (the "Property"); Proposed Change of Use from Transportation, Higher Density Single Family, and Commercial to Civic.

Dear Mr. Guernsey:
As representatives of the owner of the above stated Property, we respectfully submit the enclosed neighborhood plan amendment application package. The project is titled Boys and Girls Club – Legacy Club of Austin and is located at 4717 Turner Lane. The requested change of use is from Transportation, Higher Density Single Family, and Commercial to Civic Future Land Use Designation. A zoning application will be filed concurrently with the neighborhood amendment application. The property is currently undeveloped. The owner intends to redevelop the property with a Community Recreation (private) use. The Legacy Club will be used for meeting space, class room activities, indoor recreation, and athletic fields.

The Property is located within the University Hills and Windsor Park combined neighborhood planning area and is subject to review by the Planning Commission.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Recommendation Letter from the University Hills PCT

From: The University Hills Neighborhood Plan Contact Team

To: Maureen Meredith, Senior Planner
Maureen.Meredith@austintexas.gov
City of Austin - Planning & Zoning Dept.
505 Barton Springs Rd, 5th Floor, Austin, TX 78704

Re: NPA-2015-0023.01_Boys & Girls Club

Date: Tuesday, October 6, 2015, 2:20 p.m.

Dear Ms. Meredith,

The University Hills Neighborhood Plan Contact Team at the regular meeting of May 18, 2015, heard a presentation by the Drenner Group and others regarding a proposed Boys and Girls Club facility in University Hills on Hwy. 183 with access also from Turner Lane/Ashland Dr. All members of the UHNPCT were also present at the meeting set up by your department on August 17, 2015, at which the same people presented details regarding the proposed project and received feedback and answered questions from the approximately 70 people from the University Hills area.

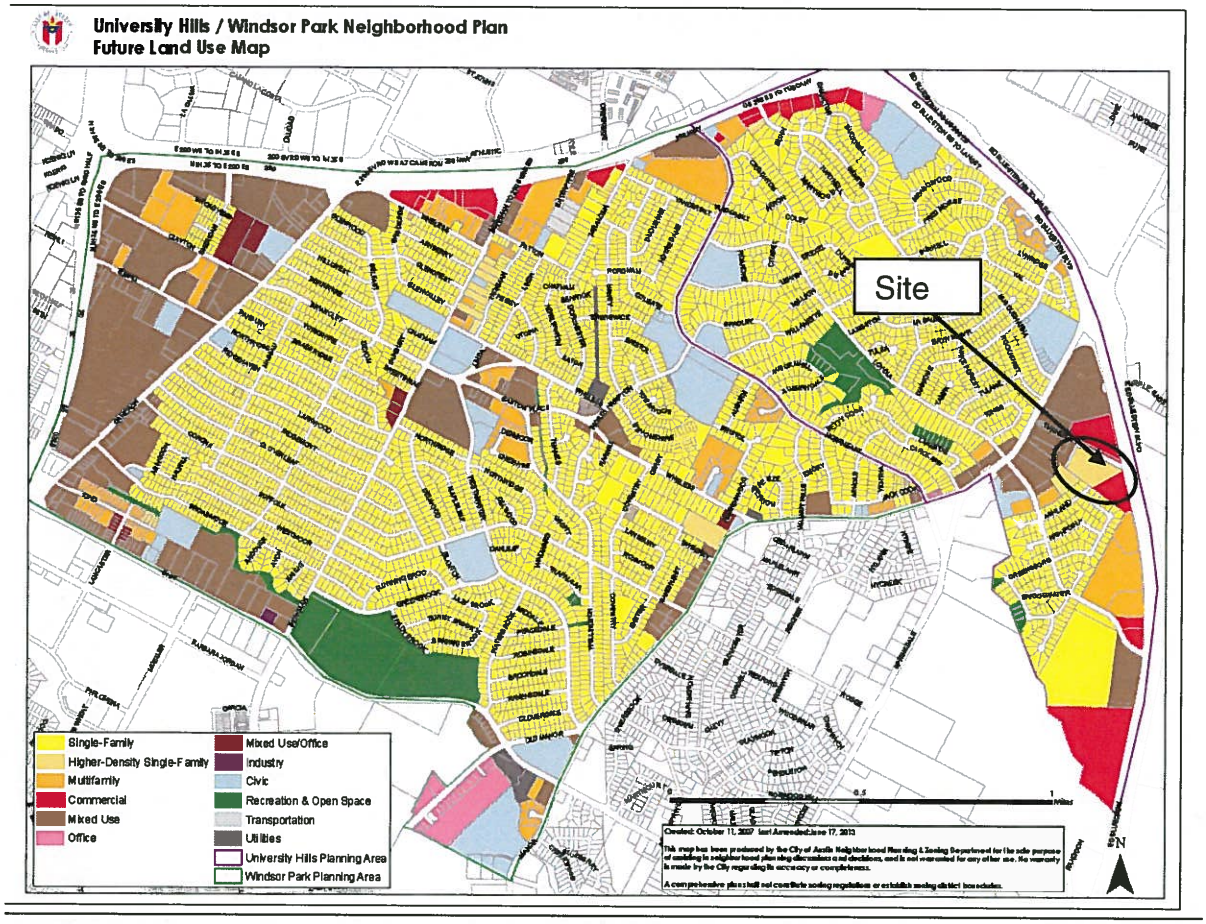
After extensive discussion following these two presentations, the University Hills Neighborhood Plan Contact Team voted unanimously to not support the plan amendment that has been requested and which is referenced in your correspondence as NPA-2015-0023.01_Boys & Girls Club.

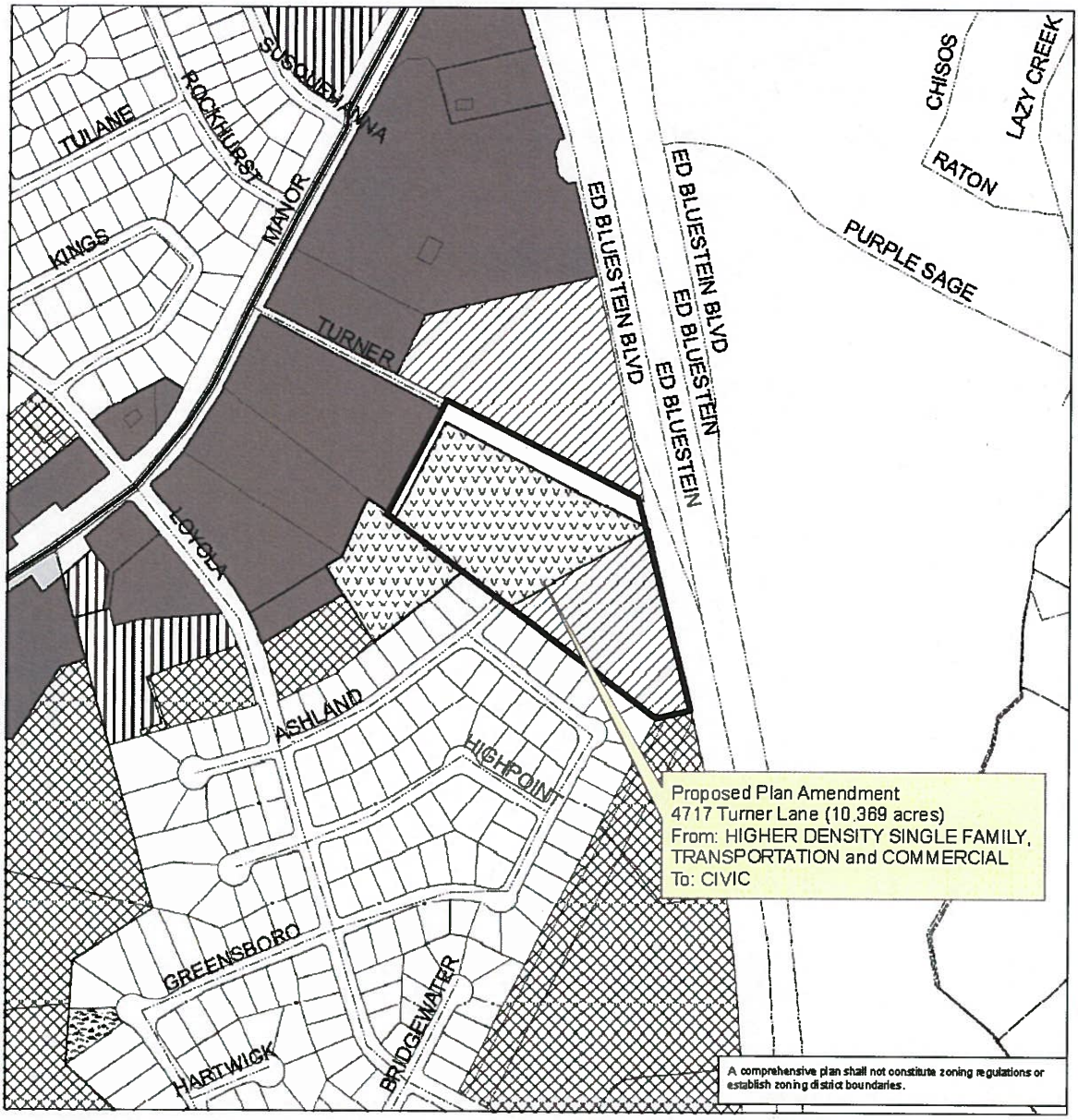
Regarding your email of 12:08 p.m. today changing the deadline to have this letter to your office from tomorrow to today at 3:30 p.m., the UHNPCT also is registering its extreme dissatisfaction at the exceptionally short notice of three hours to do so.

Sincerely,

Lynn Marshall, Vice Chair
University Hills Neighborhood Plan Contact Team

cc: UHNPCT
Greg Guernsey
Marc Ott
Ora Houston


University Hills / Windsor Park Neighborhood Plan
Future Land Use Map
Site
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Mixed Use
Office
Mixed Use/Office
Industry
Civic
Recreation & Open Space
Transportation
Utilities
University Hills Planning Area
Windsor Park Planning Area
N



University Hills/Windsor Park Combined Neighborhood Plan
NPA-2015-0023.01

N

Legend

- Core Transit Corridors
- NPA CASES
- Civic
- Commercial
- Higher-Density Single-Family
- Mixed Use
- Multi-Family
- Recreation & Open Space
- Single-Family
- Transportation

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City of Austin
Planning and Zoning Department
Created on July 15, 2015_M Meredith

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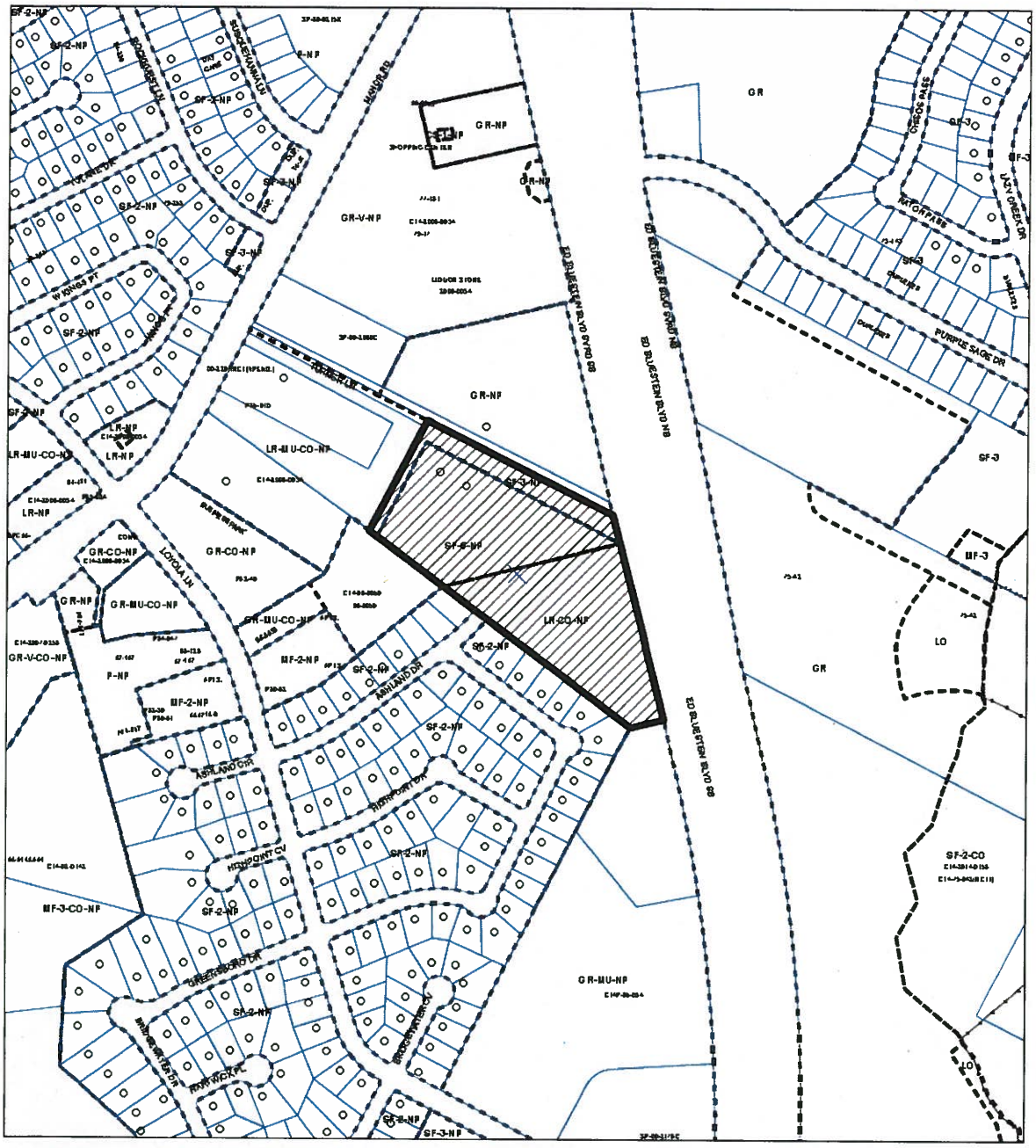

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

Zoning Case: C14-2015-0086

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CITY OF AUSTIN DEVELOPMENT WEB MAP

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Proposed Concept Plan

Plan Amendment Applicants are now asked to provide responses to this Applicant Criteria Worksheet, which are submitted with the application

Provide this information with your plan amendment application for the pre-application meeting with staff and also when you formally submit the application to the In-Take Division.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) **and** (C) are satisfied.

(B) The ***applicant*** must demonstrate that:

(1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application?___Yes _X_ No

If there was a mapping error, explain here and provide documentation:_____

(2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___Yes _X_No

If this condition applies, explain here_____

(3) The proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; **and**

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application?_X_Yes ___No

If yes, explain here The applicant intends to change the Future Land Use Map to a Civic designation in order to redevelop the property with a community recreation (private) use for the Boys and Girls Club. The current FLUM designation is Higher-density single-family and Commercial. The site of a former landfill, the property has been vacant for decades. An Affordability Impact Statement from NHCD states that the FLUM should not permit or encourage residential uses on former landfill sites, as these uses would not meet the "SAFE" standard of S.M.A.R.T. Housing guidelines. The proposed use will cap the landfill area site with a paved parking area. As the property is not deemed appropriate for residential uses and the property has been vacant for decades, a material change in circumstances should allow for a civic use on the property to allow for a reasonable use. The applicant spent a significant amount of time searching for a site that would make sense for this project and was cost effective for a non-profit organization.

(4) The proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? X Yes ___No

If yes, explain here The current zoning on the property will permit up to 80% impervious cover on the commercial tract and 55% on the residentially zoned tract. The proposed project will dramatically reduce impervious cover as well as providing storm water detention controls on the property.

or

(b) promotes the recruitment or retention of an employment center with 100 or more employees;

Does either one of these criterion apply to your application?_____Yes X No

If yes, explain here_____

(5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;

List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary:_____

-FLUM should not permit or encourage residential uses on former landfill sites (NHCD Affordability Impact Statement)

-Ashland Street should not be extended into any development proposed on the Turner tracts (UH/WP NP, Land Use and Development Objectives, p. 52).

-Increase the number and type of youth activity programs within the planning area and enhance and expand existing programs (UH/WP NP Community Life Objectives, p.118). The Boys and Girls Club will provide numerous types of activities for program participants throughout the year.

-Provide more places and opportunities for young people to gather (UH/WP NP Community Life Objectives, p.119). The Boys and Girls Club provides a safe place for kids to learn and grow.

-Turner Tract area - provide some greenspace accessible to the public (UH/WP NP Appendix H; Parkland Acquisition Site Recommendations). The project will include athletic fields that may be accessible to the public.

(You can find the plan document here: *http://austintexas.gov/page/adopted-neighborhood-planning-areas-0.)* **or**

(6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.

Is this a S.M.A.R.T. Housing project? ____Yes X No

If yes, explain here and provide the letter from Neighborhood Housing and Community Development_____

2

(C) The applicant must demonstrate that:

(1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; and

The proposed zoning category (GR – Community Commercial district zoning) is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The project will serve area youth and provide an important community need. The property will take access to US 183 (Ed Bluestein).

(https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE)

(2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

http://www.austintexas.gov/department/neighborhood-planning-resources

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;
Provide your analysis here: The proposed Future Land Use designation, Civic, is intended for public or semi-public facilities. The Boys and Girls Legacy Club will provide a development transition from the commercially zoned properties to the north to the residentially adjacent properties to the south.

2. Ensure an adequate and diverse supply of housing for all income levels;
Provide your analysis here: **Not Applicable**

3. Minimize negative effects between incompatible land uses;
Provide your analysis here: The proposed civic use will promote orderly transition between adjacent commercial and residential uses. The buildings are designed to be low impact for height and lighting towards residential properties.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
Provide your analysis here: The Boys and Girls Club provides a public use for the surrounding residential areas and will have a positive impact on the neighborhood by providing opportunities for youth development and success.

5. Discourage intense uses within or adjacent to residential areas;
Provide your analysis here: By replacing the Commercial, Higher Density Single Family, and Transportation uses with a Civic use the development intensity is lessened greatly for the residential neighborhood adjacent to the south of the site.

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
Provide your analysis here: Not Applicable

7. Minimize development in floodplains and environmentally sensitive areas;
Provide your analysis here: A portion of the property is the location of a remediated land fill. This area will be capped by surface parking and the project will provide on-site storm water controls that do not currently exist.

8. Promote goals that provide additional environmental protection;
Provide your analysis here: A majority of the site is planned to have athletic fields which will reduce currently permitted impervious cover and provide a significant amount of green space.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
Provide your analysis here: The property will provide a conditional overlay to limit the permitted vehicle trips per day to and from the property to 2,000, as well as prohibit vehicular access to Ashland Street to reduce neighborhood traffic.

10. Ensure adequate transition between adjacent land uses and development intensities;
Provide your analysis here: There is commercial development to the north and west of the project. Highway 183 is to the east and there is a residential neighborhood to the south. Since all access is taken off Highway 183 and adequate setbacks are made from the residence the transition between the various land uses will have a minimal impact.

11. Protect and promote historically and culturally significant areas;
Provide your analysis here: **Not Applicable**

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: http://austintexas.gov/department/imagine-austin-download-center. Appendix E. Framework for Decision Making, pages A-57 through A-58.)
Provide your analysis here: *Natural and Sustainable* – The infill project will revitalize a remediated landfill site and create a compact walkable recreational area that is accessible to bicyclists and pedestrians from adjacent properties, as well as utilize existing transit stops.

Prosperous – the proposal creates jobs and provides valuable educational and social services to the neighborhood and City of Austin residents.

Livable – The development of this property will create a sustainable use available to area residents, will increase the perception of safety, is within a half mile of schools, a library, retail, grocery, and district parks. A proposed pedestrian pathway will promote connectivity to all adjacent uses.

13. Avoid creating undesirable precedents;
Provide your analysis here: The civic use proposed will provide a quality asset for the neighborhood and area residents. No undesirable precedents will occur with the development of the Boys & Girls Legacy Club.

14. Promote expansion of the economic base and create job opportunities;
Provide your analysis here: The project will create 25 new full time positions and 10-15 new part time staff positions.

15. Ensure similar treatment of land use decisions on similar properties;
Provide your analysis here: The location is consistent and compatible with other nearby civic uses and provides an orderly transition from commercial to residential uses.

16. Balance individual property rights with community interests and goals;
Provide your analysis here: The Boys & Girls Club is committed to serving the community and providing services to and investing in the futures of community youth.

17. Consider infrastructure when making land use decisions;
Provide your analysis here: New storm water detention ponds will increase run off controls. New public pedestrian and bicycle infrastructure is proposed on the property.

18. Promote development that serves the needs of a diverse population.
Provide your analysis here: The Boys and Girls Club has data that shows how their members have lower high school dropout rates and promotes diversity in their programming. Participants are provided tools for academic success, character development and good citizenship. The club programs promote healthy lifestyles and address challenges that are unique to middle school youth and teens.

Stephen Rye
direct dial: (512) 807-2905
srye@drennergroup.com

DRENNER GROUP

October 16, 2015

Mr. Seth Fowler
Chair University Hill Contact Team

Via Electronic Delivery

Re: Boys & Girls Clubs of the Austin Area – Austin Legacy Club

Dear Mr. Fowler and University Hills Contact Team members:

The Boys & Girls Clubs of Austin would like to thank you for the opportunity to meet with the University Hill Contact Team members on Friday, October 9th. On behalf of the Boys & Girls Clubs of the Austin Area, I would like to confirm to your neighborhood association the following information:

1. Environmental – PSI Environmental Consulting has provided a Phase I Environmental Site Assessment of the Turner Lane property, and has recommended no additional action to existing environmental conditions. No portion of the Legacy Club building will be located within areas that have been delineated as Highway 183 construction spoils zones, and will fully comply with Texas Commission on Environmental Quality (TCEQ) regulations. The current layout for the proposed development contemplates using the spoils area for paved parking and drive aisles.

2. Dottie Jordan Park – The Boys & Girls Clubs of the Austin Area will commit to future collaboration with the City of Austin Parks and Recreation Department to ensure that both entities serve more area residents and children than either entity could serve by itself. The Boys & Girls Clubs of the Austin Area will utilize Dottie Jordan Park for field trips and activities for program youths. Additionally, the Boys & Girls Clubs of the Austin Area pledges to adopt Dottie Jordan Park for purposes of providing valuable service projects.

3. Traffic – The traffic patterns of the Legacy Club are reflective of the community center programs that the Boys & Girls Club of the Austin Area will provide, as opposed to a traditional school traffic scenario. Drop-offs to the Club will be between the hours of 3:00 PM and 4:00 PM, and parent arrivals occur between 5:30 PM to 6:30 PM. Stacked queues of automobiles and school busses are not a component of the Legacy Club transportation programming. Access to the site from Turner Lane and US 183 will be controlled and designed for maximum function and safety.

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4. Ashland Lane access – No vehicle access other than emergency access to Ashland Drive is planned as part of this project. We have heard the concerns of your neighbors regarding this issue and the Boys & Girls Clubs of the Austin Area has agreed to address this issue with the City of Austin Transportation staff, Planning Commissioners, and City Council Members until there is an agreement that Ashland Drive will not be extended.

Again, the Boys & Girls Clubs of the Austin Area appreciate and value the input you have provided. It is important to the staff, volunteers, members, and supporters that the Legacy Club respect your community while providing educational and social programs to neighborhood youth.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

Stephen Rye

Stephen Rye
Drenner Group

cc: Mark Kiester, Boys and Girls Club of the Austin Area *(via electronic delivery)*
William Talbot, Boys and Girls Club of the Austin Area *(via electronic delivery)*
Chuck Carroll, Boys and Girls Club of the Austin Area *(via electronic delivery)*
Steve Drenner, Drenner Group *(via electronic delivery)*