

RESOLUTION NO. 20141211-106

WHEREAS, the citizens of the City have taken action to transform and enhance the City's economy by harnessing the power of a new medical school and teaching hospital to create an innovation zone in the Central Business District; and

WHEREAS, the purpose of the innovation zone is to create a place and framework for innovation that sets the stage for the incubation and development of businesses that help translate scientific discoveries into new products that keep people healthy – in Austin and around the world – while spinning off jobs and startup companies that will supercharge the City's economy; and

WHEREAS, the Travis County Healthcare District d/b/a Central Health is a major landowner within the innovation zone; and

WHEREAS, the property owned by Central Health as its downtown campus, including the site of Brackenridge Hospital, will be redeveloped over the next decade to bring revenue into the innovation zone; and

WHEREAS, the City has a significant interest in ensuring that development of Central Health's downtown campus and streets are consistent with the goals of

the City's Imagine Austin Comprehensive Plan and Downtown Austin Plan, and comply with the newly-adopted Complete Streets Policy; and

WHEREAS, the addition of workforce housing and affordable housing within the innovation zone would enhance the development of the innovation zone; and

WHEREAS, the innovation zone would benefit from land use regulations in the zone that would encourage a higher density development that could include minimum floor-to-area ratios of 5.0:1 and no maximum building height limitation; and

WHEREAS, the City desires to explore the creation of an innovation zone, to initiate a City Code amendment to establish land use regulations for the innovation zone, and to work with Central Health to confirm the land uses permitted in Central Health's downtown campus; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to explore the creation of an innovation zone, generally located in the northeast quadrant of downtown.

BE IT FURTHER RESOLVED:

The City Council initiates a City Code amendment to establish land use regulations for the innovation zone that considers the higher density options of a minimum floor-to-area ratio of 5.0:1 and no maximum building height limitation.

BE IT FURTHER RESOLVED:

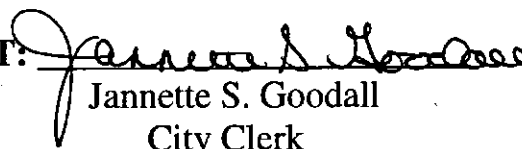
The City Manager is directed to negotiate interlocal agreements, as necessary.

BE IT FURTHER RESOLVED:

The City Manager is directed to work with Central Health to confirm land uses permitted on the Central Health downtown campus.

ADOPTED: December 11, 2014

ATTEST:


Jannette S. Goodall
City Clerk

Codes and Ordinances Joint Committee

November 16, 2016

6:00 p.m.

One Texas Center – Room 500

505 Barton Springs Road, Austin, Texas 78704

AGENDA ITEM 5.A.

BRACKENRIDGE OVERLAY DISTRICT

The proposed overlay covers the 14.5-acre property known as the University Medical Center at Brackenridge. The property is owned by Central Health and will be redeveloped at the time the existing hospital and related uses are relocated to the UT Medical Center complex. This relocation is slated to begin in the summer of 2017.

The site is currently zoned P (Public) zoning district designation. Central Health will retain ownership of the site, but plans to develop the site in conjunction with a private developer or developers. The City desires to see dense, mixed-use development on the site. As such, the Planning and Zoning Department proposes an overlay covering the property that will set forth the use and site development regulations applicable to the property.

The purpose of this proposed overlay is to establish consistent land use and site development standards for this site to enable Central Health and the public to rely on adopted development standards for this tract. The goal is to provide cost-effective, high-quality, walkable, dense development on the site to benefit the taxpayers of Central Health and the City.

PROPOSED PERMITTED USES

Within the Brackenridge Overlay, the following are permitted uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Condominium Residential
- Duplex Residential
- Group Residential
- Multifamily Residential
- Retirement Housing (Small Site)
- Retirement Housing (Large Site)
- Single-Family Residential
- Townhouse Residential
- Transitional Housing
- Short-Term Rental
- Administrative and Business Offices
- Art Gallery

Art Workshop
Automotive Rentals
Automotive Sales (indoor only)
Business or Trade School
Business Support Services
Cocktail Lounge
Commercial Blood Plasma Center
Commercial Off-Street Parking
Communications Services
Consumer Convenience Services
Consumer Repair Services
Electronic Prototype Assembly
Electronic Testing
Exterminating Services
Financial Services
Food Preparation
Food Sales
Funeral Services
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Laundry Services
Liquor Sales
Medical Offices – exceeding 5000 sq. ft. gross floor area
Medical Offices – not exceeding 5000 sq. ft. gross floor area
Off-Site Accessory Parking
Outdoor Sports and Recreation
Pedicab Storage and Dispatch
Personal Improvement Services
Personal Services
Pet Services
Printing and Publishing
Professional Office
Research Assembly Services
Research Services
Research Testing Services
Research Warehousing Services
Restaurant (General)
Restaurant (Limited)
Software Development
Theater
Veterinary Services
Custom Manufacturing
Light Manufacturing
Limited Warehousing and Distribution

Administrative Services
 Community Garden
 Urban Farm
 Club or Lodge
 College and University Facilities
 Communication Service Facilities
 Community Recreation (Private)
 Community Recreation (Public)
 Congregate Living
 Convention Center
 Counseling Services
 Cultural Services
 Day Care Services (Commercial)
 Day Care Services (General)
 Day Care Services (Limited)
 Family Home
 Group Home, Class I (General)
 Group Home, Class I (Limited)
 Group Home, Class II
 Guidance Services
 Hospital Services (General)
 Hospital Services Limited)
 Local Utility Services
 Private Primary Educational Facilities
 Private Secondary Educational Facilities
 Public Primary Educational Facilities
 Public Secondary Educational Facilities
 Religious Assembly
 Residential Treatment
 Safety Services
 All uses permitted in the public (P) district as set forth in 25-2-624 (A) and (B)

PROPOSED CONDITIONAL USES

Automotive Repair Services
 Automotive Washing (of any type)
 Service Station
 Maintenance and Service Facilities
 Transportation Terminal
 Outdoor Entertainment

PROPOSED SITE DEVELOPMENT REGULATIONS

	CBD Zoning	Central Health Campus
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Maximum Height	N/A	N/A

Minimum Front Yard Setback	N/A	N/A
Minimum Street Side Yard Setback	N/A	N/A
Minimum Interior Side Yard Setback	N/A	N/A
Minimum Rear Yard Setback	N/A	N/A
Maximum Building Coverage	100%	100%
Maximum Impervious Cover	100%	100%
Maximum Floor Area Ratio	8:1	N/A

All development within the Brackenridge Overlay shall achieve a minimum threshold of environmental performance and will adopt and utilize best practices related to water quality and management, heat island mitigation, and resource protection. Regulations codifying specific environmental performance criteria will be included in the proposed ordinance.

Development within the Central Health Downtown Campus shall conform to the design principles and goals set forth in the Urban Design Criteria for Central Health Campus attached hereto as Exhibit "A" in lieu of City Code, Subchapter E. Regulations codifying specific design criteria will be included in the proposed ordinance.

Notwithstanding any other provision of the City Code, the requirements of City Code Section 25-2-625 (Public (P) District Regulations) do not apply within the Brackenridge Overlay District.

EXHIBITS

- A:** Urban Design Considerations
- B:** Brackenridge Campus Future Site Layout

EXHIBIT “A”

URBAN DESIGN CRITERIA FOR BRACKENRIDGE OVERLAY DISTRICT

Area-Wide Considerations:

- Encourage dense and mixed-use development.
- Restore Downtown Austin street grid and block pattern to as great a degree as possible.
- The design and use of the Brackenridge Overlay District to the extent practicable, ensure the creation of an active district with a high-quality public realm and active, vibrant streets.
- Integrate public art into the public realm.
- Comply with Capitol View Corridors.
- All development should to the greatest extent possible comply with the Downtown Austin Plan’s recommendations for building design.

Streets:

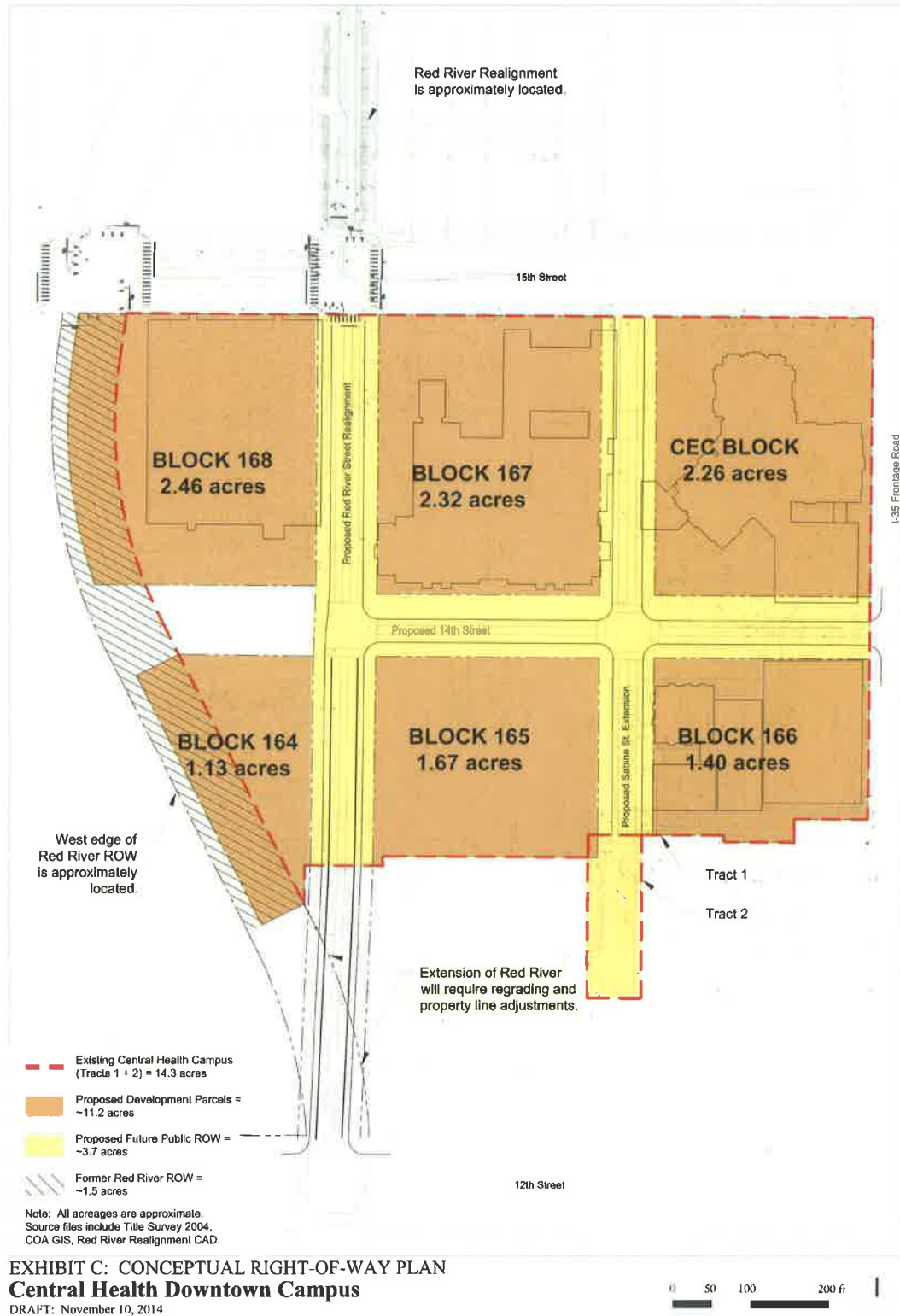
- New rights of way should, to the extent feasible, be at least 80’ wide and accommodate two-way traffic.
- Streetscapes should comply with the City of Austin Complete Streets Policy adopted by the City Council on June 12, 2014, and with the principles of the City of Austin Great Streets program, giving priority to the quality of the pedestrian experience.
- Minimize curb cuts.
- On-street parking is allowed, but in conformance with the Great Streets Streetscape Standards.

Buildings:

- Buildings should be designed so that their ground floor design and uses enriches the street and pedestrian environment. This should include: ground floor ceiling heights that accommodate retail-oriented uses; window glazing with high levels of transparency; clearly delineated and hospitable entryways; and an encouragement of pedestrian-oriented uses that enliven the street environment.
- Buildings should generally be built to the street. To the extent that buildings are set back from the street with a plaza, that plaza should comply to the greatest extent possible with the Downtown Plaza Standards.
- Building and landscape design along Waterloo Park frontages should encourage a high-quality and truly public feel along that frontage including the following:
 - Activate ground floors with public-oriented and active uses.
 - Design building façades to create a human-scaled environment.
 - Create a space along the building edges that encourage the public to approach and engage with the buildings.
 - Building design takes into account and respects its proximity to Waterloo Park, one of Downtown Austin’s premier parks.

- Create a space along the building edges that allow and encourage pedestrians to move north-south along this edge.
- New development should “wrap” the existing parking garage along 15th Street, and/or replace it with new development that provides a more attractive and welcoming edge to Waterloo Park.

EXHIBIT "B"



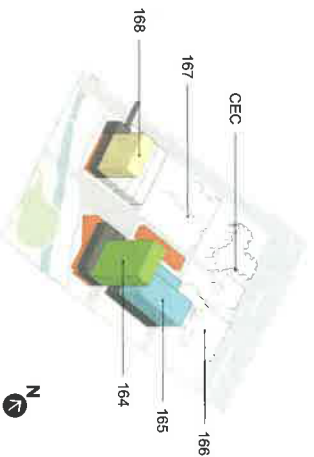
The Brackenridge Campus is located within the rapidly changing northeast quadrant of downtown Austin that is experiencing considerable public investment and private redevelopment. These include:

- The emerging University of Texas Medical District – immediately north of 15th Street – whose four, first-phase buildings are under construction: The Dell Seton Medical Center (the new teaching hospital), the Health Innovation Center, the Education and Administration Building, and the Research Building.
- The newly-completed Waller Creek Tunnel Project that will remove over 28 acres of downtown property along Waller Creek from the 100-year floodplain, allowing for these to be developed.
- The Waller Creek Conservancy's efforts to implement an ambitious vision for a series of parks, plazas, promenades and trails along the Creek, from Waterloo Park to Ladybird Lake.
- The development of an Innovation Zone which will serve as a catalyst for innovation and collaboration, support the advancement of health-related research and provide a vital community place for people to live, work and play together – stimulating innovation in the process.
- Capital Metro's Project Connect, that envisions rapid bus and urban rail, as well as local buses, that will interface with other modes and directly serve the Brackenridge Campus and Waterloo Park.
- The Texas Department of Transportation's (TxDOT's) planned improvements to the downtown segment of the I-35 corridor, that include depressing the freeway and "capping" it with surface-level parks and plazas, intended to remove barriers separating East Austin from downtown.
- The efforts of the Texas Facilities Commission (TFC) to consolidate State offices within new buildings to be located along Congress Avenue, which will be rebuilt as a greatly enhanced, mall-like promenade north of the Capitol building.



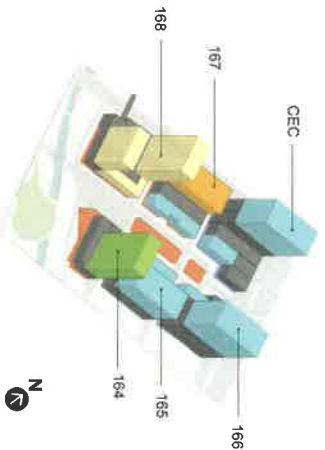


PHASE 1 (Initial build-out)
1.2 million gross square feet
3.0 : 1 floor area ratio



- OFFICE
- MEDICAL
- HOSPITALITY
- RETAIL
- RESIDENTIAL
- GROUND LEVEL COMMERCIAL
- PARKING

PHASE 2 (full build-out)
3.7 million gross square feet
9.2 : 1 floor area ratio



- OFFICE
- MEDICAL
- HOSPITALITY
- RETAIL
- RESIDENTIAL
- GROUND LEVEL COMMERCIAL
- PARKING

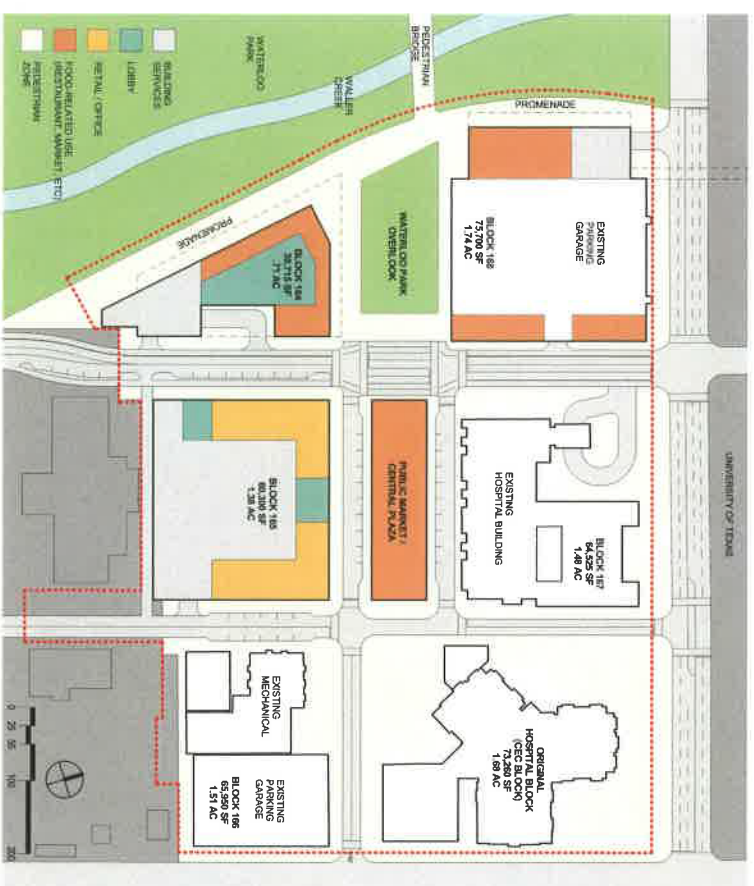
Potential phasing of development program

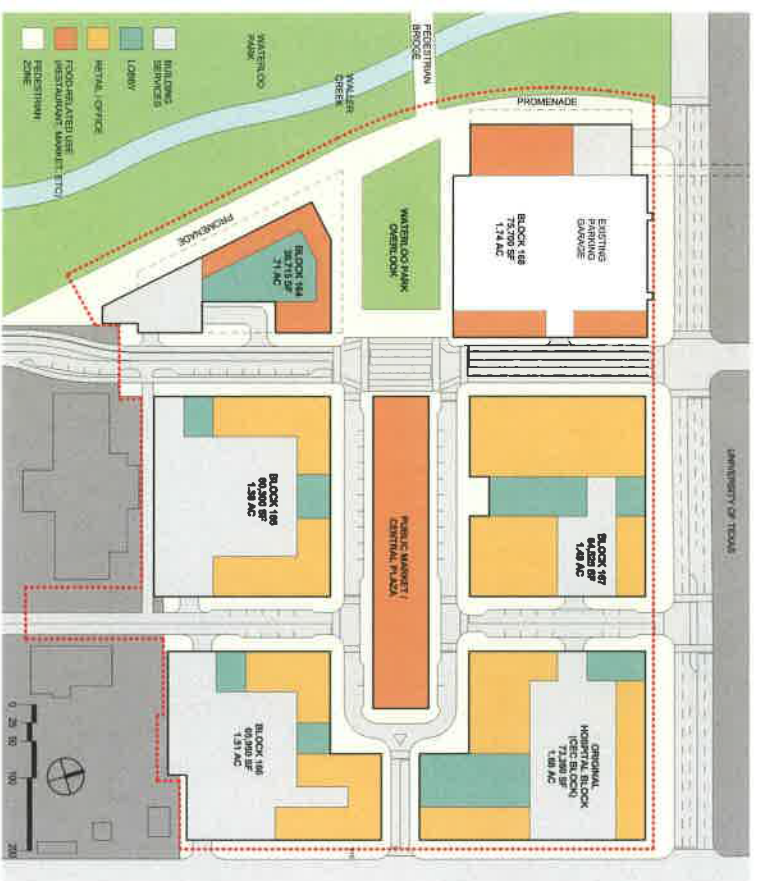


Illustrative Plan of full build-out of Master Plan (showing Walker Creek Conservancy design)

Phase 1

Phase 1 (2017 to ~2025) of the Project would deconstruct the Hospital Tower, its South Wing, the Professional Office Building (POB) and the Helpdesk. This would allow two new development blocks (blocks 164 and 165) to be created as soon as possible, as well as the first phase of new streets, public open spaces and infrastructure that define them. Also envisioned during this phase is the construction of a "liner" building that would be attached to – or / line - the west facade of the Main Garage, creating a third development site during Phase 1.



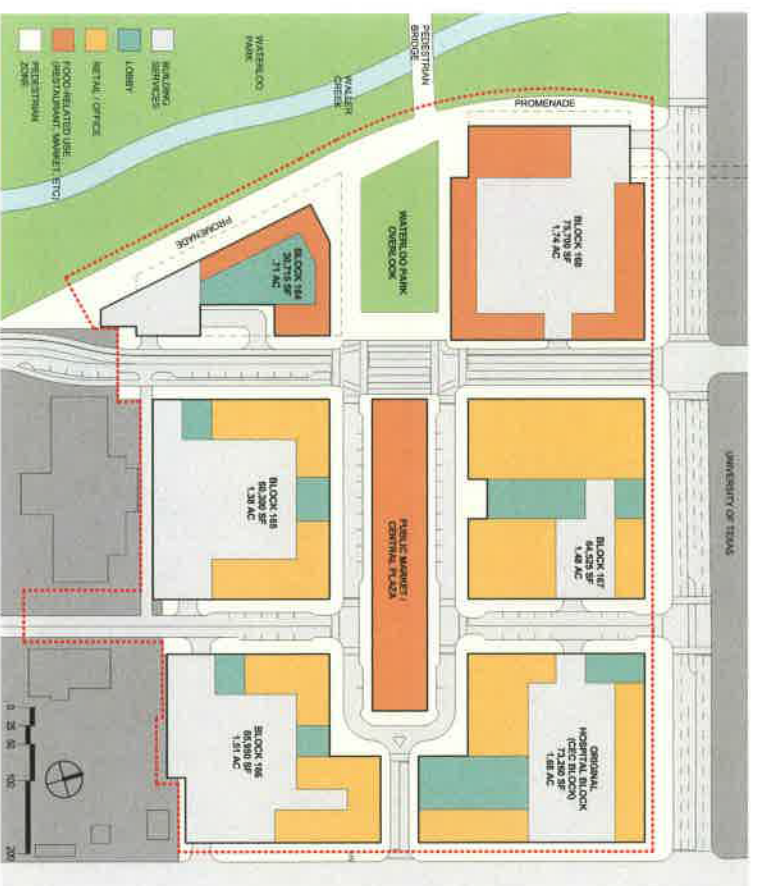


Phase 2

Phase 2 (~2025 to ~2030) would deconstruct the Hospital Tower's North Wing, the CEC Building and the CEC Garage, thereby creating three more development blocks (blocks 166, 167 and CEC), as well as the second phase of streets and infrastructure.

Phase 3

Phase 3 (~2030 to ~2035) the final phase, would deconstruct the Main Parking Garage, creating the sixth of Central Health's full blocks (Block 168).





CENTRAL HEALTH
BRACKENRIDGE CAMPUS



View of full build-out, facing east toward Public Market



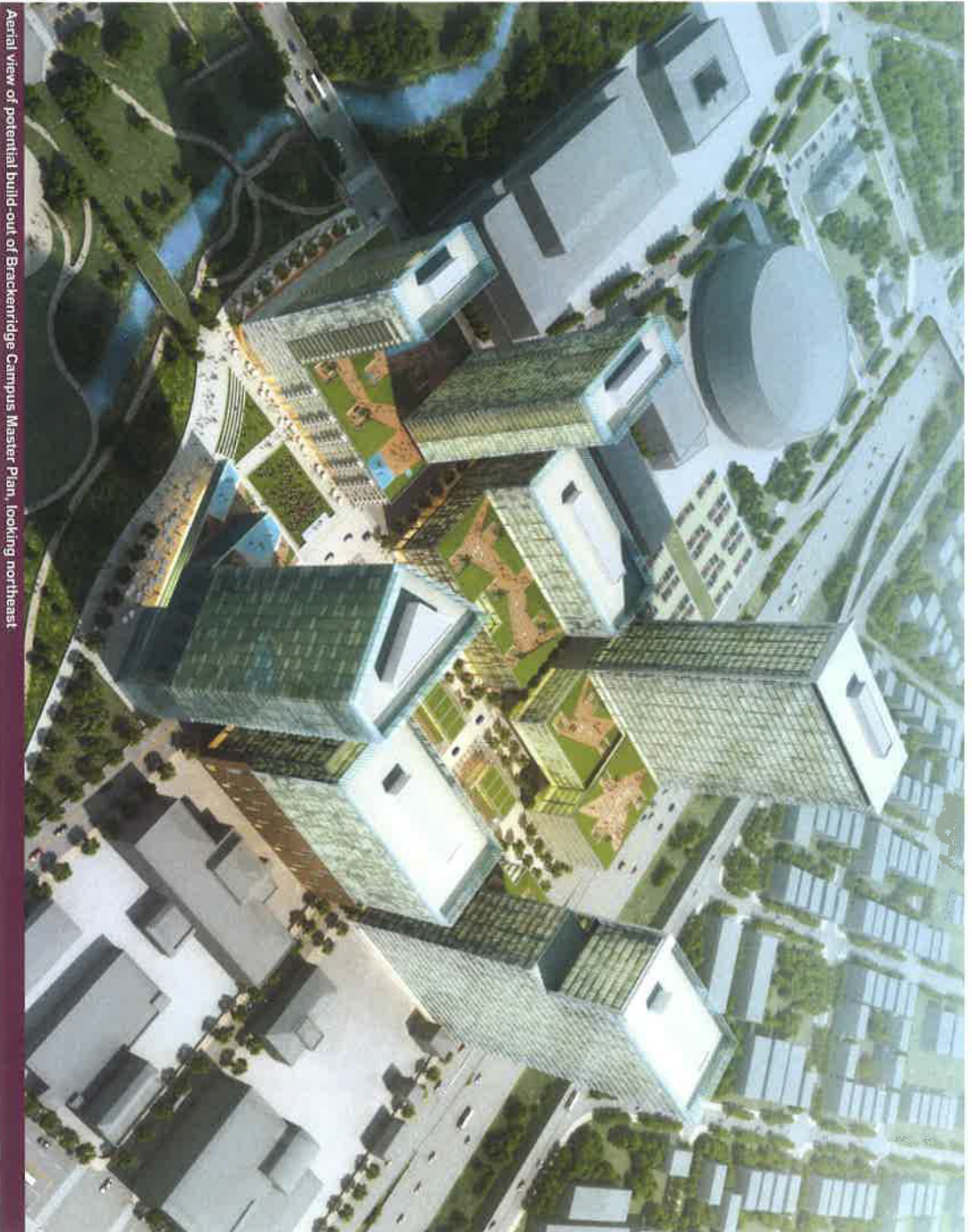
CENTRAL HEALTH
BRACKENRIDGE CAMPUS



View of full build-out, facing west



CENTRAL HEALTH
IRVING-CLOUD CAMPUS



Aerial view of potential build-out of Brackenridge Campus Master Plan, looking northeast.