

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0047.SH – Pathways at Goodrich

DISTRICT: 5

ZONING FROM: MF-3

TO: MF-4

ADDRESS: 2126 Goodrich Avenue

SITE AREA: 4.358 acres (189,834.4 sq. ft.)

OWNER: Housing Authority of the City
of Austin

APPLICANT: Husch Blackwell LLP
(Nikelle Meade)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Multifamily Residence (Moderate-High Density) – Conditional Overlay (MF-4-CO) combining district zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 22, 2018

Scheduled for Planning Commission

CITY COUNCIL ACTION:

June 14, 2018

Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

The Housing Authority of the City of Austin (HACA) is the owner of the property, and is seeking to redevelop affordable housing onsite. The property is currently occupied by 12 one-story duplexes (24 units) and 4 two-story fourplexes (16 units) for a total of 40 units. These buildings were constructed in the 1970s and have fallen into disrepair. The current rezoning request is part of a project to redevelop the site with 120 affordable housing units of various types.

Table 1: Unit Types

Quantity	Unit Type
44	1 Bedroom
54	2 Bedroom
17	3 Bedroom
5	4 Bedroom
120	Total

HACA applied for and subsequently received housing tax credits to finance the project. The application contained specific numbers of unit types as listed in Table 1 above. For multifamily zoning districts, the Land Development Code contains standards for minimum site area per dwelling unit. For example, in MF-3, 1,200 square feet are required for an efficiency dwelling unit, 1,500 square feet for a one bedroom unit, and 1,800 square feet for a unit with 2 bedrooms or more. These numbers are multiplied out by the number of units; the total required square footage may not exceed the total area of the site.

In this case, the total required site area exceeds the total site area. Therefore, a rezoning would be required to MF-4, which would allow for the proposed unit mix, and would meet the minimum site area requirements. (See Exhibit D, Minimum Site Area Analysis).

The applicant met and corresponded with the Zilker Neighborhood Association (ZNA) about the project. ZNA agreed to support the project and the rezoning application, under certain conditions (See Exhibit G, Correspondence from Interested Parties). Of the conditions requested, the following can be included in a Conditional Overlay:

- 25-foot building setback on Bluebonnet Lane
- Maximum height of 40 feet
- Maximum impervious cover of 65%
- Maximum number of units at 120

The letter also includes a table with unit types and affordability levels (See Exhibit G); the table matches exactly what the applicant is planning to build. However, metrics such as affordability and number of bedrooms cannot be placed in a Conditional Overlay. The applicant is willing to create a private restrictive covenant concerning the table if ZNA is interested.

A Capitol View Corridor (CVC 08 – The South Lamar at La Casa Drive Corridor) cuts through the western portion of the property. Within this overlay, buildings would be limited

to approximately 45 feet. The proposed project is less than 40 feet, therefore the CVC will not be a limiting factor in this case.

Documentation was provided to Austin Independent School District (AISD) regarding details of the project such as number of units by type. With this information in hand, AISD prepared an Educational Impact Statement (EIS) for the project (See Exhibit F).

A Neighborhood Traffic Analysis (NTA) is required for this zoning case and the accompanying site plan (SP-2017-0503C.SH). Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo to document their analysis.

CASE MANAGER COMMENTS:

The property is part of the Goodrich Place subdivision which was developed in the early 1970s and is located between Bluebonnet Lane and Goodrich Avenue in the Zilker neighborhood. The property is currently occupied by 12 one-story duplexes (24 units) and 4 two-story fourplexes (16 units) for a total of 40 units.

Rabb Glen is a private road serving the development. The intersection of Rabb Glen and Goodrich Avenue is approximately 225 feet from South Lamar Boulevard. The property is developed with a mix of single story duplexes and two story fourplexes with a total of 40 units. The site is not in the flood plain, and has some minor topography, sloping down from west to east, an elevation change of approximately eight feet.

To the north and west of the site are single family neighborhoods with a mix of single family houses and duplexes. Immediately south of the site are commercial and office spaces which front on South Lamar Boulevard. To the east across Goodrich Avenue are warehouse spaces and some commercial uses.

BASIS OF RECOMMENDATION:

Staff recommends Multifamily Residence (Moderate-High Density) – Conditional Overlay (MF-4-CO) combining district zoning. Provisions of a Conditional Overlay would be as follows:

- 25-foot building setback on Bluebonnet Lane
- Maximum height of 40 feet
- Maximum impervious cover of 65%
- Maximum number of units at 120

These provisions are proposed by the Zilker Neighborhood Association as conditions of their support, and agreed to by the applicant. Staff is not opposed to any of these conditions on the property, and recommends them for inclusion in a conditional overlay.

Regarding the MF-4 base district, the first basis of recommendation is that the proposed zoning should be consistent with the purpose statement of the district sought. An MF-4 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired; this location is located close to a core transit corridor and in a multifamily residential area. Further, the MF-4 designation would allow the project to be built with the unit mix that was originally contemplated and funded.

The second basis is that rezoning should be consistent with policies and principles adopted by the City Council. The property is located within 500 feet of an Activity Corridor – South Lamar Boulevard - identified in the Imagine Austin Plan, which was adopted by Council in June, 2012.

The third basis is that zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. Multifamily housing already exists on the site, and a zoning change is sought for slightly more intensity. An orderly arrangement of land uses is maintained, stepping down from commercial along South Lamar, to multifamily on the subject property, to single family to the north. The zoning change will promote walkability in the neighborhood by having residential and non-residential uses in close proximity.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-3	Apartment / Condo
North	SF-3, then Frazier Ave, then SF-3	Single Family, Duplex, then Frazier Ave, then Single Family
South	MF-3-CO, CS-MU-CO, CS-V	Office, Commercial, Single Family
East	Goodrich Ave, then CS	Goodrich Ave, then Warehousing, Commercial
West	Bluebonnet Ln, then SF-3	Bluebonnet Ln, then Duplex, Single Family

NEIGHBORHOOD PLANNING AREA: Zilker

TIA: Not Required

WATERSHED: West Bouldin Creek

OVERLAYS: Capitol View Corridor – #8 The South Lamar at Casa Drive Corridor

SCHOOLS: Zilker Elementary School; O Henry Middle School; Austin High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Save Our Springs Alliance
Austin Neighborhoods Council	Seltexas
Bike Austin	Sierra Club Austin Regional Group
Friends of Austin Neighborhoods	South Central Coalition
Friends of Zilker	South Lamar IBIZ District
Goodrich Place Neighborhood Association	South Lamar Neighborhood Assn
Homeless Neighborhood Association	TNR BCP - Travis County Natural Resources
Neighborhood Empowerment Foundation	Zilker Neighborhood Assn
Perry Grid 614	
Preservation Austin	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0021 Pathways at Goodrich 1805 Rabb Glen St	CS to MF-3	05-23-17- Rec MF-3	06-15-17 – Apvd MF-3
C14-2016-0027 Whichcraft Beer Store 2110 S. Lamar Blvd	CS to CS-1	04-12-16 – Rec CS-1	06-16-16 - Apvd CS-1-CO (CO prohibiting cocktail lounge use)
C14-2015-0008 2130 Goodrich Ave	CS to CS-MU	04-16-15 – Rec CS-MU-CO, (CO limits trips to 340 and prohibits Restaurant uses)	6-11-15 - Apvd CS-MU-CO (CO limits trips to 340 and prohibits Restaurant uses)

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0141 Allwood Condos 2106 Allwood Dr	SF-3 to SF-6	01-12-16 – Rec SF-6-CO (CO requires 2 added parking spaces, no waiver from stormwater, construct sidewalk)	03-24-18 – Apvd SF-6-CO, (PC rec, add'l conditions – impervious cover limit to 49%)
C14-2013-0056 – 2505 & 2507 Bluebonnet Rezoning	SF-3 to MF-2	09-10-13 –Rec MF-6-CO	10-17-13 – Approved MF-2-CO (CO – limit to 18 res units, 20 units/ acre, max height of 30 ft or 2 stories, rooftop access limited)
C14-2010-0122 Cabot-Chase, Ltd. 2203 S Lamar Boulevard	CS to CS-1	08-10-10 - Rec CS-1-CO	09-23-10 – Apvd CS-1-CO (CO to limit cocktail lounge) Vote 6-1
C14-2009-0039 Danziger 2 2305 Bluebonnet Lane	LO to MF-3-CO	06-23-09- Rec MF-3-CO (CO for coverage (50%) and impervious cover (65%).	07-23-09 – Approved MF-3-CO (CO for 200 trips, max of 7 res units, max bldg. coverage 50%, max impervious coverage 65%)
C14-2008-0019.001 – South Lamar Vertical Mixed Use Building Zoning Opt-In/Opt-Out Process; 2121 South Lamar Boulevard	CS to CS-V	05-13-08 - Rec CS-V	06-18-08 – Apvd CS-V
C14-2008-0060 – Zilker Vertical Mixed Use Building (V) Rezoning Opt- In/Opt-Out Process; Tract 37	CS to CS-V	08-12-08 - Rec CS-V	10-16-08 - Apvd CS-V, with exemptions from parking requirements.

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0070 – South Lamar and Bluebonnet; 2323 and 2315 South Lamar Boulevard, 2421 Bluebonnet Lane	SF-2 and CS to GR	08-26-08- Rec LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3.	11-20-08 - LO-CO for Tract 1, GR-CO for Tract 2, GR-V-CO for Tract 3 (CO for 2,000 trips per day, access to Bluebonnet limited to 1 driveway, prohibited uses – automotive, exterminating, pawn shop, funeral services)

RELATED CASES:

The subject property is Lot 2 of the Goodrich Subdivision, a subdivision recorded on January 17, 1972 (C8S-72-002). (See Exhibit C, Plat)

A 0.76 acre tract that forms the southeast portion of the property, was rezoned from CS to MF-3 in zoning case C14-2017-0021. This rezoning was initiated at an earlier stage, when MF-3 appeared an adequate zoning district to build the proposed project.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bluebonnet Ln	60 ft	40 ft	Residential collector	Yes	Bluebonnet Ln	Yes. Bus stop on Lamar. Routes 3, 300, 331, 338, 484
Goodrich Ave	50 ft	27 ft	Residential collector	No	Goodrich Ave	

OTHER STAFF COMMENTS:Comprehensive Planning

The property is located within the boundaries of a Zilker Neighborhood Planning area, which does not have an adopted neighborhood plan. Surrounding land uses includes single family houses, apartments, condos, and a city park to the north; a variety of retail uses, apartments and condos to the south; a church, small apartments and single family housing to the west; and variety of retail, auto sales and servicing businesses, a gas station, and a vet hospital to the east. Zilker Elementary School and neighborhood park are ¼ mile away. The proposal is to demolish the existing units (40 in total) and build a new 120 unit multi-family apartment complex with all units to be built under the Smart Housing Program at 30% to 80% MFI.

Connectivity

Public sidewalks are located intermittently within and around the subject area. A Capital Metro transit stop is located 500 ft. from the subject area. Several bus lines run on South Lamar Blvd. including the 803 Rapid Bus. The Walkscore for this property is 57/100, Somewhat Walkable, meaning some errands may be accomplished on foot. There are no existing urban trails within a half a mile from this site.

Imagine Austin

The property is located 300 ft. from an Activity Corridor - South Lamar Boulevard. Activity Corridors are 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.

The following policies are also applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes **a mix of land uses** and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P4.** Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis, by strategies such as: coordinating and planning for

housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled.

- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this property being located 300 ft. from an Activity Corridor on S. Lamar Blvd., which supports a variety of land uses, including multi-family, and the policies above that support a variety of housing types, including affordable housing, this project supports the policies and vision of the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Some trees may be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876.

At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the north, south, east, and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

Additional design regulations will be enforced at the time a site plan is submitted.

FYI – There is a site plan currently under review for this property (SP-2017-0503C.SH) which provides for 120 units of multifamily residential use, along with associated parking and utility improvements. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Zoning Overlays

This site is located within the Zilker Neighborhood Plan and the South Lamar Combined Neighborhood Planning Area. Also, a portion of the site is within the South Lamar at La Casa

Capitol View Corridor. Additional comments may be generated during the site plan review process.

Transportation

A Neighborhood Traffic Analysis is required for this project. (Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo containing their analysis. – SG)

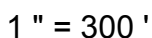
FYI. If the requested zoning is granted, it is recommended, that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.

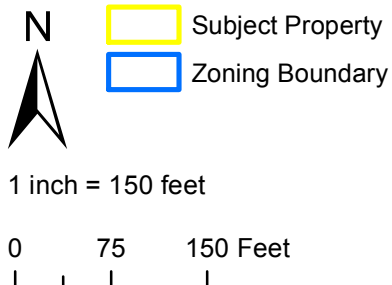
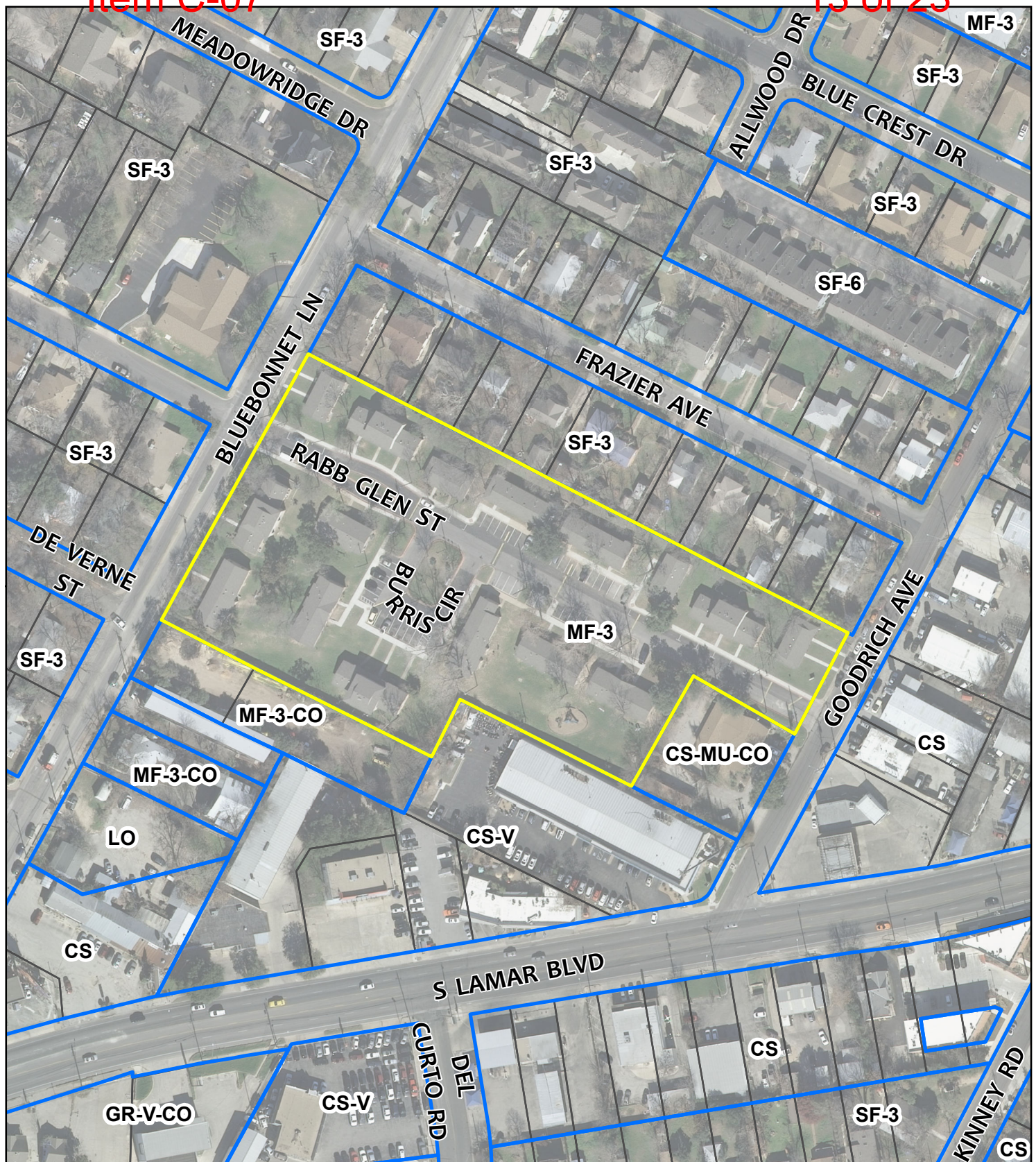
Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved Service Extension Request 4119(W) and 4120 (WW). The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Plat
- D. Minimum Site Area Analysis
- E. Project Fact Sheets
- F. Educational Impact Statement (EIS)
- G. Correspondence from Interested Parties





ZONING & VICINITY

Zoning Case: C14-2018-0047.SH
 Address: Pathways at Goodrich Place
 Subject Area: 4.358 Acres
 Case Manager: Scott Grantham

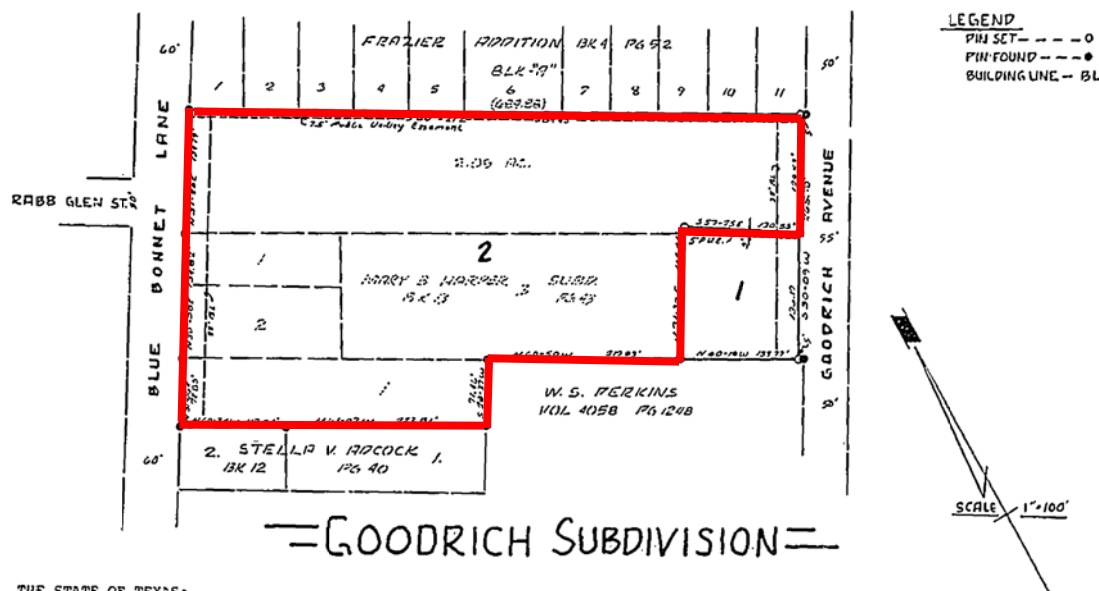
This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Item C-07

EXHIBIT C

14 of 23



THE STATE OF TEXAS:
COUNTY OF TRAVIS :

KNOW ALL MEN THESE PRESENTS: That I, Ken Wendler, of Austin, Texas, owner of 4.78 acres of land out of the Isaac Decker League, the City of Austin, Travis County, Texas, being described as follows: The north end of Lot 1 Stella V. Adcock Subd., and Lots 1, 2 & 3 of Mary B. Harp, Subd., as shown on Page 2, Volume 133, Page 43, of the Travis County, Texas Plat Records, as conveyed to Ken Wendler by deeds recorded in Volume 369, Page 945, and Volume 7747, Page 118, of the Travis County Deed Records and 2.09 acres of land as conveyed to Ken Wendler by deed recorded in Volume 4043, Page 1150, and Volume 3707, Page 1106, of the Travis County Deed Records, does hereby subdivide 4.78 acres of land out of said 4.78 acres, in accordance with this plat, to be known as GOODRICH SUBDIVISION, and does hereby dedicate to the public use of the streets and easements as shown hereon.

WITNESS MY HAND AND SEAL this the 60 day of JANUARY, 1972, A.D.

Ken Wendler

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

.. BEFORE ME, the undersigned authority, on this day personally appeared Ken Wendler, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6TH day of JANUARY, 1972, A.D.

Stewart A. Pugh
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

14 Jan - 72

Richard Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 14 day of June, 1972, A.D.

Acting Chairman

Assistant Secretary

FILED FOR RECORD: At 10³⁰ o'clock A.M., this the 17 day of January, 1972, A.D.

Deputy

Doris Shropshire, Clerk, County Court, Travis County,
Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 17 day of January, 1972, A.D., at 10:45 o'clock A.M., and duly recorded on the 17 day of January, 1972, A.D., at 10:45 o'clock A.M., in the Plat Records of said County in Plat Book 57, Page 40.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, the date last written above.

பெறுதல்

Doris Shropshire, Clerk, County Court, Travis County,
Texas

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF .54 HAS BEEN COMPLIED WITH.

Surveyed by:
BRYANT-CURINGTON, INC.

Registered Professional Engineer



18 459
Jen - 72 448

CG: -72-2

		MF-3		MF-4		
	Proposed Units	Multiplier	Min Site Area Req'd (sf)	Multiplier	Min Site Area Req'd (sf)	
Efficiency	0	1,200	0	800	0	
1 BR	44	1,500	66,000	1,000	44,000	
2+ BR	76	1,800	136,800	1,200	91,200	
Total	120	Total	202,800	Total	135,200	
Total Site Area (sf)	189,834		202,800 > 189,834		135,200 < 189,200	
			Standard not met		Standard met	

Project Fact Sheet

Pathways at Goodrich Place
2126 Goodrich Avenue
C14-2018-0047.SH

Property Description

- Size: 4.358 acres / 189,834.48 sq. ft.
- Location: Northwest corner of South Lamar Boulevard and Goodrich Avenue

Existing Development

- Goodrich Place Apartments: 40 affordable multifamily apartment homes operated by the Housing Authority of the City of Austin
- 24 units have two bedrooms or more

Proposed Project

- 120 multifamily apartment homes
 - All affordable at 30%, 50%, 60% and 80% MFI
 - 6 of the affordable units reserved for those with special needs, including those struggling with alcohol or drug addictions and the chronically homeless
- Rent for the 40 redevelopment units is currently at 30% MFI and will remain at 30% MFI
- Unit Mix
 - 44 one bedroom
 - 54 two bedroom
 - 17 three bedroom
 - 5 four bedroom

Ownership

- Landowner: Housing Authority of the City of Austin (“HACA”)
- Developer: Pathways at Goodrich Place, LP
 - Joint venture between HACA, Atlantic Pacific Communities, LLC, and Madhouse Development Services, Inc. Both Atlantic Pacific Communities and Madhouse are national leaders in affordable housing development with a long history of providing high quality affordable housing.
- Funding: The Texas Department of Housing and Community Affairs (TDHCA) will fund a portion of the development costs and the rent subsidy via housing tax credits.

Proposed Re-Zoning

- Existing: MF-3
- Proposed: MF-4
- Reason: To achieve the affordable housing criteria agreed to with TDHCA and to meet the affordable housing need in the area for which the tax credits were awarded, the proposed development needs at least seventy-six 2+ bedroom units, but the site area requirements under MF-3 zoning only allow for sixty-eight.

PATHWAYS AT GOODRICH PLACE

Built in 1973, Goodrich Place is a 40-unit public housing property owned and operated by the Housing Authority of the City of Austin (HACA). All 40 units are deeply subsidized, serving low income residents of Austin who pay 30% of their adjusted income in rent. The remainder of the funds used to operate Goodrich Place comes in the form of operating and capital fund subsidies from the U.S. Department of Housing and Urban Development (HUD).

Using the tools provided by the Rental Assistance Demonstration program from HUD, along with the Low Income Housing Tax Credit (LIHTC), HACA is partnering with Atlantic Pacific and Madhouse Development Services to transform Goodrich Place. The 40-unit complex will be redeveloped into a 120-unit apartment community with modern amenities and an array of resident services. Amenities will include:

- Central Air Conditioning
- Energy Star Appliances
- On-site Management Office
- On-site Laundry
- Updated Kitchens and Baths
- Broadband Internet Access
- Outdoor Recreation Areas
- Ceiling Fans
- LED Lighting
- Community Meeting Space

GOODRICH PLACE PROPOSED UNIT MIX			
Unit Size	# of Units	Rent Limit	Net Rents
1 BR	16	RAD (existing)	\$535
1 BR	28	50%-80% of AMI	\$638-\$876
2 BR	15	RAD (existing)	\$673
2 BR	39	50%-80% of AMI	\$763-1,051
3 BR	4	RAD (existing)	\$912
3 BR	13	50%-80% of AMI	\$870-1,214
4 BR	5	RAD (existing)	\$1,105
Total	120		

HACA is committed to protecting the current residents of Goodrich Place. All residents will have the right to return to the redeveloped Pathways at Goodrich Place and are protected during the construction period under the Uniform Relocation Act.

HACA and the Atlantic Pacific/Madhouse development team are pleased to be able to provide the residents, Zilker Neighborhood and City of Austin, with the new Pathways at Goodrich Place. With a successful application for 9% tax credits, construction will begin in early 2018.



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School DistrictPROJECT NAME: Pathways at Goodrich PlaceADDRESS/LOCATION: 2126 Goodrich AvenueCASE #: C14-2018-0047.SH☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION

Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 120 STUDENTS PER UNIT ASSUMPTION

Elementary School: 0.263 Middle School: 0.113 High School: 0.150

IMPACT ON SCHOOLS

The Housing Authority of the City of Austin (HACA) is proposing to redevelop Goodrich Place, a 40-unit public housing property, into a 120-unit apartment community, 100% affordable at 30%, 50%, 60% and 80% MFI, with units up to four bedrooms. Goodrich Place currently houses 21 AISD students (across all grade levels), resulting in a 0.525 student yield factor. Although there will be a period of time when these students are displaced during construction, it is assumed that a proportionate number of students will reside within the development once complete. Using the current student yield factor of 0.525, a total of 63 students is projected for the 120 units; a "net gain" of 42 students across all grade levels. It is estimated that of the additional 42 students, 21 will be assigned to Zilker Elementary School, 9 to O. Henry Middle School and 12 to Austin High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be within the utilization target range of 75-115% for O. Henry (107%) and Austin (107%), and would be above the target range at Zilker (127%), assuming the mobility rates remain the same. O. Henry and Austin would be able to accommodate the projected additional student population from the proposed development. Zilker Elementary has a high number of transfers into the school, which should decrease due to the schools status as "frozen" to transfers and allow for additional capacity for the projected increase in student population from the proposed development.

TRANSPORTATION IMPACT

Zilker ES is located within 2 miles of the proposed development, therefore, students would not qualify for transportation, unless a hazardous route is identified. Students attending O. Henry and Austin will qualify for transportation due to the distance from the proposed development to the schools.

SAFETY IMPACT

No safety impacts have been identified at this time.

Date Prepared: 17 May 18Director's Signature: [Signature]

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Zilker**RATING: Met Standard****ADDRESS:** 1900 Bluebonnet Lane**PERMANENT CAPACITY:** 460**% QUALIFIED FOR FREE/REDUCED LUNCH:** 24.04%**MOBILITY RATE:** +34.2%**POPULATION (without mobility rate)**

ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	418	421	442
% of Permanent Capacity	91%	92%	96%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	561	565	586
% of Permanent Capacity	122%	123%	127%

MIDDLE SCHOOL: O. Henry**RATING: Met Standard****ADDRESS:** 2610 West 10th Street**PERMANENT CAPACITY:** 945**% QUALIFIED FOR FREE/REDUCED LUNCH:** 31.34%**MOBILITY RATE:** -0.7%**POPULATION (without mobility rate)**

MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	876	1,009	1,018
% of Permanent Capacity	93%	107%	108%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	870	1,002	1,011
% of Permanent Capacity	92%	106%	107%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

HIGH SCHOOL: Austin	RATING: Met Standard
ADDRESS: 1715 W. Cesar Chavez Street	PERMANENT CAPACITY: 2,247
% QUALIFIED FOR FREE/REDUCED LUNCH: 28.82%	MOBILITY RATE: +10.1%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,982	2,176	2,188
% of Permanent Capacity	88%	97%	97%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,182	2,396	2,408
% of Permanent Capacity	97%	107%	107%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

ZNA Zoning Committee, May 4, 2018**Proposed conditional overlay for a rezoning from MF3 to MF4****Pathways at Goodrich Place project**

The ZNA Zoning Committee recommends that the property be rezoned from Multifamily 3 to Multifamily 4 subject to the following conditions:

1. A 25-foot building setback shall be established and maintained along the Bluebonnet Lane right-of-way.
2. The maximum height of the buildings shall not exceed 40 feet.
3. The impervious cover shall not exceed 65% of the site area.
4. The maximum density is 120 residential units, with the schedule of bedrooms and affordability levels shown in the table:

Pathways at Goodrich Place mix of unit size and income levels

Bedrooms	# of Units	Preserved or New	% of AMI
1 Bedroom	4	Preserved	30%
1 Bedroom	12	Preserved	50%
1 Bedroom	5	New	50%
1 Bedroom	19	New	60%
1 Bedroom	4	New	80%
2 Bedroom	4	Preserved	30%
2 Bedroom	11	Preserved	50%
2 Bedroom	9	New	50%
2 Bedroom	26	New	60%
2 Bedroom	4	New	80%
3 Bedroom	2	Preserved	30%
3 Bedroom	2	Preserved	50%
3 Bedroom	4	New	50%
3 Bedroom	7	New	60%
3 Bedroom	2	New	80%
4 Bedroom	1	Preserved	30%
4 Bedroom	1	Preserved	50%
4 Bedroom	3	Preserved	60%

Total 120

(See page 2 for comparison of MF3 and MF4 development standards.)

Comparison of MF3 and MF4 site development standards in the current City of Austin code (April 30, 2018)

	Multifamily Zoning District	
Dimension	MF 3	MF 4
Height (max feet)	40	60
Yard setbacks (min feet)		
Front	25	15
Street side	15	
Interior side	5	
Rear	10	
Building cover %	55	60
Impervious cover %	65	70
Floor-to-area ratio	0.75	0.75
Site area per dwelling unit (min square feet); current code 25-2-562		
2 or more bedrooms	1800*	1200
1 bedroom	1500	1000
Efficiency	1200	800

* The variance requested for the Housing Authority's project Pathways at Goodrich Place would change this number to 1600 sf.

Pathways at Goodrich Place site area = 4.36 acres (189,816 sf)

Current zoning is MF3

Density: The 2017 rezoning notice for the Pathways project gives 36 units/acre as the maximum density for MF3 zoning.

Existing, 40 units, 4,745.4 sf of site area/unit, 9.2 units/ac.

Pathways proposed, 120 units, 1,581.8 sf of site area/unit, 27.27 units/ac.

Allowable in MF3, 157 units, 1,210 sf of site area/unit, 36 units/ac.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2018-0047.SH

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 22, 2018, Planning Commission
June 14, 2018, City Council

CHARLES W KASTNER 78704
Your Name (please print)

1805 FRAZIER AVE
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone: 512 416-7487

Comments: I OBJECT BECAUSE THE

TRAFFIC IS TOO HEAVY NOW, I
DO NOT WANT MORE TRAFFIC

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810