

Transforming McKalla Place

Sustainable · Innovative · Creative

Gracywoods Neighborhood Association

June 5, 2018



Context

- Supports the goals of North Burnet/Gateway Neighborhood Plan and Imagine Austin
 - High Density Mixed Use
 - Integrated Parkland
- City Memo: Best Site for Affordable Housing
- City's "Second Downtown" concept
- Last opportunity to provide thoughtful affordable housing in this area
- Creative innovation zone

Alignment with Core Principles of Imagine Austin

- Grow as a compact, connected city
- Integrate nature into the city
- Provide paths to prosperity to all
- Develop as an affordable and healthy community
- Think creatively and work together

Key Components

- Diverse array of housing types
- Live + Work space for Artists with gallery-style storefronts
- Flexible education/workforce development
- Music and Artist/Artisan-oriented spaces with studios
- Community-scale grocery store < 35k square feet
- Meandering parklands connecting public spaces
- Market-rate and non-profit office spaces

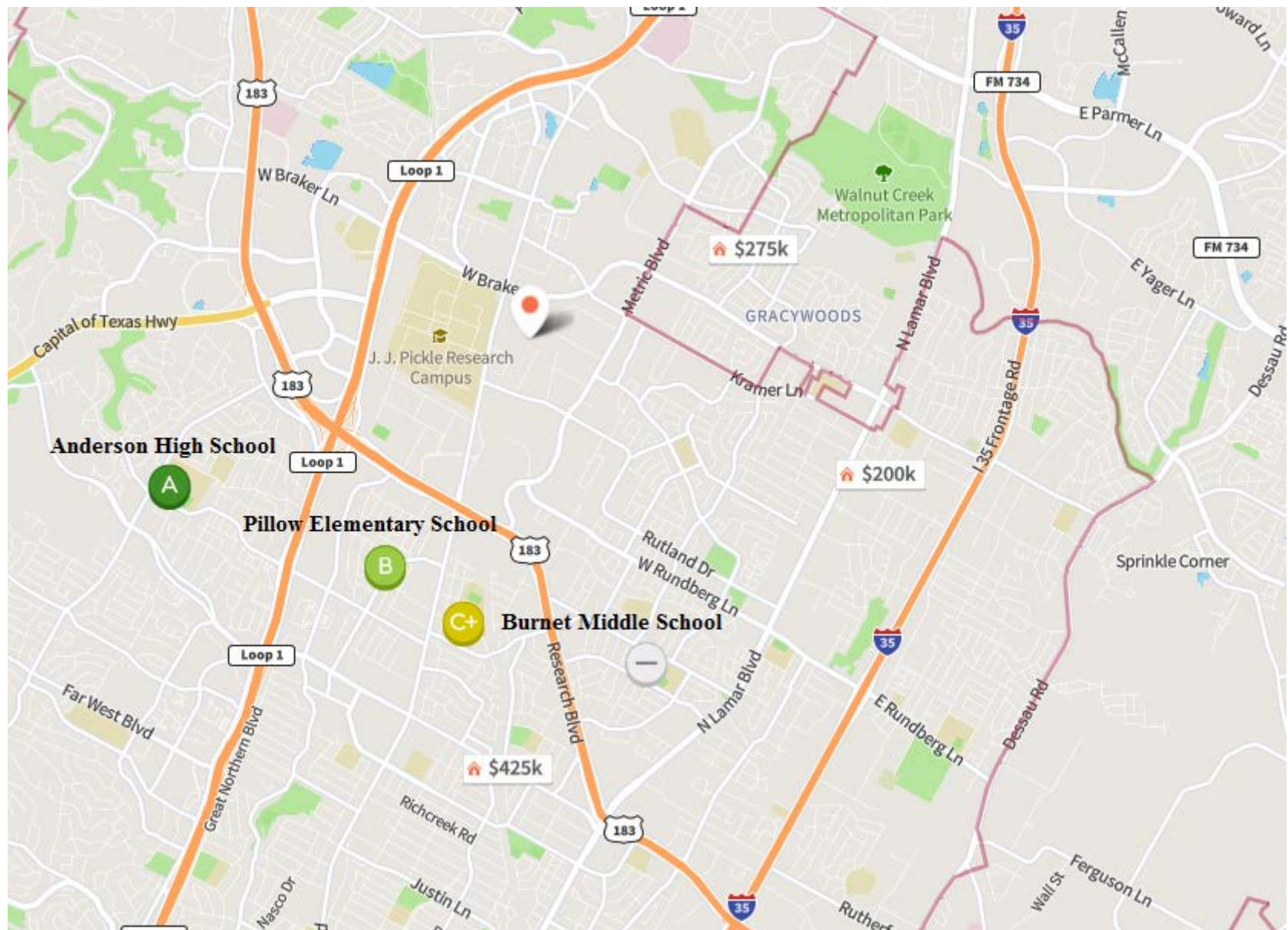


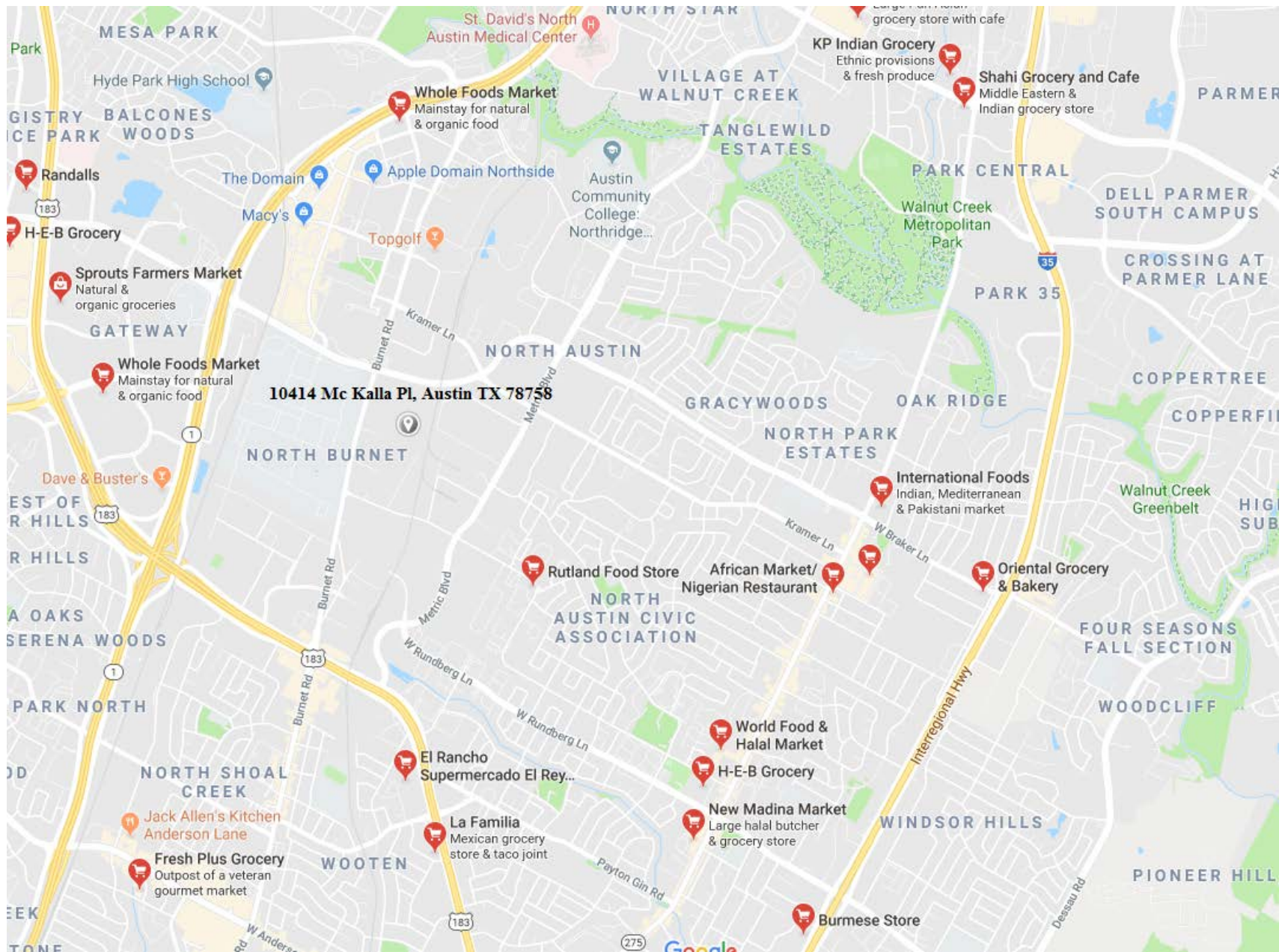
Amenities

- On-site wellness services
 - Community wellness center & fitness studios
 - Childcare facilities
- Walkable neighborhood destination
- Trail connectivity (walking, jogging, & cycling)
- Parkland (min. 5 acres) and edible landscaping

Adjacent To:

- K-12 and colleges
- UT's J.J. Pickle Campus
- Major Employers
- Mixed-use developments





Environmental

- As per Staff recommendation, 15% of parcel for water quality/detention which is integrated into the parkland area to protect Walnut Creek
- Minimum 2-Star Austin Energy Certification
- Pursue LEED certification

Affordable Housing Components

- Mix of “for sale” and “for lease” units at a variety of income levels
- Partner with affordable housing nonprofit organization
- Will include market-rate housing to strengthen the levels of affordability

Planned Housing

- 120 “for lease” live-work units (40 w/storefront)
- 240 “for lease” with mix of 2- and 3-bedroom units for family-friendly housing
- 350 “for lease” 1-bedroom units for creatives, seniors, and people with special needs
- 200 “for sale” units mixed bedroom count

Transportation Overview

- Space reserved for MetroRail train station
- Internal pedestrian-oriented parkway connecting Braker Lane with McKalla Place
- Shared on-site parking for residents, patrons, and visitors
- Proximity to numerous existing Capital Metro stops
- On-site designated bicycle infrastructure
- Vehicular: Ingress/Egress: 78' easement Braker, 50' easement Burnet and direct frontage on McKalla



Q&A