ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0147 200 Academy DISTRICT: 9

ZONING RQUEST:
Tract 1: from CS-1-NCCD-NP to CS-1-MU-NP
Tract 2: from CS-NCCD-NP to CS-MU-NP
Tract 3: from MF-4-NCCD-NP to MF-4-NP

ADDRESS: 146 ½, 200, 200 ½, 204 ½ Academy Drive, 1006 and 1020 Melissa Lane

SITE AREA: 4.6 acres

PROPERTY OWNER: Spearhead Academy LTD (Chris Wallin)

AGENT: Weiss Architecture Inc (Richard Weiss)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends rezoning

Tract 1 to commercial-liquor sales-mixed use-neighborhood conservation combining district-neighborhood plan (CS-1-MU-NCCD-NP) combining district zoning, to amend the NCCD's site development regulations, and permitted and conditional land uses.

Tract 2 to general commercial services-mixed use-neighborhood conservation combining district-neighborhood plan (CS-MU-NCCD-NP) combining district zoning, to amend the NCCD's site development regulations, and permitted and conditional land uses.

Tract 3 to multifamily residence moderate-high density-neighborhood conservation combining district-neighborhood plan (MF-4-NCCD-NP) combining district zoning, to amend the NCCD's site development regulations.

A Restrictive Covenant (RC) that includes all recommendations listed in the Transportation Mitigation Memo, dated May 21, 2021 as provided *Exhibit D: TIA Memo*.

For a summary of the basis of staff's recommendation, see pages 3-6.

MUSIC COMMISSION ACTION / RECOMMENDATION:

September 13, 2020 **Approved the applicant's rezoning request. Vote: 7-0. [Chair Mahone and Vice-Chair Patterson abstained; Commissioners Limon and Sullivan were absent].**

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 12, 2021 **Scheduled for Planning Commission**

September 14, 2021 Approved Commissioner Cox's request to postpone to October 12, 2021. Vote: 7-2. [Commissioner Cox – 1st, Commissioner Schneider – 2nd; Vice Chair Hempel and Commissioner Thompson voted nay; Commissioners Llanes Pulido and Connolly abstained].

August 10, 2021 Approved neighborhood's request to postpone to September 14, 2021 on the consent agenda. Vote: 7-0. [Commissioner Thompson -1st, Commission Howard - 2nd; Commissioners Llanes Pulido and Shieh were off the dais; Vice Chair Hempel and Commissioners Connolly, Mushtaler and Schneider were absent].

CITY COUNCIL ACTION:

To be Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

Staff has received comments in opposition to this rezoning request. For all written and emailed comments, please see *Exhibit C: Correspondence Received.*

On September 14, 2021 the Planning Commission heard and discussed this case. Commissioners acknowledged the historical relevance of the music venue but expressed concerns on rightsizing it for its location. The need for housing options and availability was also raised. The Commissioners voted to postpone this case to October 12, 2021 to allow the applicant and interested parties more time to discuss their individual concerns and needs for the proposed development.

Prior to the Public Hearing at Planning Commission on October 12, 2021, questions were provided to staff. Please see *Exhibit E: Questions to Staff* for all Commissioner questions and answers.

This property is currently subject to the Fairview Park Neighborhood Conservation Combining District (NCCD) and therefore has more restrictive site development standards and permitted land uses than what the existing base districts allow. The following table illustrates the current zoning and what base zoning district it is most similar too based on exiting allowed site development standards and permitted land uses within the NCCD:

Current Zoning	**Most Similar Base Zoning**
Tract 1: CS-1-NCCD-NP	NO (neighborhood office)
Tract 2: CS-NCCD-NP	NO (neighborhood office)
Tract 3: MF-4-NCCD-NP	MF-2 (multifamily residence low density)

The applicant is requesting to be removed from the Fairview Park NCCD. This NCCD was created in 1986 (Ordinance No. 86-0807-H) and has been amended three times since then. Two of those times were to add additional properties into the boundary (Ordinance No. 030717-119 and Ordinance No. 20100923-120) and the most recent to change the conditions of zoning on the property immediately west of this site (Ordinance No. 20141211-139).

CASE MANAGER COMMENTS:

This property is approximately 4.6 acres and is currently developed with the old Austin Opera House and associated surface parking. It was previously used as a music venue and recording studio. The performance areas have been converted into office space, but the recording studio remains. Adjacent zoning consists of CS-MU-V-NP to the north, CS-NCCD-NP to the west, GR-H-NCCD-NP to the south, and SF-3-H-NCCD-NP and SF-3-NCCD-NP to the east across Melissa Lane. Please refer to *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map.*

The applicant would like to build a mixed-use development on this property and is requesting to be removed from the NCCD. If the applicant's request was granted by City Council, they would be allowed to build under the current site development standards for each tract's base zoning district. The following tables illustrate what is currently allowed by code through the NCCD, what the applicant is requesting with this rezoning case and staff's recommendation.

Tract 1 (CS-1-NCCD-NP) and Tract 2 (CS-NCCD-NP) Site Development Standards			
Standard	Current Site Development Standards (per the NCCD)	Applicant Request (CS-1 and CS base zoning district standards)	Staff Recommendation
Zoning	CS-1-NCCD-NP CS-NCCD-NP	CS-1-MU-NP CS-MU-NP	CS-1-MU-NCCD-NP CS-MU-NCCD-NP
Floor Area Ratio	0.35:1	2:1	1.5:1
Height	35' of 2 stories	60'	60'
Building Coverage	35%	95%	75%
Impervious Cover	60%	95%	95%
Maximum Units per Acre	15	No unit cap	43 units per acres

Tract 3 (MF-4-NCCD-NP) Site Development Standards			
Standard	Current Site Development Standards (per the NCCD)	Applicant Request (MF-4 base zoning district standards)	Staff Recommendation
Zoning	MF-4-NCCD-NP	MF-4-NP	MF-4-NCCD-NP
Units Per Acre	22	No unit cap	36 units per acre plus MF-3 base zoning minimum site area requirements for each dwelling unit (1,200 SF for an efficiency dwelling unit; 1,500 SF, for a one-bedroom dwelling unit; and 1,800 SF for a dwelling unit with two or more bedrooms.)
Impervious Cover	55%	70%	65%

Per the current NCCD ordinance, only office uses (excluding medical office) are allowed within Tracts 1 and 2. Should the applicant's rezoning request be granted by City Council, staff recommends prohibiting and making conditional the following land uses for these tracts.

PROHIBITED LAND USES (TRACT 1)

Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Building Maintenance Services
Campground
Commercial Blood Plasma Center
Construction Sales and Services
Consumer Repair Services
Convenience Storage
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Electronic Testing
Equipment Repair Services
Equipment Sales
Exterminating Services
Funeral Services
Kennels
Laundry Services
Monument Retail Sales
Pawn Shop Services
Pedicab Storage and Dispatch
Research Services
Service Station
Vehicle Storage
Veterinary Services
Custom Manufacturing
Indoor Crop Production
Club or Lodge
Community Events
Congregate Living
Hospital Services (General)
Maintenance and Service Facilities
Residential Treatment

CONDITIONAL LAND USES (TRACT 1)

Cocktail Lounge (maximum 17,500 square feet allowed)
Limited Warehousing and Distribution

PROHIBITED LAND USES (TRACT 2)

Agricultural Sales and Services
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Building Maintenance Services
Campground
Commercial Blood Plasma Center
Construction Sales and Services
Consumer Repair Services
Convenience Storage
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly
Equipment Repair Services
Equipment Sales
Exterminating Services
Funeral Services
Kennels
Laundry Services
Pawn Shop Services
Pedicab Storage and Dispatch
Research Services
Service Station
Vehicle Storage
Veterinary Services
Custom Manufacturing
Club or Lodge
Community Events
Congregate Living
Hospital Services (General)
Maintenance and Service Facilities
Residential Treatment

CONDITIONAL LAND USES (TRACT 2)

Limited Warehousing and Distribution

BASIS OF RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

   The Fairview Park NCCD was adopted by City Council in 1986. Since its creation properties have been added to the boundary or rezoned to allow for a change in entitlements but no properties have been removed from the boundary.

   Rezoning this site to allow for additional entitlements and land uses while keeping it within the existing NCCD boundary would be consistent with past treatment of properties within this NCCD.

2. *The proposed zoning should promote consistency and orderly planning; Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

   Tracts 1 and 2 of this property are surrounded by commercial base zoning districts. Allowing for an increase in site development standards and permitted land uses (including residential) would be consistent with the adjacent zoning pattern. Tract 3's current zoning is most closely aligned

with the MF-2 zoning district. Allowing for the equivalent of MF-3 zoning on this tract would still be compatible with single-family uses and provide a transition in land use and development intensity from S. Congress to Melissa Lane.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	CS-1-NCCD-NP, CS-NCCD-NP and MF-4-NCCD-NP	Administrative and Business Offices, Communications Services
North	CS-MU-V-NP	Multi-Family
South	GR-H-NCCD-NP	Hotel-Motel
East	SF-3-NCCD-NP and SF-3-H-NCCD-NP	Single-Family
West	CS-NCCD-NP	Hotel-Motel, Condominium Residential

NEIGHBORHOOD PLANNING AREA: Greater South River City (South River City)

TIA: A TIA was conducted with this rezoning case. Staff recommends creating a Public Restrictive Covenant that includes all recommendations listed in the Transportation Mitigation Memo, dated May 21, 2021 as provided in *Exhibit D: TIA Memo*. At time of site plan if triggered per LDC 25-6-113, amendments to the TIA may be conducted if required.

WATERSHED: East Bouldin Creek Watershed

OVERLAYS: ADU Approximate Area Reduced Parking, Neighborhood Conservation Combining District (Fairview Park), Residential Design Standards and Selected Sign Ordinances

SCHOOLS: Travis Heights Elementary, Lively Middle and Travis High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Bike Austin
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team
Friends of Austin Neighborhoods
Greater South River City Combined
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas
Sierra Club, Austin Regional Group
South Central Coalition
South Central Waterfront Advisory Board
South River City Citizens Assn.
Zoning Committee of South River City Citizens

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2014-0117 and NPA-2014-0022.02 Terrace Hotel 110 Academy Drive	From CS-NCCD-NP to CS-NCCD-NP for Tracts lA and 1B and to CS-1-NCCD-NP for Tract 2.	Approved staff's recommendations.	Approved Commission Recommendation (12/11/14).
C14-2013-0022 Congress Avenue Baptist Church 1511 Congress	From SF-3-NCCD-NP to GR-NCCD-NP	Denied request.	No Action (Case Expired).
C14-2010-0142 1307 Newning Avenue	To add "NCCD" zoning to the property.	Approved staff's recommendations.	Approved Commission's recommendation. (9/23/10).
C14-02-0067	To include an additional land (property) into Fairview Park Neighborhood NCCD.	Approved staff's recommendations.	Approved the inclusion of 48 tracts of land into the Park Neighborhood NCCD and revised language within the original ordinance for the affected 48 tracts. (7/17/03)

RELATED CASES:

NPA-2019-0022.01: this is neighborhood plan amendment (NPA) case being considered with this rezoning request.

C14-05-0139: This rezoning case established the South River City Neighborhood Plan Area. This property's base zoning district was not changed during this process (Ordinance No. 20050929-Z003).

C14-85-351: This rezoning case established the Fairview Park Neighborhood NCCD (Ordinance No. 86-0807-H).

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Melissa Lane	~50’	Existing	30’	1	No	No	
Academy Drive	66’	Existing	30’	1	No	Yes	Yes

OTHER STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East 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.

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

3. According to floodplain maps, there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

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

6. 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 square feet cumulative is exceeded, and onsite control for the two-year storm.

7. 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.

PARD Review

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with CS-MU-NCCD-NP, CS-1-MU-NCCD-NP and MF-4-NCCD-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined

using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is subject to compatibility standards. Along the east and south 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 25 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.

SP3. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient existing right-of-way for Melissa Lane and Academy Drive. A traffic impact analysis (TIA) was required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC 25-6-142].

Comments will be provided in a separate memo, please see *Exhibit D: TIA Memo*.

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. 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.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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

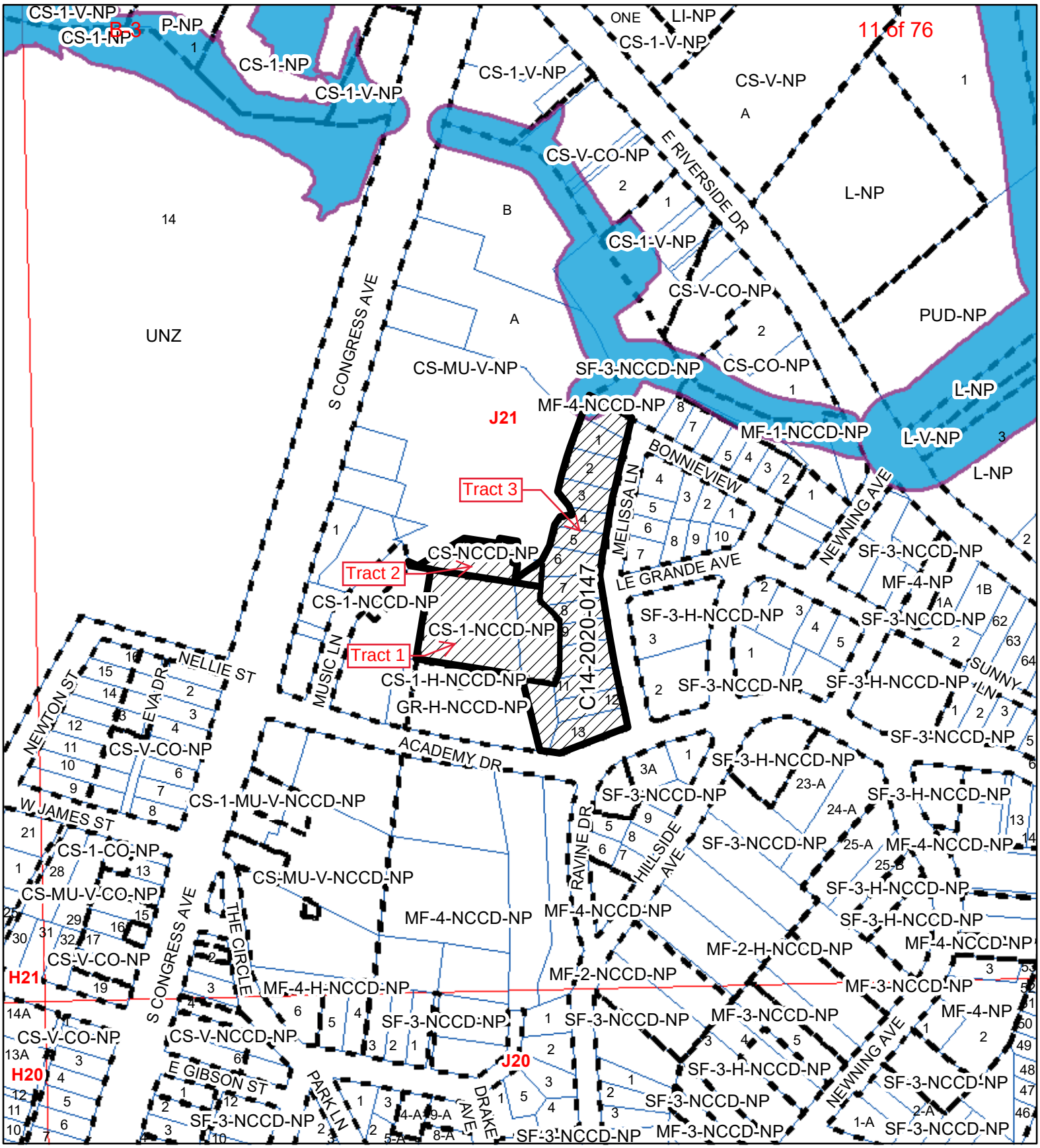
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: TIA Memo

Exhibit E: Questions to Staff



N

1" = 300'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

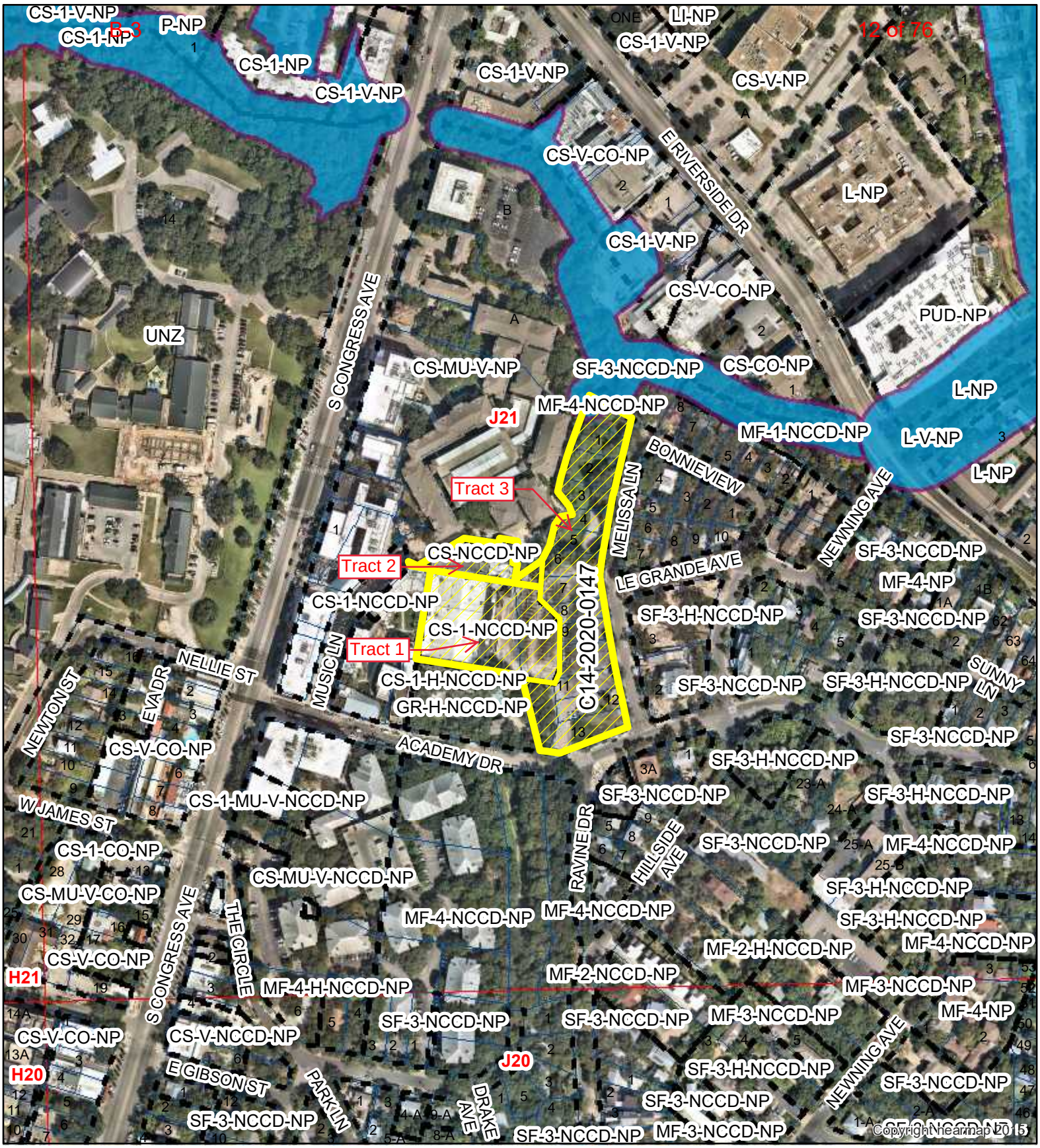
CREEK BUFFER

200 Academy

Exhibit A

ZONING CASE#: C14-2020-0147
LOCATION: 200 Academy Dr.
SUBJECT AREA: 4.6076 ACRES
GRID: J21
MANAGER: KATE CLARK

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



N

1" = 300'

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

200 Academy

Exhibit B

ZONING CASE#: C14-2020-0147
LOCATION: 200 Academy Dr.
SUBJECT AREA: 4.6076 ACRES
GRID: J21
MANAGER: KATE CLARK

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April 18, 2019

Dear Mr. Weiss and Mr. Wallin,

Re: NPA-2019-0022.01 for 200 Academy

Thank you for your recent presentation to the Greater South River City Combined (GSRCC) Neighborhood Planning Contact Team (NPCT). We appreciate hearing from you and Will about your proposed plan amendment.

The NPCT voted to support the neighbors in attendance who unanimously opposed your project to amend our GSRCC NP, citing below the problems it will bring to the interior of the neighborhood:

- Alcohol sales bring inebriated people into our residential neighborhood. Neighbors along the S. Congress corridor are experiencing increased trespassing by customers who urinate, defecate, engage in sex acts, use drugs, and/or pass out. Adding an alcohol sales outlet interior to the neighborhood on a residential street will only worsen these problems.
- An influx of additional traffic in an already crowded part of the neighborhood. Your proposed restricted access and egress for automobiles entering and exiting the site on Academy and Melissa St. would not address the majority of the traffic, which is likely to be ride-shares routed through the neighborhood by commercial wayfinder apps. Your site does not have access to S. Congress; therefore it is not on a commercial corridor where the uses you propose and the attendant traffic are appropriate.

The neighbors are not opposed to office and residential uses, which are allowed under the current zoning, established by City of Austin Ordinance #20050929-Z001 and C14-05-0138. These ordinances created the Greater South River City Combined Neighborhood Plan. Page 4 states that the #1 goal of the plan is to "Maintain the historic fabric and respect the established neighborhood character and natural assets".

Since the neighbors cannot support your proposed project, they, and the Contact Team, see no need to pursue amending the NCCD (established by City of Austin Ordinance C14-05-0138 and #20050818-Z003). Several of the adjacent neighbors have downzoned their large properties in accordance with GSRCC NP recommendation A7 and would like to see your property maintain a use that is compatible with the quality of life expected in a residential neighborhood. The museum, restaurant/alcohol sales and retail uses you are requesting are appropriate for a commercial corridor, not inside a residential neighborhood.

We are happy to hear from you regarding a proposed plan amendment that would not be likely to result in the loss of the quiet enjoyment of the neighbor's property and public safety problems that the use currently proposed will create.

Sincerely, Elloa Mathews

Elloa Mathews, Chair,GSRCC NPCT

Cc: Maureen Meredith, COA Neighborhood Plan Amendment Case Manager

Stevie Greathouse, COA Program Manager, Neighborhood Plan Contact Teams

D9 Council Member Kathie Tovo

D9 Planning Commissioner Karen McGraw

SRCC President and Vice President Eric Cassady and Dan Fredine

SRCC Area 1 Coordinator Claudette Lowe

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: August 10, 2021, Planning Commission

Cameron Riffe
Your Name (please print)

☐ I am in favor
☒ I object

1103 Hillside ave
Your address(es) affected by this application (optional)

Signature

Aug 4th 2021
Date

Daytime Telephone (Optional):_____

Comments: The Foot & Car Traffic would best be directed out of the neighborhood. There is a road behind this property that goes thru the muse apts, by equinox & connects to congress. Make that an entrance/exit & use Melissa street for emergency use only. What about the Green space Richard assured would be made on the property?

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: August 10, 2021, Planning Commission

Lane Lowe
Your Name (please print)

☐ **I am in favor**
☑ **I object**

211 Bonnieview St Austin TX 78704
Your address(es) affected by this application (optional)

Signature — 8/2/21 *Date*

Daytime Telephone (Optional): _____

Comments: This area is already too populated and cannot take additional traffic. Getting home from academy from Congress is already hazardous

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

September 3, 2021

Kate Clark, Senior Planner, City of Austin Housing and Planning Department

Kate.Clark@austintexas.gov

Todd Shaw, Chair, Austin Planning Commission

Bc-Todd.Shaw@austintexas.gov

Dear Kate and Commissioner Shaw,

Re: NPA-2019-0022.01 for 200 Academy

The Greater South River City Combined (GSRCC) Neighborhood Plan Contact Team (NPCT) acknowledges the applicant's original presentation for a FLUM change on 200 Academy in April 2019. In more recent meetings with the NPCT subcommittee in August 2021, we were presented the current proposal and the results of the TIA.

As we expressed in 2019, the neighborhood continues to believe that the proposed development is in conflict not only with current residents' goals but with the long-standing planning efforts of the neighborhood as outlined in the Fairview Park NCCD, Neighborhood Plan and the Greater South River City Combined Neighborhood Plan Future Land Use Map.

The proposal is inconsistent with all of these planning efforts on all fronts.

On August 28, 2021 the NPCT unanimously voted to oppose the project, citing below a summary of major points:

- The proposed uses of Concert Venue/Cocktail Lounge and high turnover restaurant are inappropriate. The location of this site deep into a solely-residential part of the neighborhood with the only possible roadway access being a residential street violates land use principles and is totally incompatible with the surrounding, existing neighborhood use. The project has no direct access to S. Congress.
- The Neighborhood Plan charges the Contact Team to "act as stewards of the Plan" and this proposed FLUM change would violate the Plan and hinder the implementation of its recommendations.
- The proposed project is contrary to almost all the provisions of the Neighborhood Plan (which was approved after nearly 2 years of stakeholder input including city staff, Planning Commission, and the City Council). Specifically:
  a. Plan Goal # 1: "Maintain the historic fabric and respect the established neighborhood character and natural assets."
  b. Planning Priority # 1: "New construction and remodeling should be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks."
  c. Transportation Objective: "Improve pedestrian safety and mobility throughout the

neighborhood." Note that the proposal is even more problematic in this regard today than it was at the time this Objective was voted upon since Academy Dr. no longer connects to Riverside Drive. Additionally, there are problems with the current TIA regarding traffic counts, square footage of uses and constructability of sidewalk improvements.

- The proposed changes would also violate the goals of the NCCD. Per the City: *"The purpose of an NCCD is to establish development regulations for unique neighborhoods in order to preserve their traditional character while allowing for controlled growth to occur. An NCCD . . . sets standards for redevelopment that is compatible with the unique character of the neighborhood."*
- A Concert venue would recreate the problem that Texas Monthly described in an article about the Austin Opry House: "The friction with the neighborhood never did die down."

The neighbors are not opposed to office and residential uses, which are allowed under the current zoning, established by City of Austin Ordinance #20050929-Z001 and C14-05-0138. These ordinances created the Greater South River City Combined Neighborhood Plan. Page 4 states that the #1 goal of the plan is to "Maintain the historic fabric and respect the established neighborhood character and natural assets".

This proposal to erect a night club, concert venue and high turnover restaurant in this location could not be more contradictory with this intent.

For these reasons, we strongly oppose the requested FLUM change.

Sincerely,

Elloa Mathews

Elloa Mathews, Chair, GSRCC NPCT

Cc: Richard Weiss, Agent for applicant

Maureen Meredith, COA Neighborhood Plan Amendment Case Manager

Stevie Greathouse, COA Program Manager, Neighborhood Plan Contact Teams

D9 Council Member Kathie Tovo

Todd Shaw, Chair, Austin Planning Commission

D9 Planning Commissioner Carmen Llanes Pulido

SRCC President Cynthia Milne

SRCC Area 1 Coordinator Claudette Lowe

Clark, Kate

From: Jon David Swann
Sent: Tuesday, September 7, 2021 2:39 PM
To: Clark, Kate
Subject: NPA-2019-0022.01
Attachments: COA FLUM change comment form 200 Academy.pdf

*** External Email - Exercise Caution ***

Subject: NPA-2019-0022.01

Dear Ms. Clark:

(Please include this email message with the subject case materials so the Planning Commission can be informed that the proposed FLUM change is a bad idea.)

Dear Commissioners:

The proposed use profoundly violates our Neighborhood Plan, and it also violates the intended nature and character of our residential neighborhood. The change must not be approved.

During my tenure as President of South River City Citizens we experienced chronic and significant disturbance from live music venues located at the site. We do not want that experience to be repeated. The developer needs to find an appropriate location for the noise, litter, and traffic that will accompany his desired use.

Our planning team has met with the developer's representative, and we have listened to his plans. I am very familiar with the site, and I lived at 122B Academy Drive for about a year. The uses indicated in our Neighborhood Plan are still reasonable uses. Our Neighborhood Plan was developed and has been maintained at great cost and effort by neighbors and city staff. The Plan is documented as a City of Austin ordinance.

Thank you for your support. It is not necessary to sacrifice 100% of the Austin quality of life to allow developers to increase their wealth.

Jon David Swann
505 Lone Oak DR
Austin, TX 78704

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NOTICE OF PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: July 30, 2021 Case Number: NPA-2019-0022.01

Este aviso es para informarles de una junta pública sobre un cambio en el uso de la tierra indicado abajo. Si usted desea recibir información en español por favor llame al (512) 974-3531.

The Housing and Planning Department has received an application for an amendment to the Greater South River City Combined Neighborhood Plan for property(ies) referenced below. This notice has been mailed to you because you own property, are a registered environmental or neighborhood organization, or have a utility service address within 500 feet of the subject property.

The requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. At a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation to the City Council. For additional information on the City of Austin's Land Development Process, visit our website, http://www.austintexas.gov/planning or to find out more about the Greater South River City Combined Neighborhood Plan, go to http://www.austintexas.gov/page/neighborhood-planning-areas.

Owner/Applicant:	SPEARHEAD ACADEMY LTD (Chris Wallin)
Agent:	Weiss Architecture Inc (Richard Weiss) - (512) 924-0433
Project Name:	200 Academy
Project Address(es):	146 ½ , 200, 200 ½ and 204 ½ Academy Drive and 1006 & 1020 Melissa Lane
Related Zoning Case:	C14-2020-0147

AMENDMENT REQUEST: To change the future land use designation for the specified property within the Greater South River City Combined Neighborhood Plan **from** Mixed Use/Office **to** Mixed Use (refer to attached map).

LAND USE DEFINITIONS:

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

This application is scheduled to be heard by the **Planning Commission** on **August 10, 2021.** The meeting will be held **online** and viewable at **http://www.atxn.tv** beginning at **6:00 p.m. To find out how to participate in the meeting, please contact the case manager listed below by email or phone or go to the following website: Planning Commission: http://www.austintexas.gov/content/planning-commission. You must register in advance to speak at the hearing. The deadline to register is 12:00 noon on Monday, August 9, 2021.**

You can find more information on this application by inserting the case number at the following Web site: https://abc.austintexas.gov/web/permit/public-search-other If you have any questions concerning the plan amendment application, please contact Maureen Meredith of the Housing and Planning Department at 512-974-2695 or via email at maureen.meredith @austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.
If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:
www.austintexas.gov/department/neighborhood-planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0022.01
Contact: Maureen Meredith, PH: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: Aug 10, 2021 - Planning Commission

☐ **I am in favor**
☐ **I object**

_____
Your Name *(please print)*

_____
Your address(es) affected by this application

_____ _____
Signature Date

Comments: _____

Clark, Kate

From: Laura Toups
Sent: Tuesday, September 7, 2021 3:34 PM
To: Clark, Kate; Meredith, Maureen
Subject: NPA-2019-0022.01and C14-2020-0147
Attachments: 200 Academy final report 08.28.21.pdf

*** External Email - Exercise Caution ***

Dear Kate and Maureen,

I am a resident of 305 Le Grande Ave and have lived at this location since 1990. I wish to express my strong opposition to the two referenced cases for 200 Academy Drive. I have issues with some of the information included in the TIA and I also believe that the requested uses are inappropriate. I am in opposition to the applicant's request as well as the staff recommendation. Highlights of my opposition are the follow:

The tract is adjacent to SF houses and the existing allowed uses of Office and Multifamily are appropriate Transition uses/zoning. The requested Cocktail Lounge, Restaurant/Retail uses are Not appropriate.

The only access for the site is Academy Drive, a neighborhood street.

The TIA has several problems including counts taken during a time when Academy was closed at S. Congress due to construction and uses smaller square footages for future traffic projections.

I was the chair for a subcommittee of residents on the NPCT. We met with the applicant and looked at all the applicable information on this case and produced the attached report. It contains more details regarding issues with the application and the staff recommendation.

Thank you,

Laura Toups

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Greater South River City Neighborhood Plan Contact Team
200 Academy Sub-Committee Report
08-17-21

Applications: NPA-2019-0022.01 (Neighborhood Plan Amendment filed Feb 27, 2019)
C14-2020-0147 (Zoning Change Application filed

Subcommittee Members: Laura Toups (chair), Claudette Lowe, Colin Corgan, Brian Beattie, Valerie Fowler

SUMMARY OF MEETINGS AND ACTIONS TO DATE:

Subcommittee Meetings:
July 25, 2021 Applicant's agent, Richard Weiss met with Laura Toups to discuss details of the application.
August 5, 2021 Applicant, Chris Wallin and agent Richard Weiss met with entire sub-committee to present application requests, project concept and address questions/concerns.
Full Contact Team Meeting:
April 2019 Grace United Methodist Church heard initial presentation from applicant
Planning Department Meeting:
January 13, 2021 City of Austin Planning Dept. presentation by applicant
Postponement by Staff:
August 13, 2019 – City staff's request for an indefinite postponement.
Postponements by Applicant:
January 14, 2020 – Applicant's request for an indefinite postponement.
June 23, 2020 – Applicant's request for an indefinite postponement.
Postponement by NPCT:
August 10, 2021

EXECUTIVE SUMMARY TIMELINE

- The GSRCC Neighborhood Planning Contact Team (NPCT) met with the applicant in April 2019 when application for the Neighborhood Plan FLUM Amendment was filed.
- The NPCT issued a letter in opposition in response to the project as proposed on April 18, 2019.
- The NPCT did not hear a response from the applicant.
- The applicant filed a zoning change application in late 2020.
- The applicant filed a TIA with the City of Austin in October 2020 and completed the required TIA review with the City in May 2021.
- The NPCT and subcommittee of concerned neighbors have worked to review the TIA, the new uses proposed in the TIA and the concepts presented by the applicant.

The SRCC neighbors have worked for many years in a progressive planning approach which is evidenced by the adoption of the first city NCCD for Fairview Park which was developed and adopted at a time when the city had not even approached neighborhood planning yet. As the neighborhood

adjoins South Congress there was early acknowledgement that commercial and mixed use would develop along the S. Congress corridor and there would be a threat to preservation of the historic neighborhood of Fairview Park. The neighborhood, while many may be disappointed by the changes to S. Congress from its (slower feel of the) loss of local merchants, accepts the increased density, commercial development and "tourist destination" it has become, of course, we have no choice really. But the NCCD was put into place and the FLUM developed to allow Office and Multifamily use on the 200 Academy property which is an appropriate transitional use next to single family. A music venue on this property, which does not have frontage or access to S. Congress is not an acceptable use to the neighborhood. It is deep into the neighborhood with its only access from a neighborhood collector street with 30' of pavement.

SUBCOMMITTEE RECOMMENDATION

It is recommended that the FLUM not be amended to allow more intense uses as proposed by this application.

HISTORY OF MUSIC VENUE

Applicant believes that the need for a 'cocktail lounge' music venue at this location is driven by its history. The following is our response to this argument.

The following was prepared by Brian Beattie who along with wife Valerie Fowler live at 1211 Ravine, across from 200 Academy.

"I am a lifelong professional musician/ record producer. I saw lots of great shows at The Opry House, I played there a few times myself, and I've made a quite a few records at Arlyn, the recording studio within the 200 Academy complex. And somehow, I still love music! Additionally, I'm no "nimby", and I would welcome the redevelopment of the property at 200 Academy." Brian Beattie.

Problems with the venues:

The developers want to use the branding and value of the property's association with "The Austin Opry House" as a centerpiece of their development. Although I greatly appreciate the history of the Opry House and the many legendary acts that came to play there, there is a second, parallel history that replayed again and again during the Opry House's relatively brief tenure. During the 16 or so years of the Opry House's existence, there was a constant battle with the neighborhood over the noise, parking and behavior of the well lubricated patrons spilling out en masse into the neighborhood as the shows ended late in the night. The owners of the **Texas Opry House in '74**, and the **Austin Opry House between 77 and 87**, and the **Terrace/ Opera House in the late 80's and early 90's** constantly attempted to mitigate the effects that the club had on the neighborhood, but the same problems played out again and again.

- Too much traffic all happening at once in the middle of the night when the shows let out,
- Too many people parking all up and down the streets of the neighborhood

- Too many drunk, loud, excited patrons wandering the neighborhood looking for their cars, or a place to pee, or to perform other natural acts that are usually private affairs when one's judgement is less clouded.
- Trash everywhere. Tons of bottles, beer cans, food containers, condoms, etc. Sort of what might be expected, near a bar.

Continued Problems lead to restrictions:
It happened in '74 as "The Texas Opry House", and that led to enough neighborhood complaints to shut the place down, and it happened immediately again when it re-opened as "The Austin Opry House" in '77. Within a short time, the owners had to severely limit the number of tickets they could sell, and the size and frequency of shows that they could produce, yet they could never mitigate what was beyond their control, which is the way that thousands of intoxicated, excited folks behave when they are released into the cool Austin night.

It became such a problem that the club's liquor license was eventually revoked by the TABC. There was NEVER a time when the "Opry House" existed that it was able to operate in a way that did not adversely affect the neighborhood.

Additional Historic Facts:

- After it was first platted out as "The Isaac Dekker League" the first developer of this property (James Swisher) donated the land that is presently used as South Congress Avenue as a thoroughfare for the southern approach to our lovely city. Anyone driving up South Congress Avenue is benefiting from his foresight. What a view! James Swisher lived on the property directly to the east of 200 Academy, across Melissa Street.
- Fairview Park was developed by Charles Newning in 1886, who bought the old Swisher Place and rebuilt it as a grand Victorian House. He developed the roadways and infrastructure within "Fairview Park" well before he even offered lots for sale. He created all of the present roadways in the neighborhood, including Academy Drive, which was initially called "Riverside", because it was the best way to head towards the southeastern part of town from south of the river. (The current "Riverside Ave" east of S. Congress was a flood prone sand bank before the Colorado was dammed)
- The area that is now 200 Academy was a park and picnic grounds for any number of events in early Austin History (Yes, lots of music and dancing back then as well!) Fairview Park has been a lovely, close in, urban neighborhood for the past 125 years. We had public transportation in the form of horse drawn, and then electric trolleys running right down Academy from the 1880's to the 1920's, and it was a boon to us all. Charles Newning developed the roadways that are still used today, and well loved by all that use them.
- "The Terrace", the hotel complex that originally developed the 200 Academy property in 1965, got international recognition as an innovator in creating parking solutions for the newly developing "Motor Court" culture. (this was in 1960) When they built "The Terrace Convention Center", it was opened as a "Private Club" (much in the same way that the bar at the Saint

Cecelia at 112 Academy operates.) Although the Terrace Motor Court hosted events with as many as 2000 people, there is no historical evidence that it ever disrupted the neighborhood. I believe this may be partially because the hotel complex spread over 15 acres at that point, so many if not all of the convention goers were actually staying at the Motor Court, so they could leave their cars in front of their cabin and walk down the well-manicured paths to the Convention Center and convene. The Terrace Convention Center also annually hosted the precursor to the Texas Book Festival, which was called the "Texas Writer's Round-up"

In Summary:

Every developer who owned the 200 Academy property up to the era of the "Opry House" was able to design their development so that it enhanced the livability and mobility of the neighborhood and city. The only difference in "The Opry House" from every other usage was its pure reliance on alcohol sales during musical events, the resulting density of use during those business hours, and the behavior of the patrons as they were released into the world…. again, and again. It was the first time that the use of the property hurt, instead of helped, the area surrounding it.

For many years after the Opry House was forced to close because of its incompatibility with the neighborhood, it was used as a business park. That was very acceptable, it generated money and jobs, and the constant comings and goings were peaceful.

Historically, the usage of the property at 200 Academy as a music venue, as legendary as it was, was very short lived. Maybe 16 years tops, and most of those years it was used very minimally because of the problems caused within the neighborhood, and the negotiated solutions. The property has been a great neighbor to us for the last 25 years. It has been sort of empty lately, but that has purely been the choice of the current owner. "The Austin Opry House" is a fine, well-loved brand, but, like "The Soap Creek Saloon", and "Austin City Limits", if it was moved to a more appropriate location, it could become something that hews more closely to the developers expectations and dreams. Bring on the development, bring us public transportation, housing, local markets, but PLEASE do not bring the same thing in that has proven time and again to be disruptive within the confines of a lovely, yet ever evolving historic neighborhood.

<u>COMPATIBILITY OF USES PROPOSED</u>

Issues with the Staff Recommendations:

- Staff comment: *"Granting of the request should result in an equal treatment of similarly situated properties."*

This is not a valid statement as the properties that were rezoned within the NCCD had frontage and access on S. Congress which is a major arterial.

- Staff comment: "*The proposed zoning should promote consistency and orderly planning; Zoning should*
  promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."

  The neighborhood believes that the current allowed used on the tracts for Office and Multi-family promote orderly and consistent planning and not the addition of a music venue and high turnover restaurant.

- Staff Comment: "*Tract 3's current zoning is most closely aligned with the MF-2 zoning district. Allowing for the equivalent of MF-3 zoning on this tract would still be compatible with single-family uses and provide a transition in land use and development intensity from S. Congress to Melissa Lane."*

  The neighborhood believes that MF-2 is a more compatible use in this transition to SF-3.

- TIA staff memo recommendation supporting the proposed uses.

  Neighborhood is concerned with the access to Academy Drive (66' ROW) and Melissa Lane (50' ROW). Both have 30' of pavement and are classified as Austin Strategic Mobility Plan (ASMP) 1 streets. Level 1 streets are the lowest category and referred to as Local streets. In the Transportation Criteria Manual (TCM) these streets are categorized as neighborhood collector and local residential. The high intensity uses of a 17,000 s.f. music venue and high turnover restaurant are not appropriate off of a Neighborhood Collector street.

<u>TIA AND TRAFFIC/PARKING CONCERNS</u>

TIA:
The applicant's TIA states the following:

> *WGI collected 24-hour, bi-directional tube counts on Le Grande Avenue, Newning Avenue and Melissa Avenue on Tuesday, July 21, 2020. Tube counts on Academy Drive were collected on Tuesday, March 23, 2021. Since these tube counts were collected during the COVID-19 pandemic, an adjustment was made in order to account for the atypical/low volumes.*

The counts made in July 2020 were not only during a pandemic, it was also while Academy Drive at S. Congress was closed and had been closed for almost 2 years. Cut through traffic has built over the years for those cutting between S. Congress and Riverside Dr. via Newning/Le Grande/Hillside/Academy. Although counts were then taken on March 23, 2021, Academy was open

but continued construction at the intersection with S. Congress, along with its 2-year closure had greatly reduced cut-through traffic along with the pandemic continuing to affect traffic.

- **There does not appear to be an increased adjustment for the Bigger issue of the road closure at S. Congress.**
- **There were no updated 2021 tubes counts at Le Grande location.**
- **The TIA assumes a music venue of 10,000 s.f. We have been told by applicant that they are proposing a 17,000 venue.**

See *ATTACHMENT 1 - City of Austin Staff TIA Memo* for neighborhood item concerns provided in YELLOW HIGHLIGHT and comments in RED.

TRAFFIC/PARKING CONCERNS:

- Even with the proposed solution of a huge underground parking lot in the middle of a natural historic drainage, there will be many people who will simply want to eliminate the hassle (and cost) of the parking garage and park nearby on the neighboring streets. The only solutions that applicant was able to offer to that problem is that we should change the parking regulations within the neighborhood, outside of their development. They want to make Academy, between Congress and the entrance to the Opry House a "No Parking" street, and recommended that everyone that is affected outside of their development to ask the city to make their streets into "neighborhood parking only" zones. As we understand, that sort of parking regulation often causes more problems than it solves.
- The traffic generated by a 17,000 s.f. music venue that all leave and come at the same time will generate unacceptable problems for this residential neighborhood.

ENVIRONMENTAL CONCERNS

Although environment compliance is not detailed and required until the Site Development Permit phase the following concerns are provided:

1. There is a natural creek across from my house (at 1211 ravine dr). I believe it's historical name was "Swisher Branch". It used to extend all the way north to it's confluence with Bouldin Creek. In 1964, when the "Terrace Convention Center" and its parking lot were built (at 200 Academy), they diverted the creek into a storm drainage pipe, and then they paved over the creek and put up a parking lot. (not to mention the small valley on either side of the creek, lined with ancient

trees that had been used for years as a public picnic and gathering space, since Fairview Park was developed in 1886) The natural creek still exists across from my house at 1211 Ravine Dr., and it exists right beyond the lower (northern) extremity of the property at 200 Academy. There is a lovely little canyon down there where the piped creek dumps back into the natural waterway, about 100 yards or so before it's confluence with Bouldin Creek. There are known springs all throughout this area of our neighborhood. Nowadays, with modern zoning and environmental standards, you could never pave over an existing creek of this size in Austin. The developers seem to be unaware of the creek's existence. I believe their plans involve putting an underground parking lot right where the natural waterway used to flow. All of us need to understand the environmental impact of what they want to do before any plans are finalized. I would prefer for them to re-naturalize the waterway and use it as a green/commons/ park/ hike and bike area space to allow for a proper amount of pervious cover for the density of development that they're proposing. (Brian Beattie)

ATTACHMENT 1

MEMORANDUM

Date: May 21, 2021
To: Ravali Kosaraju, P.E., PTOE, WGI Engineering
CC: Curtis Beaty, P.E., Bryan Golden, Jayesh Dongre
Austin Transportation Department
Kate Clark, Housing and Planning Department
Reference: 200 Academy
Transportation Impact Analysis Final Memo
C14-2020-0147

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has reviewed the *"200 Academy TIA"* dated July 31, 2020 and subsequent updates received on November 25, 2020, January 29, 2021,
March 26, 2021, and April 29, 2021 prepared by WGI Engineering. The 200 Academy TIA and all amendments thereto are collectively referred to herein as the "TIA". The proposed 200 Academy development is located on the northwest corner of Academy Drive and Melissa Lane in Austin, shown in Figure 1 below.

The proposed project is anticipated to be completed by 2023 and would consist of 60,000 square feet of General Office, 4,000 square feet of Shopping Center, 8,000 square feet of High- Turnover Restaurant, 120 dwelling units of Multi-Family (Low-Rise) housing, 4,000 square feet Museum, and a 10,000 square feet Music Venue. SHOULD BE 17,000 S.F.

A Neighborhood Traffic Analysis, prepared by WGI Engineering, was also required for this site and can be found in Appendix A.

Below is a summary of our review findings and recommendations:

1. The applicant shall design and construct the improvements identified in Table 2b below and in Figure 2 prior to issuance of a

temporary certificate of occupancy (TCO) or certificate of occupancy (CO) at the time of the first site development permit. **Note:** Cost estimates *should not* be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. A fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2a, totaling $5,000, prior to issuance of the first site development permit.

3. The applicant shall provide an electronic copy of the final, updated version of the TIA report, including all supplemental documents, before 3rd reading.

4. City of Austin staff reserves the right to reassign any or all the funding to one or more of the improvements identified in the TIA.

5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.

6. The findings and recommendations of the TIA included in this memo are based on the land use, intensity, associated traffic information and analyses and phasing of the development considered in the TIA. Should any of these assumptions change, the applicant may need to complete a new TIA, or update the TIA as required by code at the time of site plan application.

7. Street Impact Fee Ordinances 20201220-061 [https://www.austintexas.gov/edims/document.cfm?id=352887] and 20201210-062 [https://www.austintexas.gov/edims/document.cfm?id=352739] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022.For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

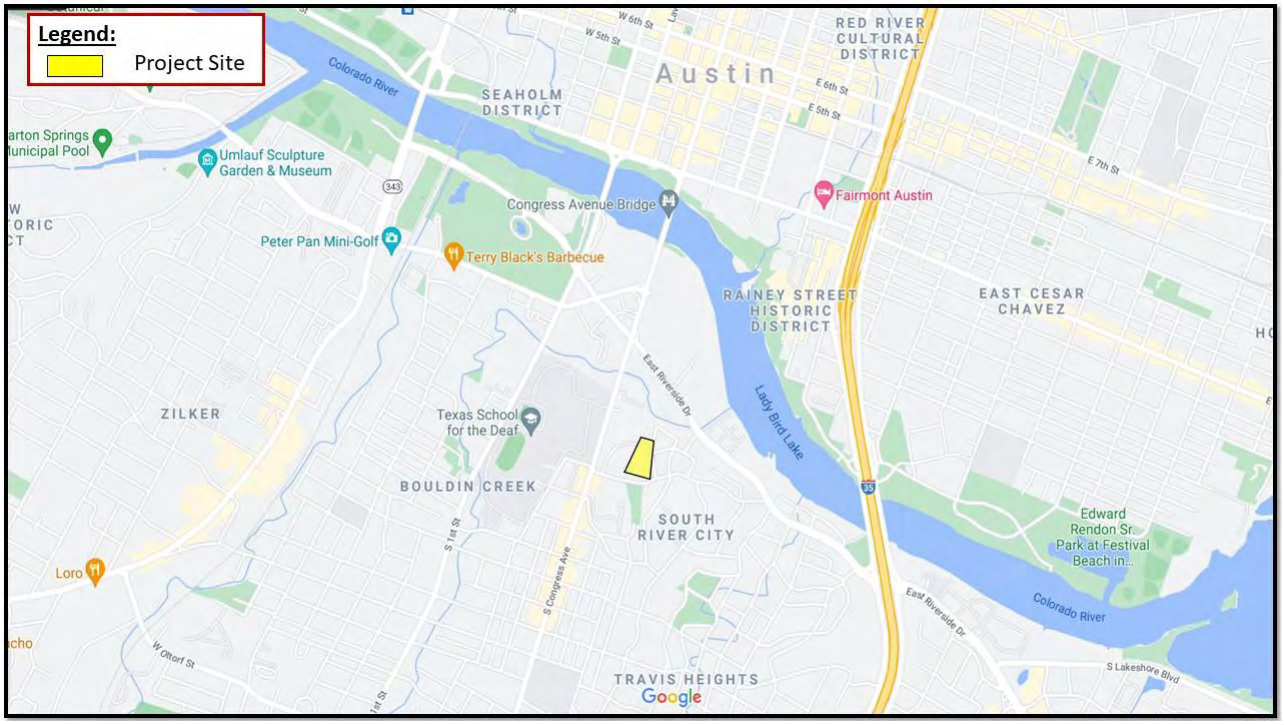


Figure 1: Site Location

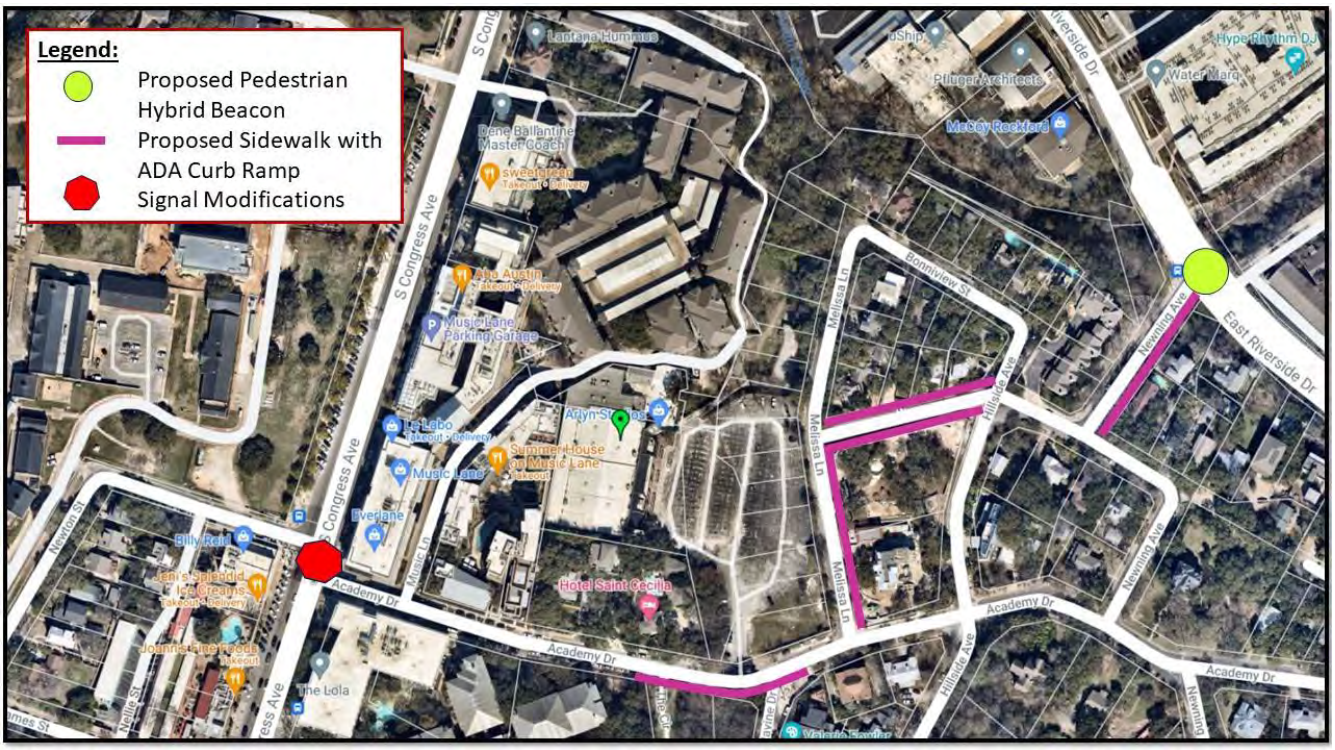


Figure 2: Transportation Mitigation Locations

Assumptions:

1. The TIA assumes that the development will be completed by 2023.
2. The project will have two access points: the primary driveway will exist along Academy Drive across from Ravine Drive and will serve all land uses. A second driveway will exist on Melissa Lane just north of the intersection with Le Grande Avenue that will provide access to the residential units only and will not have any parking provided for other land uses.
3. Based on TxDOT Traffic Count Database System (TCDS), a 2% annual growth rate was assumed to account for the increase in background traffic.
4. Various growth factors were calculated to account for COVID-19 traffic conditions. WHERE IS THE INCREASE ADJUSTMENT FOR COVID AND WHERE IS THE INCREASE ADJUSTMENT FOR CLOSURE OF ACADEMY DRIVE AT S. CONGRESS?
5. Transportation Demand Management (TDM) measures would reduce vehicle trips by 30%. A robust TDM plan will be submitted at the time of first site plan.
6. Listed below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted site traffic:
   a. The Magdalena Hotel: SP-2015-0345CT(R1)
   b. 425 Riverside PUD: SP-2017-0494C
7. It should be noted that during this review, Capital Metro's Project Connect Plan was adopted and the design of all the rail lines are currently in progress. The design of Project Connect, particularly the Orange Line, might potentially affect traffic operations along South Congress Avenue and at Academy Drive. This may affect the operational assumptions contained in this TIA. ATD may require additional analysis at time of site plan if Project Connect's plans become more refined and alter traffic patterns along South Congress at the Academy Drive intersection.

8. At the time of first site plan, the following must be submitted for ATD's review and approval: a TDM plan, a traffic control plan for the music venue, the location of on-site TNC pick-up/drop- off, driveway design at Academy Drive that includes vehicle and truck turning templates, the location of for loading/unloading activities, and a final internal circulation design.

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development will generate approximately 3,933 unadjusted average daily vehicles trips (ADT) at full build out.

ITE Trip Generation Manual (10th Edition) does not capture the trip generation for music venue and museum as land uses, therefore, local data was used for these land uses.

Due the significant number of vehicle trips and the anticipated traffic load on the roadway network, the applicant has committed to a Transportation Demand Management (TDM) Plan to reduce their site vehicle trips by 30%.

Table 1 shows the adjusted trip generation after existing trips and TDM reductions.

Table 1: Adjusted Trip Generation

ITE Code	Proposed Land Use	Size / Unit		24-Hour Two Way Volume (Approx.)	AM	PM
710	General Office	60,000	SF	646	83	70
820	Shopping Center	4,000	SF	674	154	50
932	High-Turnover Restaurant	8,000	SF	897	80	78
220	Multifamily Housing (Low Rise)	120	DU	866	57	69
*	Music Venue	10,000	SF	650	0	65
*	Museum	4,000	SF	200	0	20
			Unadjusted Trips	*3,933*	*374*	*352*
			Existing Trips	*(593)*	*(78)*	*(64)*
			Subtotal	*3,340*	*296*	*288*
			TDM Reduction (30%)	*(1,002)*	*(89)*	*(86)*
			Total Adjusted Trips	**2,338**	**207**	**202**

Note: * marked denotes Local data used

THE ASSUMED SF OF MUSIC VENUE IS INCORRECT.

Transportation Demand Management (TDM)

The applicant has committed to a 30% TDM reduction to meet certain vehicle trip reduction targets. In the TDM plan, the applicant has identified several measures that could be incorporated with the site to achieve the targeted vehicle trip reduction. The applicant identified the following key TDM measures to reach the reduction target:

- Transit Elements (up to 7%)
- Pedestrian Access and Connectivity (5%)
- Bicycle Access and Connectivity (5%)
- Bicycle Parking (0.5%)
- Showers & Lockers (0.5%)
- Unbundled Parking (6%)
- Limit Parking Supply (6%)
- TDM Coordinator (1%)
- TMA Membership (3%)

The applicant has the flexibility to pick and choose other relevant TDM measures at the time of site plan.

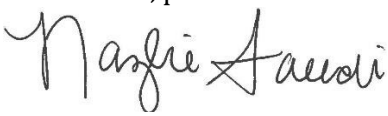
Summary of Recommended Improvements:

Table 2a: Recommended Improvements (Fee-in-Lieu)				
Intersection	**Improvement**	**Cost**	**Developer's Share %**	**Developer's Share $**
South Congress Ave & Academy Dr/Nellie St	Signal Modifications	$5,000	100%	$5,000
Total		**$5,000**	**-**	**$5,000**

Table 2b: Recommended Improvements (Construction)				
Intersection	**Improvement**	**Cost**	**Developer's Share %**	**Developer's Share $**
East Riverside Dr & Newning Ave	Pedestrian Hybrid Beacon (PHB)	$150,000	100%	$150,000
Le Grande Ave (north) from Melissa Ln to Hillside Ave Le Grande Ave (south) from Melissa Ln to Hillside Ave * Melissa Ln (east) from Le Grande Ave to Academy Dr * Newning Ave (east) from E Riverside Dr to Le Grande Ave Academy Dr (south) from ±200 ft west of Ravine Dr to ±50 ft east of Ravine Dr	Approximately 1,580 LF of 5 ft wide sidewalk construction	$189,600	100%	$189,600
Total		**$339,600**	**-**	**$339,600**

* TOPOGRAPHICAL CONSTRAINTS WILL SEVERELY AFFECT CONSTRUCTIBILITY AND COST OF THIS SIDEWALK. THE CONNECTION TO EXISITING SIDEWALK FROM LE GRANDE TO RIVERSIDE CAN NEVER BE ADA COMPLIANT DUE TO THE STEEP HILL ON NEWNING.

If you have any questions or require additional information, please contact me at512-974-4073.



Nazlie Saeedi, P.E.
Austin Transportation Department

Clark, Kate

From: Elloa Mathews
Sent: Tuesday, September 7, 2021 4:41 PM
To: Clark, Kate
Cc: Meredith, Maureen
Subject: Opposing NPA-2019-0022.01

*** External Email - Exercise Caution ***

Dear Ms. Clark and Planning Commissioners,

I write in opposition to this amendment to the Future Land Use Map at 200 Academy.

The property where this music venue/high turnover restaurant is proposed is not on S. Congress Ave. It is many lots interior to a residential neighborhood on a dead end neighborhood street. It is across the street from a house built in the late 1800's and surrounded by many small 100 year old homes.

The GSRCC Neighborhood Plan is an adopted city ordinance that carries the force of law. The Neighborhood Plan and FLUM was required by the City of Austin.

The damage caused by a regulatory gap or inappropriate amendments to this robust plan threatens to degrade the quality of our life and the effectiveness of our plan.

Like any good founding document, our Neighborhood Plan and Future Land Use Map has accommodated everything you see today in our neighborhood with only 6 variances since its adoption in 2005. Approximately 95% of the new commercial and multi family uses were built under the existing Neighborhood Plan without an amendment to the FLUM or zoning change.

In the case of 200 Academy, city staff has used our Neighborhood Plan to say that we condone a high turnover restaurant, a concert venue and museum on a 30 foot ROW street across from SF-3 zoned homes. WE DO NOT. This is not on the South Congress Corridor.

Nothing in our Neighborhood Plan could be used to justify the proposed music venue or restaurant uses at this site.

Elloa Mathews
D9

"City Charter requires zoning changes to '...be consistent with the comprehensive plan' ".

From Imagine Austin Comprehensive Plan Section 1:2, p.15:

Through the process of comprehensive planning and the preparation, adoption and implementation of a comprehensive plan, the city intends to preserve, promote, protect and improve the public health, safety,

comfort, order, appearance, convenience and general welfare; prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses; facilitate the adequate and efficient provision of transportation, water, wastewater, schools, parks, recreational facilities, housing and other facilities and services; and conserve, develop, utilize and protect natural resources

(Article X. Planning; Charter of the City of Austin, Texas)

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION

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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 the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: September 14, 2021, Planning Commission

Valerie Fowler
Your Name (please print)

☐ **I am in favor**
☑ **I object**

1211 Ravine Dr.
Your address(es) affected by this application (optional)

Valerie Fowler — 9/7/21
Signature — *Date*

Daytime Telephone (Optional): 512 922-1737

Comments: My home is directly accross the street from the intersection of Academy Dr. and Ravine. I strongly object to further encroachment of this type (Bar, music Venue high turnover restaurant) of development on my doorstep. It contradicts the neighborhood's Future land use map's plan. I bought my home in 1993 and remember the Opry House's impact on the neighborhood - trash - parking problems - and inadequate street infrastructure. This is a horrible idea. I object

Thank you,
Valerie Fowler

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

NOTICE OF PUBLIC HEARING TO AMEND A NEIGHBORHOOD PLAN

Mailing Date of this Notice: Sept. 3, 2021 Case Number: NPA-2019-0022.01

Este aviso es para informarles de una junta pública sobre un cambio en el uso de la tierra indicado abajo. Si usted desea recibir información en español por favor llame al (512) 974-3531.

The Housing and Planning Department has received an application for an amendment to the Greater South River City Combined Neighborhood Plan for property(ies) referenced below. This notice has been mailed to you because you own property, are a registered environmental or neighborhood organization, or have a utility service address within 500 feet of the subject property.

The requested plan amendment will be reviewed and acted on at two public hearings: First, before the Planning Commission and then before the City Council. At a public hearing, the Planning Commission reviews and evaluates City staff's recommendation and public input and then sends its recommendation to the City Council. For additional information on the City of Austin's Land Development Process, visit our website, http://www.austintexas.gov/planning or to find out more about the Greater South River City Combined Neighborhood Plan, go to http://www.austintexas.gov/page/neighborhood-planning-areas.

Owner/Applicant:	SPEARHEAD ACADEMY LTD (Chris Wallin)
Agent:	Weiss Architecture Inc (Richard Weiss) - (512) 924-0433
Project Name:	200 Academy
Project Address(es):	146 ½ , 200, 200 ½ and 204 ½ Academy Drive and 1006 & 1020 Melissa Lane
Related Zoning Case:	C14-2020-0147

AMENDMENT REQUEST: To change the future land use designation for the specified property within the Greater South River City Combined Neighborhood Plan **from** Mixed Use/Office **to** Mixed Use (refer to attached map).

LAND USE DEFINITIONS:

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

This application is scheduled to be heard by the **Planning Commission** on **September 14, 2021** beginning at **6:00 p.m.** The meeting will be held in-person at City Hall Council Chambers, 301 West 2nd Street but may be viewable online at http://www.atxn.tv.

Public participation for this Public Hearing will be in-person only and no remote (by telephone) participation will be offered. To participate at this meeting, you must go to City Hall at 301 West 2nd Street and attend in-person. For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the Planning Commission website: http://www.austintexas.gov/content/planning-commission.

If you have any questions concerning the plan amendment application please contact, Maureen Meredith of the Housing and Planning Department at 512-974-2695 or via email at Maureen.Meredith@austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning. You can find more information on this application by inserting the case number at the following website: https://abc.austintexas.gov/web/permit/public-search-other.

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: www.austintexas.gov/department/neighborhood-planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number, and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0022.01
Contact: Maureen Meredith, Ph: 512-974-2695 or at Maureen.Meredith@austintexas.gov
Public Hearing: Sept. 14, 2021 - Planning Commission

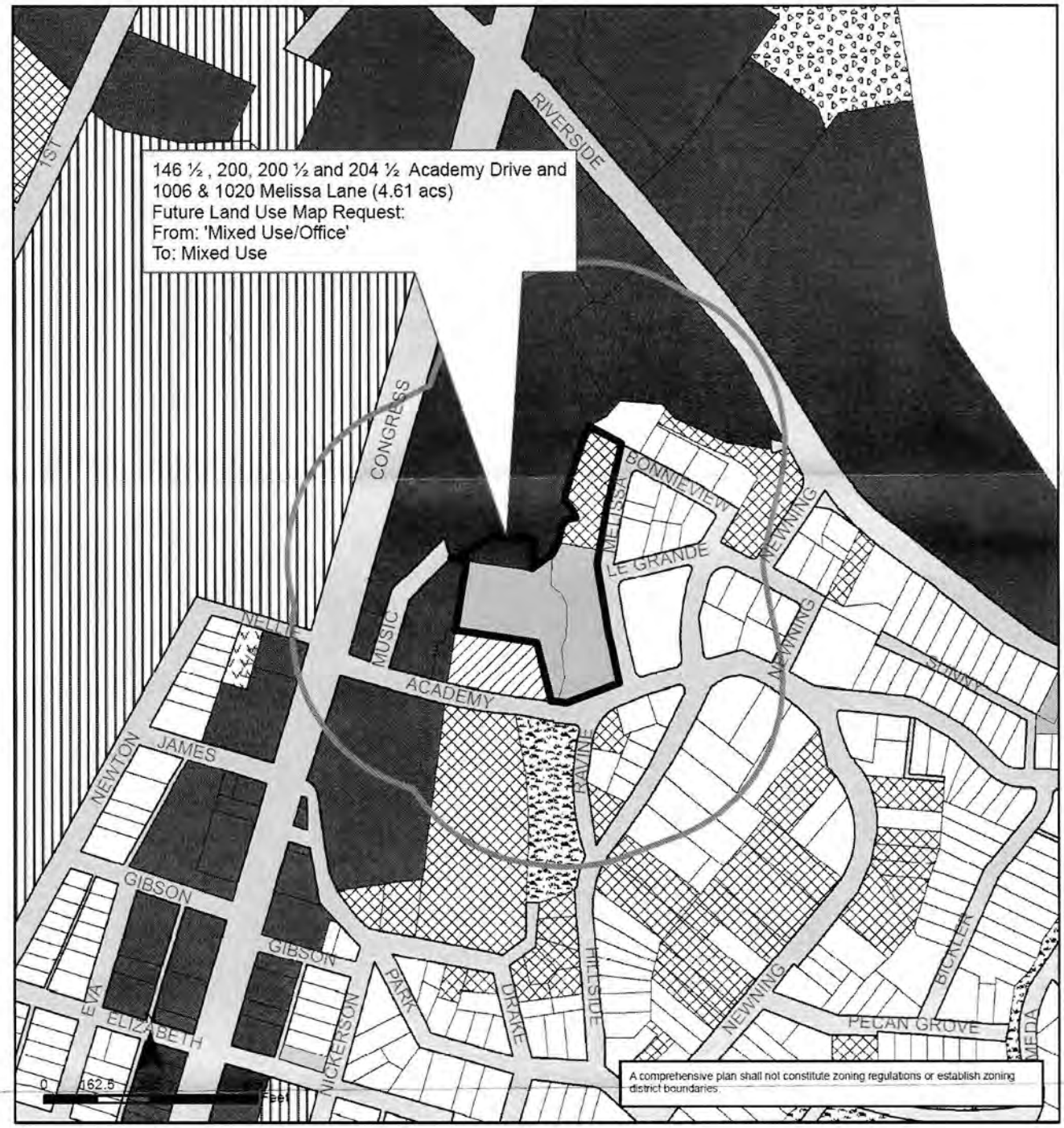
☐ **I am in favor**
☒ **I object**

Paula Kothmann
Your Name *(please print)*

311 W. Milton Street, 1317 Kenwood Avenue
Your address(es) affected by this application

Signature _____ Date 09/04/2021

Comments: The applicant proposes a loud music venue and/or a high turnover restaurant in a residential neighborhood, which will have a severe negative impact on nearby residents.This blatant lack of consideration for current residents would set a terrible precedent for any urban core homeowers who pay very high taxes and expect quiet enjoyment of their homes. The request ignores the Neighborhood Plan compiled through years of hard work by resident volunteers & City staff. The applicant knew that these uses weren't allowed when he bought the property and others bought homes with the expectation of no business next door. The City will be sued, wasting valuable resources.



Greater South River City (South River City) Combined Neighborhood Planning Area
NPA-2019-0022.01

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

City of Austin
Housing and Planning Department
Created on 8/26/2021, by: MeeksS

Future Land Use

- 500 ft. notif. boundary
- Subject Tract
- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Recreation & Open Space
- Single-Family
- Transportation

SRCC
SOUTH RIVER CITY CITIZENS
AUSTIN TEXAS

South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Cynthia Milne, President
Megan Spencer, Vice President
Will Andrews, Treasurer
Dan Fredine, Secretary
Mary Friedman, Membership Secretary

8 September 2021

Kate Clark, AICP, LEED HP
Case Manager
City of Austin Housing and Planning Dept.

VIA EMAIL: Kate.Clark@austintexas.gov

Re: Greater South River City Combined Neighborhood Plan Contact Team Opposition to Application for Amendment to Neighborhood Plan

Owner/Applicant:	Spearhead Academy Ltd Chris Wallin
Project Name:	200 Academy (Zoning Case)
Case No:	C14-2020-0147
Case No:	NPA-2019-0022.01 (Neighborhood Plan Amendment)

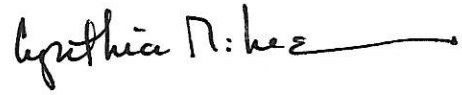
Dear Ms. Clark:

The SRCC Neighborhood Association fully supports the report of the Greater South River City Combined Neighborhood Plan Contact Team (NPCT) which has been submitted to the Planning and Zoning Dept. for its consideration. The proposed project is totally inappropriate zoning for the interior of a neighborhood. In particular, SRCC emphasizes the following findings of the Report:

1. Applicant's proposal fails to maintain the historic fabric and fails to respect the established neighborhood character and natural assets.
2. New construction will not be built in proportion to surrounding homes. This includes limiting height, massing, and maintaining appropriate setbacks.
3. Applicant's Traffic Analysis memo failed to account for Covid traffic levels or what traffic will be like after Covid. The Analysis is therefore invalid and must be reconducted before the Commission can make an informed and valid assessment.
4. Applicant is proposing to remove NCCD protections even though the neighborhood is under intense redevelopment pressure.
5. Applicant's SoCo-type development will encroach upon the neighborhood with no clear line as to where it would ever stop.

We appreciate your thorough consideration of the Report.

Very truly yours,



Cynthia Milne
President, SRCC
[redacted]

xc: Claudette Lowe, SRCC Area 1 Coordinator, NCCD
Elloa Mathews, NPCT
Laura Toups

PUBLIC HEARING INFORMATION

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Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: September 14, 2021, Planning Commission

STEVEN A. CLARK
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1227-D Hillside Ave, Austin TX 78704
Your address(es) affected by this application (optional)

Steven A Clark — 9/12/21
Signature — *Date*

Daytime Telephone (Optional): 512-492-5585

Comments: Over the last 10 years there has been a steady increase in noise, traffic and street parking on Hillside Ave. This project will increase all of those problems exponentially. [redacted] Do not approve this project. Thank you.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

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Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: September 14, 2021, Planning Commission

SUSAN NASH FEKETY
Your Name (please print)

☐ ~~I am in favor~~
☒ I object

1301-B HILLSIDE AVENUE
Your address(es) affected by this application (optional)

Signature — 12 SEP 2021 *Date*

Daytime Telephone (Optional): _____

Comments: I OBJECT TO THIS PROJECT. THE ADDITION OF 36-54 UNITS/ACRE HIGH DENSITY WILL GREATLY INCREASE TRAFFIC WITHIN RESIDENTIAL NEIGHBORHOODS DUE TO THE LIMITED ACCESS TO CONGRESS AVENUE & RIVERSIDE DRIVE. THE SAME IS TRUE FOR ADDING TO THE COMMERCIAL PART OF THE PROJECT. PLEASE HELP PRESERVE OUR NEIGHBORHOOD'S NEIGHBORLINESS & CHARACTER

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

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Case Number: C14-2020-0147
Contact: Kate Clark, 512-974-1237
Public Hearing: August 10, 2021, Planning Commission

Brian Beattie
Your Name (please print)

☐ I am in favor
☑ I object

1211 ravine Dr. (Directly across the street from 200 academy)
Your address(es) affected by this application (optional)

Signature — 8/3/21 *Date*

Daytime Telephone (Optional): 512 589 9426

Comments: My wife bought our house in 1993 so she experienced the tail end of the "Austin Opera House" era. Even though the neighborhood had successfully limited the number of events that the opera house could host, it was still a great burden on the residents. The over flow parking, the trash and noise and the sheer volume of Drunken patrons Before and after the events were incompatible with a residential neighborhood. the proposed plans for 200 academy would bring an even greater volume of alcohol consumers and partiers. It would shatter the balance of the neighborhood, which is already under pressure from the dense development on South Congress.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Kate Clark
P. O. Box 1088, Austin, TX 78767
Or email to:
Kate.Clark@austintexas.gov

MEMORANDUM

Date: May 21, 2021
To: Ravali Kosaraju, P.E., PTOE, WGI Engineering
CC: Curtis Beaty, P.E., Bryan Golden, Jayesh Dongre
Austin Transportation Department
Kate Clark, Housing and Planning Department
Reference: 200 Academy
Transportation Impact Analysis Final Memo
C14-2020-0147

Summary of the Transportation Impact Analysis (TIA):
The Austin Transportation Department (ATD) has reviewed the *"200 Academy TIA"* dated July 31, 2020 and subsequent updates received on November 25, 2020, January 29, 2021, March 26, 2021, and April 29, 2021 prepared by WGI Engineering. The 200 Academy TIA and all amendments thereto are collectively referred to herein as the "TIA". The proposed 200 Academy development is located on the northwest corner of Academy Drive and Melissa Lane in Austin, shown in Figure 1 below.

The proposed project is anticipated to be completed by 2023 and would consist of 60,000 square feet of General Office, 4,000 square feet of Shopping Center, 8,000 square feet of High-Turnover Restaurant, 120 dwelling units of Multi-Family (Low-Rise) housing, 4,000 square feet Museum, and a 10,000 square feet Music Venue.

A Neighborhood Traffic Analysis, prepared by WGI Engineering, was also required for this site and can be found in Appendix A.

Below is a summary of our review findings and recommendations:

1. The applicant shall design and construct the improvements identified in Table 2b below and in Figure 2 prior to issuance of a temporary certificate of occupancy (TCO) or certificate of occupancy (CO) at the time of the first site development permit. **Note:** Cost estimates *should not* be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.

2. A fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 2a, totaling $5,000, prior to issuance of the first site development permit.

3. The applicant shall provide an electronic copy of the final, updated version of the TIA report, including all supplemental documents, before 3rd reading.

4. City of Austin staff reserves the right to reassign any or all the funding to one or more of the improvements identified in the TIA.

5. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.

6. The findings and recommendations of the TIA included in this memo are based on the land use, intensity, associated traffic information and analyses and phasing of the development considered in the TIA. Should any of these assumptions change, the applicant may need to complete a new TIA, or update the TIA as required by code at the time of site plan application.

7. Street Impact Fee Ordinances 20201220-061 [https://www.austintexas.gov/edims/document.cfm?id=352887] and 20201210-062 [https://www.austintexas.gov/edims/document.cfm?id=352739] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

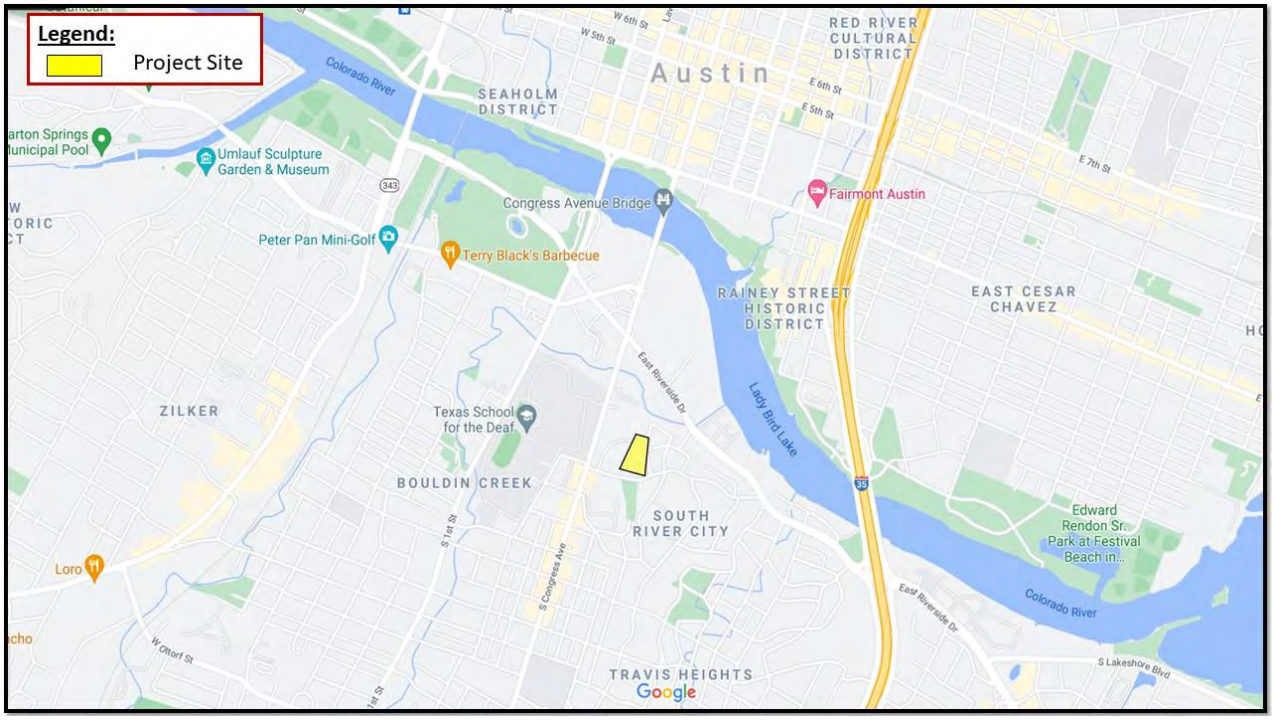


Figure 1: Site Location

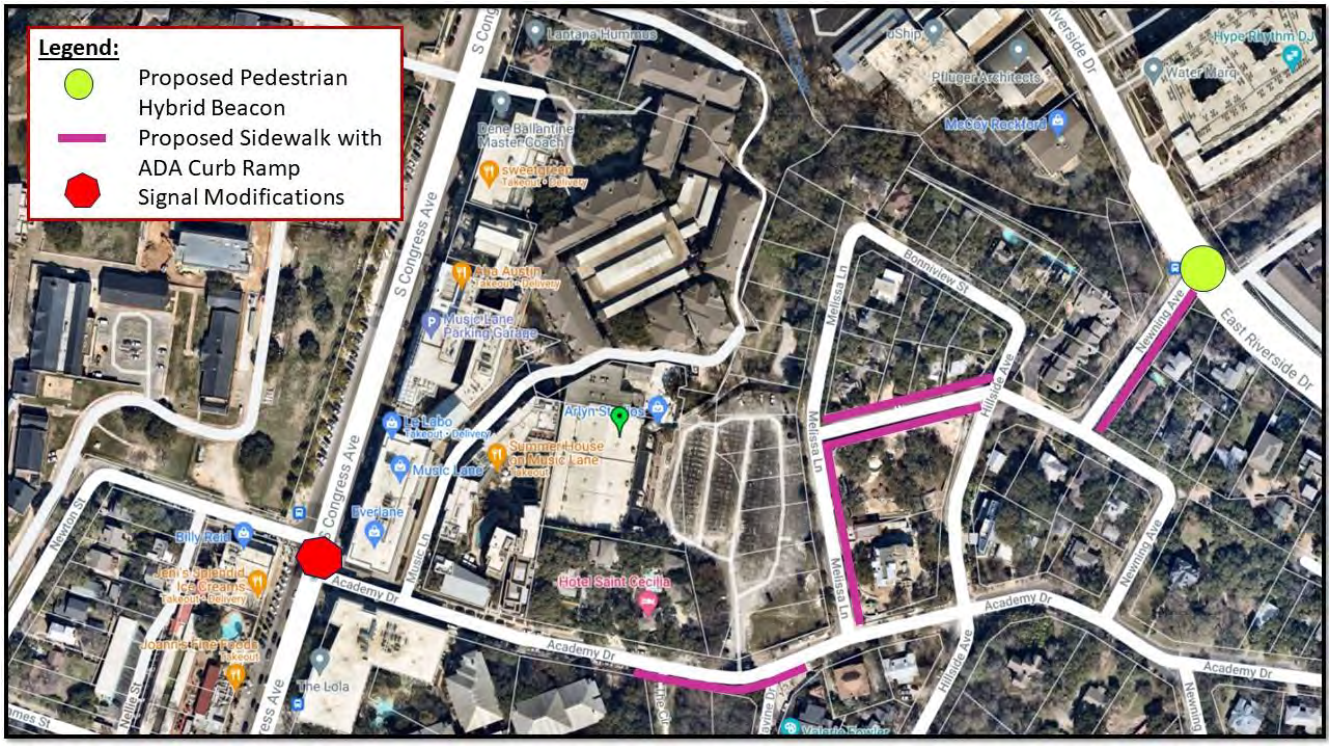


Figure 2: Transportation Mitigation Locations

Assumptions:

1. The TIA assumes that the development will be completed by 2023.
2. The project will have two access points: the primary driveway will exist along Academy Drive across from Ravine Drive and will serve all land uses. A second driveway will exist on Melissa Lane just north of the intersection with Le Grande Avenue that will provide access to the residential units only and will not have any parking provided for other land uses.
3. Based on TxDOT Traffic Count Database System (TCDS), a 2% annual growth rate was assumed to account for the increase in background traffic.
4. Various growth factors were calculated to account for COVID-19 traffic conditions.
5. Transportation Demand Management (TDM) measures would reduce vehicle trips by 30%. A robust TDM plan will be submitted at the time of first site plan.
6. Listed below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted site traffic:
    a. The Magdalena Hotel: SP-2015-0345CT(R1)
    b. 425 Riverside PUD: SP-2017-0494C
7. It should be noted that during this review, Capital Metro's Project Connect Plan was adopted and the design of all the rail lines are currently in progress. The design of Project Connect, particularly the Orange Line, might potentially affect traffic operations along South Congress Avenue and at Academy Drive. This may affect the operational assumptions contained in this TIA. ATD may require additional analysis at time of site plan if Project Connect's plans become more refined and alter traffic patterns along South Congress at the Academy Drive intersection.

8. At the time of first site plan, the following must be submitted for ATD's review and approval: a TDM plan, a traffic control plan for the music venue, the location of on-site TNC pick-up/drop- off, driveway design at Academy Drive that includes vehicle and truck turning templates, the location of for loading/unloading activities, and a final internal circulation design.

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development will generate approximately 3,933 unadjusted average daily vehicles trips (ADT) at full build out.

ITE Trip Generation Manual (10th Edition) does not capture the trip generation for music venue and museum as land uses, therefore, local data was used for these land uses.

Due the significant number of vehicle trips and the anticipated traffic load on the roadway network, the applicant has committed to a Transportation Demand Management (TDM) Plan to reduce their site vehicle trips by 30%.

Table 1 shows the adjusted trip generation after existing trips and TDM reductions.

Table 1: Adjusted Trip Generation

ITE Code	Proposed Land Use	Size / Unit		24-Hour Two Way Volume (Approx.)	AM	PM
710	General Office	60,000	SF	646	83	70
820	Shopping Center	4,000	SF	674	154	50
932	High-Turnover Restaurant	8,000	SF	897	80	78
220	Multifamily Housing (Low Rise)	120	DU	866	57	69
*	Music Venue	10,000	SF	650	0	65
*	Museum	4,000	SF	200	0	20
			Unadjusted Trips	*3,933*	*374*	*352*
			Existing Trips	*(593)*	*(78)*	*(64)*
			Subtotal	*3,340*	*296*	*288*
			TDM Reduction (30%)	*(1,002)*	*(89)*	*(86)*
			Total Adjusted Trips	**2,338**	**207**	**202**

Note: * marked denotes Local data used

Transportation Demand Management (TDM)

The applicant has committed to a 30% TDM reduction to meet certain vehicle trip reduction targets. In the TDM plan, the applicant has identified several measures that could be incorporated with the site to achieve the targeted vehicle trip reduction. The applicant identified the following key TDM measures to reach the reduction target:

- Transit Elements (up to 7%)
- Pedestrian Access and Connectivity (5%)
- Bicycle Access and Connectivity (5%)
- Bicycle Parking (0.5%)
- Showers & Lockers (0.5%)
- Unbundled Parking (6%)
- Limit Parking Supply (6%)
- TDM Coordinator (1%)
- TMA Membership (3%)

The applicant has the flexibility to pick and choose other relevant TDM measures at the time of site plan.

Summary of Recommended Improvements:

Table 2a: Recommended Improvements (Fee-in-Lieu)				
Intersection	**Improvement**	**Cost**	**Developer's Share %**	**Developer's Share $**
South Congress Ave & Academy Dr/Nellie St	Signal Modifications	$5,000	100%	$5,000
Total		**$5,000**	**-**	**$5,000**

Table 2b: Recommended Improvements (Construction)				
Intersection	**Improvement**	**Cost**	**Developer's Share %**	**Developer's Share $**
East Riverside Dr & Newning Ave	Pedestrian Hybrid Beacon (PHB)	$150,000	100%	$150,000
Le Grande Ave (north) from Melissa Ln to Hillside Ave Le Grande Ave (south) from Melissa Ln to Hillside Ave Melissa Ln (east) from Le Grande Ave to Academy Dr Newning Ave (east) from E Riverside Dr to Le Grande Ave Academy Dr (south) from ±200 ft west of Ravine Dr to ±50 ft east of Ravine Dr	Approximately 1,580 LF of 5 ft wide sidewalk construction	$189,600	100%	$189,600
Total		**$339,600**	**-**	**$339,600**

If you have any questions or require additional information, please contact me at 512-974-4073.

Nazlie Saeedi, P.E.
Austin Transportation Department

Appendix A – Neighborhood Traffic Analysis

Neighborhood Traffic Analysis

200 Academy

in Austin, Texas

Prepared for:
Spearhead Properties, LLC

Submitted to:
City of Austin

May 7, 2021

32205905.00

The following letter summarizes the neighborhood traffic analysis (NTA) near the proposed 200 Academy project located at 200 Academy Drive in Austin, TX. WGI has collected 24-hour, bi-directional tube counts at three locations:

- Academy Drive between Music Lane and Ravine Drive
- Le Grande Avenue west of Hillside Avenue
- Newning Avenue between Le Grande Avenue and East Riverside Drive
- Melissa Avenue between Le Grande Avenue and Bonniview Street

We have also estimated trip generation per the provided site plan and land uses included in the proposed development project. Finally, these potential trips are distributed to the roadway network based on volumes obtained in the data collection.

DATA COLLECTION

WGI collected 24-hour, bi-directional tube counts on Le Grande Avenue, Newning Avenue and Melissa Avenue on Tuesday, July 21, 2020. Tube counts on Academy Drive were collected on Tuesday, March 23, 2021. Since these tube counts were collected during the COVID-19 pandemic, an adjustment was made in order to account for the atypical/low volumes. This methodology was suggested by the Austin Transportation Department.

- AM Peak Hour: Tube Count / (1-65%)
- PM Peak Hour: Tube Count / (1-50%)
- Daily: Tube Count / (1-57.5%)

The count data are included as **Attachment 1** and are summarized in **Table 1** the four roadways. **Attachment 2** provides a concept plan for the project.

Melissa Avenue currently serves zero driveways between Le Grande Avenue and Academy Drive and has 30 feet of pavement. Melissa Lane has two unstriped lanes with curb and gutter, no sidewalk on the east and west side. Academy Drive provides a signalized access from South Congress with a pavement width of approximately 35 feet; however only westbound left-turn movements are allowed for vehicles turning from Academy Drive. Academy Drive has two unstriped lanes, sidewalk gaps on the north and south side. Le Grande Avenue west of Hillside Avenue is a small neighborhood roadway serving three single-family home driveways and connects Hillside Avenue to Melissa Avenue. Newning Avenue provides right-in, right-out access to East Riverside Drive.

TABLE 1: DATA COLLECTION SUMMARY

Time	Direction	Le Grande Avenue		Newning Avenue		Melissa Avenue		Academy Drive	
		Volume	Time	Volume	Time	Volume	Time	Volume	Time
Daily[1]	EB/NB	132	-	1087	-	47	-	1198	-
	WB/SB	144	-	958	-	85	-	1228	-

TABLE 1: DATA COLLECTION SUMMARY

Time	Direction	Le Grande Avenue		Newning Avenue		Melissa Avenue		Academy Drive	
		Volume	Time	Volume	Time	Volume	Time	Volume	Time
AM Peak Hour	EB/NB	9	8:00 – 9:00 AM	50	7:00 – 8:00 AM	2	8:00 – 9:00 AM	103	8:00 – 9:00 AM
	WB/SB	14		47		5		63	
PM Peak Hour	EB/NB	3	5:00 – 6:00 PM	43	5:00 – 6:00 PM	2	4:00 – 5:00 PM	58	4:00 – 5:00 PM
	WB/SB	5		56		2		82	

Notes:

1. These traffic counts were adjusted by a City-approved factor as they were collected during the COVID-19 pandemic.

Source: WGI, 2020.

PROJECT TRIP GENERATION

The project would include approximately 60,000 square feet of office space, 4,000 square feet of retail, 8,000 square feet of restaurant space, 120 dwelling units of multifamily housing, a 4,000 square foot museum and a 10,000 square foot music venue. The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) was used to develop trip generation estimates for the proposed use. A 54,945 square-foot office space building currently exists on the Project site location. This existing land use amounts to 593 daily trips, with 78 occurring during the AM peak hour and 64 occurring during the PM peak hour. Trip generation estimates are summarized below in **Table 3**.

TABLE 3: TRIP GENERATION ESTIMATES

Description	Land Use	ITE Code	Units	Daily	Weekday AM Peak			Weekday PM Peak		
				Total	In	Out	Total	In	Out	Total
Office	General Office	710	60,000 SQFT	646	71	12	83	11	59	70
Retail	Shopping Center	820	4,000 SQFT	674	95	59	154	24	26	50
Services	High-Turnover Restaurant	932	8,000 SQFT	897	44	36	80	48	30	78
Residential	Multifamily Housing Low-Rise	220	120 DU	866	13	44	57	44	25	69
Services	Music Venue	*	10,000 SQFT	650	0	0	0	33	32	65
-	Museum	*	4,000 SQFT	200	0	0	0	10	10	20
			Existing Trips	*-593*	*-67*	*-11*	*-78*	*-10*	*-54*	*-64*
			Subtotal	***3,340***	***156***	***140***	***296***	***160***	***128***	***288***
			30% TDM Reduction	*-1,002*	*-47*	*-42*	*-89*	*-48*	*-38*	*-86*
			Total Trips	**2,338**	**109**	**98**	**207**	**112**	**90**	**202**

Source: WGI., 2020.

PROJECT TRIP DISTRIBUTION AND NTA DIAGRAMS

Access would be provided via one access to Academy Drive across from Ravine Drive and one access to Melissa Lane. It should be noted that the Melissa Lane access will be for residents only; all other patrons of the Project site will enter and exit via the Academy Drive access. **Table 4** shows the distribution to each of the two roads during the three time periods for both scenarios. These percentages were derived by calculating the average of AM entering and exiting volumes and PM entering and exiting volumes at the site driveway on Melissa Lane. It should be noted that some residential traffic is anticipated to enter and exit via Academy Drive. This is reflected in the trip distribution shown in Table 4. **Attachment 3** provides a general map of the area. **Table 5** shows the change in traffic along Melissa Lane by comparing the existing traffic to the addition of the proposed site traffic. To be conservative, all residential traffic has been assumed to be entering and exiting via Melissa Lane in order to depict the highest traffic volume anticipated on Melissa Lane.

TABLE 4: TRIP DISTRIBUTION

Roadway	Trip Distribution by Percent
Melissa Avenue	22%
Academy Drive	78%
TOTAL	**100%**

Source: WGI, 2020.

TABLE 5: CHANGE IN TRAFFIC

Roadway	Existing Traffic (vpd)	Proposed New Site Traffic (vpd)	Overall Traffic (vpd)	Percentage Increase in Traffic
Melissa Lane	132	866	998	86.77%

Source: WGI, 2020.

According to Section 25-6-116 of the Land Development Code, streets which have pavement width between 30 feet and 39 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,800 vehicles per day. Melissa Lane is currently operating at a desirable level and will continue to do so with the addition of the proposed site traffic.

Attachments 4A, 4B, and **4C** show the existing counts and trip distribution for Academy Drive, Melissa Lane, Le Grande Avenue and Newning Avenue for daily trips and during the AM and PM peak hours.

Please contact me at (512) 582-5569 or ravali.kosaraju@WGInc.com with any questions or comments.

Sincerely,

Ravali Kosaraju, P.E., PTOE
Mobility Market Leader

Attachments

Attachment 1 – Traffic Count Data
Attachment 2 – Concept Plan
Attachment 3 – Project Area
Attachment 4A – NTA Diagram (Daily Trips)
Attachment 4B – NTA Diagram (AM Peak Hour)
Attachment 4C – NTA Diagram (PM Peak Hour)

Type of report: Tube Count - Volume Data

LOCATION: Le Grande Ave west of Hillside Ave
QC JOB #: 15254402
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		0				0			0	
05:00 AM		0				0			0	
06:00 AM		2				2			2	
07:00 AM		4				4			4	
08:00 AM		4				4			4	
09:00 AM		**7**				**7**			**7**	
10:00 AM		3				3			3	
11:00 AM		4				4			4	
12:00 PM		2				2			2	
01:00 PM		5				5			5	
02:00 PM		**8**				**8**			**8**	
03:00 PM		4				4			4	
04:00 PM		2				2			2	
05:00 PM		2				2			2	
06:00 PM		2				2			2	
07:00 PM		3				3			3	
08:00 PM		3				3			3	
09:00 PM		1				1			1	
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		56				56			56	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		9:00 AM 7				9:00 AM 7			9:00 AM 7	
PM Peak Volume		2:00 PM 8				2:00 PM 8			2:00 PM 8	

Comments:

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Le Grande Ave west of Hillside Ave
QC JOB #: 15254402
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		1				1			1	
03:00 AM		1				1			1	
04:00 AM		1				1			1	
05:00 AM		1				1			1	
06:00 AM		4				4			4	
07:00 AM		5				5			5	
08:00 AM		6				6			6	
09:00 AM		5				5			5	
10:00 AM		4				4			4	
11:00 AM		**7**				**7**			**7**	
12:00 PM		**7**				**7**			**7**	
01:00 PM		2				2			2	
02:00 PM		3				3			3	
03:00 PM		1				1			1	
04:00 PM		3				3			3	
05:00 PM		3				3			3	
06:00 PM		3				3			3	
07:00 PM		3				3			3	
08:00 PM		0				0			0	
09:00 PM		1				1			1	
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		61				61			61	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 7				11:00 AM 7			11:00 AM 7	
PM Peak Volume		12:00 PM 7				12:00 PM 7			12:00 PM 7	

Comments:

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Newning Ave between Le Grande and Riverside
QC JOB #: 15254403
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		3				3			3	
01:00 AM		4				4			4	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		4				4			4	
05:00 AM		1				1			1	
06:00 AM		9				9			9	
07:00 AM		21				21			21	
08:00 AM		22				22			22	
09:00 AM		**38**				**38**			**38**	
10:00 AM		30				30			30	
11:00 AM		35				35			35	
12:00 PM		31				31			31	
01:00 PM		**43**				**43**			**43**	
02:00 PM		37				37			37	
03:00 PM		42				42			42	
04:00 PM		27				27			27	
05:00 PM		27				27			27	
06:00 PM		30				30			30	
07:00 PM		19				19			19	
08:00 PM		19				19			19	
09:00 PM		13				13			13	
10:00 PM		4				4			4	
11:00 PM		3				3			3	
Day Total		462				462			462	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		9:00 AM 38				9:00 AM 38			9:00 AM 38	
PM Peak Volume		1:00 PM 43				1:00 PM 43			1:00 PM 43	

Comments:

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Newning Ave between Le Grande and Riverside
QC JOB #: 15254403
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		2				2			2	
01:00 AM		2				2			2	
02:00 AM		3				3			3	
03:00 AM		0				0			0	
04:00 AM		8				8			8	
05:00 AM		3				3			3	
06:00 AM		18				18			18	
07:00 AM		24				24			24	
08:00 AM		21				21			21	
09:00 AM		26				26			26	
10:00 AM		22				22			22	
11:00 AM		**27**				**27**			**27**	
12:00 PM		32				32			32	
01:00 PM		29				29			29	
02:00 PM		24				24			24	
03:00 PM		26				26			26	
04:00 PM		20				20			20	
05:00 PM		**35**				**35**			**35**	
06:00 PM		24				24			24	
07:00 PM		26				26			26	
08:00 PM		18				18			18	
09:00 PM		10				10			10	
10:00 PM		6				6			6	
11:00 PM		1				1			1	
Day Total		407				407			407	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 27				11:00 AM 27			11:00 AM 27	
PM Peak Volume		5:00 PM 35				5:00 PM 35			5:00 PM 35	

Comments:

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Melissa Ave between Le Grande and Bonniview
QC JOB #: 15254404
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		1				1			1	
05:00 AM		0				0			0	
06:00 AM		0				0			0	
07:00 AM		1				1			1	
08:00 AM		1				1			1	
09:00 AM		**3**				**3**			**3**	
10:00 AM		2				2			2	
11:00 AM		2				2			2	
12:00 PM		1				1			1	
01:00 PM		**2**				**2**			**2**	
02:00 PM		0				0			0	
03:00 PM		2				2			2	
04:00 PM		1				1			1	
05:00 PM		0				0			0	
06:00 PM		0				0			0	
07:00 PM		2				2			2	
08:00 PM		1				1			1	
09:00 PM		1				1			1	
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		20				20			20	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		9:00 AM 3				9:00 AM 3			9:00 AM 3	
PM Peak Volume		1:00 PM 2				1:00 PM 2			1:00 PM 2	

Comments:

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Melissa Ave between Le Grande and Bonniview
QC JOB #: 15254404
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Austin, TX
DATE: Jul 21 2020 - Jul 21 2020

Start Time	Mon	Tue 21 Jul 20	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		0				0			0	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		0				0			0	
05:00 AM		0				0			0	
06:00 AM		2				2			2	
07:00 AM		1				1			1	
08:00 AM		2				2			2	
09:00 AM		1				1			1	
10:00 AM		0				0			0	
11:00 AM		**6**				**6**			**6**	
12:00 PM		3				3			3	
01:00 PM		4				4			4	
02:00 PM		2				2			2	
03:00 PM		1				1			1	
04:00 PM		1				1			1	
05:00 PM		0				0			0	
06:00 PM		**5**				**5**			**5**	
07:00 PM		1				1			1	
08:00 PM		4				4			4	
09:00 PM		3				3			3	
10:00 PM		0				0			0	
11:00 PM		0				0			0	
Day Total		36				36			36	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 6				11:00 AM 6			11:00 AM 6	
PM Peak Volume		6:00 PM 5				6:00 PM 5			6:00 PM 5	

Comments:

Report generated on 7/22/2020 5:56 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Academy Dr East of Music Ln
QC JOB #: 15389801
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Austin, TX
DATE: Mar 23 2021 - Mar 23 2021

Start Time	Mon	Tue 23 Mar 21	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		2				2			2	
01:00 AM		0				0			0	
02:00 AM		0				0			0	
03:00 AM		0				0			0	
04:00 AM		2				2			2	
05:00 AM		0				0			0	
06:00 AM		19				19			19	
07:00 AM		22				22			22	
08:00 AM		36				36			36	
09:00 AM		32				32			32	
10:00 AM		31				31			31	
11:00 AM		**47**				**47**			**47**	
12:00 PM		**60**				**60**			**60**	
01:00 PM		42				42			42	
02:00 PM		31				31			31	
03:00 PM		31				31			31	
04:00 PM		29				29			29	
05:00 PM		24				24			24	
06:00 PM		25				25			25	
07:00 PM		27				27			27	
08:00 PM		23				23			23	
09:00 PM		12				12			12	
10:00 PM		8				8			8	
11:00 PM		6				6			6	
Day Total		509				509			509	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 47				11:00 AM 47			11:00 AM 47	
PM Peak Volume		12:00 PM 60				12:00 PM 60			12:00 PM 60	

Comments:

Report generated on 3/24/2021 11:52 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: Academy Dr East of Music Ln
QC JOB #: 15389801
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Austin, TX
DATE: Mar 23 2021 - Mar 23 2021

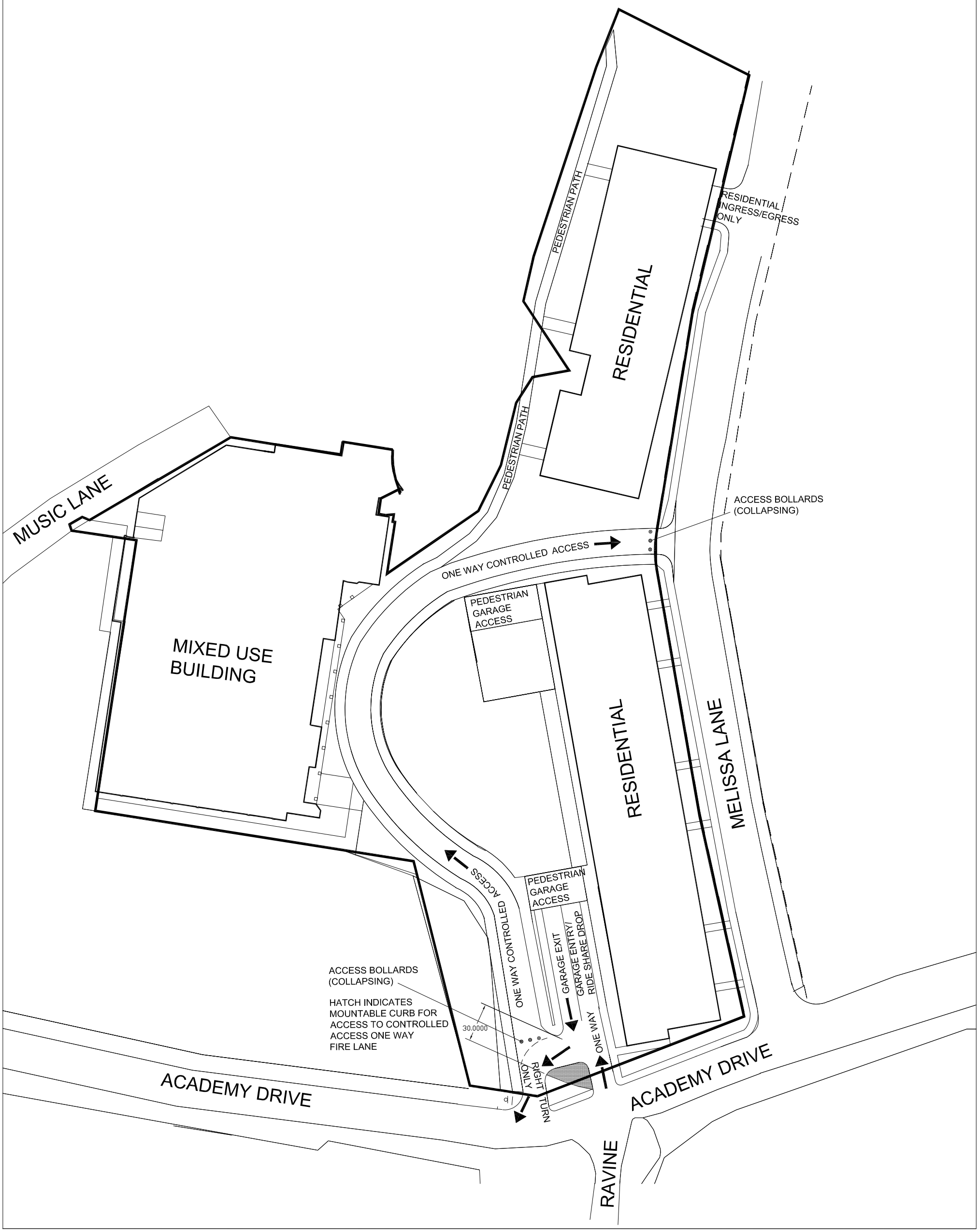
Start Time	Mon	Tue 23 Mar 21	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM		2				2			2	
01:00 AM		0				0			0	
02:00 AM		1				1			1	
03:00 AM		0				0			0	
04:00 AM		2				2			2	
05:00 AM		3				3			3	
06:00 AM		5				5			5	
07:00 AM		18				18			18	
08:00 AM		22				22			22	
09:00 AM		29				29			29	
10:00 AM		38				38			38	
11:00 AM		**40**				**40**			**40**	
12:00 PM		**60**				**60**			**60**	
01:00 PM		32				32			32	
02:00 PM		40				40			40	
03:00 PM		50				50			50	
04:00 PM		41				41			41	
05:00 PM		35				35			35	
06:00 PM		28				28			28	
07:00 PM		28				28			28	
08:00 PM		21				21			21	
09:00 PM		10				10			10	
10:00 PM		8				8			8	
11:00 PM		9				9			9	
Day Total		522				522			522	
% Weekday Average		100%								
% Week Average		100%				100%				
AM Peak Volume		11:00 AM 40				11:00 AM 40			11:00 AM 40	
PM Peak Volume		12:00 PM 60				12:00 PM 60			12:00 PM 60	

Comments:

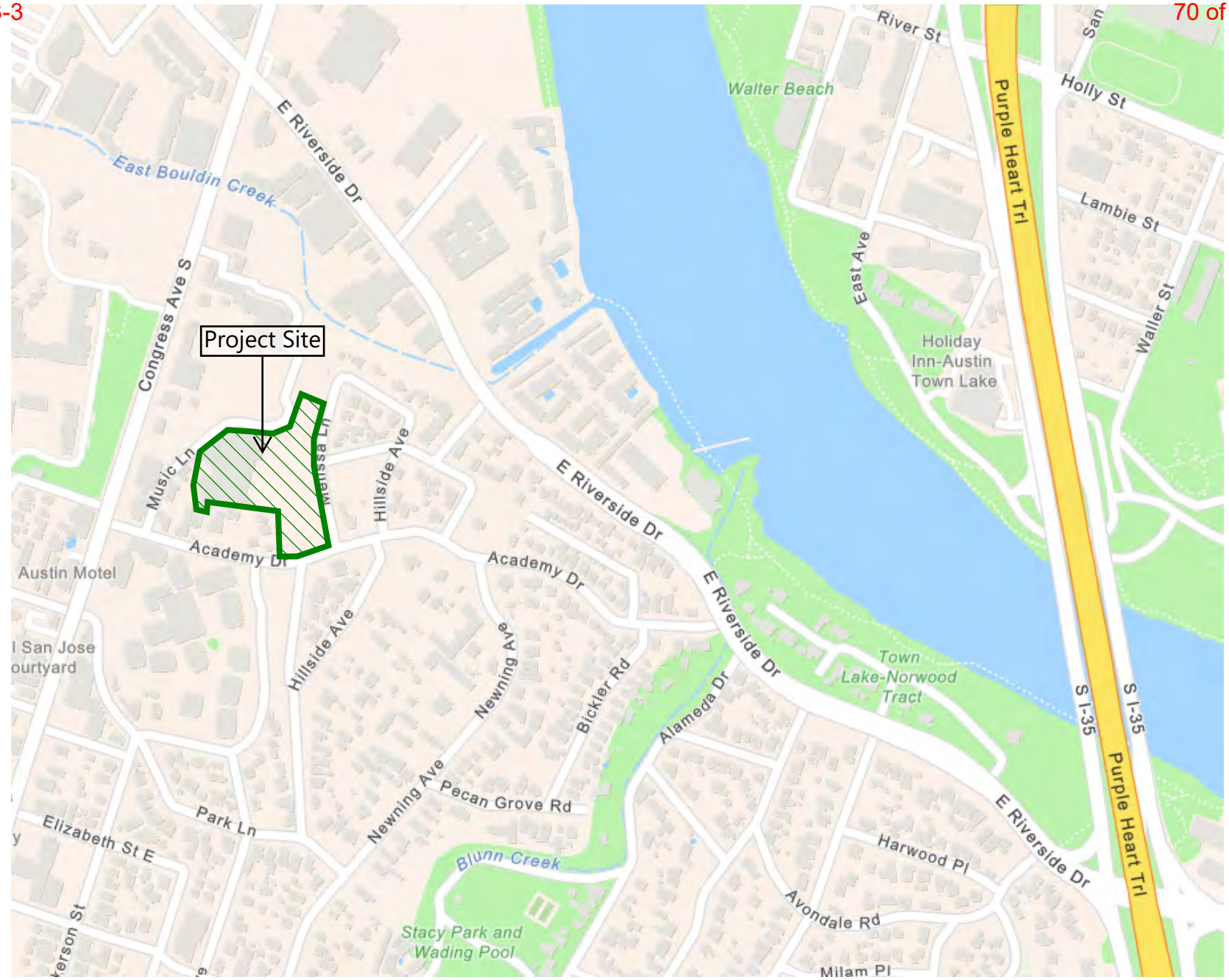
Report generated on 3/24/2021 11:52 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

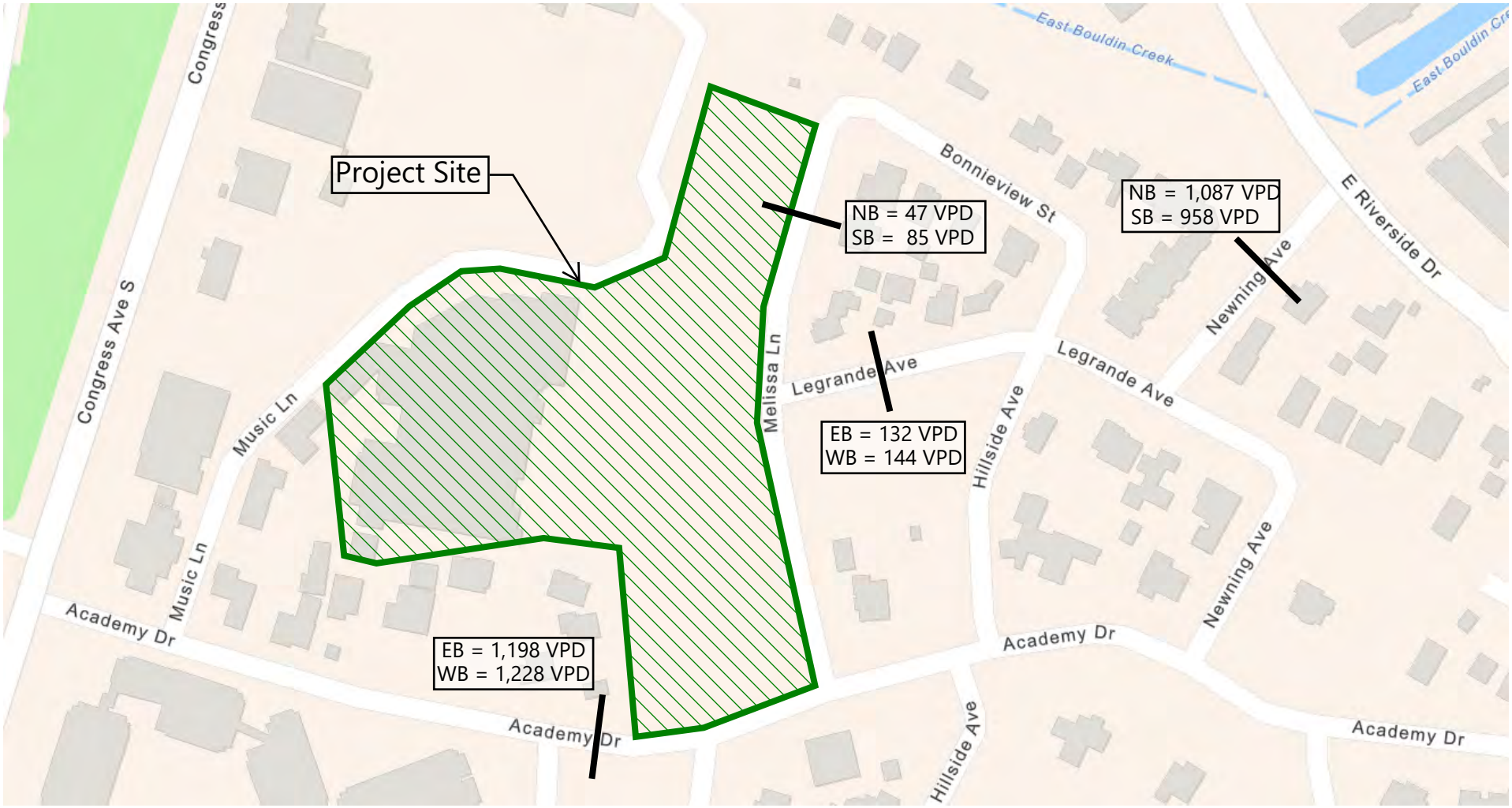
Quality Counts
DATA THAT DRIVES COMMUNITIES



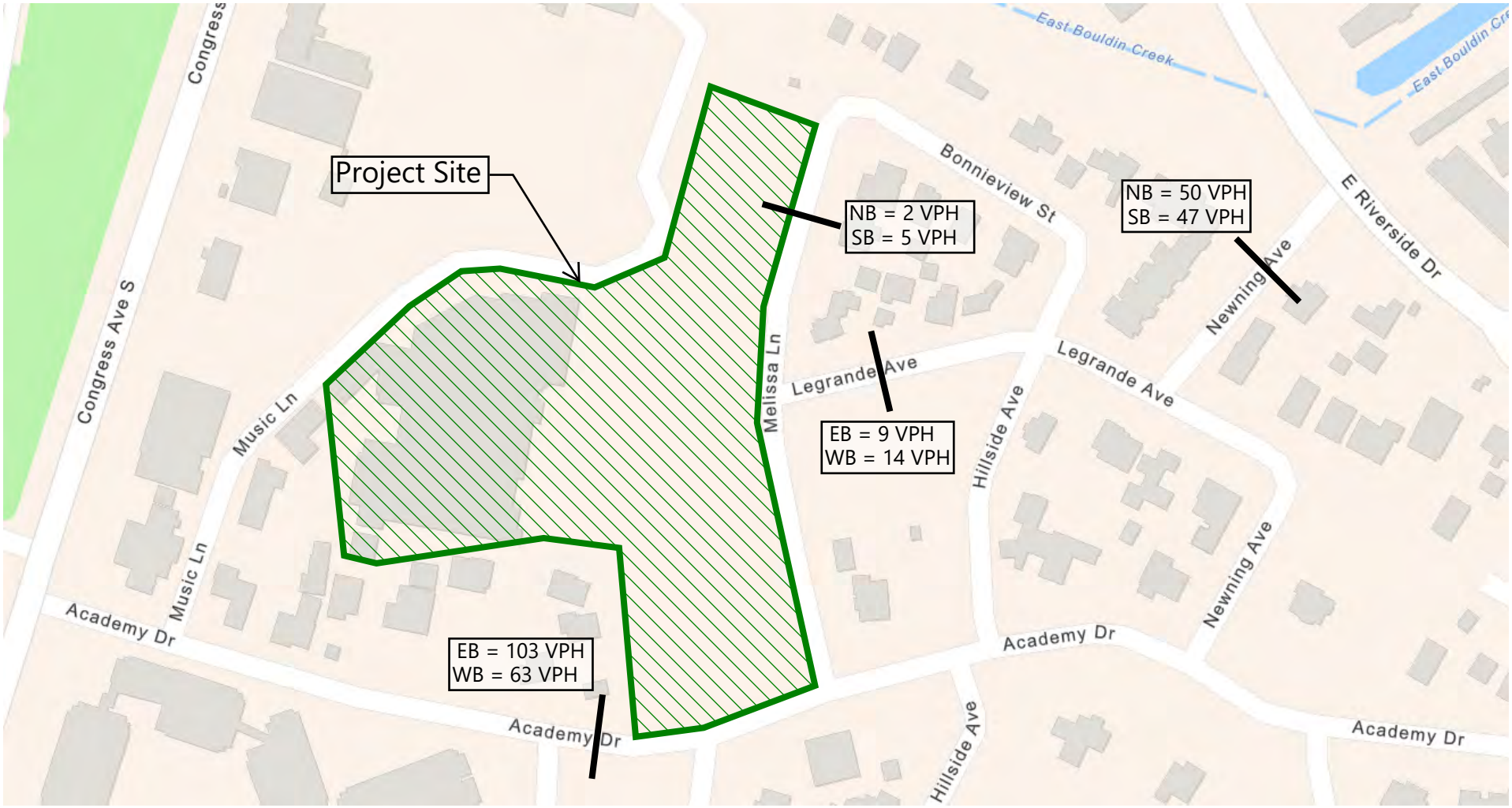
Attachment 2
Concept Plan



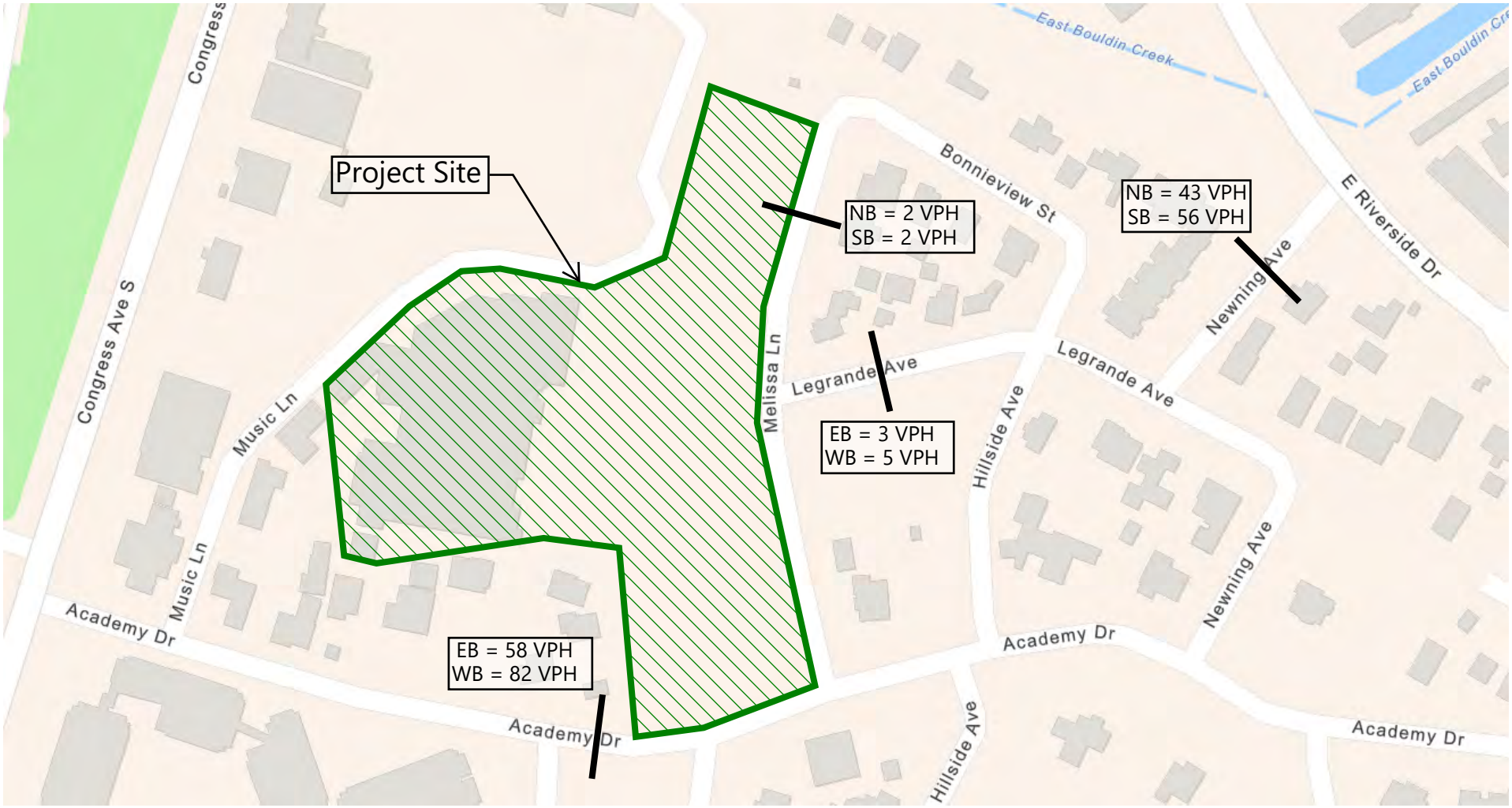
Attachment 3
Project Area



VPD = Vehicles per Day



VPH = Vehicles per Hour



VPH = Vehicles per Hour

200 ACADEMY QUESTIONS

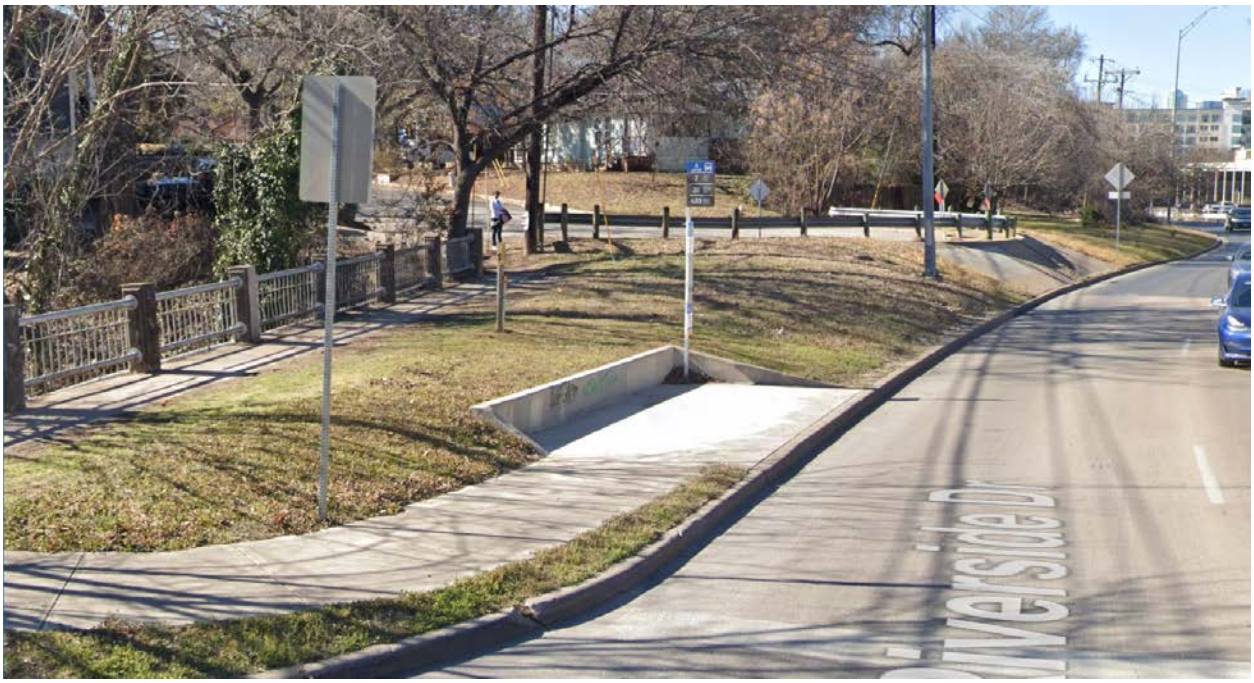
Commissioner Thomson:
Older maps and aerial photos show a connection between Academy and Riverside. When was that connection broken and what was the justification?

Staff Response:
Below are two historic aerial photos, one from 1984 where Academy Drive connects to E. Riverside Drive (Riverside) and one from 1997 where they are disconnected.

If you look closely between the two aerials, you can see that Riverside was realigned to the north and a new bridge structure built that pushed the road over the creek. This realignment occurred in the mid-1990's. In older aerials, you can also see houses on the northside of Riverside that were removed when the realignment happened. Riverside was also lowered at this time, so the decision was made to disconnect Academy Drive due to the new grade difference and not wanting to have an intersection on the bridge.

1984 Image

1997 Image

Approximate mid-1990's realignment over 1984 image.

In the streetview images below, you can see the old elevation of E. Riverside Drive. The sidewalk by Academy Drive is the original sidewalk with the old rail from the older bridge.