




MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department 

DATE: February 20, 2018

SUBJECT: Proposed Capitol View Corridors

In accordance with Council Resolution #20170216-032 as amended by Resolution #20170302-037, this memo provides requested information regarding the proposed Capitol View Corridors (CVCs), and their relationship with proposed and approved development projects. The original five proposed corridors are described in the 2015 Bowman Consulting report entitled "Proposed East Austin Capitol View Corridors."

Information regarding the proposed Rosewood Park CVC was presented to Council on May 18, 2017, and Council voted to postpone this item indefinitely.

The remaining four corridors presented to Council are as follows:

- Lott Park Corridor
- Juniper Street Corridor
- Texas State Cemetery Corridor
- Huston-Tillotson University Corridor

Several projects, at various stages in the development process, would potentially block portions of the remaining four proposed CVCs, also shown in Table 1.1 below:

- Waterloo Park Tower is an approved site plan (SP-2016-0106C) at 1201 Red River Street, a 32-story, 357 ft building. If constructed according to the site plan, this building would block 100% of the proposed Lott Park Corridor.
- A Fair Notice Site Plan Application was filed on May 18, 2017, for 610 E 11th Street, which would allow the applicant to construct a 45-story building, under the requirements of the Land Development Code effective on that date. If this building is built to the full extent allowed, it would block approximately 25% of the Texas State Cemetery Corridor and approximately 75% of the Huston-Tillotson Corridor.

- A Fair Notice Site Plan Application was filed on May 18, 2017, for 705 E 12th Street, which would allow the applicant to construct a 45-story building, under the requirements of the Land Development Code effective on that date. If this building is built to the full extent allowed, it would block approximately 40% of the Juniper Street corridor and approximately 13% of the Texas State Cemetery Corridor.
- A site plan (The Huston, SP-2017-0129C) is currently submitted for 1109 North IH 35 Service Road Northbound. The site plan is for an approximately 150 ft tall building. If approved, it would block 100% of the Lott Park Corridor and 100% of the Juniper Street corridor.

Table 1.1

	LOTT PARK	JUNIPER ST	TX STATE CEMETERY	HUSTON-TILLOTSON
Waterloo Park Tower	100%	20%		
610 E 11th Street			25%	75%
705 E 12th Street		40%	13%*	
The Huston	100%	100%		
Total Potential Blockage	100%	100%	25%	75%

**Total is non-cumulative - the 13% is also included in the 25%*

Because of the potential blockages due to developments that have already been approved, the most viable remaining proposed corridor would appear to be the Texas State Cemetery corridor. The Juniper Street corridor also has limited potential, in the event that the site plan for the Huston changes significantly (See Exhibit 1).

The existing East 11th Street Corridor extends in the same direction and is almost completely coincident with the Texas State Cemetery Corridor (See Exhibit 2). The areas west of IH-35 where the two corridors overlap can already be considered regulated, because the 11th Street Corridor would be more restrictive than the proposed Texas State Cemetery Corridor in those areas. The East 11th Street Corridor terminates just east of IH-35 at Branch Street.

An analysis was conducted to examine the impacts of the proposed corridors on lots in their path, comparing the approximate allowable height of a structure under the proposed corridors with the current allowable height according to base zoning and taking into account all existing overlays (e.g. the Neighborhood Conservation Combining Districts – NCCD). Maps and spreadsheets were prepared to show the results of the analysis. Properties are lettered on each map (for example A – M on the Texas State Cemetery corridor map), and the accompanying spreadsheet uses the same letters.

A second aspect of the analysis was to include variation in the width of the corridors. All existing CVCs include 100 feet on either side of a center point in the Capitol dome, thus allowing for a wider view. However, a view of the dome would not require the full 100 foot "wings." 50 feet would be adequate to include the entire dome. In the analysis maps, both 50 ft and 100 ft corridors are shown. The Juniper Street corridor includes a modified 50 ft corridor, which clips a portion of that corridor, assuming a full buildout of 705 E. 12th Street.

Texas State Cemetery Corridor

A map and spreadsheet were prepared for the Texas State Cemetery corridor (see Exhibits 3 and 4), depicting all properties for which the proposed corridor would allow less height than current zoning. For each lettered parcel, two figures are presented in this format: current buildable height (in feet) / buildable height under the proposed CVC (in feet). Cases where the latter figure is lower (i.e. more restrictive) than the former, the second number is shown in red, thus highlighting locations where the CVC would regulate. Two similar maps were prepared for the Juniper Street corridor, to show all areas in which that CVC would regulate. Please note that buildable height measurements within CVCs are approximate, and are based in part on City of Austin GIS layers, such as contours.

The Texas State Cemetery map shows that a few properties, such as D, E, and F would be significantly impacted by the CVC. The majority, however, would be impacted only slightly, either because the differential is not significant, or because the placement of the CVC on the parcel makes it unlikely to be developed in the future.

The State Preservation Board, which administers the Texas State Cemetery, was contacted regarding the city's Capitol View Corridor analysis to obtain its feedback. The Board responded:

"The agency notes that the view known as Texas State Cemetery Hill Corridor originates on its statutorily controlled property and extends to a terminal point at the base of the Capitol dome, a property it also statutorily controls. The Board presently does not have plans to construct any structures or monuments which would obscure the view, but it cannot predict future actions by the legislature or other state agencies. The length of this view corridor also crosses over property statutorily administered by the Texas Facilities Commission in the Capitol Complex. The TFC has a long term development plan for the Capitol Complex which may be impacted by this designation. The agency recommends the city further coordinate with the Texas Facilities Commission to determine what impacts, if any, would occur. The agency appreciates the city's efforts to include it in their planning and looks forward to continuing to work with the city on this proposal."

Juniper Corridor

Two maps and one spreadsheet were prepared for the Juniper Corridor (See Exhibits 5 - 7). The first Juniper map (Exhibit 5) shows few impacts on properties. Letter D. is Waterloo Park, where height is currently not restricted due to the P (Public) zoning. However, it is unlikely that a large structure would be proposed there. Letter E. is the 705

E. 12th Street parcel, for which there is a fair notice site plan filed. Therefore, the 50 ft wing corridor was modified to exclude this site entirely.

The second Juniper map (Exhibit 6) shows Letter F, located at 1109 N IH-35 Service Road. As noted above, the site plan application (The Huston - SP-2017-0129C) proposes an approximately 150 ft building, and would block 100% of the Juniper corridor if built as currently submitted. If the site plan changes substantially, the Juniper corridor could become viable.

Office of Real Estate Services Analysis

The Office of Real Estate (ORES) prepared a complementary analysis for all 4 corridors, which included both the 50 ft and 100 ft options for Juniper and the Texas State Cemetery (See Exhibit 8). This analysis looked at physical impacts of the corridor on parcels. The top of the spreadsheet shows basic numbers such as total parcels with the corridors, public vs. private, residential vs. commercial, etc.

The bottom of the spreadsheet focuses only on privately owned parcels, a distinction which was not made in the PAZ research. "Number of parcels zoned max height exceeds plane" refers to the quantity of privately owned parcels within each proposed corridor for which the proposed CVC height is less than the current zoning height. "Number of parcels physically impacted" is a lesser number of privately owned parcels where it was determined that the impact would be a significant, and the entitlement of these parcels would be greatly reduced at such a time that the CVC would be approved and become regulatory.

The ORES research shows that, for the Texas Cemetery corridor (50 ft), 9 parcels exist where the current max zoned height exceeds the plane of the proposed CVC, and only 3 of these would be considered a "physical impact to the parcel." These are a smaller subset of the parcels identified in red on the map in Exhibit 3. Likewise, for the Juniper Street corridor (50 ft), only one parcel is identified where the zoned height exceeds the plane of the proposed CVC, and this parcel is not considered physically impacted.

If you have any questions, please contact me at 512-974-2387 or via email at greg.guernsey@austintexas.gov.

Att: Exhibit Slides 1 – 8

cc: Spencer Cronk, City Manager
Joe Pantalion, Interim Assistant City Manager
Lauraine Rizer, Officer, ORES
Rebecca Giello, Interim Director, EDD
Rodney Gonzales, Director, DSD
Andrew Linseisen, Assistant Director, DSD
Jerry Rusthoven, Assistant Director, PAZ

EXHIBIT 1



1 inch = 600 feet



0 300 600 Feet

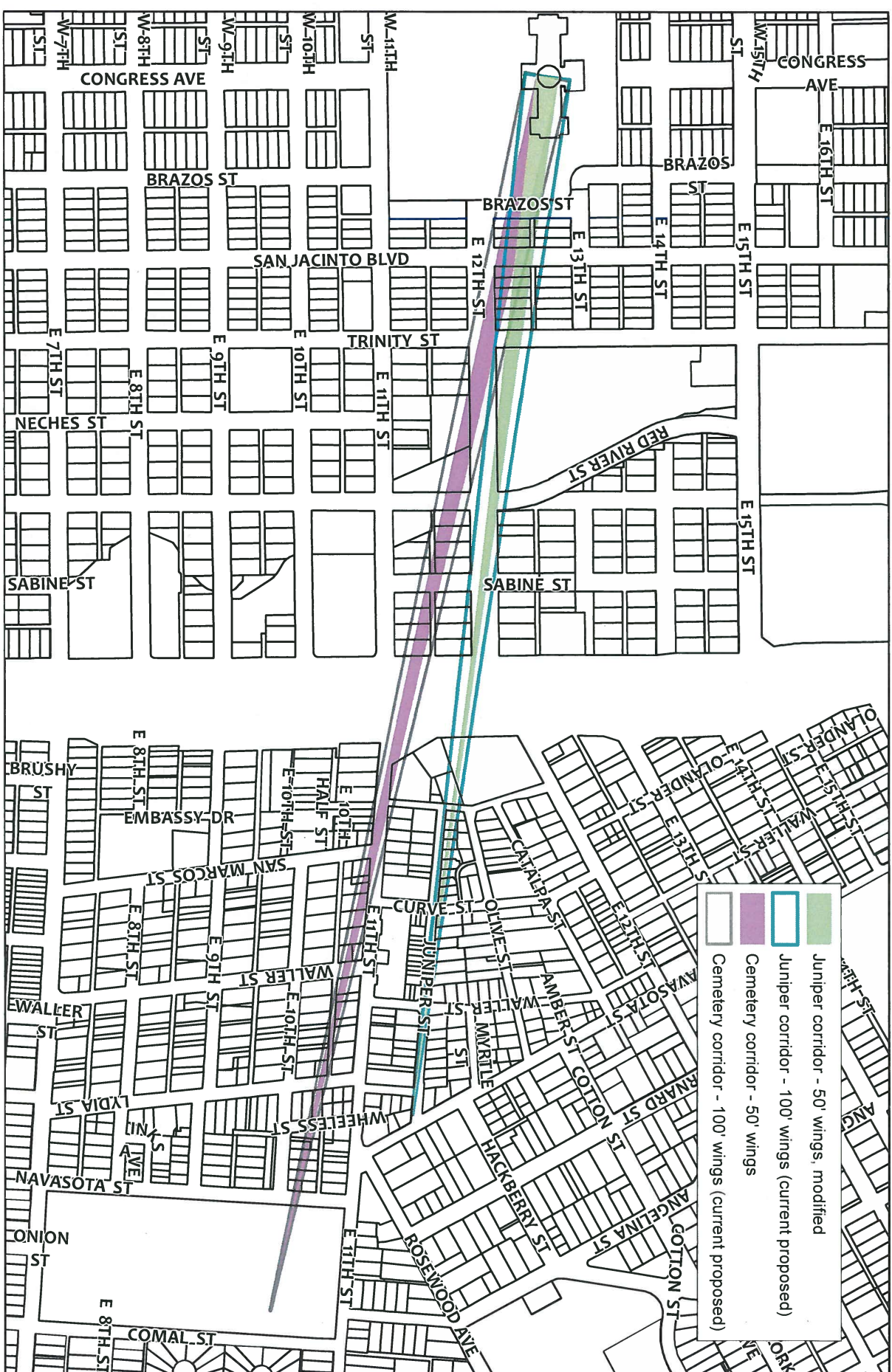


EXHIBIT 2



1 inch = 100 feet

0 50 100 Feet

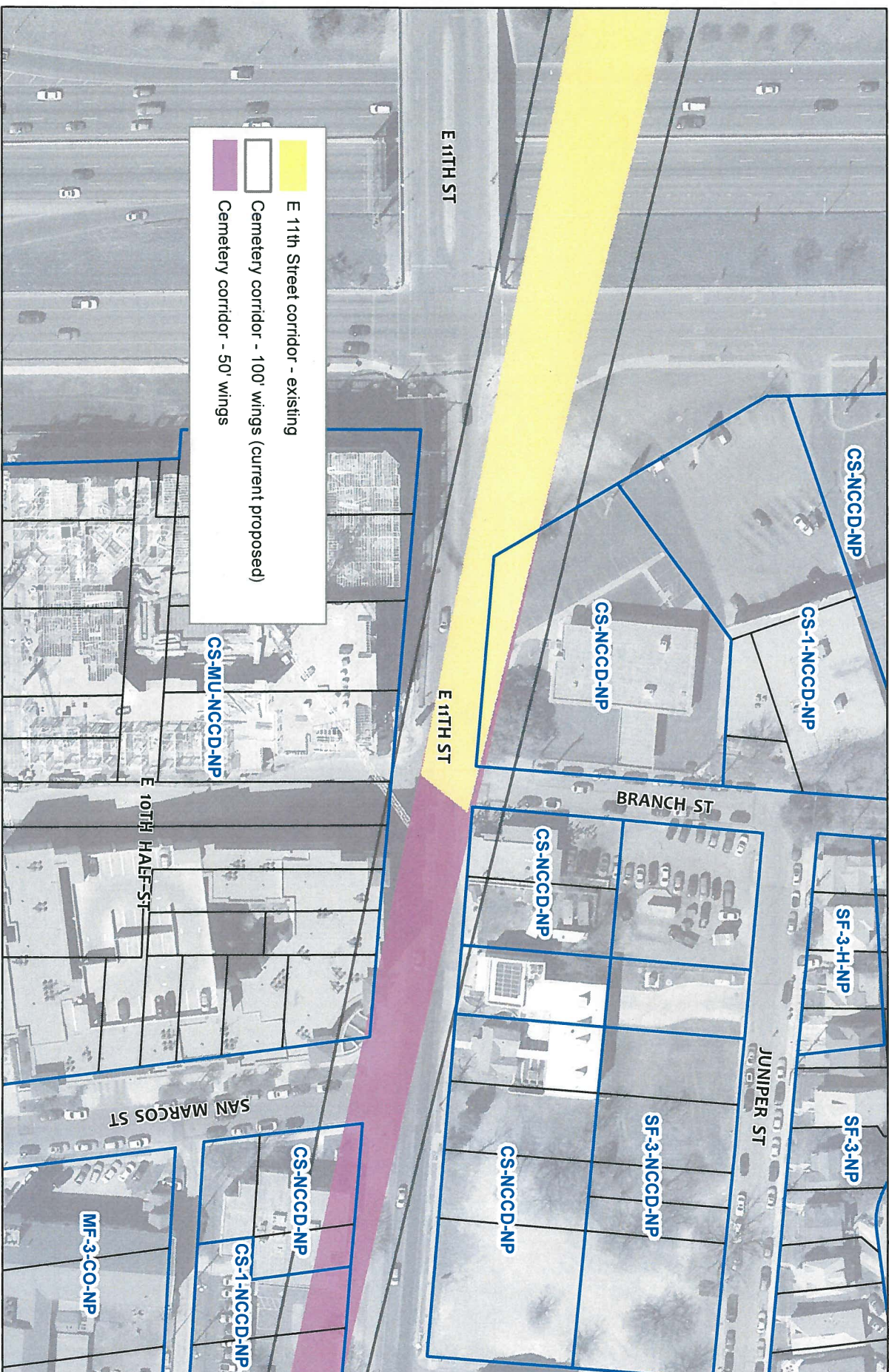
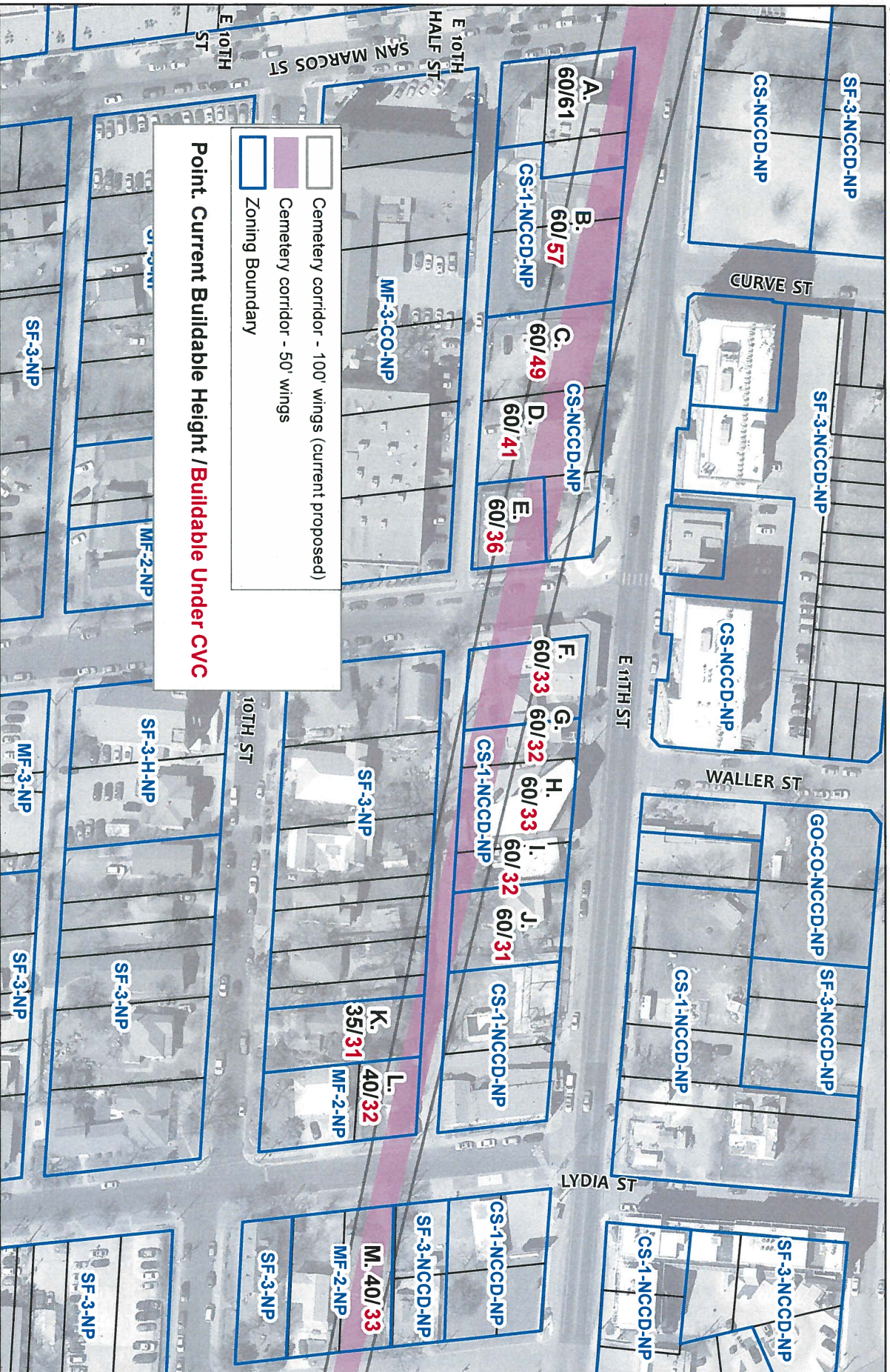


EXHIBIT 3



The map is comprised of Geographic Information Systems (GIS) features maintained by the City of Austin, Travis County, State of Texas and other resources. This map provides geographic context of features coincident to or in proximity to the study area. This map is not intended to provide an opinion to an individual or entity. This information is made available as a public service to the Owner and is intended to be used with independent professional judgment as to applicability to the project. The City of Austin does not warrant the accuracy, completeness, or adequacy of the contents of this map in comparison to Texas Government Code, Title 11, State Symbols and Honors, Preservation, Subtitle B, Preservation, Chapter 3151, Preservation of View Of State Capitol. No warranty of any kind, implied, expressed, or statutory, including but not limited to the warranties of non-infringement of third party rights, title, merchantability, or fitness for a particular purpose, is given with respect to the contents of these data and references.

1 Inch = 120 feet
0 60 120
Feet



Texas State Cemetery - CVC Analysis Spreadsheet **EXHIBIT 4**

	A	B	C	D	E	F	G	H	I	J	K	L	M
	1011 San Marcos	1005 E 11th	1009 & 1011 E 11th	1017 E 11th	1006 Waller	1101 E 11th	1107 E 11th	1111 & 1113 E 11th	1117 E 11th	1119 E 11th	1110 E 10th	1004 Lydia	1005 Lydia
Zoning	CS-NCCD-NP	CS-1-NCCD-NP	CS-NCCD-NP	CS-NCCD-NP	CS-H-NCCD-NP	CS-1-H-NCCD-NP	CS-1-NCCD-NP	CS-1-NCCD-NP	CS-1-NCCD-NP	CS-1-H-NCCD-NP	SF-3-H-NP	MF-2-NP	MF-2-NP
Current Land Use	Texas Music Museum	Parking lot for Museum	Parking Lot for Lodge	Masonic Lodge	Etsy Skin Studio	Historic Office Bldg	Mana Culture/ Greyscale Salon	Bercy Chen Studio / Charm School Vintage	Blue Dahlia Bistro	SF House	SF House	SF House	Apt / Duplex
Current Buildable Height	60	60	60	60	60	60	60	60	60	60	35	40	40
Buildable Under CVC	61	57	49	41	36	33	32	33	32	31	31	32	33
CVC Elevation	585	583	581	579	578	575	574	573	572	571	569	568	565
Contour	524	526	532	538	542	542	542	540	540	540	540	536	532



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1 Inch = 200 feet
0 60 120 Feet

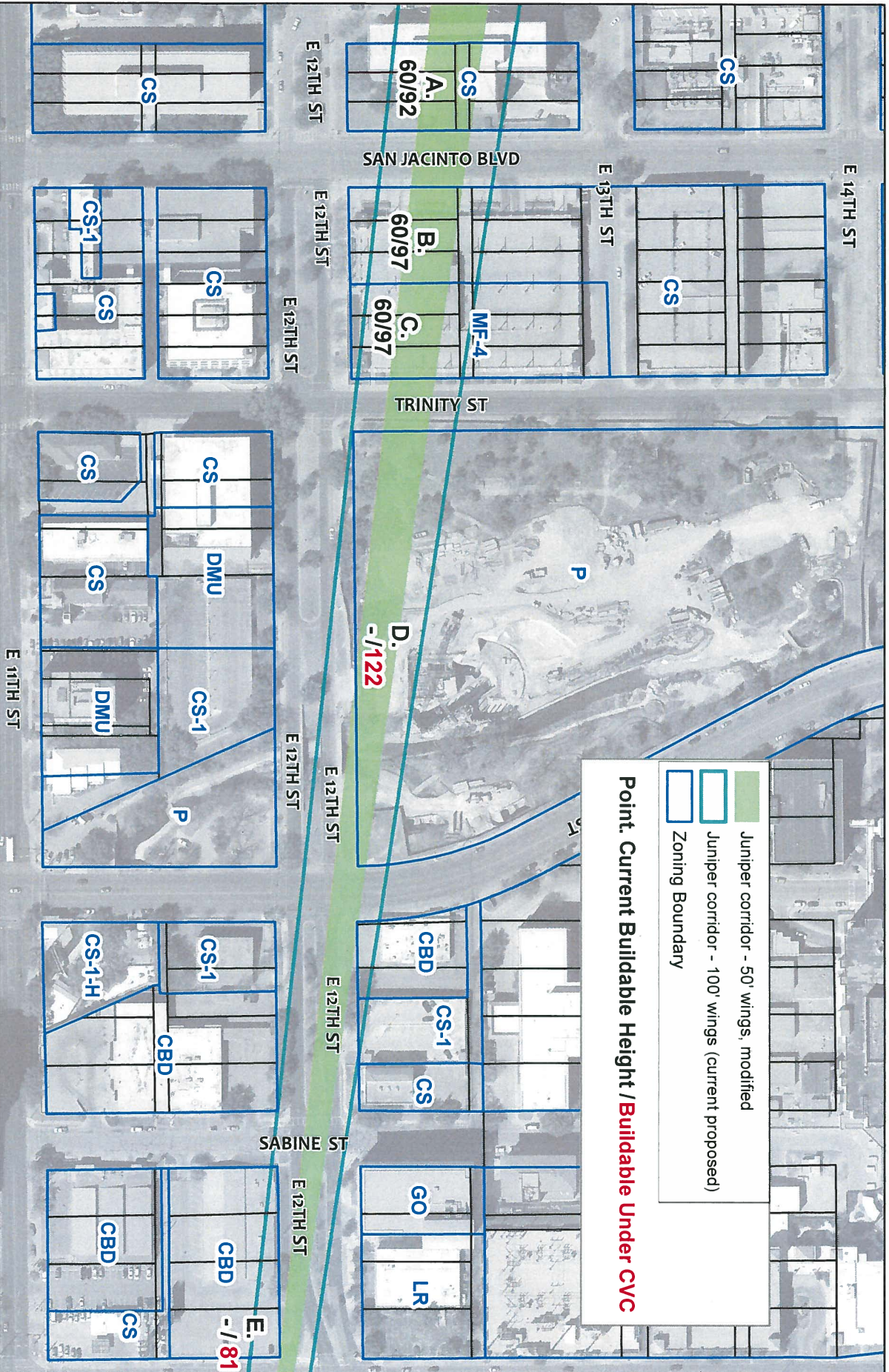
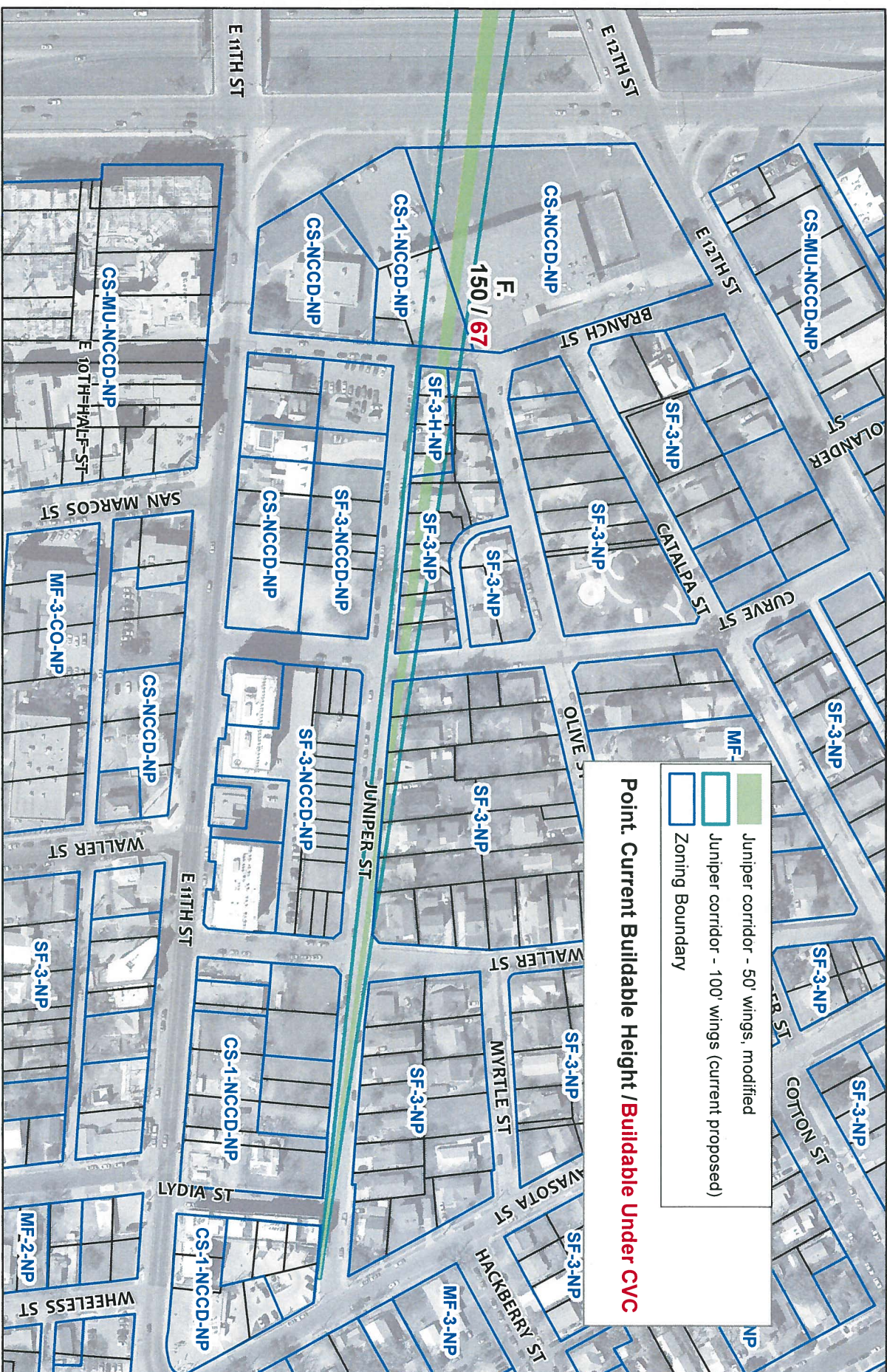


EXHIBIT 6



1 inch = 200 feet

0 60 120 Feet



Juniper Street CVC Analysis - Spreadsheet **EXHIBIT 7**

	A	B	C	D	E	F
	1200 San Jacinto	1201 San Jacinto	1201 San Jacinto	408 & 500 E 12th St	705 E 12th St	1109 IH-35 NB
Zoning	CS	CS	MF-4	P	CBD	CS-NCCD-NP
Current Land Use	Texas State Library	Capitol Parking Garage	Capitol Parking Garage	Waterloo Park	Velocity Annex (approved rezoning)	CVS Drug store (currently submitted site plan)
Current Buildable Height	60	60	60	-	-	150
Buildable Under CVC	92	97	97	122	81	67
CVC Elevation	636	631	627	616	590	579
Contour	544	534	530	494	509	512

Corridor Profile									
		Lott Park		Juniper St. (100 ft)		Juniper Street (50 ft)		Huston Tillotson	
Total Acres		7.07	6.85	3.54	15.88	8.28	4.30		
Total square feet improvements		145,794	118,933	63,145	1,160,008	620,796	392,042		
Average % of parcel area in corridor		29.46	30.58	20.5	37.17	26.75	17.78		
Number of Parcels		16	29	29	65	48	40		
Public		11	8	8	10	12	10		
Private		5	21	21	55	36	30		

Privately Owned Parcel Profile									
		Lott Park		Juniper St. (100 ft)		Juniper Street (50 ft)		Huston Tillotson	
Number of privately owned parcels		5	21	21	55	36	30		
Residential land use (%)		60	67	52	49	38	50		
Commercial land use (%)		40	33	48	51	62	50		
No. of parcels physically impacted		0	0	0	4	3	3		
No. of parcels zoned max. height exceeds plane		2	1	1	44	9	9		