

An aerial photograph of a suburban area. A large, rectangular, undeveloped lot with dry grass and some trees is the central focus. To the left of this lot, there are several residential houses and a parking lot. To the right, there are more houses and a large, dark, rectangular structure, possibly a greenhouse or a large shed. A road runs diagonally from the bottom left towards the center, labeled 'airport blvd'. Another road runs vertically through the center, labeled 'springdale ave'. A third road runs horizontally across the top, labeled 'goodwin ave'. A fourth road runs vertically on the right side, labeled 'saucedo st'. A fifth road runs horizontally on the right side, labeled 'shady'. The text 'Planned Unit Development Rezoning' is overlaid on the left side of the image, and 'SPRINGDALE GREEN' is overlaid in large white letters across the center of the image.

Planned Unit  
Development Rezoning

# SPRINGDALE GREEN

# Springdale Green

Springdale Green is an office project that addresses mistakes from Austin's 'tank farm' past with an environmentally superior proposal.

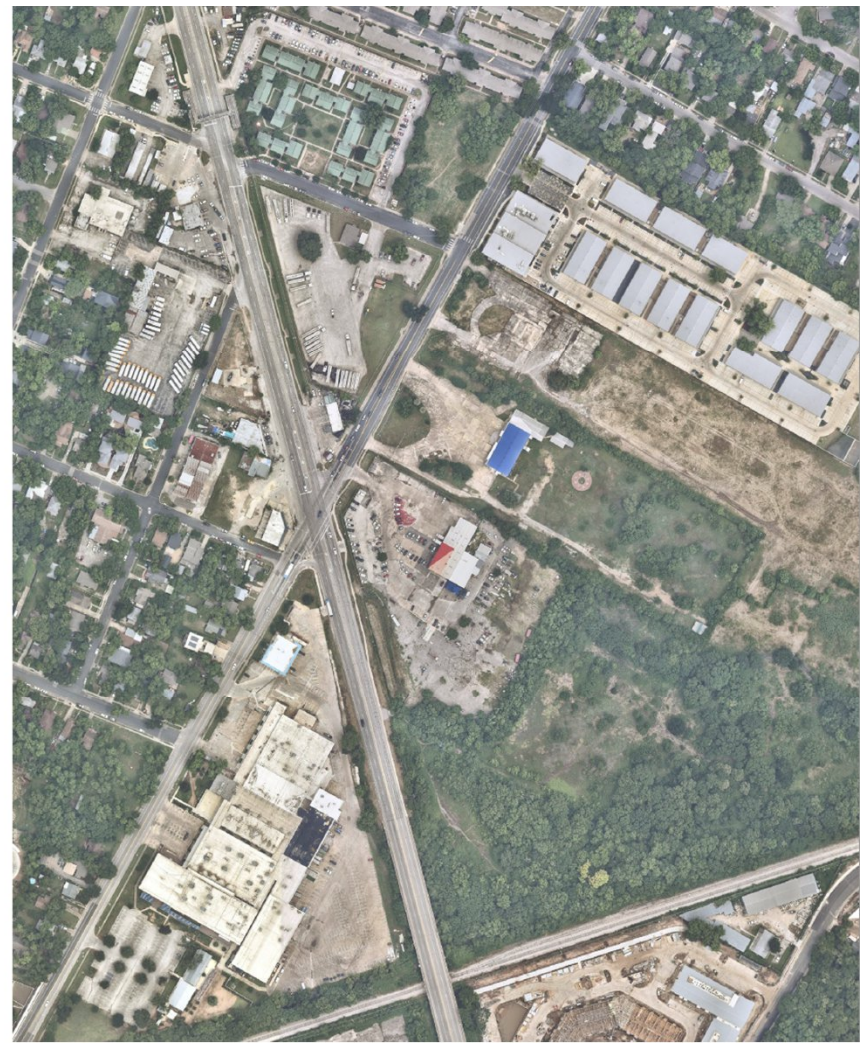
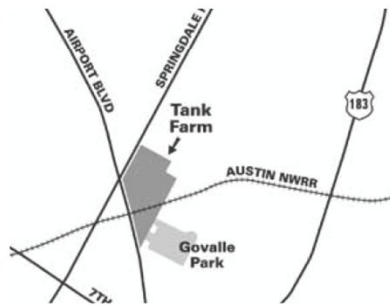
To deliver on this vision – including the over \$6.7 million in community benefits – the applicant is requesting Planned Unit Development zoning.

Staff, the Environmental Commission, the Planning Commission, and the closest neighbors all recommend approving Springdale Green.





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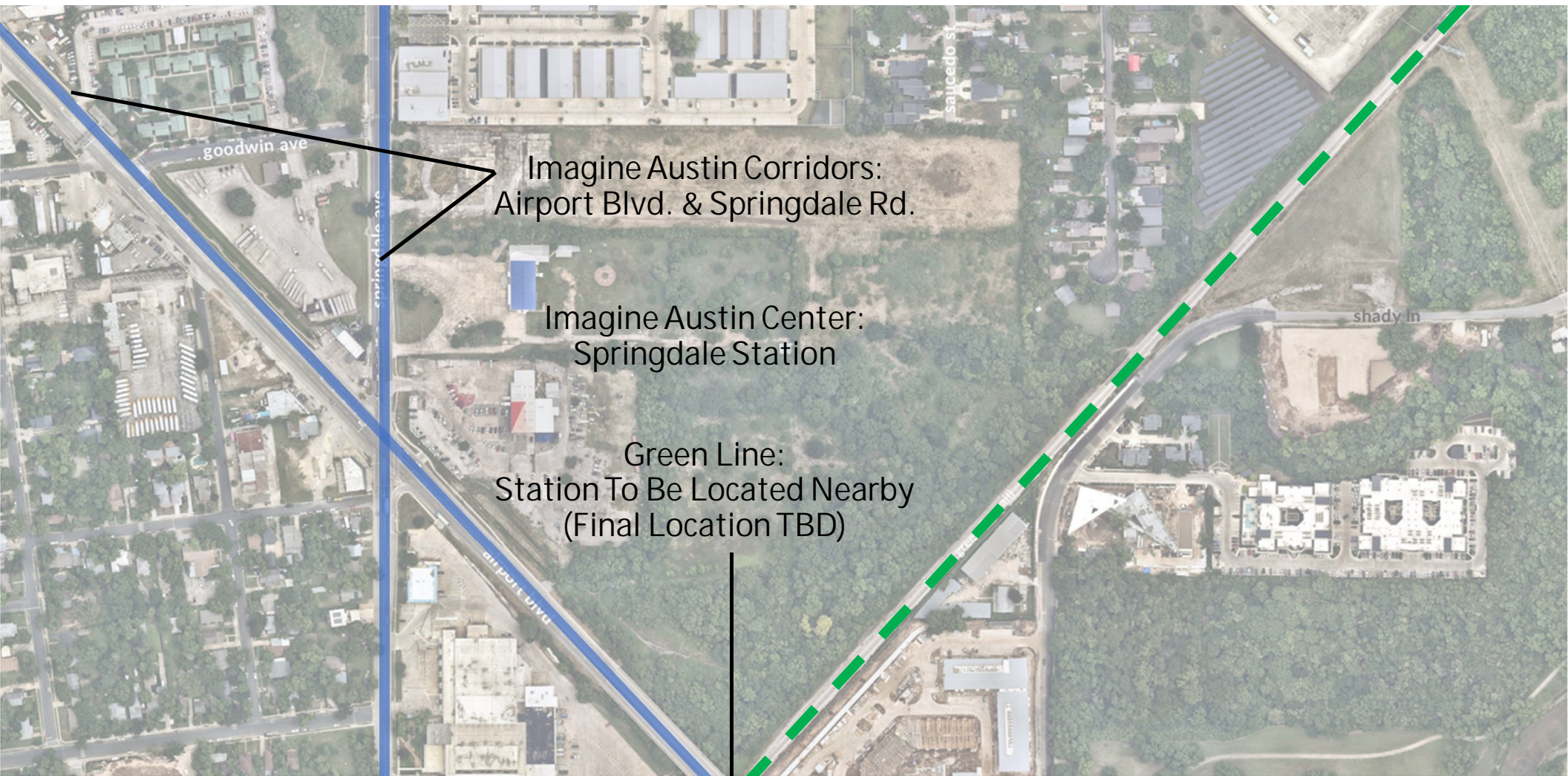
2019





Today





Springdale Green is along two Imagine Austin Corridors,  
in an Imagine Austin Center, and near a future Green Line Station





Springdale Green

# Springdale Green: Superiority



ENVIRONMENTAL  
RESTORATION

SUSTAINABLE  
DEVELOPMENT

HOUSING AND  
NEIGHBORHOOD  
BENEFITS

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# Springdale Green: Superiority



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BENEFITS

Springdale Green will help address the site's "tank farm" past by removing industrial remnants and restoring its natural areas and biodiversity.



# Environmental Restoration: \$968,300

Community Benefit	Value
Creek/Floodplain Restoration and Silva Cells	\$420,000
Sonoco Pipeline Removal	\$271,000
Invasive Species Management	\$230,000
Tree Plantings (50 Percent Above Baseline)	\$47,300

# Springdale Green: Superiority



Springdale Green will implement key sustainability strategies that plan for the future and conserve energy and water.



# Sustainable Development: \$4,157,000

Community Benefit	Value
Stormwater/Condensate Capture & Reuse	\$2,500,000
Austin Energy Green Building 3-Star/LEED	\$1,500,000
100 Percent Innovative Water Quality	\$157,000

Green building strategies include building energy performance, electric vehicle charging stations, advanced energy metering, among others.

# Springdale Green: Superiority



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Springdale Green will also help Austin meet other important needs, including affordability, localized flooding solutions, and parks and urban trails.



# Housing & Neighborhood: \$1,575,000

Community Benefit	Value
Affordable Housing Contributions	\$700,000
Neighborhood Flooding Solutions	\$425,000
Urban Trails Plan	\$250,000
Govalle Park Improvements	\$125,000
East Austin Conservancy	\$75,000

# Springdale Green: Superiority



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Total Value: \$6,700,300



# Springdale Green: Code Modifications

## ADDITIONAL HEIGHT

Allowing 93 ft. of height (6 stories) and modified compatibility. The closest single-family properties (on Saucedo Street) support Springdale Green.

## TRAIL WIDTH WITHIN CWQZ

Limited increase in the width of trail allowed within the Critical Water Quality Zone.

## ALTERNATIVE DESIGN

Confirming alternative designs, including those that would otherwise have been sought through Alternative Equivalent Compliance.

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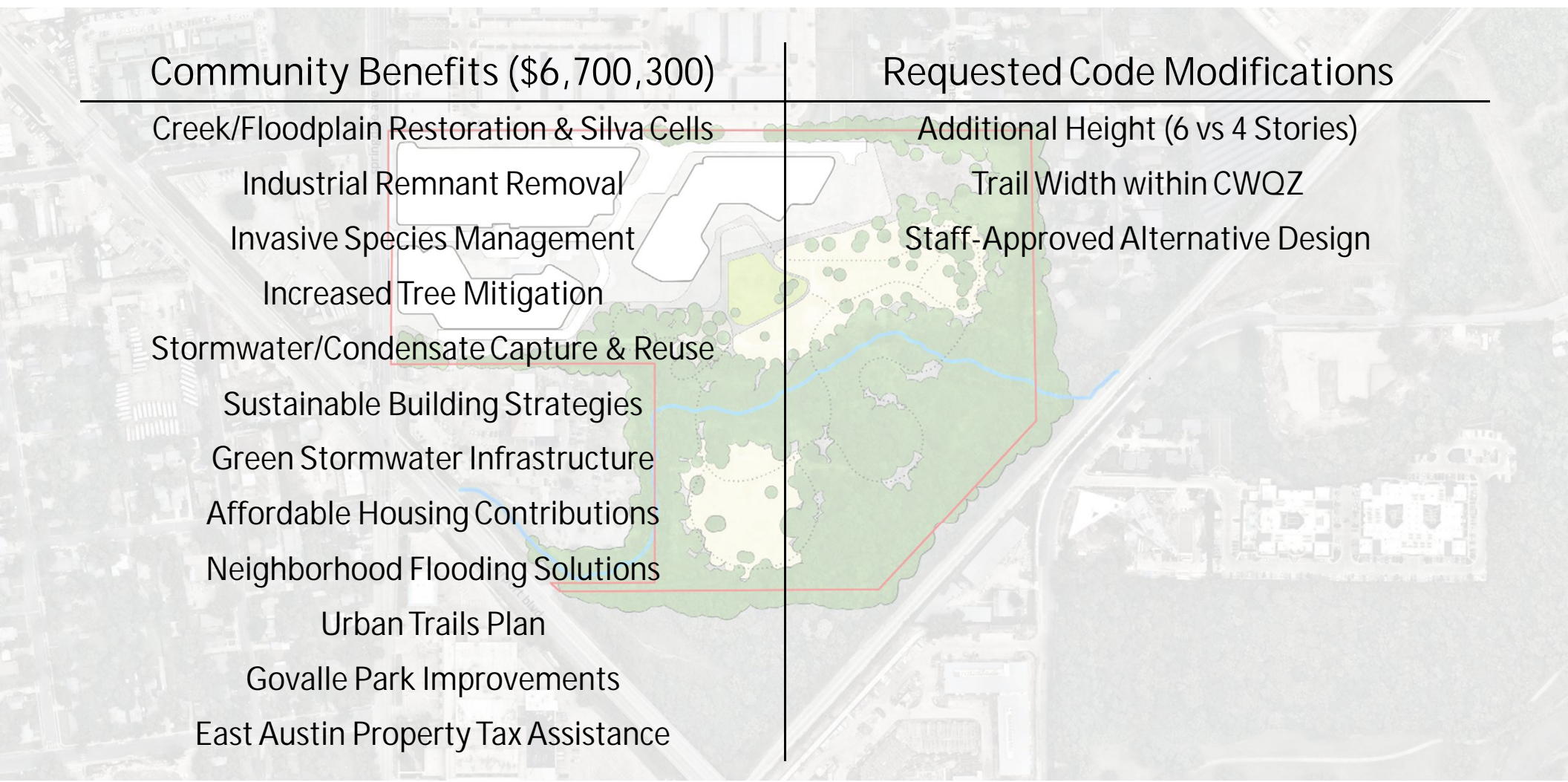
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Springdale Green offers extensive benefits and makes limited requests

An aerial photograph of an urban area. A red rectangular boundary is drawn around a central plot of land. Within this boundary, there is a green overlay representing landscaping or trees, and a blue line representing a water feature or path. The text is overlaid on the center of the map.

Support for Springdale Green:  
City Staff  
Saucedo Street Neighbors  
Environmental Commission (Unanimous)  
Planning Commission

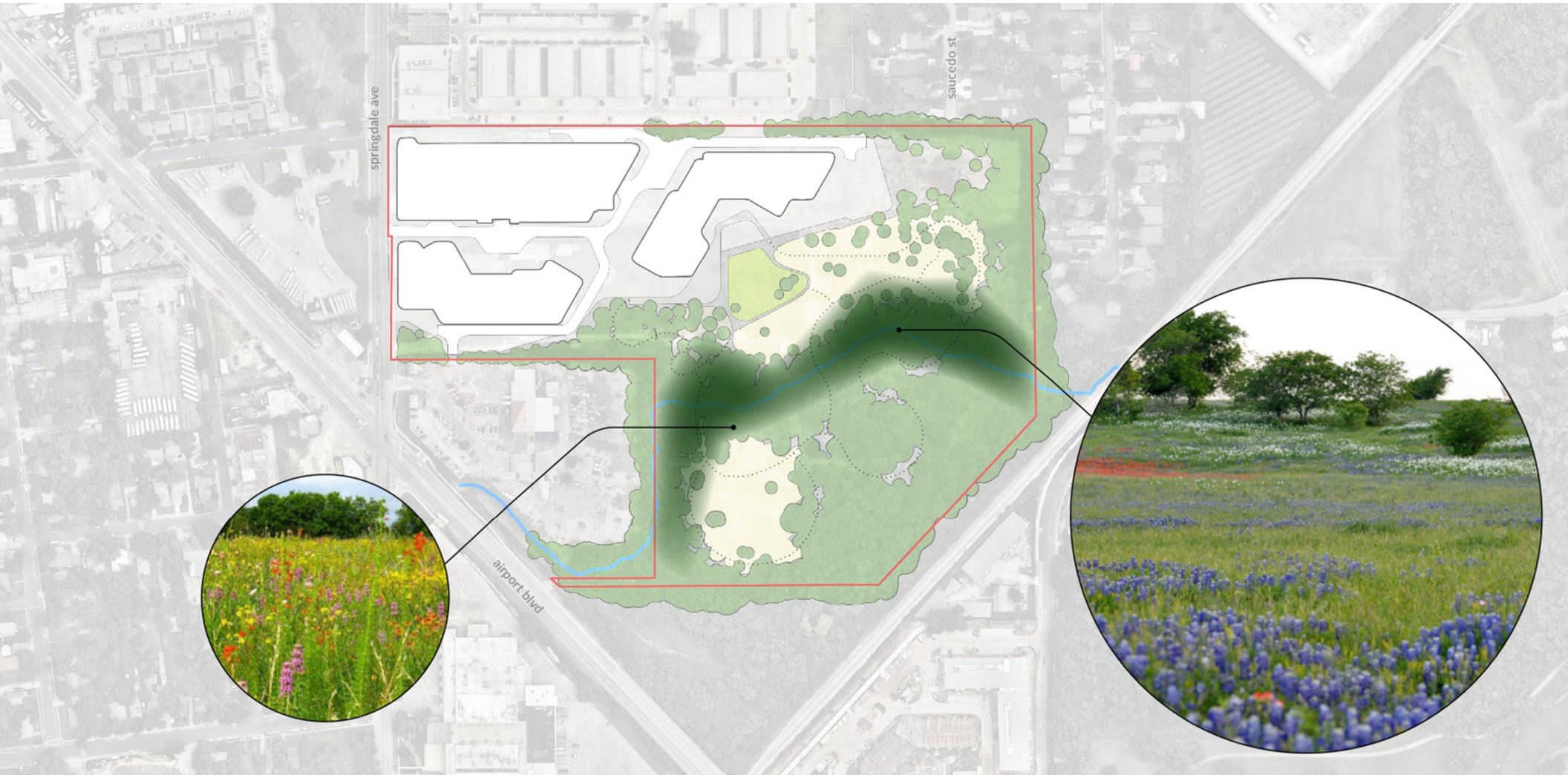




Questions?

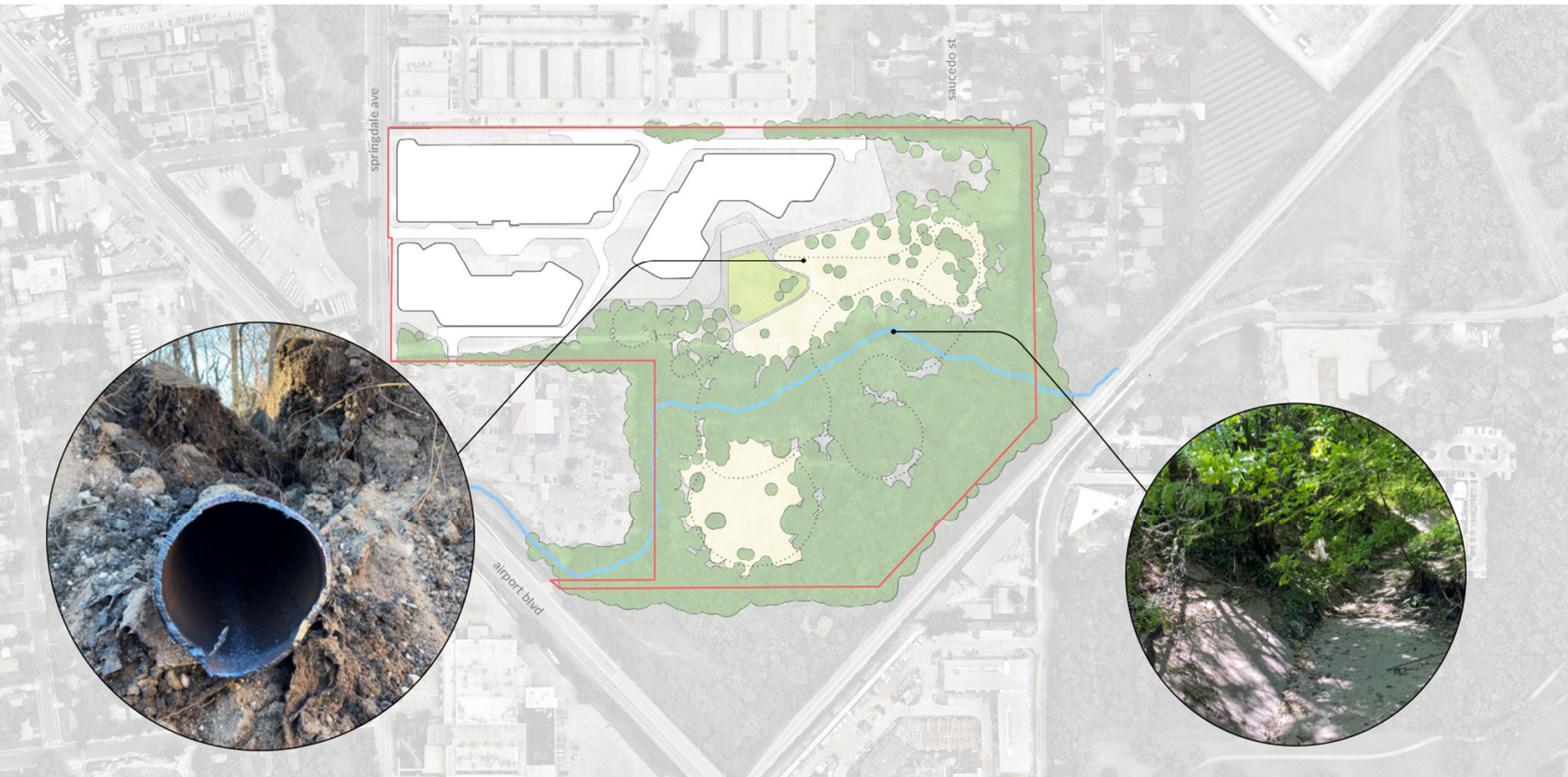






15 acres of creek and floodplain restoration  
with native meadow trees and shrubs





50 percent impervious cover limit (a reduction from current entitlements)  
and removal of industrial remnants from site





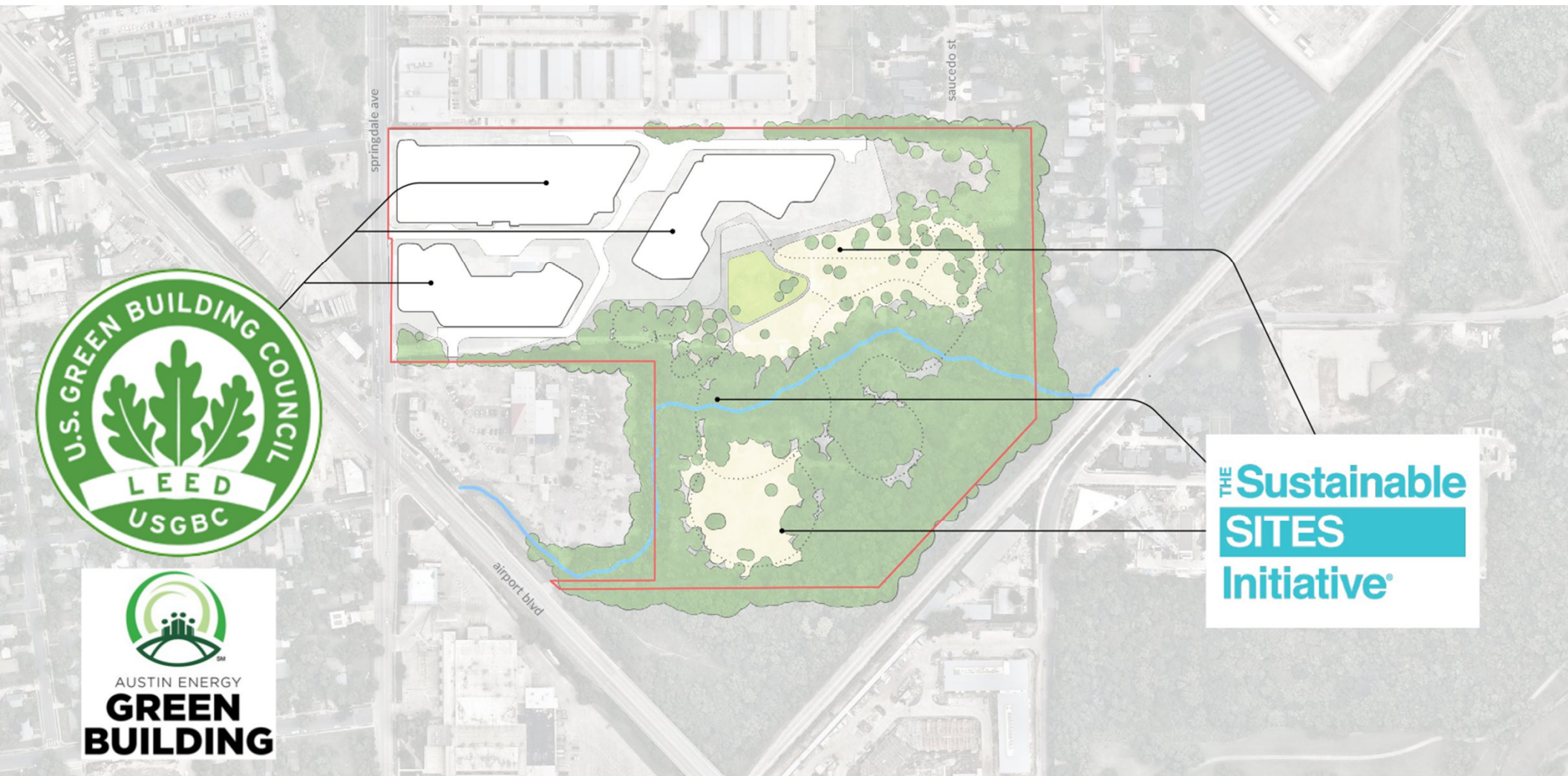
15 trees within silva cells, and increased tree mitigation  
(50 percent above the baseline)





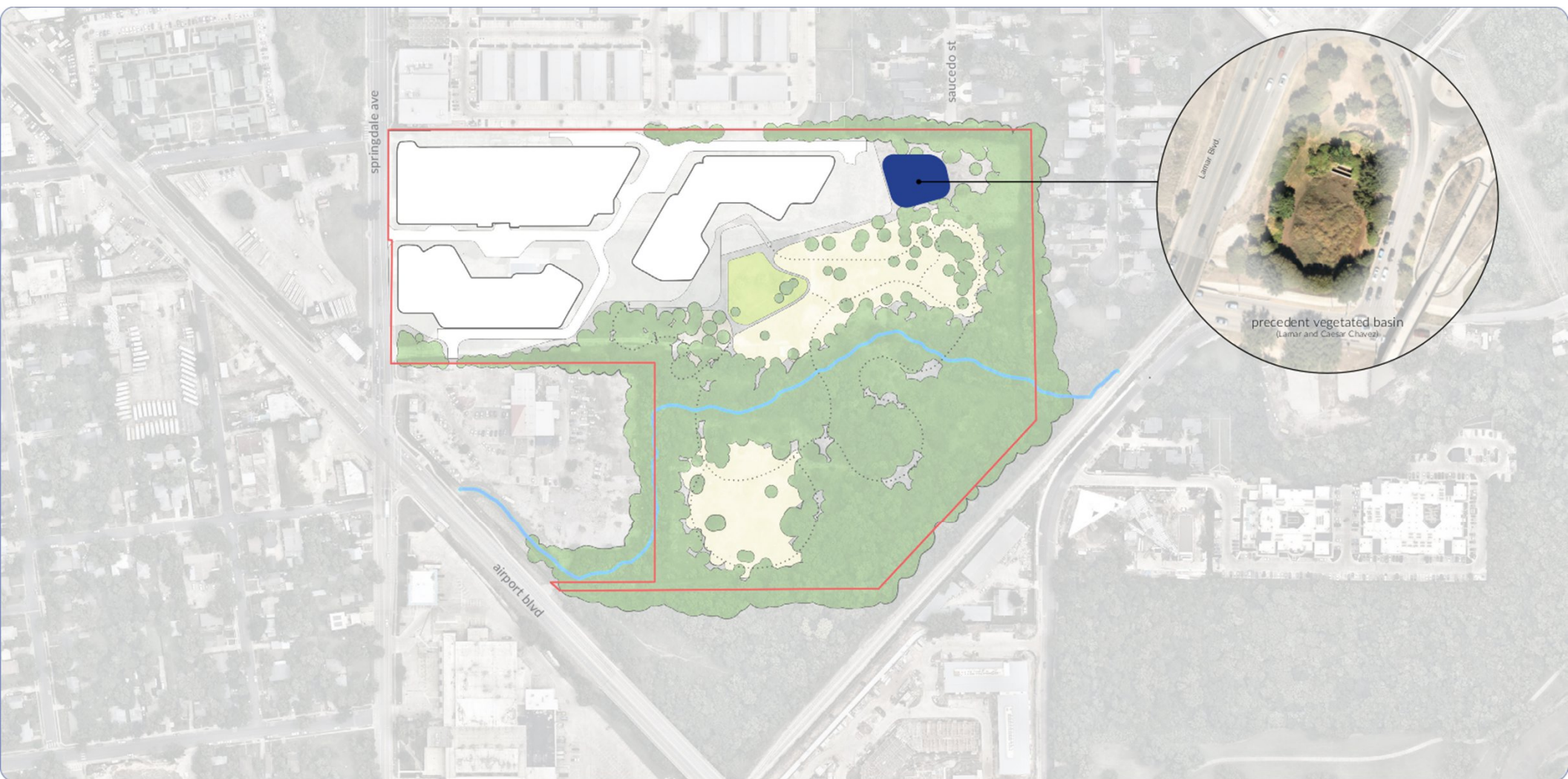
50 percent reduction in irrigation water via stormwater/condensate reuse  
(600,000-gallon cistern)



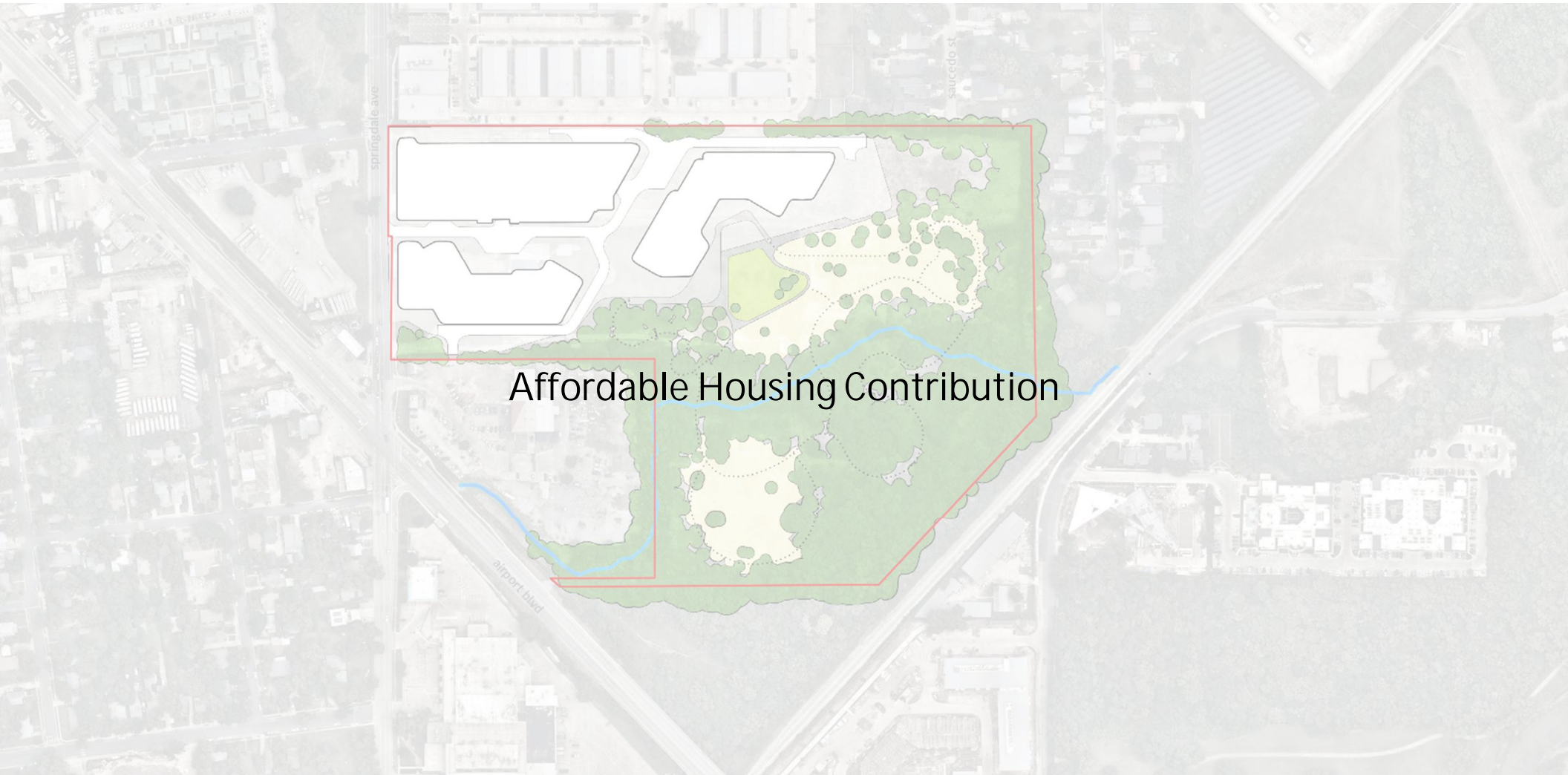


3-star Austin Energy Green Building, LEED, & Sustainable SITES Certifications





100 percent innovative water quality

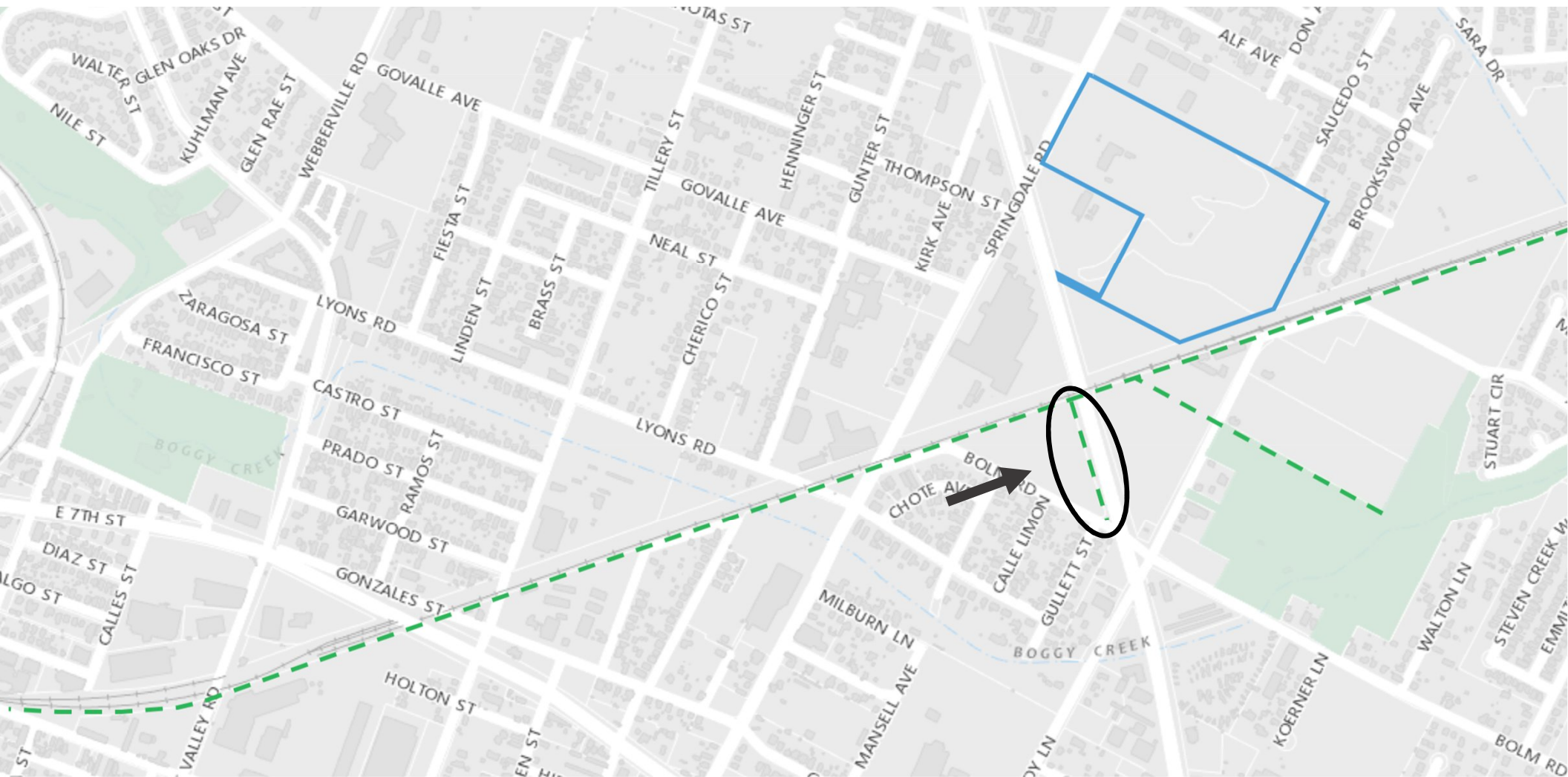


\$700,000 contribution to the City to fund affordable housing





Receiving stormwater from approximately 7.4 acres of off-site impervious cover to help solve existing localized flooding issues in the neighborhood

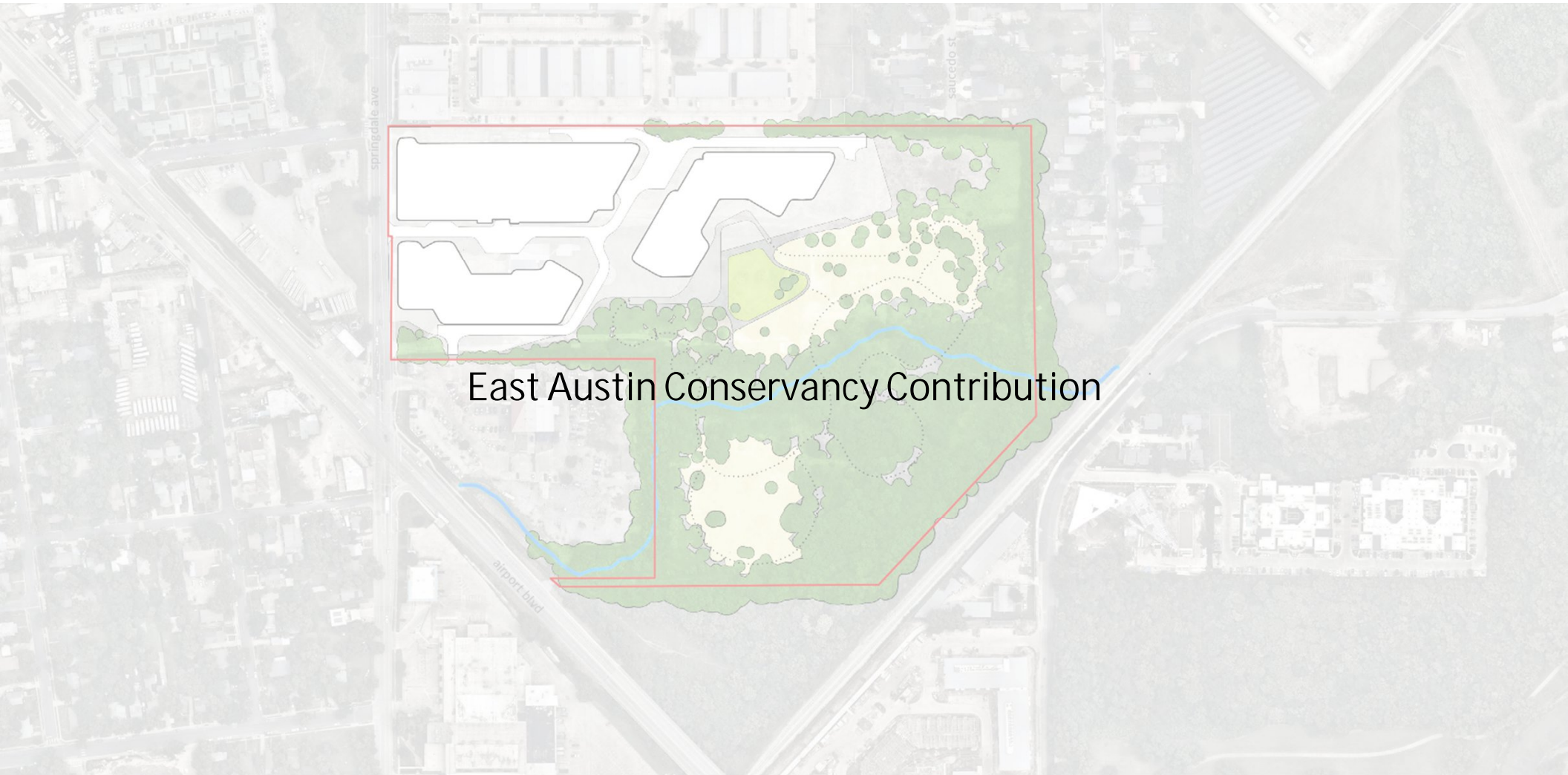


\$250,000 to the City to implement a nearby urban trails project



\$125,000 to the Austin Parks Foundation to fund improvements to provide basketball court lighting, benches, ADA ramps, a softball backstop, and more.





\$75,000 for property tax assistance for long-time East Austin residents