

PUD

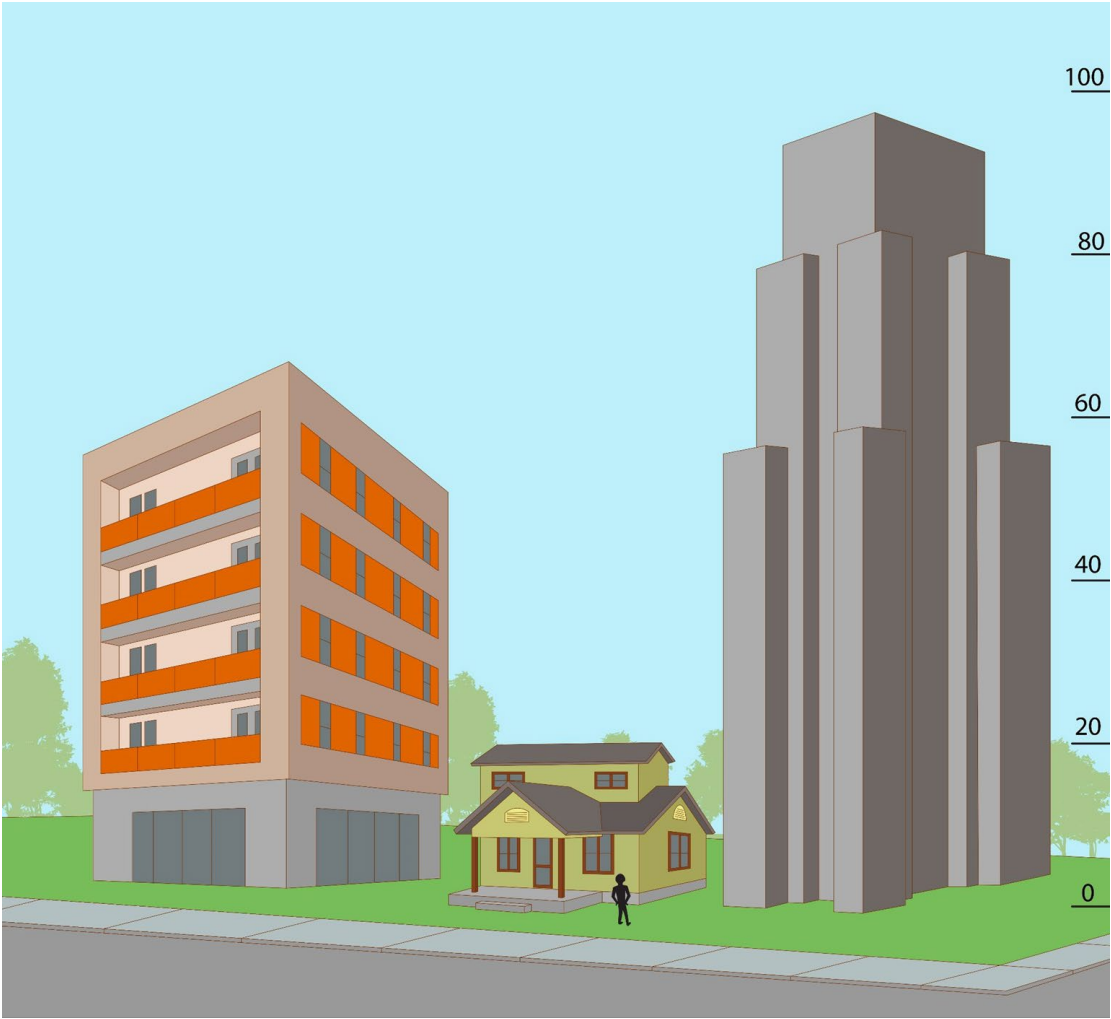


- | | |
|---|---------|
|  | 35 feet |
|  | 40 feet |
|  | 60 feet |
|  | PUD |
|  | Public |

Surrounding zoning – no zoning
over 60 feet

Height
Comparison

60 ft.



90 ft.

Springdale Green PUD

- 60' YES – 93' NO
- The surrounding neighborhoods support the 30 acre PUD at 60' with compatibility standards and community benefits.
- The location of this development along the Springdale corridor goes through the highest census tracts of minority communities in Austin.
- The precedent set by allowing this building at 93ft. will domino along this corridor.
- We ask for a postponement for a myriad of reasons, chiefly there are a number of unanswered questions regarding flooding, environment concerns and compatibility. There's no reason a 30 acre PUD in a neighborhood with the highest census tract of minorities in the city, needs to be rushed.

Environmental Concerns

- Two toxic plumes underneath this land left by the killer tank farm will not be removed. We ask for a postponement so that we can have time to investigate the status quo technologies that are available to address these plumes.
- Additionally, more time is needed to investigate concerns about downstream effects of and the quality of the water leaving this toxic site.

Flooding

- Two years ago, the adjacent 10 acre development, Springdale General, was allowed by the city to create a point discharge for water in the rear of the development. The result is water collected during a storm must drain through the yards of Saucedo neighbors to access undersized stormwater drains on Saucedo St. The gross negligence by city and private planners has caused extreme flooding issues for houses on Saucedo St.
- The 30 acre PUD at Springdale Green offered to fix the flooding issues in exchange for support of increased permitted building height. However, the proposed flooding fixes are not optional. Condition number seven by City Staff for a PUD in this case requires flooding fixes for Saucedo Neighbors.
- The city of Austin floodplain map does not match the proposed site plan. Given the history of poor flood planning nextdoor a postponement would allow more time for review.

SPRINGDALE GREEN: COMMUNITY BENEFITS

The Springdale Green PUD offers key community benefits beyond traditional zoning, valued at more than \$6.7 million.

AREA	VALUE	OUTCOMES
Total Community Benefits Value	\$6.7 million	
Total – Environmental Restoration	\$968,300	
Creek/Floodplain Restoration and Silva Cells	\$420,000	15 acres of creek/floodplain restoration, 15 trees planted with silva cells.
Sonoco Pipeline Removal	\$271,000	Removal of industrial remnants from the site.
Invasive Species Management	\$230,000	Restoring the site's natural biodiversity.
Increased Tree Plantings	\$47,300	Increased tree mitigation, 50 percent above the baseline.
Total – Sustainable Development	\$4,157,000	
Stormwater/Condensate Capture and Reuse	\$2,500,000	50 percent reduction in irrigation water with 600,000-gallon cistern.
Sustainable Building Strategies	\$1,500,000	3-star AEGB rating and LEED certified.
Green Water Quality Infrastructure	\$157,000	100 percent innovative water quality strategies.
Total – Housing & Neighborhood Benefits	\$1,575,000	
Affordable Housing Contribution	\$700,000	Funding affordable housing in Austin (residential is prohibited on the site).
Saucedo Street Flooding Solutions	\$425,000	Receiving stormwater from 7.4 acres of off-site impervious cover.
Urban Trails Plan	\$250,000	Funding a priority trail project from Bolm Road to the railroad tracks.
Govalle Park Improvements	\$125,000	Contribution to Austin Parks Foundation to fund improvements.
East Austin Conservancy	\$75,000	Property tax assistance for long-time East Austin residents.

Values for environmental restoration and sustainable development benefits are conservative estimates based on the best information available at this time. The final values may exceed these figures.

Flagged items are amenities for Tenants only and thus don't qualify as Community Benefits.

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Affordable Housing Contribution - \$1.5mil. – to GNDC

Park Improvements – \$400K – to Austin Parks Foundation, designating \$200k to Govalle and Givens Parks respectively

East Austin Conservancy \$1.5mil. – Tax abatement and Relief Program, Scholarship fund for High School graduates College bound, Technical school education, and Entrepreneurship cottage business start-ups

Community Benefit	Trailhead Phase	Springdale Green	Springdale Green
	140,000 square feet 2.56 acres	775,000 square feet 31 acres	775,000 square feet 31 acres
	Precedent Set	Proposed Benefit	Proposed + Community Requested Benefits
Creek/Floodplain Restoration and Silva Cells		\$420,000.00	\$420,000.00
Invasive Species Management		\$230,000.00	\$230,000.00
Increased Tree Planting		\$47,000.00	\$47,000.00
Stormwater/Compensate Capture and Reuse		\$2,500,000.00	\$2,500,000.00
Sustainable Building Strategies		\$1,500,000.00	\$1,500,000.00
Greenwater Quality Infrastructure		\$157,000.00	\$157,000.00
Affordable Housing Contribution		\$700,000.00	\$700,000.00
Saucedo Street Flooding Solutions		\$425,000.00	\$425,000.00
Urban Trails	\$1,000,000.00	\$250,000.00	\$250,000.00
Govalle Park Improvements	\$125,000.00	\$125,000.00	\$200,000.00
Givens Park Improvements			\$200,000.00
East Austin Conservancy	\$230,000.00	\$75,000.00	\$1,500,000.00
GDNC			\$1,500,000.00
Parkland Fees	\$354,000.00		
TOTAL	\$1,709,000.00	\$6,429,000.00	\$9,629,000.00
Proportionate Benefit per Square Foot	\$12.21	\$8.30	\$12.42
Community Benefit needed at \$12.21/square foot			\$9,768,000.00

Community Benefits

- The initial community benefits listed at \$6.7M include large amounts for land improvements to create a private park, in addition to amount of required contributions. The true amount of community benefits proposed in exchange for a 30 acre PUD is \$875k.
- Similar projects in the area have donated the equivalent of 12\$ per sq. ft. The 30 acre PUD at Springdale Green will generate at least 775,000 sq ft, meaning the community benefit is equivalent to \$1.13 per sq. ft.
- The community reached consensus for at least the following community benefits assuming the height maximum is 60 ft: Fixed flooding issues, \$3M to address displacement, and increased parks funding.
- Jay Paul Co. routinely offers \$30-50M in community benefits for developments in Palo Alto. The East Austin community consensus is asking for much less and being told, it's not possible.

Neighborhood Response to Springdale PUD Community Benefits Proposal

Community members and representatives from surrounding neighborhoods and contact teams in East Austin, including G/JTNP CT, SANA N.A, GNA NA, MLK N.A. and MLK CT met on the morning of May 1 st , 2021 to discuss community benefits in exchange for support of PUD designation of the Springdale Green development (1011 and 1017Springdale).

This 30 acre site is infamous in East Austin for the toxic history of poisoning the land, water and specifically historic communities of color.

The developer is seeking a PUD designation along with a height waiver that would allow office buildings to be constructed for an additional 33 feet over the current limit of 60 ft for a total of 93 ft.

We understand that it will be an improvement, and there is support for this project, with our community benefits recommendations, at the current 60' height limit.

No one in the community wants buildings over 60' in our neighborhood.

The community accepts the Springdale PUD community benefits proposal, prioritizing the flooding issues,

And substituting the Affordable Housing benefit with #2 a, increasing the East Austin conservancy benefit #2b, and substituting the Parks benefit with #3 listed below.

#1 Flooding

Saucedo neighbors experience extreme flooding events caused by the construction of the existing Springdale General (nextdoor to Springdale Green proposal). The gross negligence by the City of Austin and Springdale General developers has resulted in costly and dangerous conditions. The Springdale Green proposal has offered to channel 19% of the flood water from the Tannehill watershed, through Springdale Green, to the Boggy Creek watershed. In addition to the inter-basin transfer, Springdale Green will construct a 600,000 gallon cistern to achieve a claimed 50% reduction in irrigation water. These solutions to flooding are being proposed by the same city engineers and planners that created the situation in the first place. Will these proposed solutions be enough?

To illustrate the severity of this situation, the street most impacted by flooding is Saucedo. On the very day of our meeting a rainstorm dropped 2 in. of water. Rivers of water flowed from the Springdale General through the yards of Saucedo homes and bubbled up through water valves in the front yard. Several residents have had to leave their homes and pay tens of thousands of dollars to raise their foundations against further flooding. We should not be put in a situation of approving the tallest tower in East Austin to mitigate the flooding caused by poor planning and negligence.

As neighbors we stand united and are making the flooding issue our top priority. It is outrageous that we are being asked as a community to support the construction of an unprecedented 93 ft. towers in order to deal with flooding caused by the negligence of other developers and city planners over the years.

#2 Displacement

Aside from flooding, the largest concern among community members is rapid displacement of communities of color and the gentrification of our neighborhood. The rate of which will only be exasperated as large firms construct offices in the middle of our communities. To mitigate the effects of development, community leaders would like a two-pronged approach.

a) 1.5M\$ to Guadalupe Neighborhood Development Corporation (GNDC) to help neighbors return:

GNDC builds affordable housing using the land trust strategy. This strategy has been a proven way to provide affordable housing to displaced residents returning to the neighborhood. GNDC has a long history with the community and maintains a list of (800) families that have been forced out of East Austin. GNCD is the only affordable housing builder who is fulfilling the “Right to Return” policy by the City Council a few years ago.

b) 1.5M\$ to East Austin Conservancy to help neighbors stay:

Tax abatement assistance Program - helping neighbors, mostly elders on fixed incomes pay back-taxes on properties and help families that inherit pay taxes so they can keep properties in the family. *Education & Entrepreneurship Scholarship Program – Providing scholarships for college bound students, Technical or apprenticeship training and *Bridge the Digital Divide – providing internet service for 1yr. To households with children in AISD East Austin schools including Govalle, Allison and Sims elementaries.

#3 Parks & Trails

The community supports a donation to two restricted funds managed by Austin Parks Foundation.

- \$200k for improvements and amenities at Govalle Park
- \$200k for improvements and amenities at Givens Park

