

Transforming McKalla Place

Sustainable · Innovative · Creative

Gracywoods Neighborhood Association

June 5, 2018



Context

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

Alignment with Core Principles of Imagine Austin

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

Key Components

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



Grocery
Anchored
Office

Family
Gathering &
Recreation
Space

Residential

Shared
Parking

Residential

Parking

Residential

Artistic, Music, & Theatre;
Common Area Venues

Live/Work
With Store
Fronts

Educational
Workforce

Rail Station With
Arrival Park

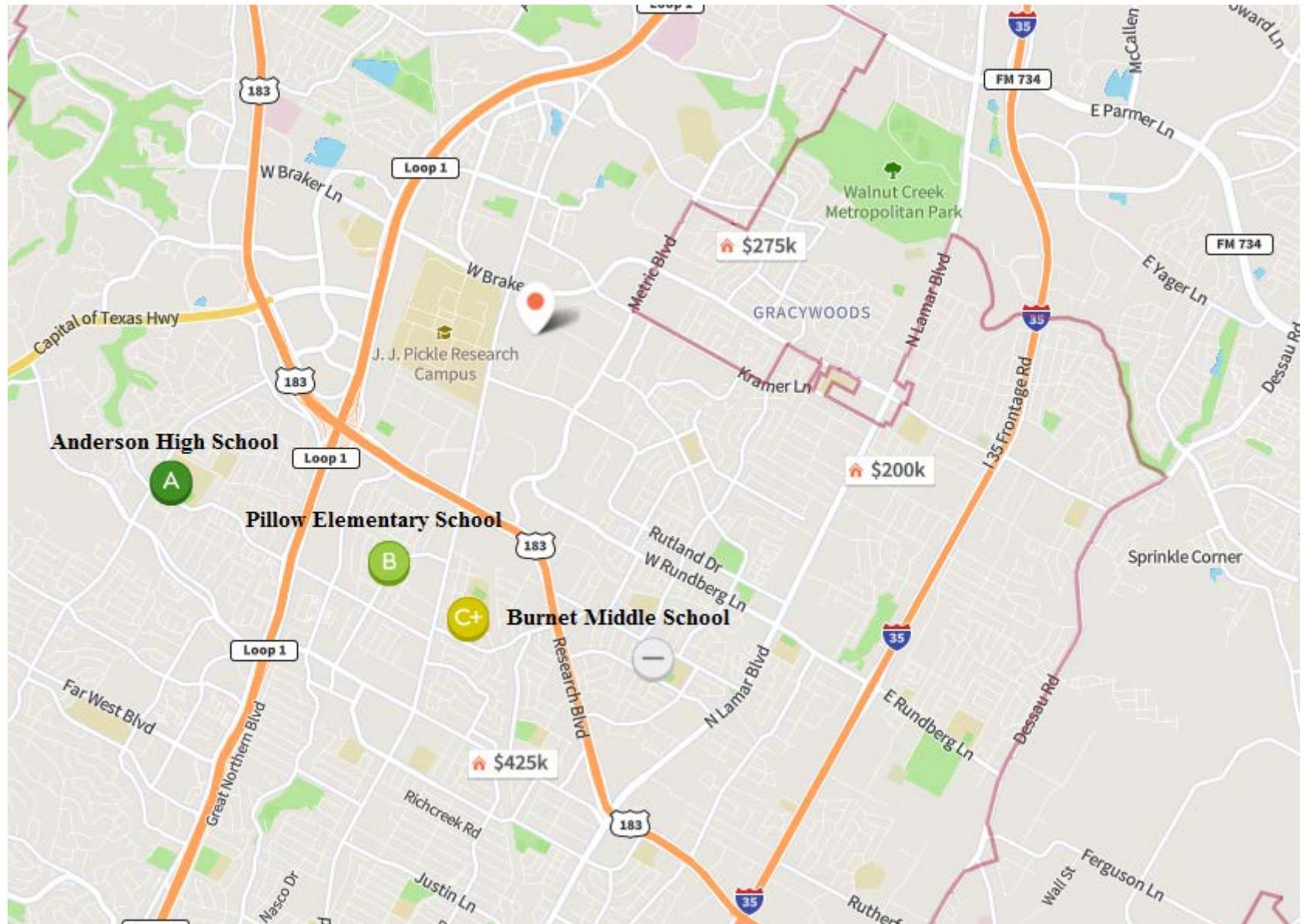
Wellness Hub/
Gym
Child Care

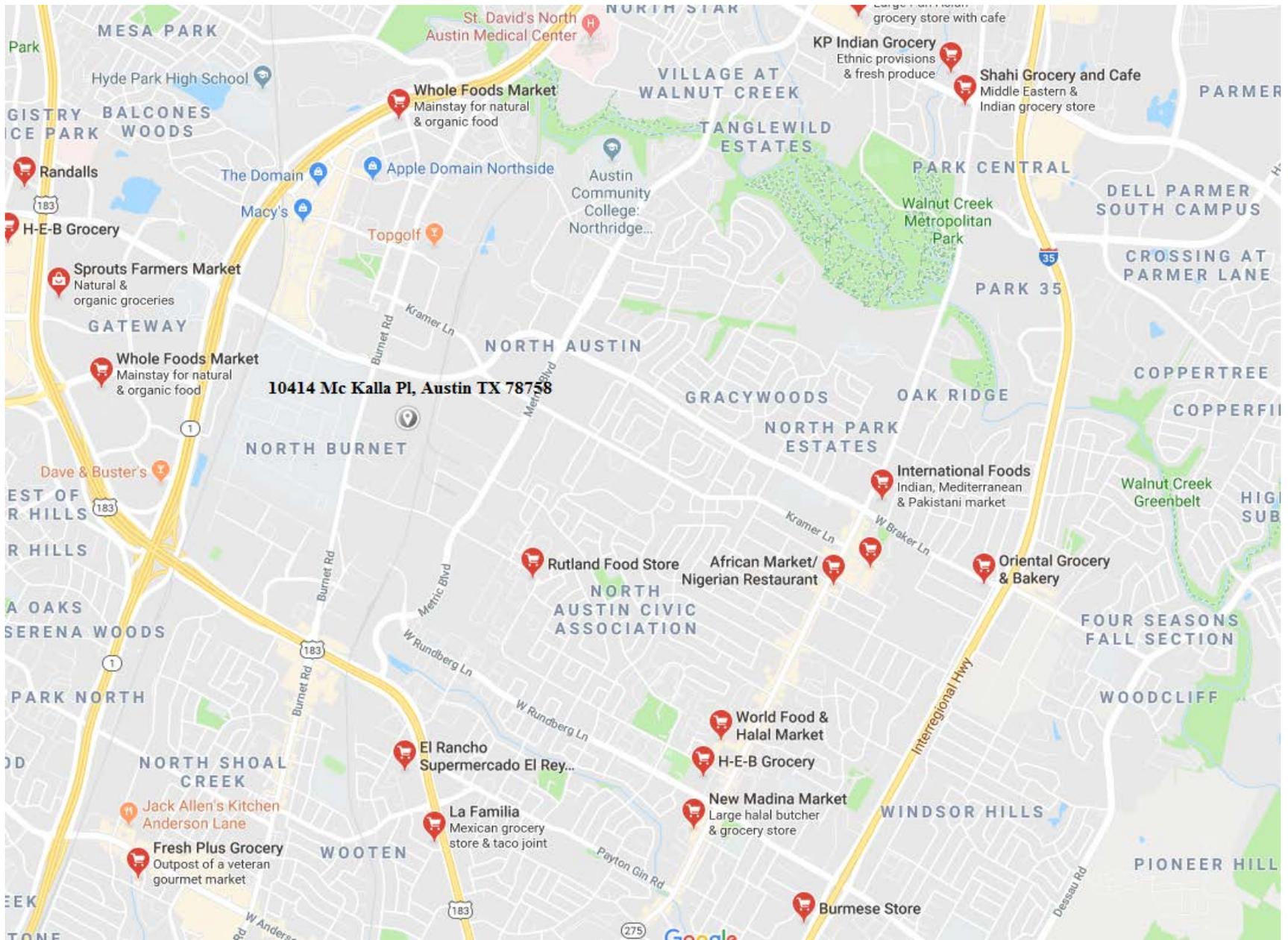
Amenities

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

Adjacent To:

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





10414 Mc Kalla Pl, Austin TX 78758

St. David's North
Austin Medical Center

Whole Foods Market
Mainstay for natural
& organic food

KP Indian Grocery
Ethnic provisions
& fresh produce

Shahi Grocery and Cafe
Middle Eastern &
Indian grocery store

MESA PARK

VILLAGE AT
WALNUT CREEK

TANGLEWILD
ESTATES

PARK CENTRAL

DELL PARMER
SOUTH CAMPUS

CROSSING AT
PARMER LANE

COPPERTREE

COPPERFILE

Walnut Creek
Greenbelt

HIGH SUB

FOUR SEASONS
FALL SECTION

WOODCLIFF

PIONEER HILL

GATEWAY

NORTH AUSTIN

GRACYWOODS

OAK RIDGE

NORTH BURNET

NORTH PARK
ESTATES

NORTH
AUSTIN CIVIC
ASSOCIATION

NORTH SHOAL
CREEK

WOOTEN

WINDSOR HILLS

Sprouts Farmers Market
Natural &
organic groceries

Whole Foods Market
Mainstay for natural
& organic food

International Foods
Indian, Mediterranean
& Pakistani market

Rutland Food Store

African Market/
Nigerian Restaurant

Oriental Grocery
& Bakery

El Rancho
Supermercado El Rey...

World Food &
Halal Market

H-E-B Grocery

New Madina Market
Large halal butcher
& grocery store

La Familia
Mexican grocery
store & taco joint

Burmese Store

Fresh Plus Grocery
Outpost of a veteran
gourmet market

Jack Allen's Kitchen
Anderson Lane

W Anders...

Google

Environmental

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

Affordable Housing Components

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

Planned Housing

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

Transportation Overview

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

Q&A