

Springdale Farms

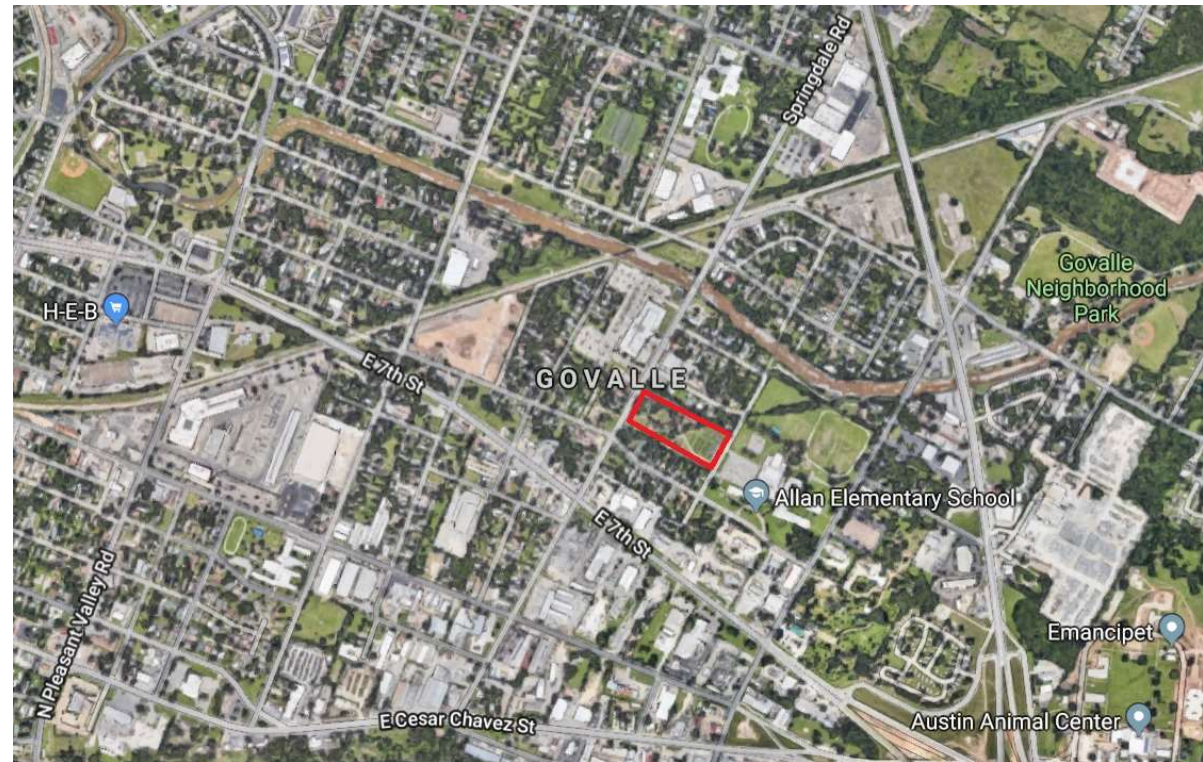
04/13/2020

Board of Adjustments



Site Location

- Area: 4.85 acres
- Zoning: CS-MU-CO-NP
- Along Imagine Austin Corridor
- 2 Blocks from Transit priority (in both directions)
- Activity Corridor



Neighborhood Outreach

- Held community meetings to:
 - Understand from our future neighbors what the Farm has meant to the community
 - Get a sense of what future uses could be beneficial to the community
 - Introduce StoryBuilt and discuss overall design strategy
 - Preservation (trees, existing features important to the site)
 - Sustainability
 - Green infrastructure
 - Neighborhood fabric
 - Mixed Use (residential for sale and commercial)

Community Feedback and Goals

Feedback from community meetings:

- Keep some level of farming and farm-stand operational
- Mixed use (residential and commercial)
- Open space
- Independent grocery
- Coffee shop/cafe
- Affordable housing component
- Welcoming environment
- Pedestrian oriented

What did we do with the Feedback..

- Developed numerous site plans and programming options trying to incorporate all the feedback
- Formed a working group with the Neighborhood Planning Contact Team to better identify pros and cons for the project, what agreements we could come to and identify our steps moving forward
- Developed a site plan, working around the numerous constraints on the property to bring to life the best project possible.
- Continued direct neighbor outreach during process to inform everyone of progress with the NPCT

Neighborhood Conclusions

- Conditional Overlay Zoning change supported to allow for restaurant and general convenience/retail uses
- Support for 60-ft commercial building (4-stories)
- Executed LOI with the Guadalupe Neighborhood Development Corporation to formalize partnership for Eight affordable units to be conveyed at 60% MFI. A Missing middle for the GNDC will be filled due to unit sizes being conveyed.
- Heritage Tree preservation
- Maintain Urban Farming component: worked with Eden East, who is currently managing the farm and onsite restaurant, to determine necessary requirements for future needs.

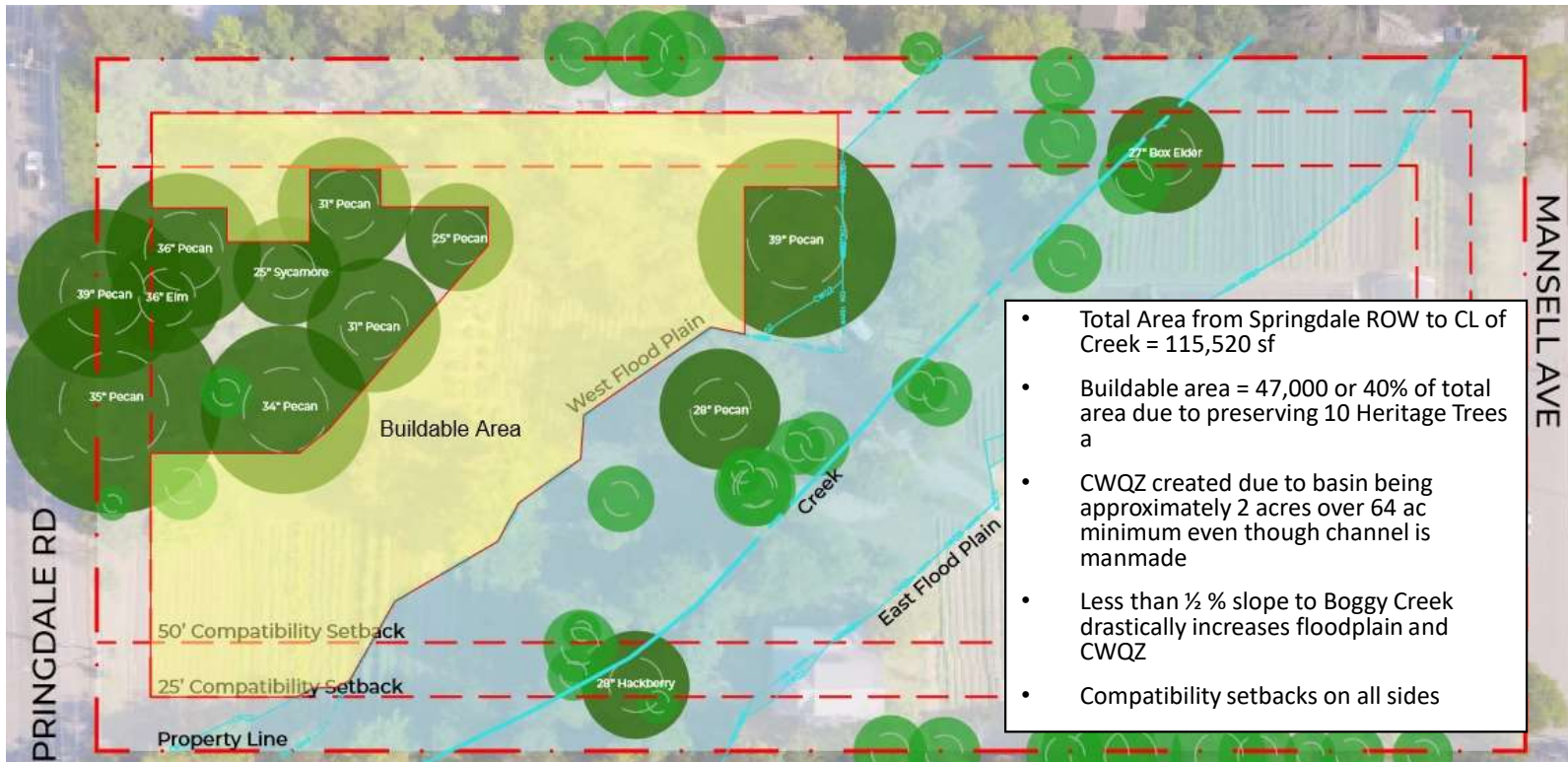
Site Plan

Site Plan:

- 86 For sale Units
- +/- 60,000 sf of commercial
- Open Space: 2.25 ac (includes 25k sf of Urban Farm)
- 50% Imp cover
- FAR: 0.7:1
- Tree Preservation
- Residential units 30-ft from property line
- Collaboration of StoryBuilt and the NPCT to accomplish the goals:
 - Mixed Use
 - Farming
 - Sub-grade parking
 - Pedestrian Oriented



Site Overview and Hardship



Triggering Properties

Single Family
Zoning but
commercial use

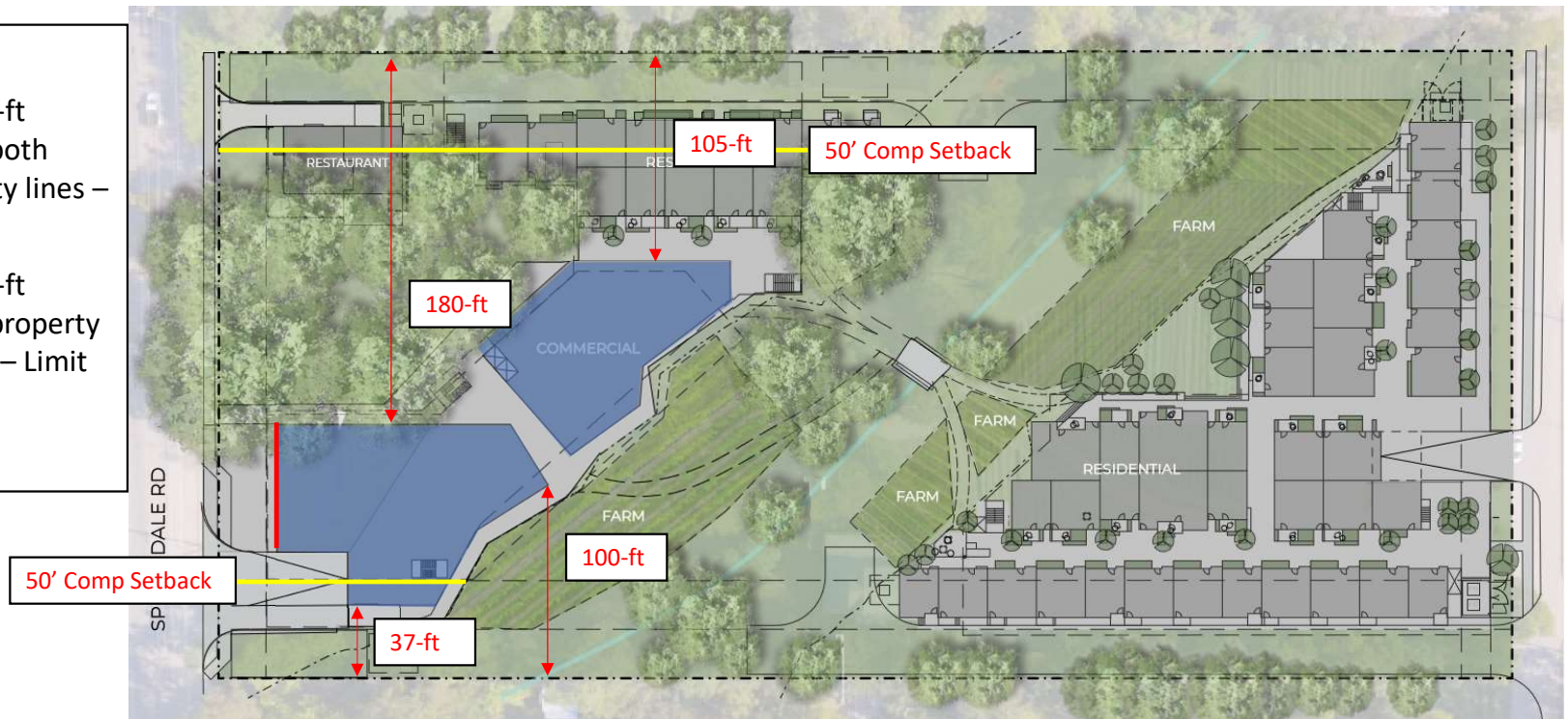
Limits of
triggering
properties



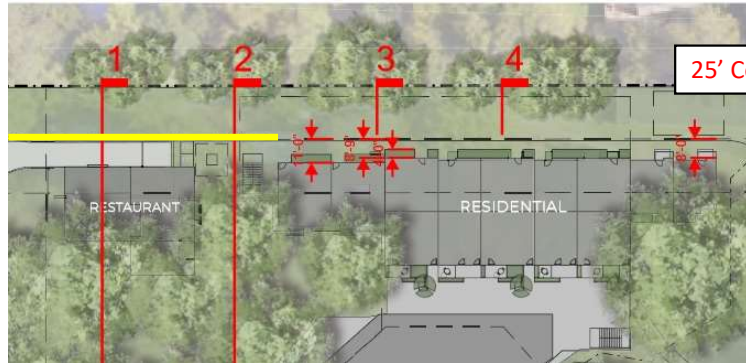
Proposed Height

Commercial Height:

- Variance to allow for 60-ft structure at 50-ft from both north and south property lines – Limit to 4 stories
- Variance to allow for 60-ft structure at 25-ft from property line along Springdale Rd– Limit to 4 stories

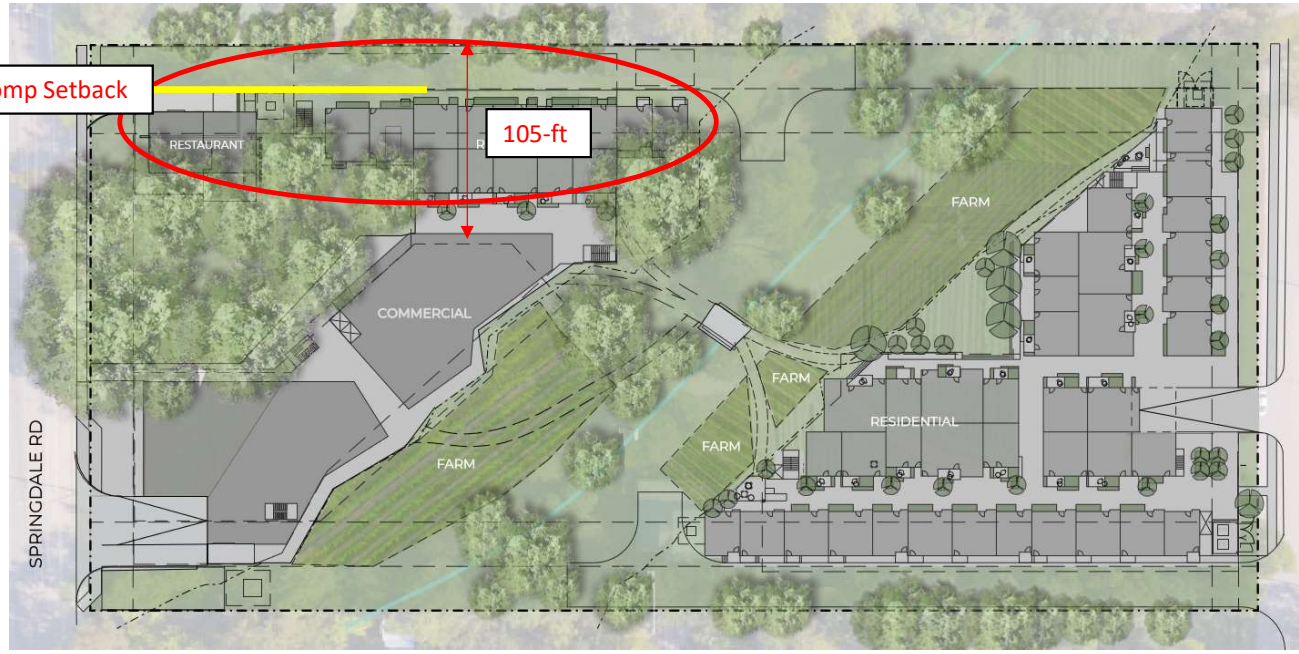


Northwest Section

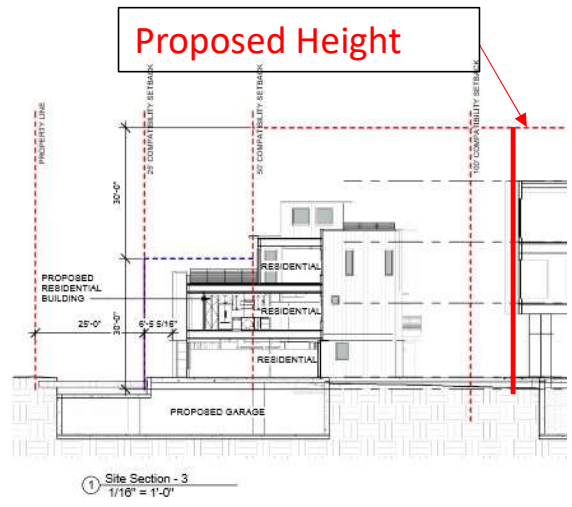


25' Comp Setback

105-ft

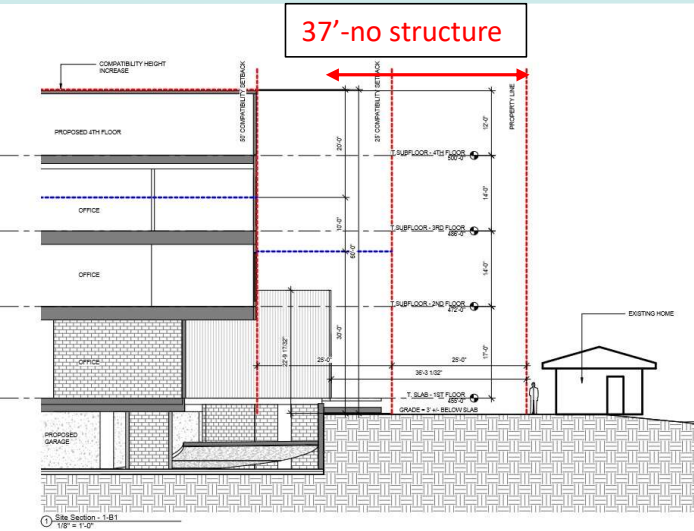


Proposed Height



- Residential units approximately 39-ft from Property Line
- Residential height at approx. 25-ft (5' below allowable)

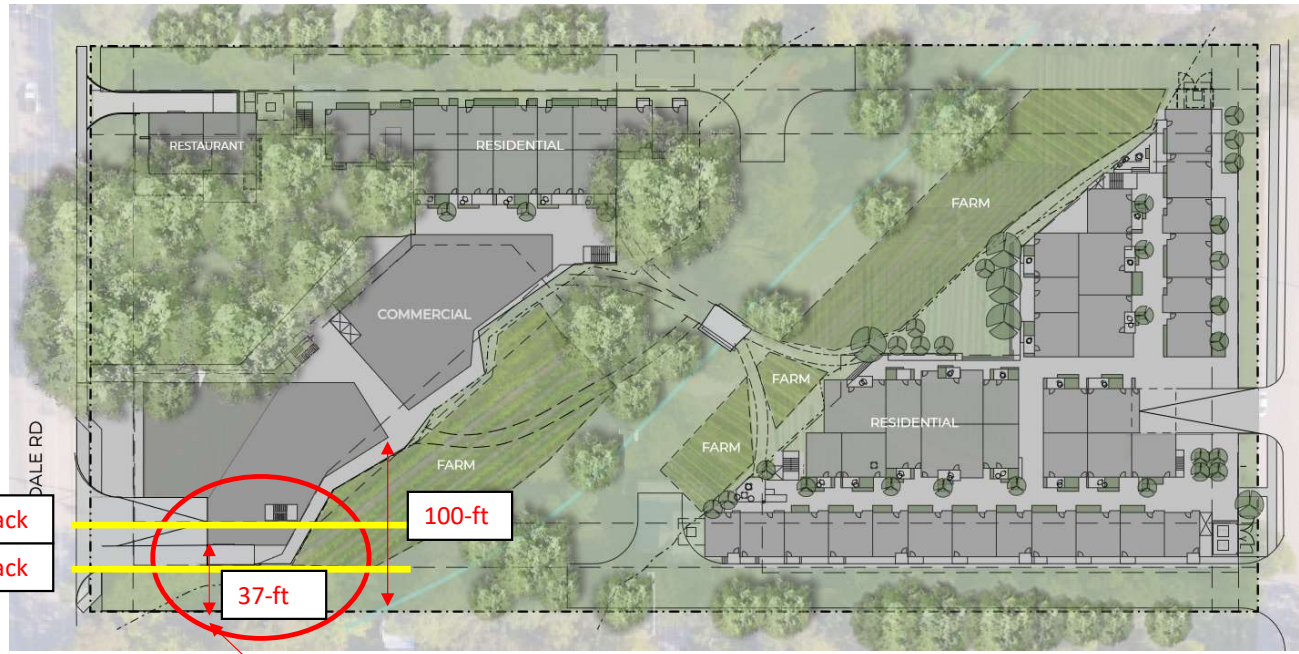
Southwest Section



37'-no structure

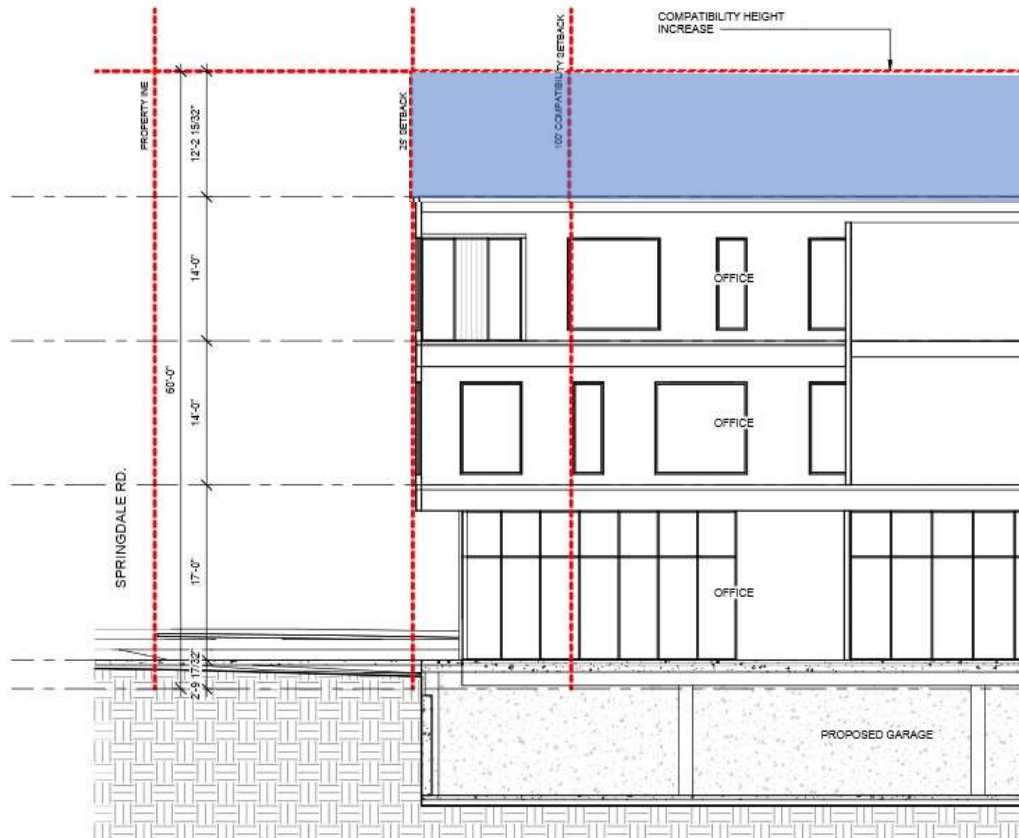
50' Comp Setback
25' Comp Setback

- Commercial height approx 8-ft below allowable height within 25 - 50ft comp setback
- No structure within 37' from PL



Existing Residence

Commercial Building-Springdale Section



Neighborhood Support

Initial Support Letter

Updated for 60-ft Height Ask

Govalle/Johnston Terrace Neighborhood Plan Contact Team
"Strength Through Unity"

To: Austin Planning Commission, City Council and Board of Adjustment
From: G/JTNP Contact Team
RE: **NPA-2018-0016.04_Springdale Farms**

Commissioners and Council members,

Please accept this letter on behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**. After approximately nine (9) months of talks and negotiations with the developer, we have come up with an agreement for

Support for case # NPA-2018-0016.04_Springdale, with the following conditions:

- *Conditional Overlay – change to include restaurant, general retail sales (convenience) & artisan workshop uses
- *Keep FLUM SF3 (no change)
- *Limit of 20 unit per acre
- *Housing - 90 units, five affordable unit sold to (GNDC) @ 60% MFI
- *Height – no more than 3 stories (48' on commercial, 40' on residential), 2 story on street with 3rd story stair-stepped back into the interior of the site at compatibility set-backs
- *Parking – on site and below ground parking
- *Removal of one heritage tree as outline in the project proposal

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

Re: Request for Postponement-Case C15-2019-0061



Daniel Llanes <dllanesrb@earthlink.net>

To ○ Ramirez, Elaine

Cc ● Jarred Corbell



Mon 11:27 AM

Hi Elaine,

Thank you for giving us the postponement. As Mr. Corbell noted, we met this weekend and confirmed our support for the additional height and the addition of 3 more units for the affordable portion of the development. Please feel free to reach out if you need anything else from us.

Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665

As of Rights – 40-feet

Commercial Height:

- 3 stories at 40-ft yields approx. 12 - 13' floor to floor which yields an unmarketable and unviable commercial space
- Floodplain requires FFE to be raised an additional 2-3ft above average grade further limiting height

