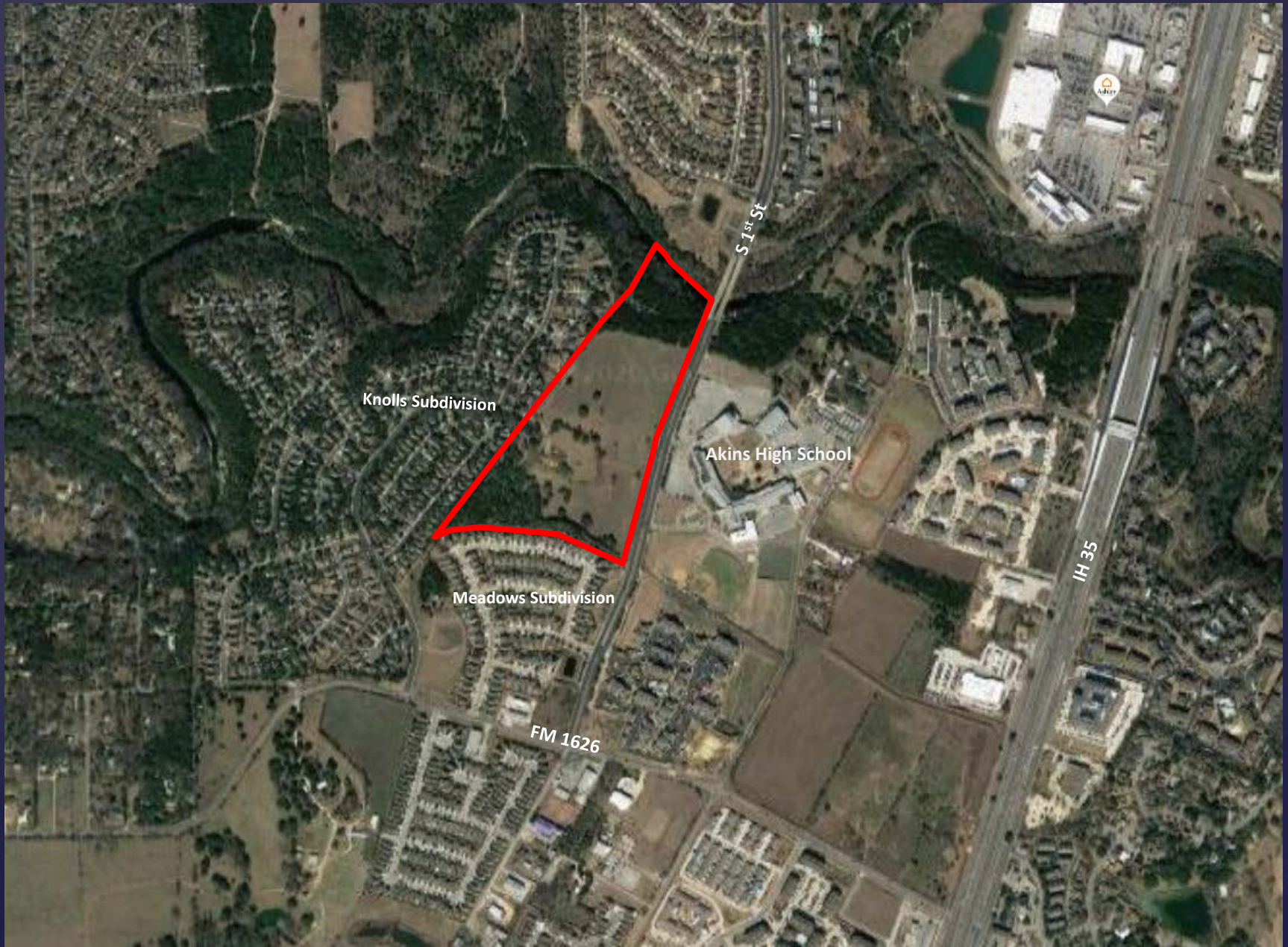


Riddell Tract
Multifamily and Public Park/Recreational Trail

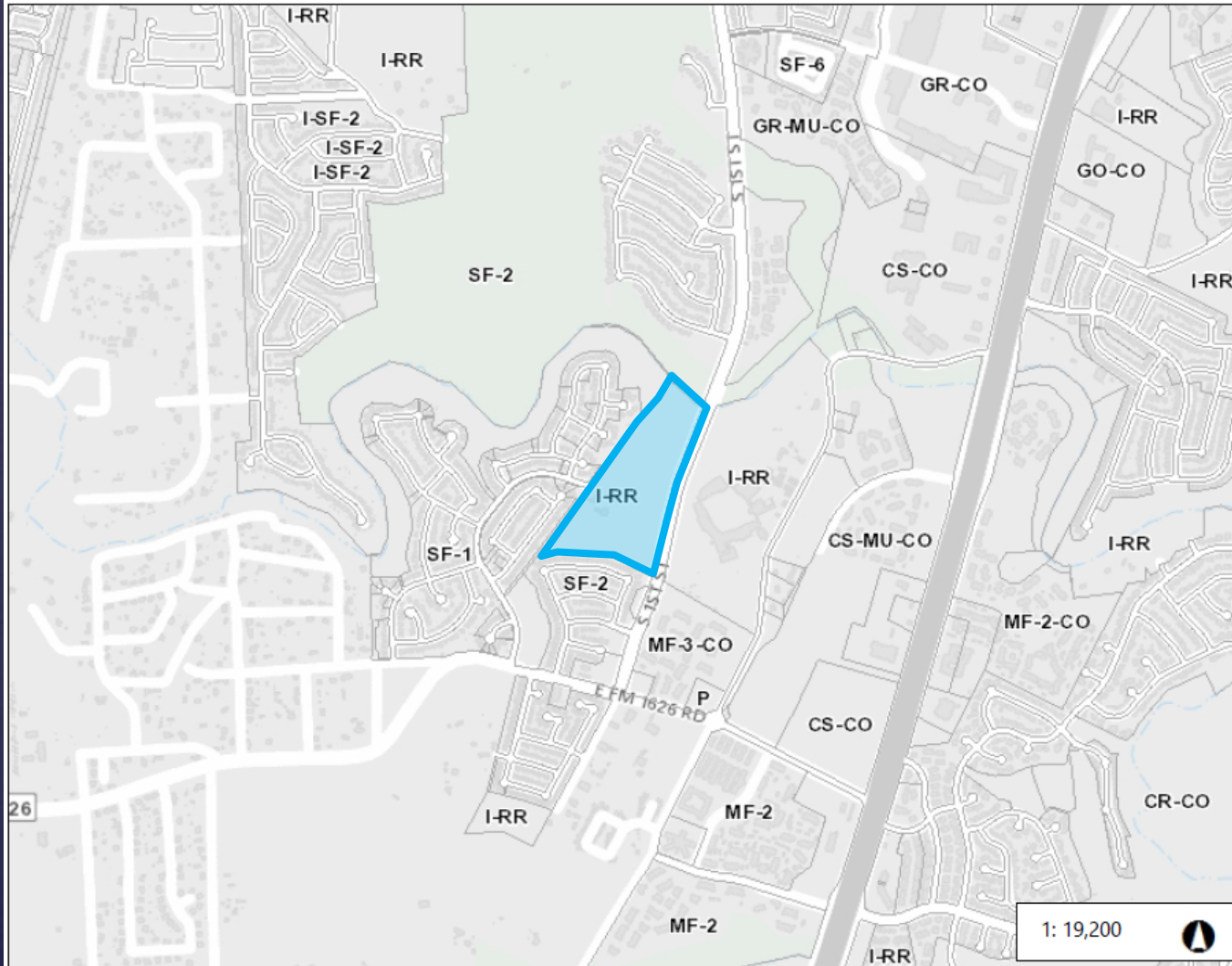
Project Aerial



Zoning Area Map



Property Profile



0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

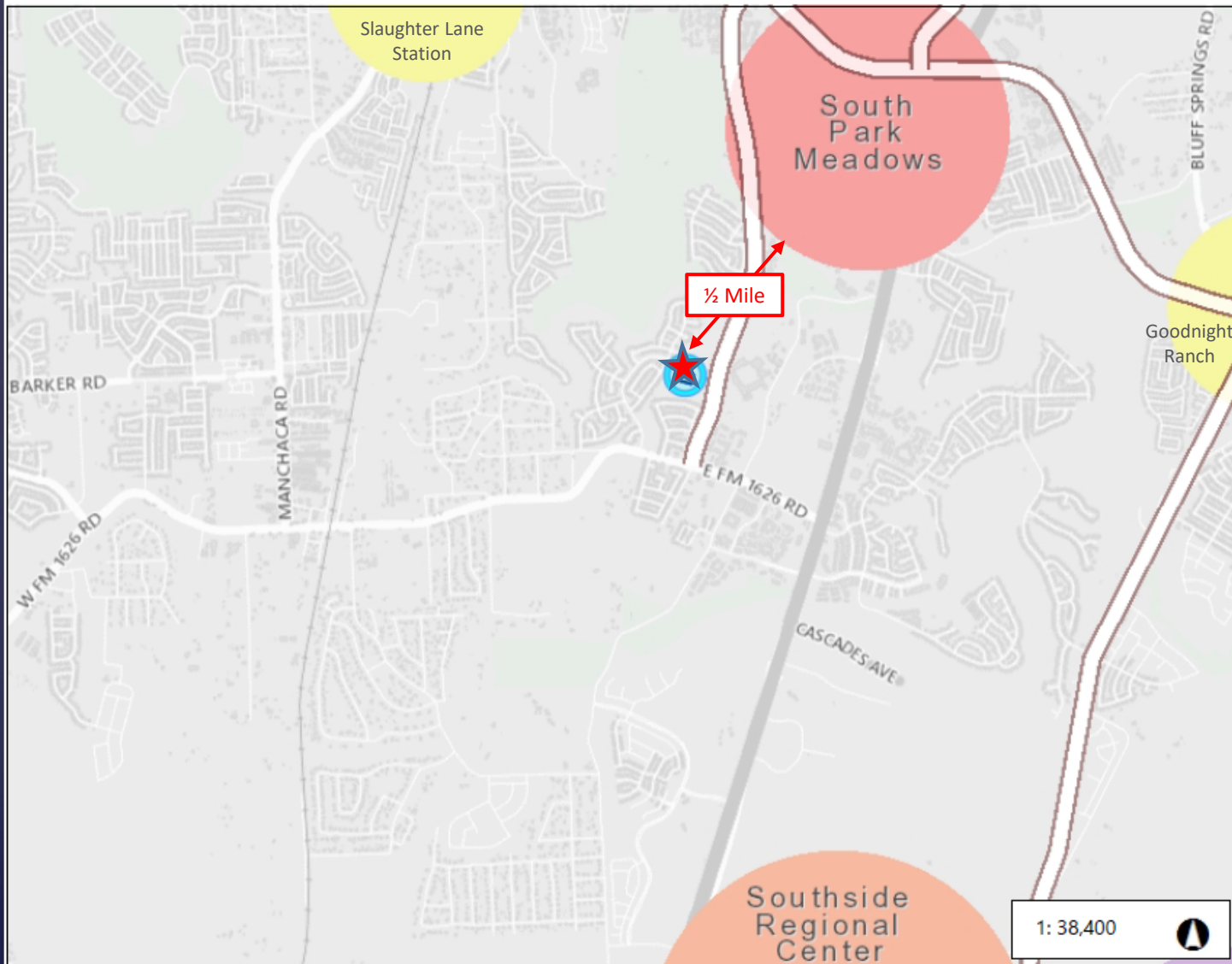
February 3, 2020

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Imagine Austin – Corridors and Centers



Property Profile



Legend

- Imagine Austin Corridors
- Imagine Austin Centers
 - Regional Center
 - Town Center
 - Neighborhood Center
 - Activity Centers for Redevelopment Environmental Areas
 - Job Center

Notes

1.2 0 0.61 1.2 Miles

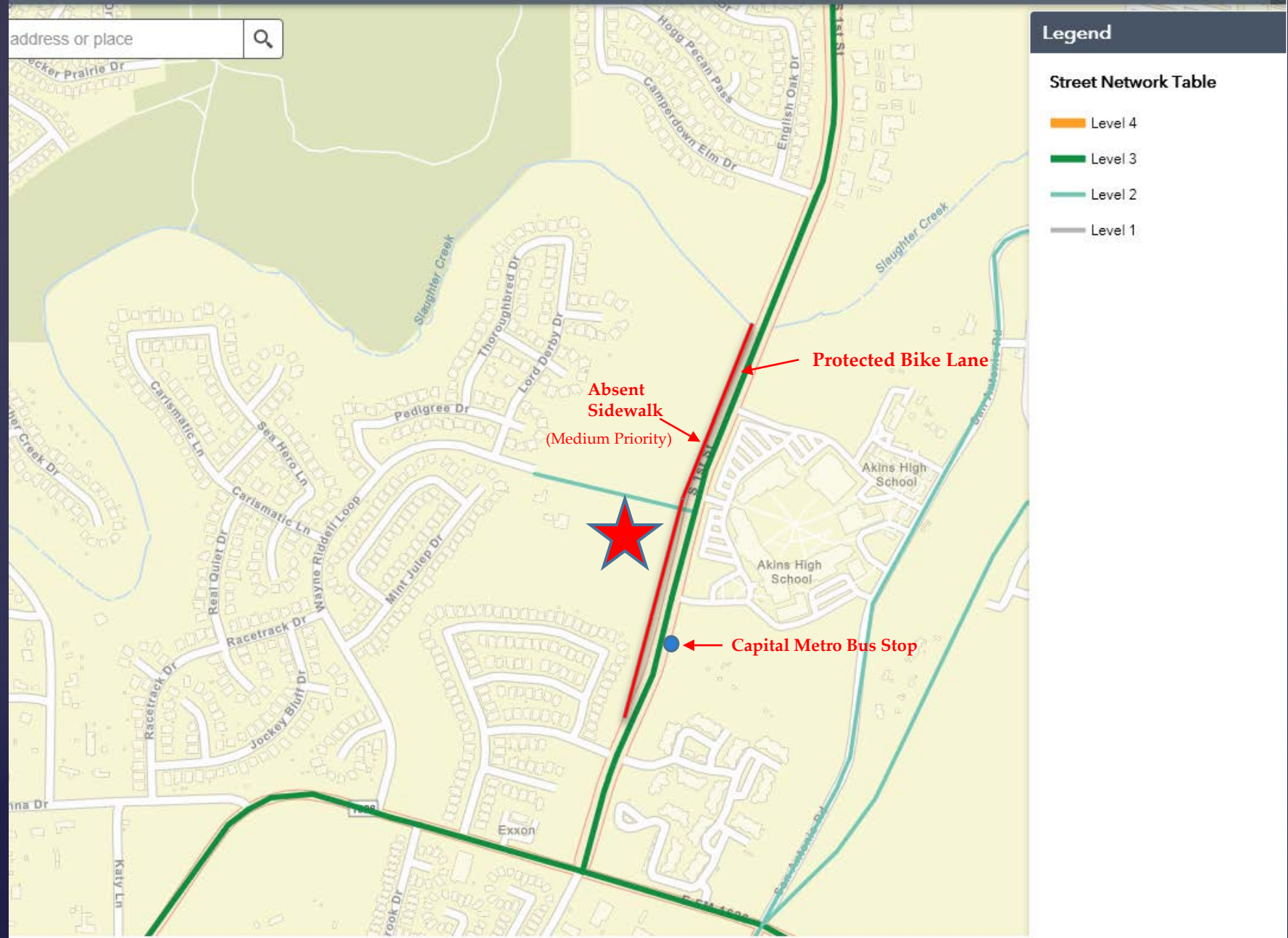
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Date Printed:

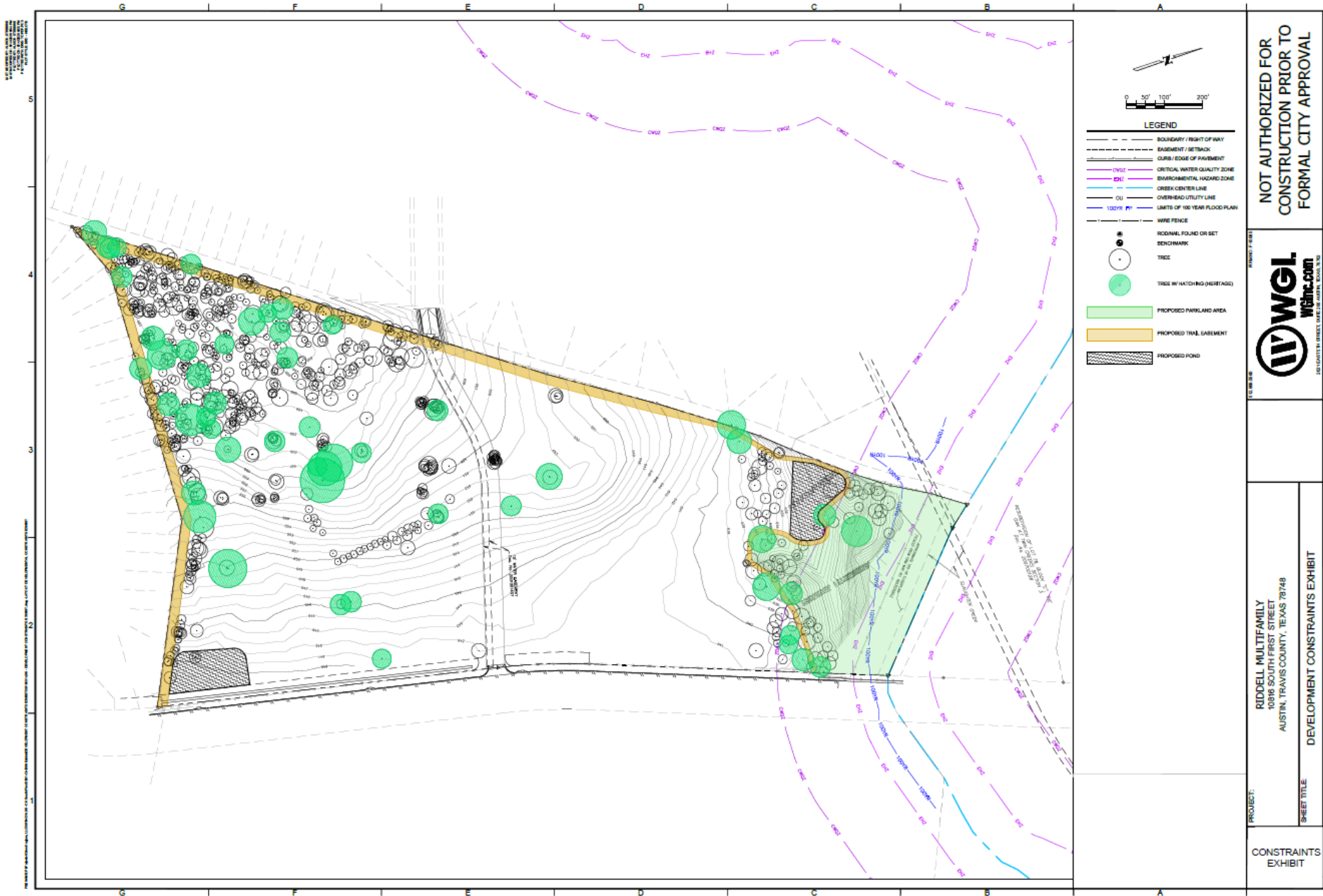
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ASMP Street Network Map + Sidewalk Master Plan + Bicycle Master Plan

ASMP Street Network Map - Adopted



Development Constraints



Parkland (6.25 acres, + 2.5 acre Recreational Trail)



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

WWW.BIGREDDOG.COM
BIG RED DOG
ENVIRONMENTAL SERVICE
10000 N. DALLAS STREET, SUITE 100
DALLAS, TEXAS 75243

PRELIMINARY
NOT FOR
CONSTRUCTION
REVIEW, OR
FOR
PURPOSES
THE CITY ENGINEER
HAS REVIEWED ON
2020-05-10

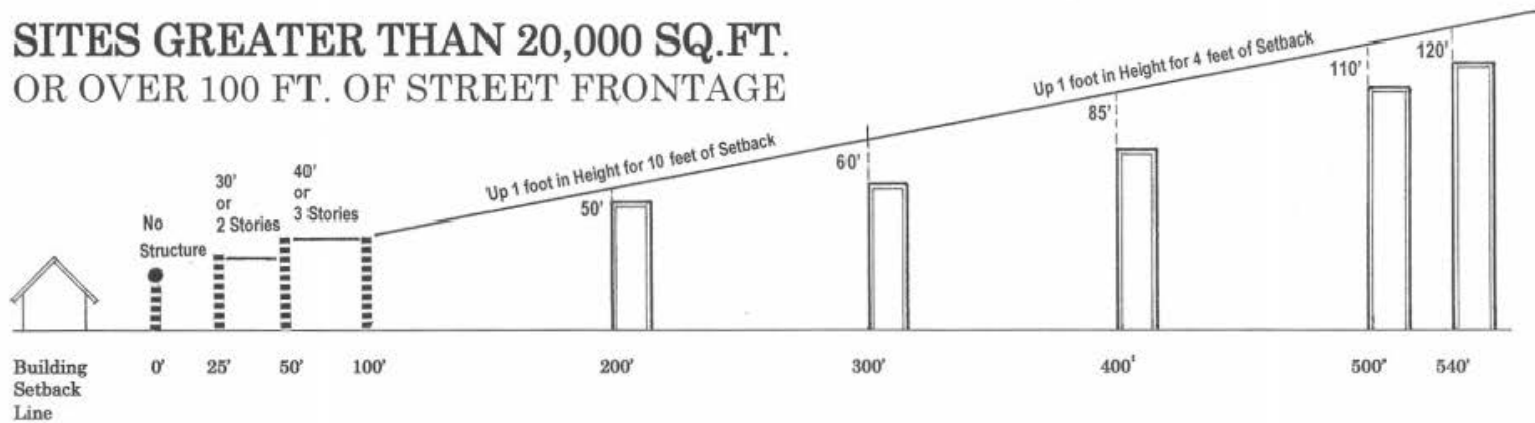
RIDDELL MULTIFAMILY
10816 SOUTH 1ST STREET
AUSTIN, TRAVIS COUNTY, TEXAS 78748

SITE PLAN

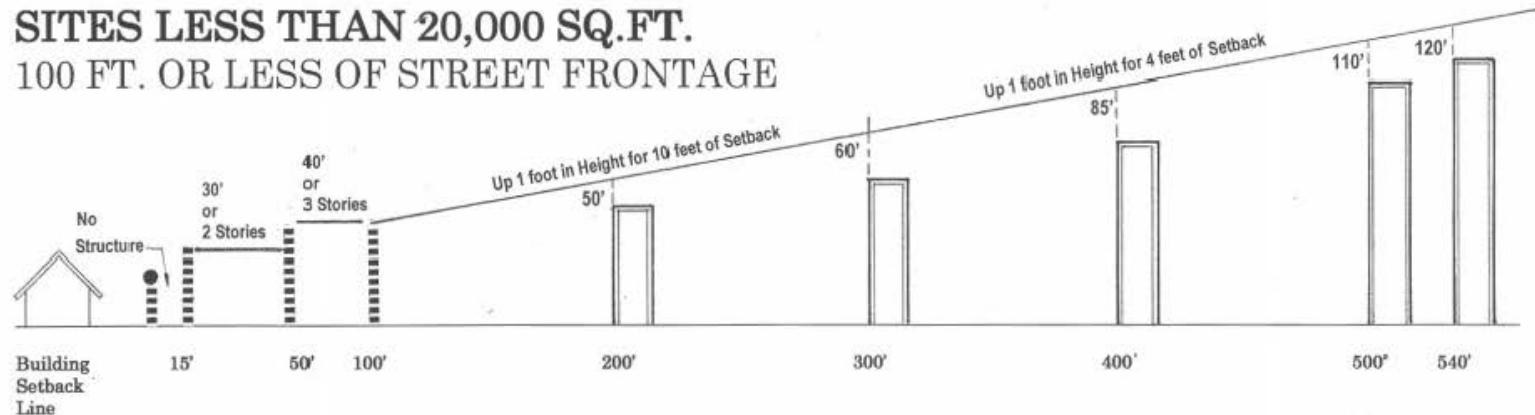
SHEET
01 OF 03
SP-2019-

COMPATIBILITY: HEIGHT + SETBACKS

SITES GREATER THAN 20,000 SQ.FT. OR OVER 100 FT. OF STREET FRONTAGE



SITES LESS THAN 20,000 SQ.FT. 100 FT. OR LESS OF STREET FRONTAGE



Notes:

Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from a lot zoned SF-5 or more restrictive.

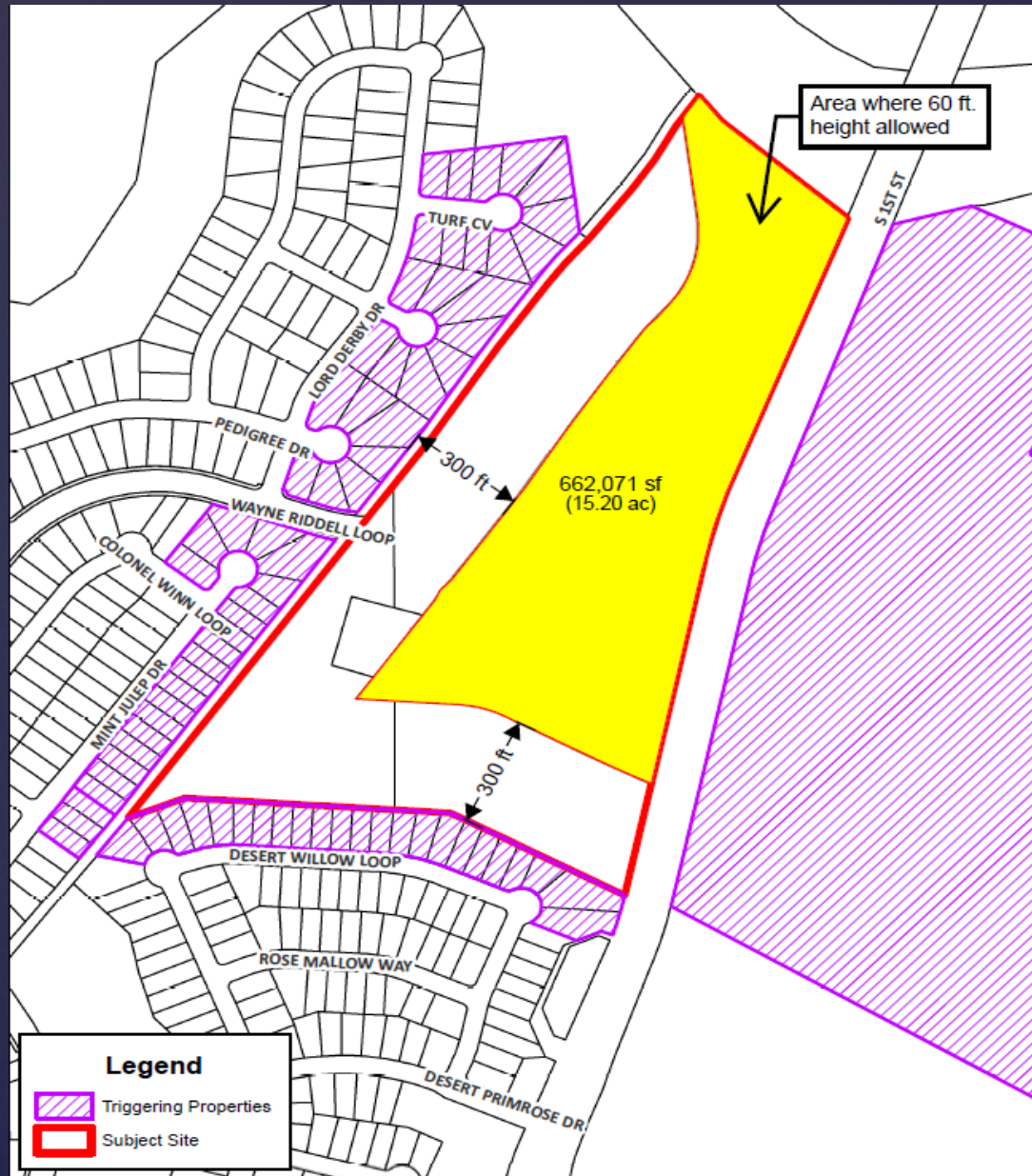
Compatibility includes:

- (1) Height (2) Setback Provisions (3) Scale & Clustering (4) Buffering (5) Recognition of passive uses within flood plain (6) Design of Signs (7) Noise of Mechanical Equipment (8) Lighting (9) Parking & Driveways.

Compatibility Constraints



Compatibility Exhibit



Project Overview

37.4 acres; annexed 1997 (I-RR); currently not platted; existing single-family residence; no water quality or drainage control measures.

Proposing 750 multifamily units in 2 phases.

- ½ mile from Southpark Meadows Town Center, along Imagine Austin Corridor/ASMP TPN.

6.25 acre public parkland, and 25' wide (2.5 acre) recreational trail connecting to Meadows. Subdivision/S. 1st Street – roughly one-fourth of the project.

Zoning Application submitted September 2019.

- Change zoning from I-RR (Interim-Rural Residential) to MF-4.

Revised Zoning request.

- “MF-4 Light” (MF-4-CO).
 - Limit to MF-3 development standards (except height of 60' along South 1st St., located 300' away from Meadows/Knolls subdivision).
 - Allows clustering development.
 - Achieves more open space/smaller footprint, more tree preservation.
 - Enhanced compatibility buffering from Meadows and Knolls residential subdivision, more than current code and LDC Revision requirement.

Zoning staff recommends approval of MF-4-CO

About 12 meetings with Knolls HOA and Meadows HOA representatives

Meadows HOA supports MF-4-CO (see page 30-32 of backup)

Proposed Development Standards (see page 34 of zoning backup)

1. Zoning Development Standards

- a. MF-4-CO zoning (for maximum 60' height) – **MF-4 “Light”**.
- b. MF-3 development standards for all other zoning development standards, except for 60' maximum height along S. 1st Street.
- c. 750 dwelling units maximum.

2. Buffering

- a. Proposed compatibility buffering:
 - i. South property line: Minimum 70' wide dwelling unit setback.
 - ii. West property line: Minimum 50' wide dwelling unit setback.
 - o 30' wide abandoned pipeline easement area along western Riddell tract at the back of adjacent residential lots/fences creates an additional 30' buffer – total 80' wide dwelling unit setback.
- b. Summary of current and proposed LDC compatibility requirements.
 - i. Current Code Compatibility: 25' building setback for maximum 30' height or 2 stories; 50' building setback for maximum 40' height or 3 stories.
 - ii. Proposed LDC Revision Compatibility: 20' building setback, and building height can achieve maximum height per zoning at 100' from property line.
- c. 6' high fence along west and south property line (wrought iron along south, per Meadows HOA request)

Proposed Development Standards
(see page 34 of zoning backup)

3. Area Infrastructure

- a. Construct signalized intersection of Wayne Riddell Loop/S. 1st Street/Akins High School Access.
- b. Extend/dedicate Wayne Riddell Loop.
 - a. TIA: 3 lanes at S. 1st Street, narrowing to 2 lanes at existing Wayne Riddell Loop.
- c. Install traffic calming devices along existing Wayne Riddell Loop, voluntary by developer (per Knolls HOA request).
- d. Provide Safe Route to School (Akins High).
 - Extend sidewalks from S. 1st Street to connect to existing Wayne Riddell Loop (per Knolls HOA request).
 - Extend sidewalks along west side of S. 1st Street (including voluntary offsite sidewalks by developer to connect to existing sidewalk at Meadows at Double Creek, per Meadows HOA request).
 - Per ATD - convert buffered bicycle lanes to protected bicycle lanes for Akins High School with delineated posts on S. 1st Street frontage.
- e. Implement Transportation Demand Management.

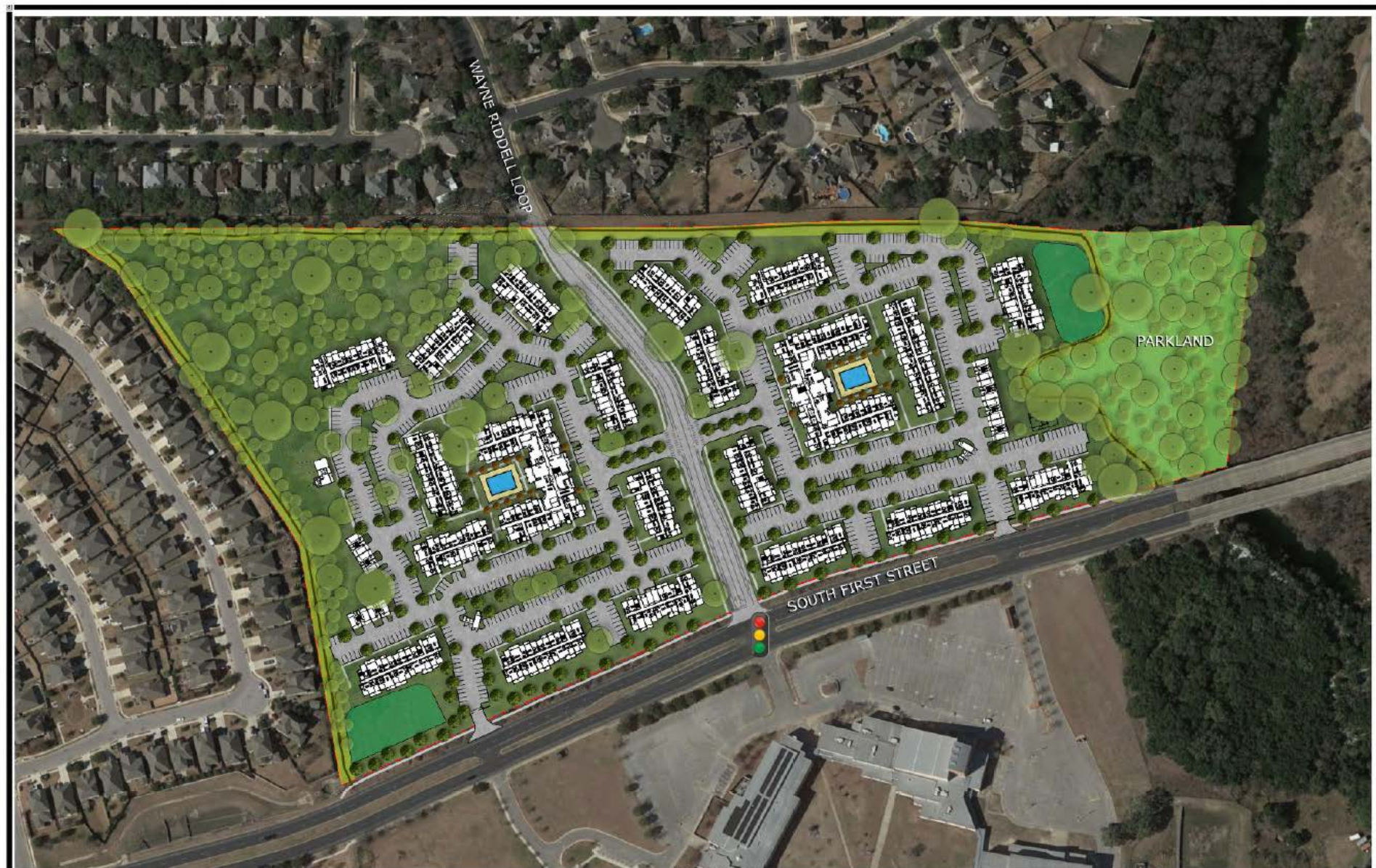
4. 6.25 acre Parkland, and Recreational Trail

- a. Design, build and install at developers expense a system of fences and gates that locks and secures access to Knolls private greenbelt from the Riddell tract (per Knolls HOA request).
- b. Security lighting along jogging path to be coordinated with PARD staff to ensure lighting does not impact adjacent neighbors along south and west property line (per HOA request).
- c. Incorporate lighting such as nightwatchmen lights at ROW entrances, and bollard/low lighting along the entirety of the recreational trail (per HOA request).

5. On Site Security Measures.

- a. Perimeter security fencing.
- b. Secure access gates with fob access for all residents with 1-point logged delivery drop-off/pick-up.
- c. HD camera with license plate readers.
- d. 1-2 staff members living on site.
- e. Security cameras and lighting on property.

Conceptual Plan - Multifamily, Parkland and Recreational Trail
Signal + Wayne Riddell Loop Extension (TIA: 3 lanes, narrowing to 2 lanes)



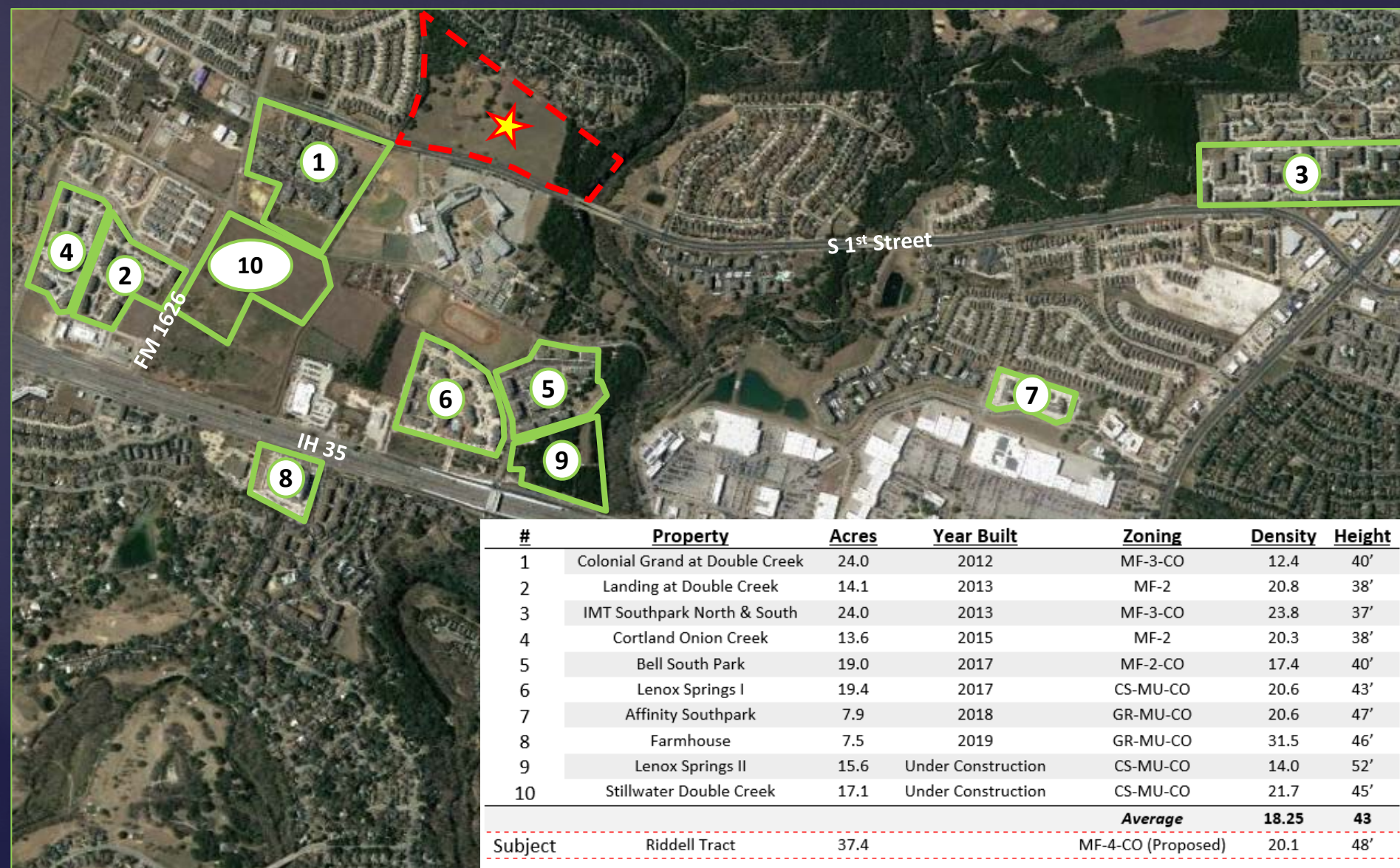
Conceptual Map – South Boundary (Enhanced Buffer, and changed building configuration per Meadows HOA request)



Development Standards Comparison

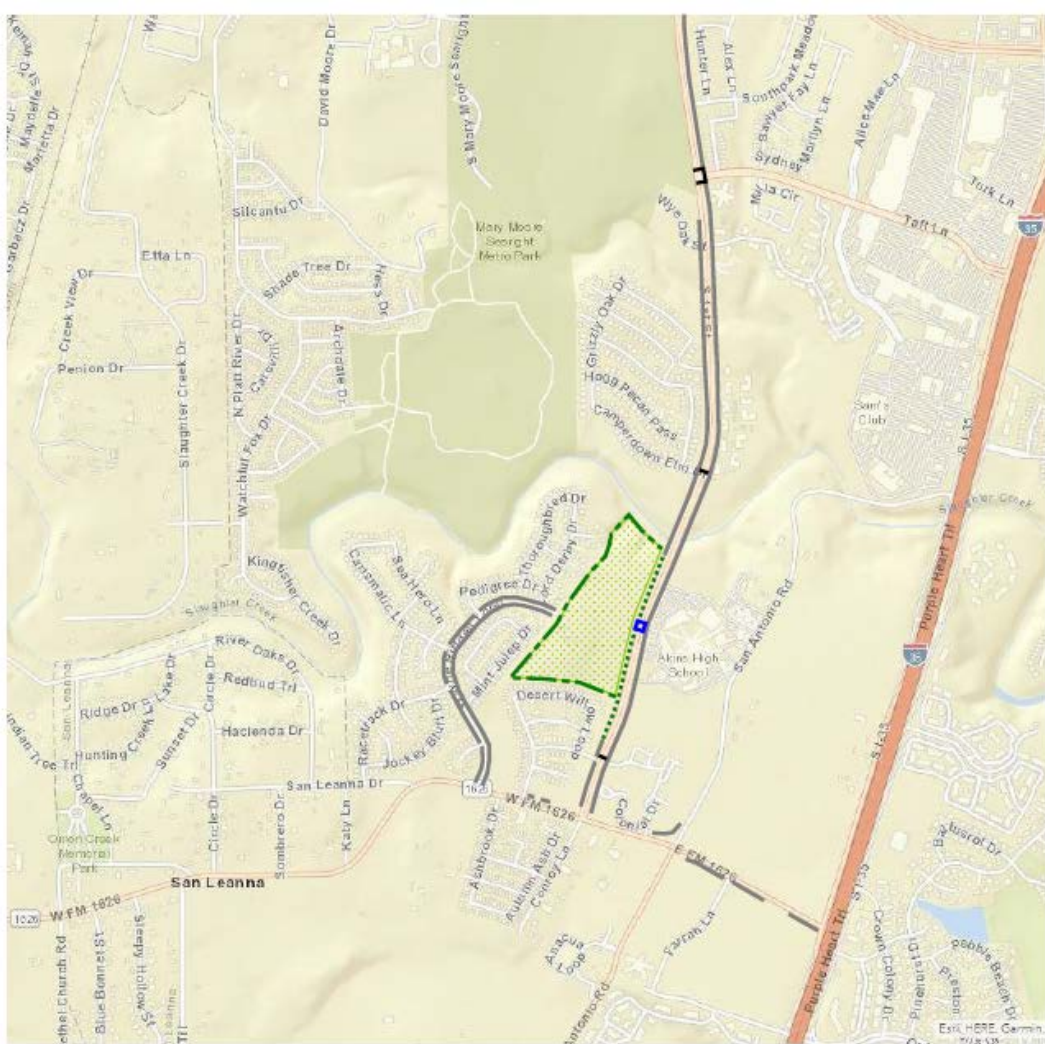
	MF-4	MF-4 "Light" (MF-4-CO w/ MF-3)
Height	60'	40' along west & south 60' along S. 1 st St. (300' from residential)
Max. Imp. Cover	70%	65%
Max. Building Cover	60%	55%
Max. Dwelling Units/acre	54	36
Min. Site Area (sq. Ft.):		
Efficiency	800	1,200
1 BR	1,000	1,500
2+ BR	1,200	1,800
Compatibility	25' building setback	Enhanced Compatibility -70' dwelling unit buffer along S. -50' dwelling unit buffer along W.

Proximate Apartment Communities



Proposed Sidewalks, including Off-Site Sidewalk (per Sidewalk Master Plan, and Meadows HOA Request)





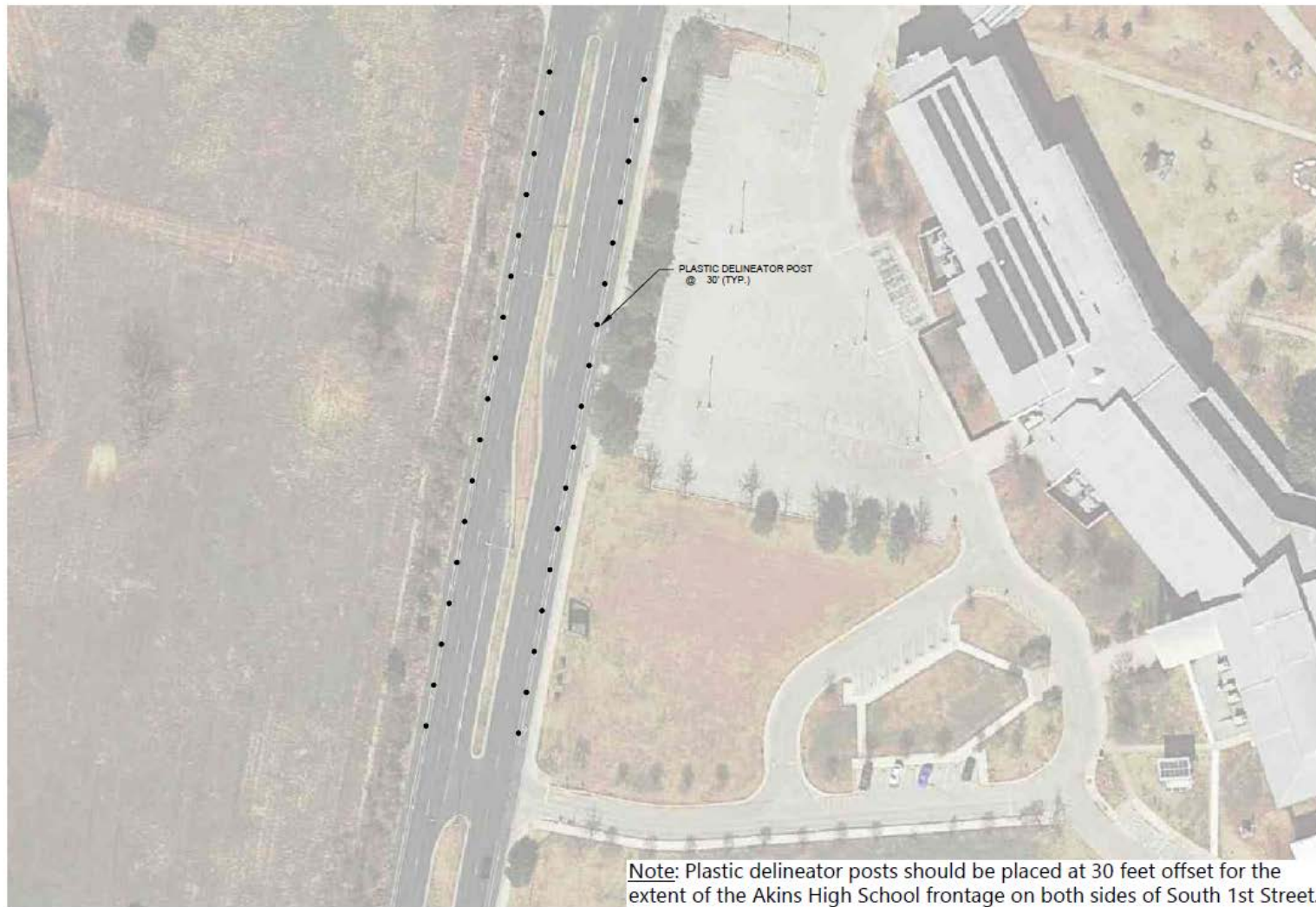
Key:

- Project Site
- Existing Signalized Crosswalk
- Potential Signalized Crosswalk
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Multi-Use Trail



Figure
Pedestrian Facility Recommendations

Proposed South 1st Street Bicycle Improvements (Per ATD/TIA)





- 

21

Knolls HOA Issues

Multiple Issues addressed: voluntary traffic calming measures; sidewalks; fencing/gating along private greenbelt; security lighting along recreational trail; on-site security; narrow Wayne Riddell extension from 3 to 2 lanes per TIA.

Remaining Issue:

- Whether to approve crash gate, or complete Wayne Riddell Loop Extension from S. 1st Street to existing Wayne Riddell Loop.
 - Proposed multifamily development works with or without crash gate at existing Wayne Riddell Loop.
 - ATD recommends complete extension Wayne Riddell Loop per TIA → crash gate is policy choice for ZAP and City Council.
- Carve out land from Riddell Tract rezoning case to “block” extension of Wayne Riddell Loop.
 - Multiple City departments would likely not recommend zoning application.
 - Subdivision Code 25-4-151 requires connecting streets at time of subdivision (see page 3, zoning staff report), but ZAP/City Council can approve crash gate.
 - “Shot Clock”/HB3167 requires completing zoning case prior to processing subdivision.
 - Site is constrained due compatibility, Heritage trees, parkland dedication, on-site ponds, and other site constraints.

Reasons to Support

750 apartments provides diversity of housing stock per **Imagine Austin** (adjacent to Imagine Austin Centers).

- S. 1st Street is Imagine Austin Activity Corridor, and **ASMP** Transit Priority Network (along with WRL Extension).

Proposed bicycle and sidewalk improvements fulfill **Bicycle Master Plan**, **Sidewalk Master Plan**, and provide **Safe Route to School** serving adjacent residents.

“MF-4 Light” zoning.

- Provides for enhanced dwelling unit buffering beyond current LDC (and LDC Revision) requirement – established 70’ from south property line, per request of Meadows HOA.
- Clustered development, more open space/smaller footprint, preserves Heritage Trees.
- Fencing along the property line adjacent to single-family homes.

6.25-acre public parkland, and 25’ wide (2.5-acre) multi-use recreational trail connects to Meadows subdivision residents/S. 1st Street. Roughly one-fourth of the project.

More than **\$1.1M area infrastructure improvements** to the area.

- TDM.
- In addition to TxDOT improvement projects along FM1626 Corridor.

Environmental:

- Adding water quality controls per current regulations.
- Preserving all Heritage Trees, and ~ 88% of existing trees.
- Clustered development; parkland.

On-site security measures.

MF-4-CO zoning is recommended by staff, supported by Meadows HOA.

Provides certainty of development of large undeveloped Riddell tract.

Riddell Tract
Multifamily and Public Park/Recreational Trail

March 2, 2020

Wendy Rhoades

City of Austin

Planning & Development

505 Barton Springs Road, #175

Austin, Texas 78704

(512) 974.7719

Wendy.Rhoades@austintexas.gov

Proposed Development & Re-Zoning of Wayne Riddell Loop

Ref. 10801 Wayne Riddell Loop: C14-201-0129

Dear Ms. Rhoades,

The following is in response to the proposed re-zoning case initiated by David Hartman on behalf of Oden Hughes, LLC for the property located at 10801 Wayne Riddell Loop in Austin, Texas. As we understand it, the current property is zoned I-RR. The applicant is seeking MF-4 zoning for the entire property in order to proceed with a future phased build-out of the entire property to include a 750-unit apartment complex, community access jogging trail, dedicated parkland, and an extension of the Wayne Riddell corridor.

Our community, the Meadows at Double Creek, is located directly South of the proposed development and will be heavily impacted by the approval of this project. We, the board and community of the Meadows at Double Creek, support the proposed re-zoning and future development of the subject property.

We have been working with David Hartman, Ben Browder, and other key members of the Oden Hughes Development team since October to understand the many facets of this proposed development including aesthetics, function, and market demand. A key factor of these conversations has been focused on the solutions the development team will provide for areas of concern within the adjacent neighborhood communities of South Austin.

The team has addressed all of our concerns in regard to proximity and placement of buildings along the Southern and Western property lines, drainage and water detention, retention of green space, traffic congestion, increased mobility, safety, as well as making an effort to propose a development that will both honor the residential feel of our existing community as well as provide additional community benefits to the area. We have included a list of pledged site upgrades to be incorporated with the approval of this project for review from Oden Hughes.

One issue that remains open is the extension of the Wayne Riddell Corridor. As we understand it, the development team has offered two solutions for extension from South 1st street to be reviewed and ultimately approved by City Council. We would like to recommend that if the proposed re-zoning case be approved, it is done so with the corridor extension from South 1st street to the existing Wayne Riddell Loop intact. As traffic is a key concern for all the neighboring residents, we feel strongly that this road extension will reduce the existing cut-through traffic concerns through our own neighborhood as well as ease the congestion at the South First and 1626 intersection. This extension would also help decrease congestion at the entry and exit points to Akins High School during peak hours and provide additional safety measures for the many students that currently cross South 1st to and from school.

We believe the proposed development will be a good addition to our community and the addition of a corridor extension that helps resolve crucial area concerns, will provide further growth and enjoyment of our South Austin community.

Please feel free to contact our president, Susan Kirkpatrick, at the information below if you have any additional questions.

Sincerely,

The Meadows at Double Creek POA


Harmony Clarkrider, Vice-President

Meadows at Double Creek Contact information:

Susan Kirkpatrick, President

sckirkp@att.net

Attachment: Proposed Development Standards for Meadows at Double Creek from Oden Hughes

Proposed Development Standards

02/06/2020

1.) Zoning Development Standards

- a. MF-4 CO zoning requested (maximum building height = 60'-0")
- b. MF-3 development standards to be applied for all other zoning development standards on property (except for maximum building height)
 - i. 55% building coverage maximum
 - ii. 65% impervious coverage maximum
 - iii. Minimum site area requirements
 - iv. Minimum yard setbacks (see below)
 - v. 0.75: 1 FAR
- c. 750 dwelling unit maximum

2.) Buffering

- a. New LDC revision compatibility requires 20' building setback, and building height can achieve maximum height at 100' from property line
- b. Current code compatibility requires minimum 25' building setback for maximum 30' height or 2 stories, and 50' building setback for maximum 40' height or 3 stories
- c. Proposed compatibility buffering
 - i. South Property line
 - 1. Minimum 70' wide dwelling unit setback
 - 2. Vegetative buffer (maintain existing tree cover at South Property line in accordance with jogging trail installation)
- d. Privacy perimeter fence for proposed development (minimum 6' high- wrought iron/ steel)

3.) Other items

- a. Proposed extension & completion of sidewalk access along S. 1st street frontage to connect to existing sidewalk at Meadows at Double Creek
- b. Proposed buffered bike lanes for full frontage of Akins high school with delineated posts on S. 1st street frontage
- c. Security lighting along jogging path to be coordinated with PARD staff to ensure lighting does not impact adjacent neighbors along South property line. Suggested lighting such as nightwatchmen lights at ROW entrances and bollard/low lighting along the entirety of community trail.
- d. On site security measures to include:
 - i. Perimeter security fencing
 - ii. Secure access gates with fob access for all residents with 1-point logged delivery drop-off/pick up.
 - iii. HD camera with license plate readers
 - iv. 1-2 staff members living on site
 - v. Security cameras around property
 - vi. Security lighting around property