

Fairfield/Hyatt PUD

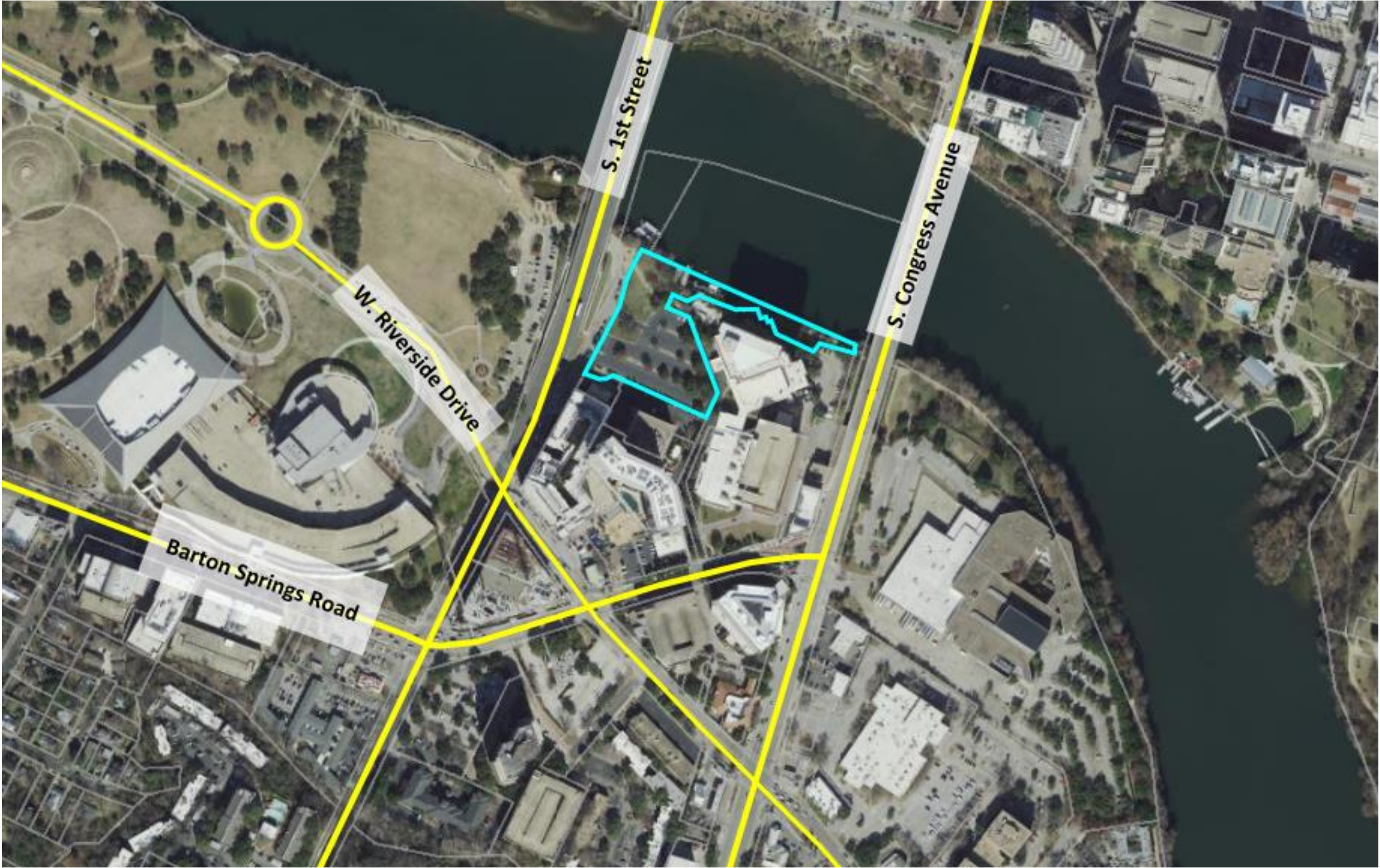
151 S. 1st Street

C814-06-0106.03

Small Area Planning Joint Committee

April 12, 2023

Site Aerial



Site Aerial



Property Details

Size:

- 3.32 Acres

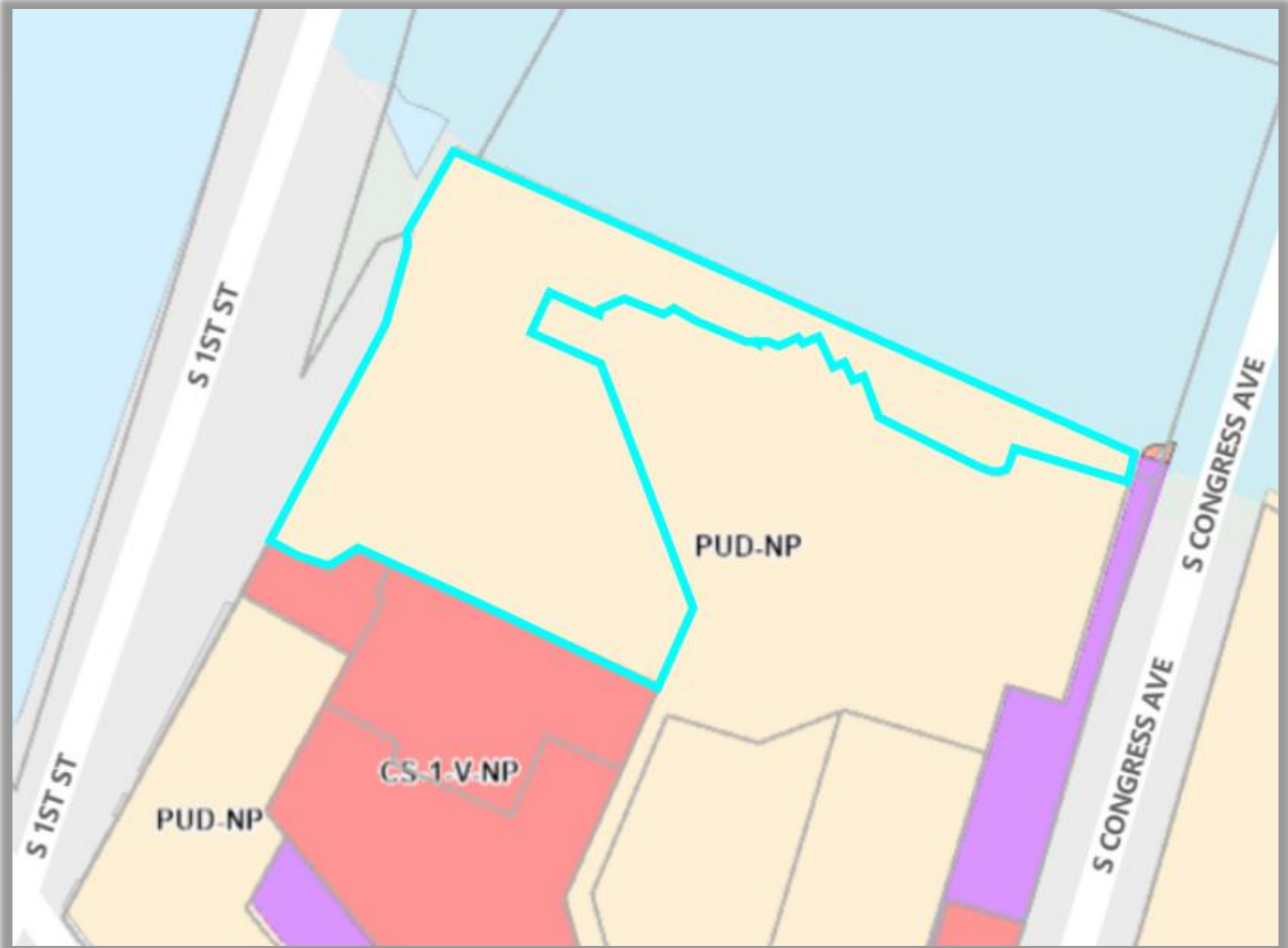
Current Use:

- Surface parking

Transit/Access:

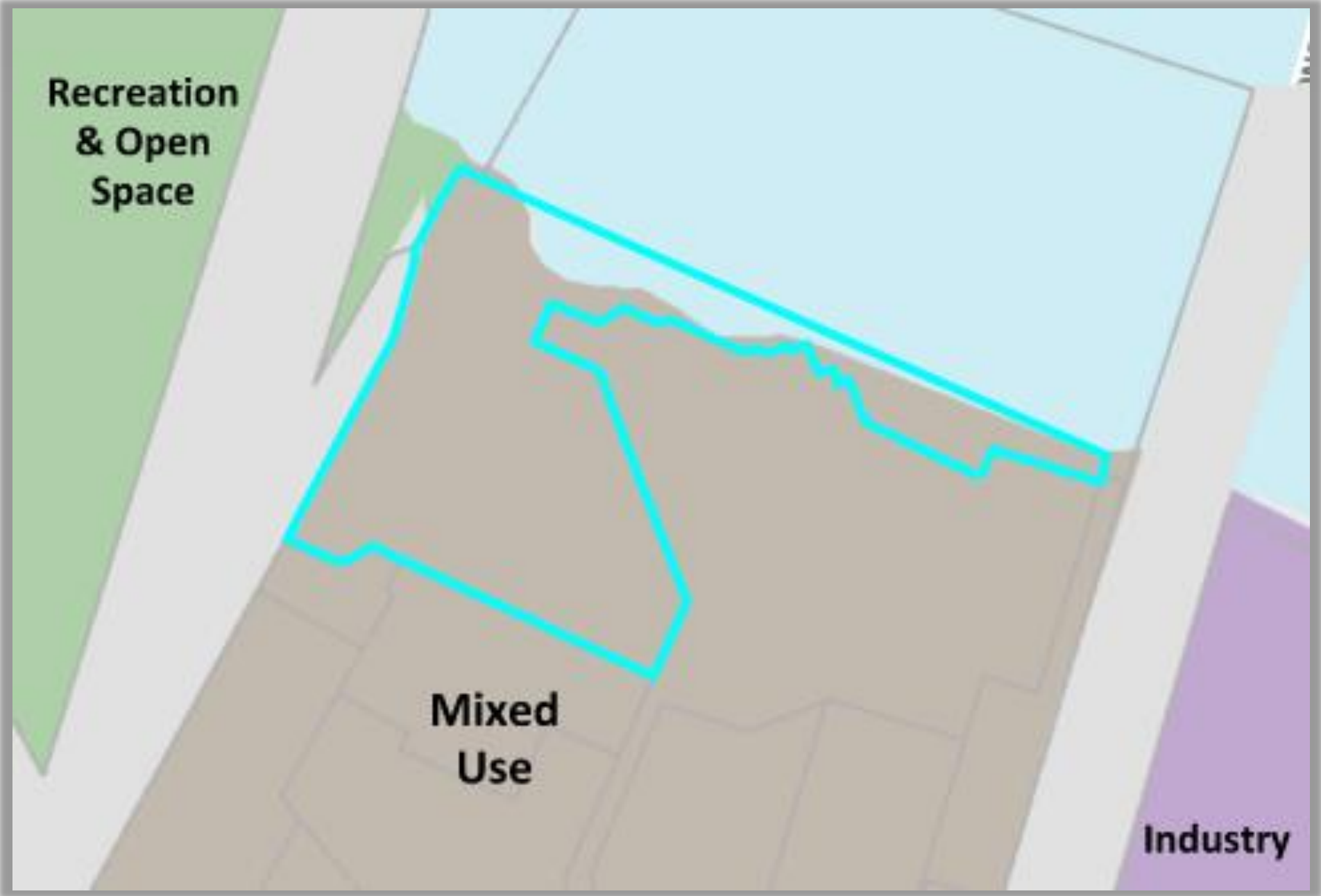
- Located between 2 Core Transit Corridors: South 1st Street and Congress Avenue
- 0.2-mile walk to Capital Metro Vic Mathias/Auditorium Shores station
 - MetroRapid Route 801, Local Routes 1, 30, and high-frequency routes 7, 10, and 20
- Urban Trail: Ann and Roy Butler Hike and Bike Trail
- Protected bike lane: Congress Avenue
- Bike lanes: Barton Springs Road and South 1st Street
- Shared Use Path: Riverside Drive and South 1st Street

Zoning and FLUM Map



PUD-NP

(Planned Unit Development – Neighborhood Plan)



Mixed Use

(No FLUM amendment required)

Fairfield/Hyatt PUD Background

- 9.57 acres located on Town Lake
- PUD Ordinance passed February 26, 2007
- Creates a land use and phasing plan for development of 3 parcels: West, South, and Hotel
- Today's amendment request only concerns the West Parcel
- Hotel and South parcels developed with Hyatt Regency Hotel and associated parking garage



PUD Amendment

Currently: PUD Ordinance requires 80% of off-street parking as prescribed in Appendix A and prohibits parking reductions

Amendment request: to remove minimum parking requirements on the PUD's West Parcel

Project Details

Mixed Use:

- 201 for -rent units
- 86 condominium units for ownership
- Ground Floor Pedestrian Oriented Uses

Parking:

- 527 Spaces currently required by PUD
 - 416 for residential uses
 - 111 for commercial
- 340 spaces to be provided
 - plus valet parking for 115 additional spaces

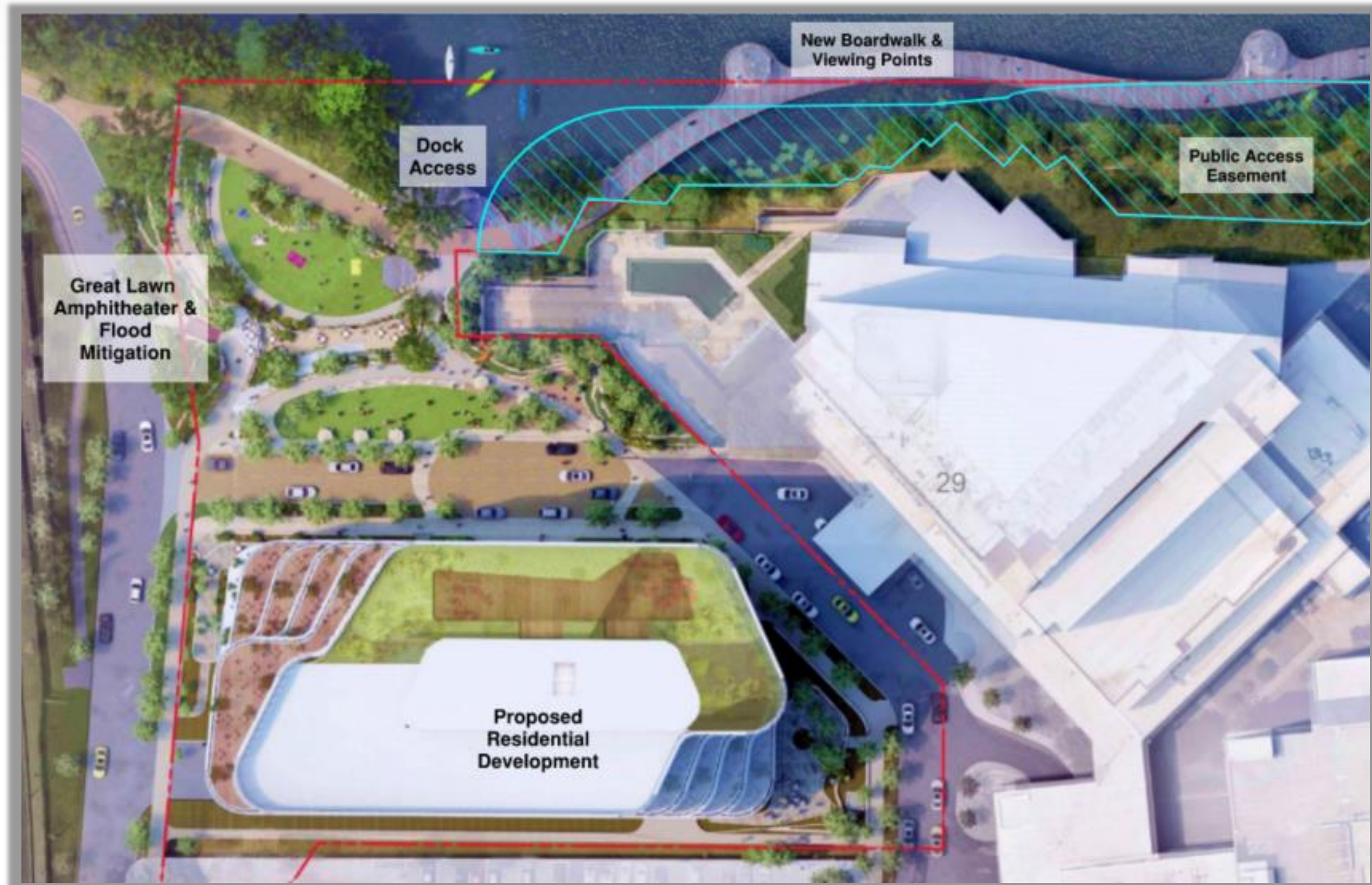
Proposed Project Renderings



Proposed Public Space Rendering



Proposed Public Space



Bouldin Creek Neighborhood Plan

Goal 2: Protect and enhance creeks and open spaces

Goal 3: Manage growth by encouraging development on major corridors and in existing higher-density nodes

Goal 4: Create a transportation network that allows residents to walk, bike, ride, roll, and drive safely

Imagine Austin Goals

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

LUT P28. Evaluate and make needed revisions to parking regulations to ensure they balance the needs of various transportation options with creating good urban form.

Consistency with Waterfront Overlay Goals

- Envisioned to enhance Town Lake frontage as Austin's "living room"
- Encourages pedestrian-oriented uses
- Alignment with goals and policies established in § 25-2-710
 - Provides the public visual and physical access to the Colorado River
 - Recognizes the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses
- Fully compliant with primary (150') and secondary (200') setback requirements, including 35' height restriction between primary and secondary setbacks
- Materials include transparent glass and natural building materials
- Integration of built and natural environments

Request

We respectfully recommend your support for the proposed PUD amendment to remove minimum parking requirements on the West Parcel.