

From: Lorraine Atherton <

Sent: Monday, April 10, 2023 3:49 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Watson, Michael <Michael.Watson@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Mendoza, Richard [PWD] <RichardV.Mendoza@austintexas.gov>; Garza, Jesus <Jesus.Garza@austintexas.gov>

Cc: Ann Gass <anng@hacanet.org>; Leffler, Ben <Ben.Leffler@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Maxwell, Felicity - BC <BC-Felicity.Maxwell@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Woods, Alice - BC <BC-Alice.Woods@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Haynes, Adam - BC <BC-Adam.Haynes@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>

Subject: PC April 11 Agenda item 12, C14-2023-0009 - 2310 [2130] Goodrich

*** External Email - Exercise Caution ***

Dear Mr. Rivera--

Please add the two attached letters to the Planning Commission backup for tomorrow's meeting, regarding Agenda item 12, C14-2023-0009 - 2310 [2130] Goodrich. One is from Michael Gerber of the Housing Authority of the City of Austin, opposing the rezoning of 2130 Goodrich. The other is my letter as a member of the Zilker Neighborhood Association zoning committee, reinforcing Mr. Gerber's opposition to the rezoning of 2130 Goodrich and protesting the presentation of a grossly inaccurate zoning report to the Planning Commission.

Thank you,

L. Atherton, 2009 Arpdale, Austin, TX 78704

District 5

ZNA zoning committee member

Re: Agenda item 12, April 11, 2023. Rezoning: C14-2023-0009 - 2310 [2130] Goodrich

Dear Chairman Shaw and Commissioners,

As of 2:30 p.m. on April 10, 2023, Zoning Director Joi Harden has continued to allow an inaccurate zoning report to be presented in the case at 2130 Goodrich. Director Harden has knowingly and willfully refused to include in the staff report any information regarding the massive redevelopment of the Housing Authority property adjacent to 2130 Goodrich. The 2018 rezoning and site plan files for 2126 Goodrich (C14-2018-0047.SH) contain traffic information that is directly related to the trip limit at 2130 Goodrich--information that would contradict the staff recommendation to remove the CO at 2130 Goodrich.

The staff report also neglects to mention that a site plan application was filed for 2130 Goodrich last fall (SP-2022-0448C), and traffic estimates are available in that application. Those estimates and the 2018 NTA for Pathways should be available to the Planning Commission. According to my calculations, the site plan proposed for 2130 Goodrich significantly exceeds the operating level of the street and cannot possibly comply with Section 25-6-141(B) unless the entire street is widened from 28 feet to more than 40 feet.

In the 30 years that the Zilker Neighborhood Association has been negotiating increased residential density in this area (there are now 220 residences with direct access to this part of Goodrich), and in the 10 years that ZNA has been advocating for the South Lamar Corridor Plan, I have never heard any suggestion that Goodrich Avenue, or any other residential street, would be widened in this way. Yet, that is the staff assumption in this case.

Attached is a letter of opposition from Michael Gerber, the CEO of the Housing Authority of the City of Austin (HACA), dated April 4, 2023, which should have been included in your backup. Mr. Gerber felt compelled to correct the staff report and assert that Pathways at Goodrich Place, a new three-story, 120-unit apartment building owned by HACA and built in 2019, does indeed exist, entirely occupying the private drive at Rabb Glen. Yet, the staff recommendation continues to suggest that Rabb Glen will be rebuilt through the middle of the Pathways building and on top of the detention pond, allowing access to 2130 Goodrich.

Following this letter is a sampling of staff comments and ZNA correspondence regarding traffic issues surrounding the Pathways project, 2130 Goodrich, and other properties affected by South Lamar Corridor improvements. After some pandemic delays, progress on Corridor projects is accelerating, yet the staff report on 2130 Goodrich continues to ignore them.

Please deny the request to remove the CO at 2130 Goodrich, and please take some action to correct the zoning report before it goes to Council.

Thank you for your attention.

Sincerely yours,
Lorraine Atherton, member, ZNA zoning committee
2009 Arpdale, Austin TX 78704
District 5

From 2018 re-zoning of 2126 Goodrich (Pathways at Goodrich Place), mentioning NTA

“A Neighborhood Traffic Analysis (NTA) is required for this zoning case and the accompanying site plan (SP-2017-0503C.SH). Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo to document their analysis.

“CASE MANAGER COMMENTS: The property is part of the Goodrich Place subdivision which was developed in the early 1970s and is located between Bluebonnet Lane and Goodrich Avenue in the Zilker neighborhood. . . . Rabb Glen is a private road serving the development. The intersection of Rabb Glen and Goodrich Avenue is approximately 225 feet from South Lamar.”

From 2018 site plan review for 2126 Goodrich, confirms NTA and low traffic at 2130 Goodrich

“Per email from Scott James (DSD) dated 5/23/18 confirmed by Upal Barua (ATD), applicant has provided traffic count data and an estimate of the additional traffic load on the surrounding street network in consequence of the proposed conversion of Rabb Glenn to surface parking. ATD has reviewed and accepted the applicant’s submittal and determined that no mitigation is necessary.

TR2. –TR8 Comments cleared. On-street parking no longer proposed.

TR9. Comment cleared. Waiver approved as adjacent driveway is expected to serve only relatively small volumes of traffic, minimizing potential conflict.

TR10. –TR13 Comments cleared.

TR14. Comment cleared. Car-share agreement provided and added to case file.

TR15. A sidewalk easement is required as the public sidewalk enters onto private property. Provide an additional two feet within the easement for maintenance purposes. TCM, 4.2.1, 4.2.2. U2: Comment not cleared. Please provide any updates requested by City Legal, directly to City Legal, or if Legal has requested the easement to be re-routed through this reviewer, please provide this reviewer with complete updated easement.”

June 2018 ATD report to ZNA on Goodrich traffic issues

Email from L. Atherton to interested neighbors:

Traffic changes surrounding Goodrich Place

Here’s a list of transportation projects scheduled for a small part of ZNA. Anna Martin sent it in response to our June 11 meeting on the Goodrich Place site plan and traffic issues.

But #1 on the list is good news--a sidewalk is scheduled for Goodrich this year.

I was less pleased about #2--the Transportation Dept seems to be planning on spending more money on the Bluebonnet bike lane, instead of completing the ADA upgrades of the Bluebonnet sidewalks. We’ll have to pay attention to announcements about the public process.

At yesterday’s meeting I didn’t get any details about #3a—the changes at S. Lamar and Bluebonnet--but the Transportation staff sounded like the traffic signal at Del Curto was a high priority.

Note that 3d—the pedestrian beacon at Oxford--was installed in the spring of 2015. According to Martin, the “corridor plan shows the existing beacon moving to the south to allow for the implementation of a transit queue jump at Oltorf. The final location will be determined in the design phase,” which is just starting.

From: Martin, Anna [mailto:Anna.Martin@austintexas.gov]

Sent: Monday, June 11, 2018 2:47 PM

To: Lorraine Atherton, **Cc:** Wettick, Katie; 'Ann Gass'; Tiemann, Donna; Davis, Clarissa; 'Gheno, Nicola'; Martin, Anna; Barua, Upal; Bollich, Eric; dpiper8866@att.net; 'William Neale'; James, Scott; Wettick, Katie; Craig, Ken; 'Meade, Nikelle'; Grantham, Scott

Subject: Goodrich - follow up

Hi Lorraine –

Nice to see you today. I wanted to pass along the information on the S. Lamar Corridor Plan, as promised, as well as other planned projects in the area. The great news is that I just confirmed there is a near-term sidewalk project planned for the east side of Goodrich from approx.. 2123 Goodrich to Blue Crest. Please see summary below:

1. Construction of sidewalk on east side of Goodrich – next 180 days
2. Upgrade of Bluebonnet protected bike lane from S. Lamar to Ashby – Project expected to be active in 2018. Implementation contingent upon successful feasibility analysis, coordination, and public process.
3. Improvements prioritized for construction from the S. Lamar Corridor Plan – We are just entering the design phase so I don't have a construction timeline right now. Per the 'Contract with the Voters', all improvements are to be complete by 2024.
 - a. Intersection improvements at S. Lamar and Bluebonnet
 - b. Installation of traffic signal at S. Lamar and Del Curto
 - c. Completion of ADA-compliant sidewalks and continuous bike lane along S. Lamar from Ben White to Riverside Dr.
 - d. Installation of pedestrian hybrid beacon in the vicinity of S. Lamar and Oxford/Kinney
 - e. There will be some opportunities for off-corridor connectivity (including sidewalk and bike lanes) to promote access to transit. I will flag the section of Goodrich from S. Lamar to the site for review.

You can find additional information on-line: <http://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=9c30bb75b3d64d88a21899c09beec01c>

Please let me know if there are any follow up questions.

-Anna

Anna Martin, P.E., PTOE
Austin Transportation Department
3701 Lake Austin Blvd.
Austin, TX 78703
Phone: 512-974-7105

ZNA’s background discussion of traffic issues surrounding Goodrich Place, 2018

Transportation Issues, Site Plan for 2126 Goodrich, C14-2018-0047.SH (Pathways at Goodrich Place, a 120-unit apartment complex for Housing Authority of City of Austin)
[Site plan approval early August? Groundbreaking Sept. 19, 10 am.]
prepared by Lorraine Atherton for Zilker Neighborhood Association, June 5, 2018
[Updates by LA, July 30, 2018.]

Issue 1. Traffic volume and pavement width

Applicable code: According to Section 25-6-116 of the Land Development Code, a street is operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30’	1,200
30’ to less than 40’	1,800
40’ or wider	4,000

Denial of Site Plan: According to Section 25-6-141(B) of the Land Development Code (LDC), the Department Director or City Council [changed to “may” in March 2017] deny an application if the neighborhood traffic analysis (NTA) demonstrates that the traffic generated by a project, combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

§ 25-6-142 - An applicant may modify an application to minimize the traffic-related effects identified in a traffic impact analysis or neighborhood traffic analysis. Modifications may include:

- (1) a reduction in the projected vehicle trips per day;
- (2) the dedication of additional right-of-way;
- (3) the rerouting of traffic and a proposed access and egress point;
- (4) participation in the funding of a traffic signal or intersection improvement; and
- (5) other modification determined to be necessary.

Subject Case, 2126 Goodrich, C14-2018-0047.SH

Goodrich is classified as a residential collector, ROW is 50 feet
Pavement width is 30 feet, and there are no sidewalks

“A Neighborhood Traffic Analysis is required for this project. (Trip counts to begin the NTA have been provided. No mitigation will be required, and staff is in the process of writing the final memo containing their analysis. --SG) FYI. If the requested zoning is granted, it is recommended that gates be prohibited on all driveways to this site in order to allow for connectivity between the proposed property and the existing neighborhood.”

Comparison A, 2130 Goodrich, C14-2015-0008 (CO limits trips to 340)

24-hour traffic counts on Thursday, March 26, 2015 = 1,616 vpd

Neighborhood Traffic Analysis submitted by City Planner Bryan Golden required applicant to “post fiscal for improving the roadway width up to 40 feet of pavement” and recommended that one of the existing driveways be removed and sidewalks be installed.

Issue not addressed. Owner (Jack Holt) has not applied for building permits that would require a site plan on the rezoned property [because he would have to post fiscal to widen the street]. The convenience store across the street was granted a site plan exemption that allowed it to rebuild and expand without a site plan.

Comparison B, 2010 South Lamar, SP-2016-0196C

“The neighborhood traffic analysis concluded that the potential trips generated by this proposed site plan, in combination with the existing traffic of Hether Street and Kinney Avenue, exceed the thresholds set forth in LDC 25-6-116. Therefore staff has denied the site plan application.”

This project had to go to the Planning Commission for a variance and in the end had to redesign the parking garage and contribute to changes that may or may not be implemented at the intersection of Mary and South Lamar. [“upgrade” traffic signal at Mary-Lamar and add protected bike lane on Lamar] But there is no plan to improve traffic, parking, and pedestrian access on Hether.

ZNA’s concern and request

ZNA does not wish to delay the HACA project for another site plan variance like the one at 2010 South Lamar, which simply went through the motions of code compliance without actually addressing the traffic problem. Instead, we would like to provide the old and new neighbors who are complaining about traffic on Goodrich with a plan for improvement.

If the pavement width turns out to be 30 feet, raising the traffic limit to 1,800 vpd, the additional traffic from the Pathways project will still put the street over the limit. The Code appears to offer a solution in 25-6-142 (3) “the rerouting of traffic and a proposed access and egress point,” which in this case would mean restricting vehicle traffic on the Goodrich driveway and rerouting it to the Bluebonnet driveways. The connectivity recommendation to prohibit gates on all driveways, however, conflicts with the obvious solution.

Can we come up with a plan that reroutes car traffic to Bluebonnet while providing real pedestrian, bicycle, and ADA connectivity to the major bus stops at Oxford and South Lamar, making it safe and convenient for all residents on Goodrich to use public transit and drive less?

Issue 2. Driveway spacing, on-street parking, and sidewalks on Goodrich

In 2015 City Planner Bryan Golden recommended that one of the existing driveways be removed at 2130 Goodrich and sidewalks be installed. Circular driveway could be maintained by connecting to Goodrich Place driveway.

Consolidate driveways and parking at businesses on east side of Goodrich?

Restrict driveway at gas station?

[Sidewalk on east side of Goodrich is scheduled to begin by the end of the year.]

Issue 3. Traffic calming and residential permit parking on Frazier and Goodrich

Restore traffic calming device north of Frazier? Status of RPP application by Frazier residents?

Install stop signs or improve visibility at Frazier and Goodrich?

[Notices are up for RPP on Frazier.]

Issue 4. South Lamar left turns, unsafe driveways and parking spaces, obstacles on sidewalks, and traffic light at Del Curto

Status of traffic light planned at Del Curto? [priority] Prohibit left turns at Goodrich?

Reduce speed limit on South Lamar.

Restrict South Lamar driveways between Kinney and Bluebonnet.

Eliminate parking spaces that back into South Lamar or otherwise encroach on sidewalk.

[Should be included in bike lane and intersection improvements at Bluebonnet and at Del Curto.]

Issue 5. Wheelchair ramps on Bluebonnet and ADA access to South Lamar bus stops

Install wheelchair ramps at corners on west side of Bluebonnet to complete ADA path to bus stops and Walgreens on South Lamar. Do not allow cut-through traffic at 2330 S. Lamar. Revisit pedestrian access at 2330 S. Lamar. [Parking lot at 2340 S. Lamar has been red-tagged.]



Housing Authority of the City of Austin

Established in 1937

April 4, 2023

Board of Commissioners
Carl S. Richie Jr., Chairman
Charles Bailey
Tyra Duncan-Hall
Edwina Carrington
Mary Apostolou

President & CEO
Michael Gerber

Michael Watson, Plans Examiner
City of Austin Development Service Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning of 2130 Goodrich Place – Case #C14-2023-009

Dear Mr. Watson,

I am writing to oppose the rezoning of 2130 Goodrich and express our concerns about the negative impact these changes would have on the adjoining property, Pathways at Goodrich Place, and the vulnerable families who live there. We are very concerned that a private event venue and the resulting increased traffic would negatively impact the quality of life for our Goodrich families and the surrounding communities.

I also want to correct the record on the current status of Pathways at Goodrich Place. It is our understanding that the rezoning application submitted to the City did not accurately represent current conditions at Goodrich. Goodrich Place was redeveloped in 2019 from a 40-unit public housing property to a 120-unit, mixed-income, affordable housing property. Rabb Glen, the private drive that ran through Goodrich Place prior to redevelopment, was closed to make room for the new multifamily building. Prior to redevelopment, Rabb Glen was frequently used as a cut-through between Bluebonnet and Goodrich, causing increased traffic and hazards for the families who lived there. While that activity has decreased since redevelopment, our residents still see cars traveling at unsafe speeds through the parking lot to travel between Bluebonnet and Goodrich. Increasing traffic counts and an event venue at the adjoining property would only worsen these conditions.

Thank you for your time and consideration. Please contact Ann Gass, HACA's Director of Strategic Housing Initiatives with any questions.

Sincerely,

Michael Gerber
President and CEO

Bringing Opportunity Home

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