

Meeting Agenda

Welcome & Introductions

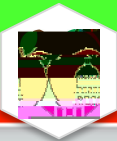
About the Site

Repurposing Process

Definitions

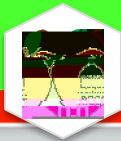
Potential Options

Feedback Discussion



Why Repurposing

- Maintain /increase District enrollment
- Attract & retain teachers and sta
- Combat rising costs in City of Austin
- Overcome education funding challenges
- Respond to history of exclusionary housing practices



About the Site

Address: 4900 Gonzales Street

Council District: 3

Trustee District: 2

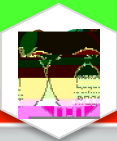
Lot Size: 19.84 acres

Building Size: 125,305 SF

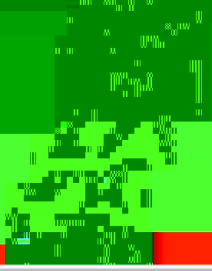
Year Built: 1953

Zoning: P-NP

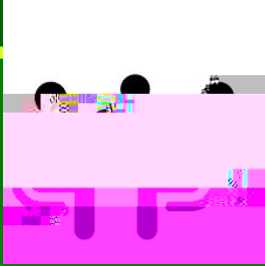
Permitted Uses: Government administration, primary & secondary education, community recreation, postal facilities, college & university facilities, hospital services, park & recreation services, religious assembly



Repur



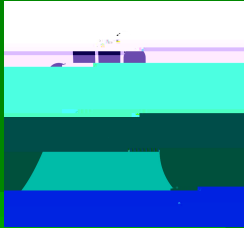
Community Engagement Summary



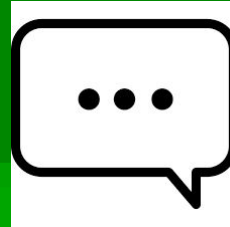
4
Community
Meetings



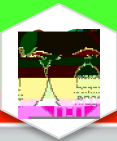
50
Meeting
Attendees



84
Survey
Participants

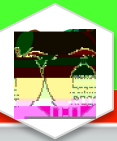


109
Comments



East side lacks

Need for childcare services



Site Factors

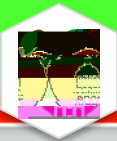
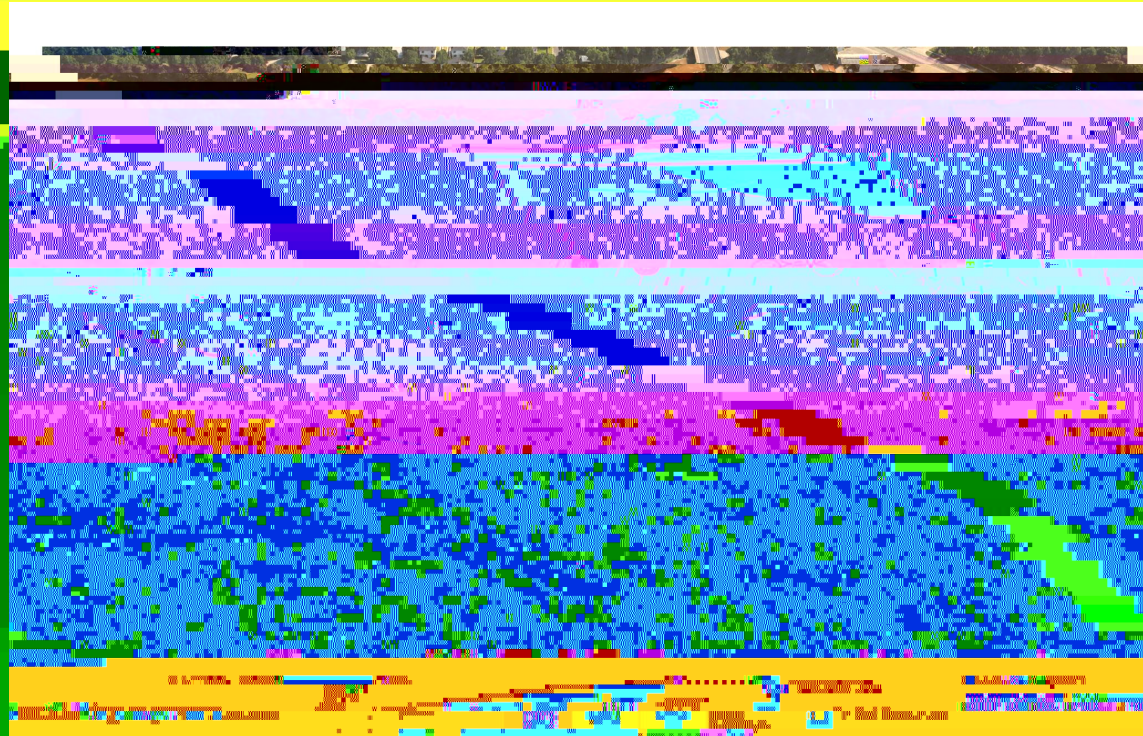
Zoning (P-NP): Allows public uses, but other uses require City approvals.

FEMA Flood Zone: Restricts construction on approximately 17 acres.

Compatibility Requirements: Restricts building height based on nearby single family homes.

Heritage Trees: Numerous large protected trees located across the site.

Existing School Facility: Occupies a significant portion of the site, limiting development opportunities.



Defining Affordability

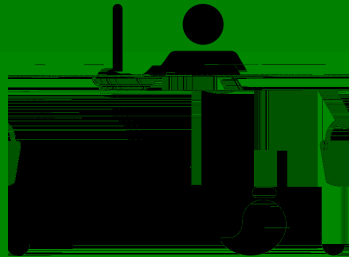
60% Median Family Income

1-person Household < \$46,380; 4-person Household < \$66,180



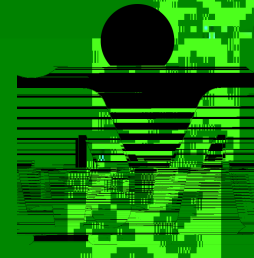
Bus Driver

Starting Salary - \$30,744



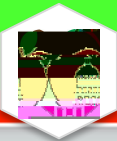
Custodian

Starting Salary - \$33,408



Food Service

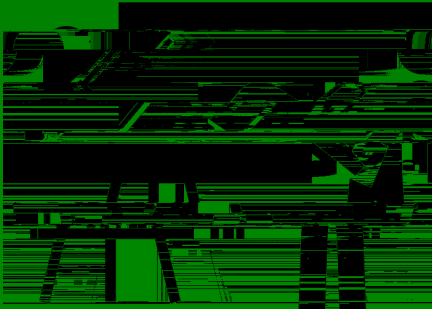
Starting Salary - \$25,600



Defining Affordability

80% Median Family Income

1-person Household < \$61,800; 4-person Household < \$88,250



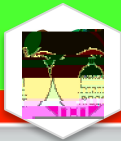
Austin ISD Teacher
Starting Salary - \$52,190



City of Austin Firefighter
Starting Salary - \$55,230



Austin ISD Librarian
Starting Salary - \$52,190



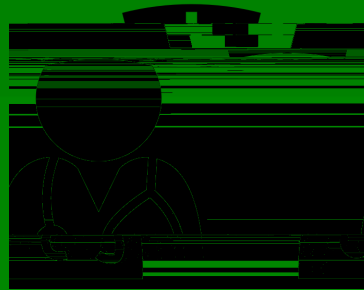
Defining Affordability

100% Median Family Income

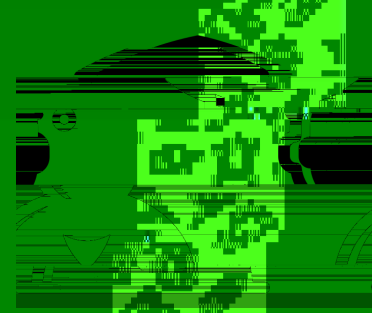
1-person Household < \$77,200; 4-person Household < \$110,300



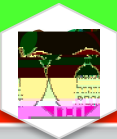
**Austin ISD
Assistant Principal**
Starting Salary - \$62,681



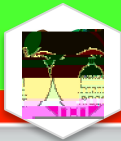
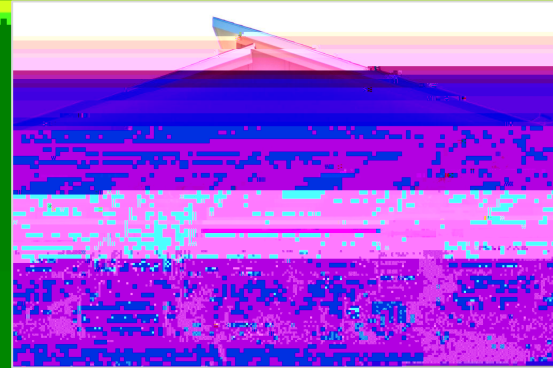
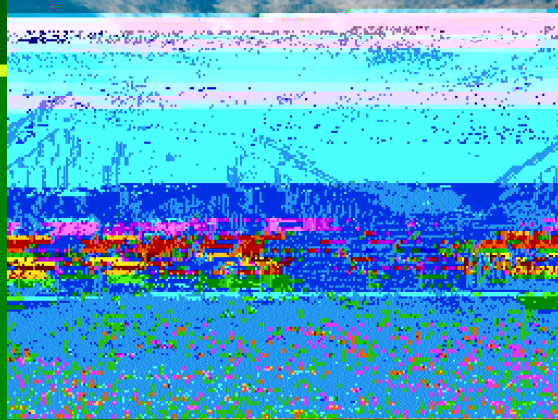
**Austin Public Health
Registered Nurse**
Starting Salary - \$62,046



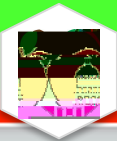
**Austin Community College
Full-Time Faculty**
Starting Salary - \$67,567



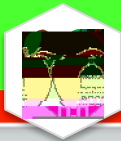
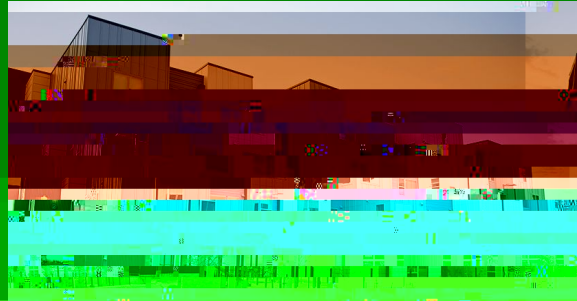
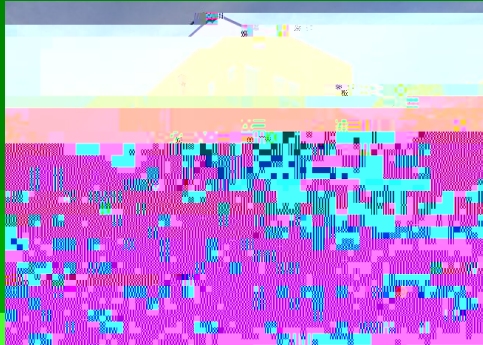
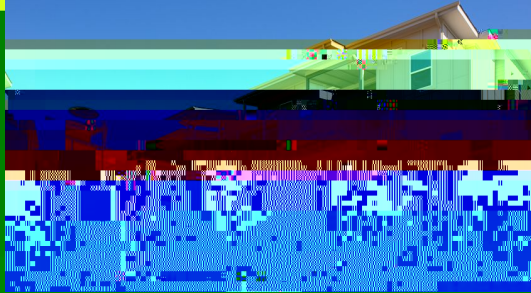
Housing Types: Single-Family Homes

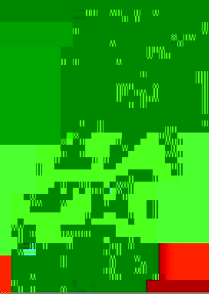


Housing Types: Townhomes

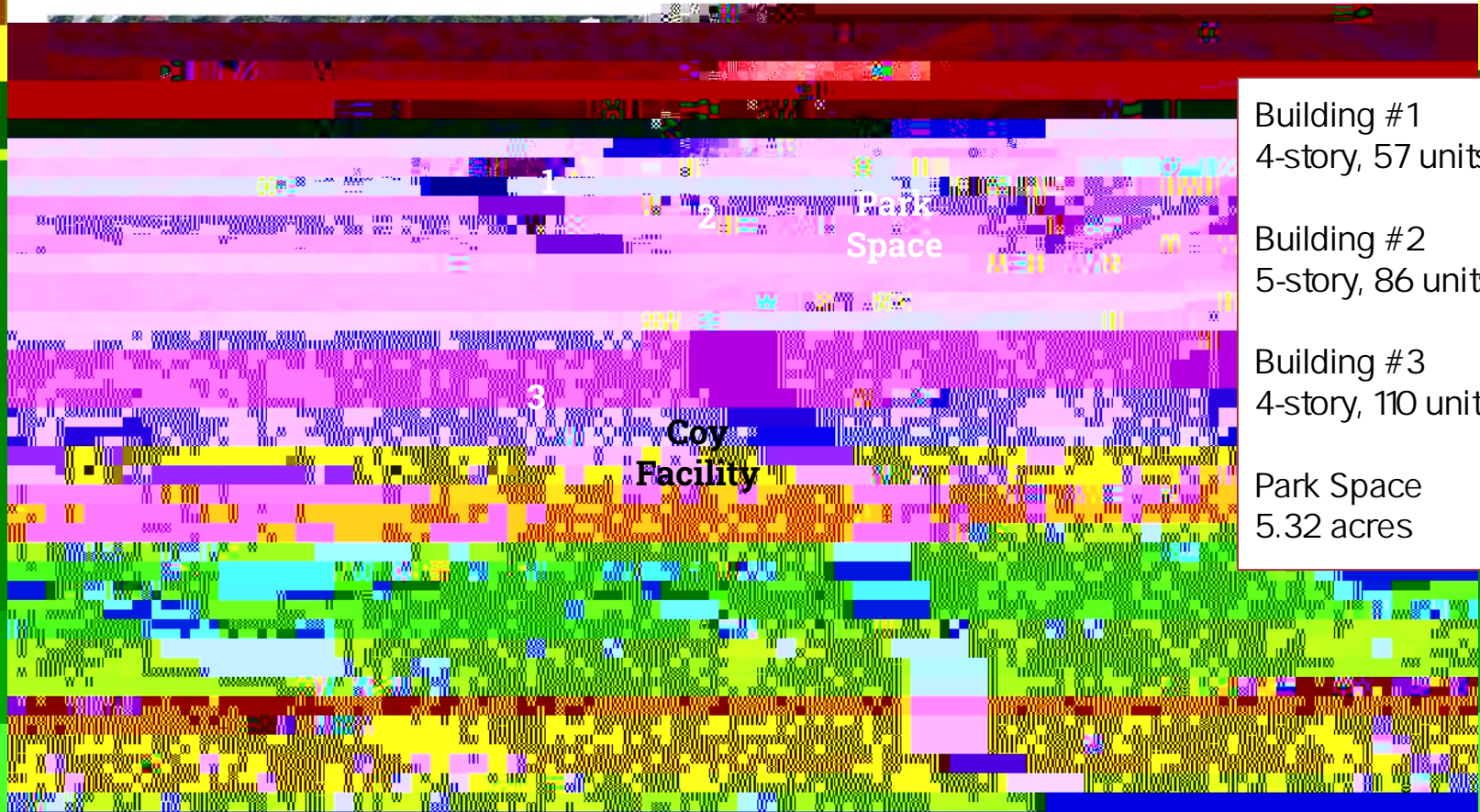


Housing Types: Affordable (<60% MFI)





Scenario A

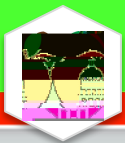


Building #1
4-story, 57 units

Building #2
5-story, 86 units

Building #3
4-story, 110 units

Park Space
5.32 acres



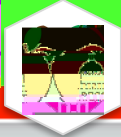
Scenario D

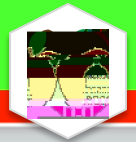
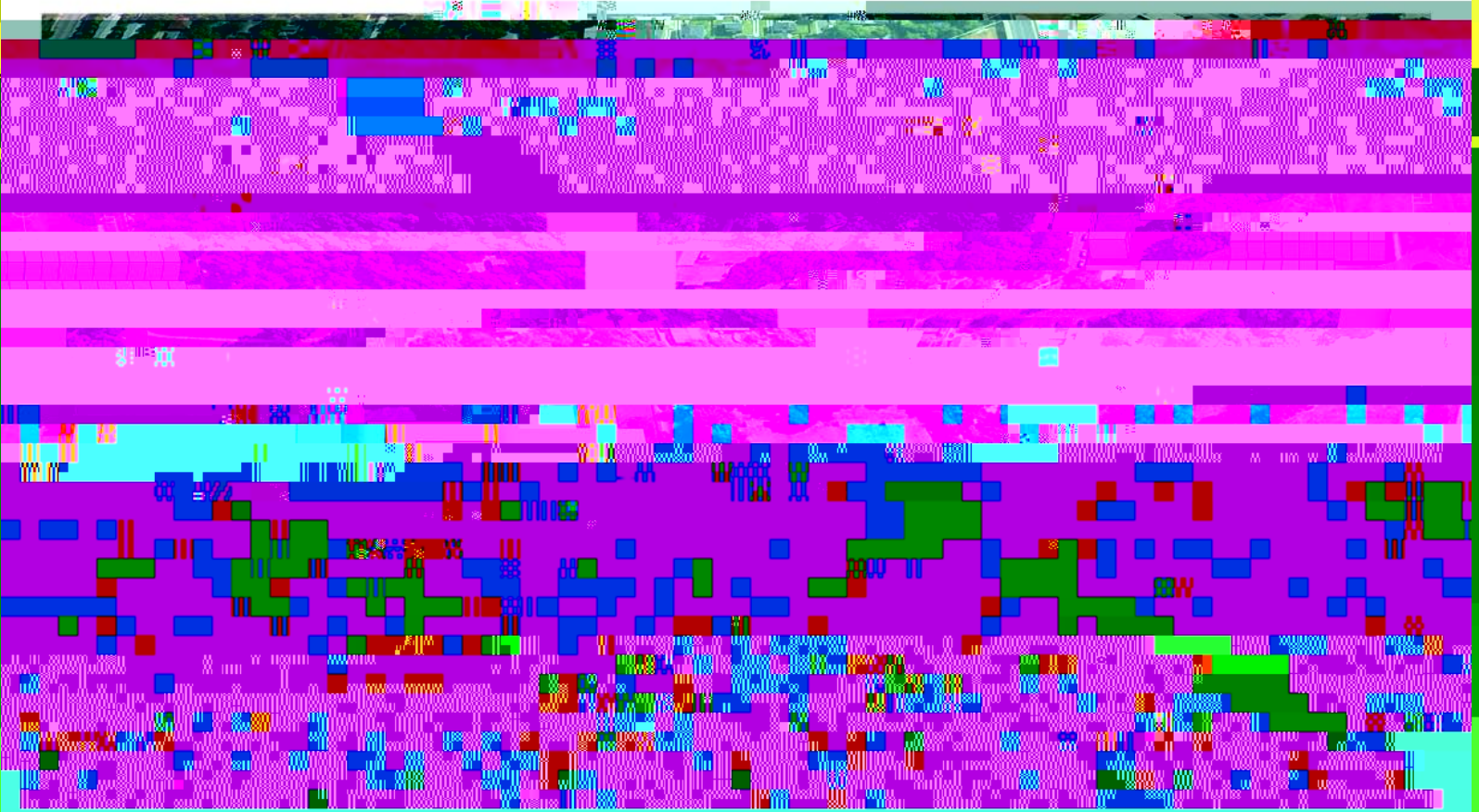


Single-Family
32 units

Townhomes
2-story, 63 units

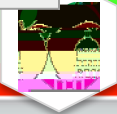
Building #1





Summary

	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E
Single-Family (2 bedrooms)	-	-	-	32	32
Townhomes (3 bedrooms)	-	-	-	63	56
Studio Apts.	38	84	92	28	92
1 Bedrooms	116	234	262	78	262
2 Bedrooms	62	124	140	42	140
3 Bedrooms	38	79	86	26	86
TOTAL UNITS	254	521	580	269	636



Project Timeline

2022

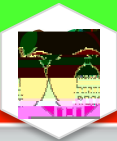
District reviews findings and community feedback to define site criteria
District issues request for proposal (RFP) to identify development partner

2023

District awards contract to development partner
Rezoning, design and permitting processes begin

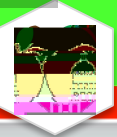
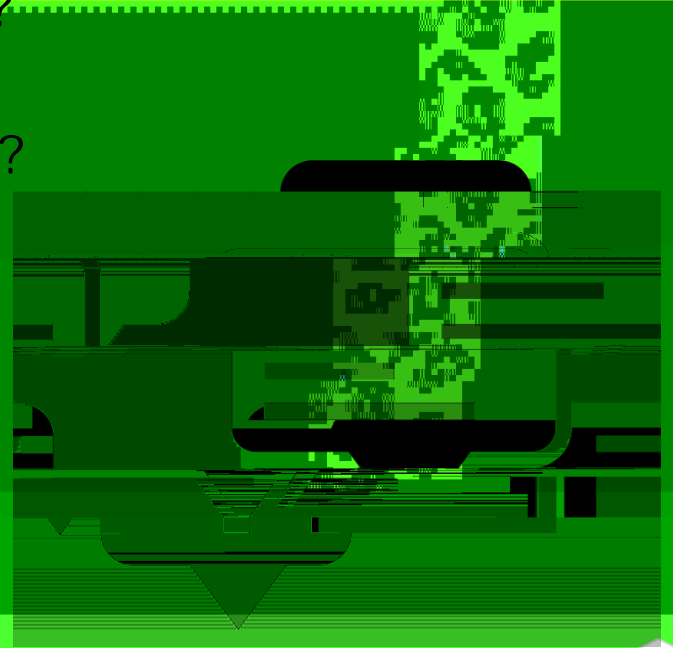
2024-2025

Construction



Feedback Discussion

- What do you like about each scenario?
- What don't you like?
- What other uses would you like to see?



Next Steps

Take our survey:

<https://publicinput.com/aisd-repurposing-update>

