

# Austin ISD Repurposing Series 2

## Engagement Summary

Last updated: 11/3/22

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## Overview: Austin ISD Repurposing

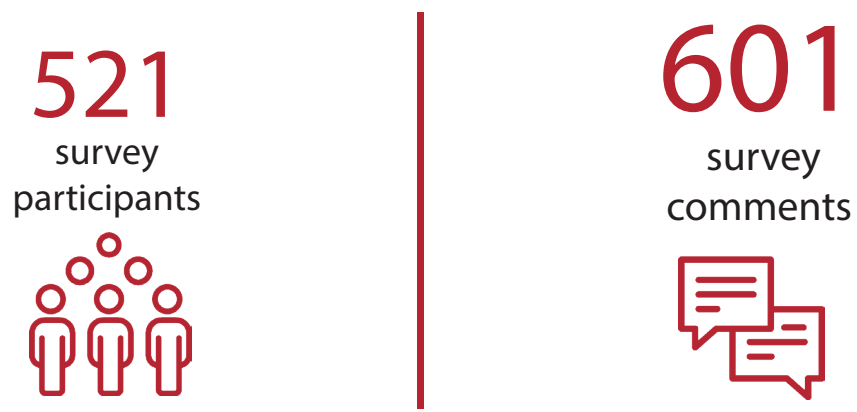
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Austin ISD is committed to finding new uses for our properties that are underutilized or no longer in use to steward taxpayer investments and benefit students and communities. Called “repurposing,” this process aims to provide long-term investments that are responsive to affected communities’ needs while maintaining district sites as community assets.

The process began in earnest in December 2021, with an introductory meeting to describe the project, share the timeline and review the input process. This meeting was followed by 12 meetings, 4 per site, to hear from the community about how they would like to see the sites address some of the district’s challenges. A public survey was conducted during the same time frame, from Dec. 2021–Mar. 2022.

For the second phase of the process, the district worked with a real estate consultant to generate a number of proposed new uses of the site that incorporated community feedback in different ways. The community was invited to share ideas about these proposals through a public survey and community meetings. The survey was open from Sept. 13–Oct. 23, 2022 and Austin ISD hosted a total of 6 community input meetings in September.

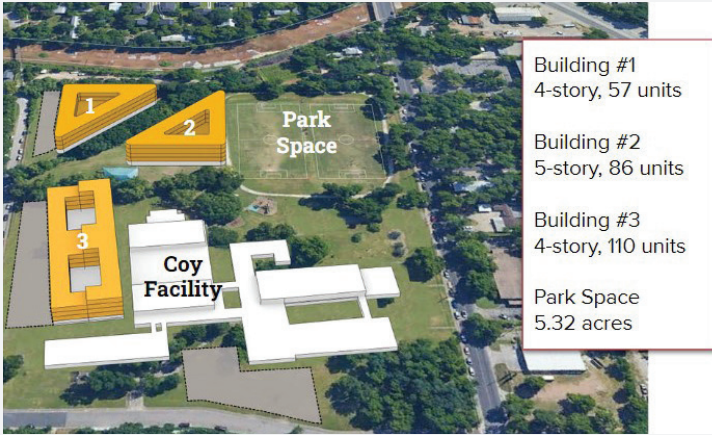
### Input Overview



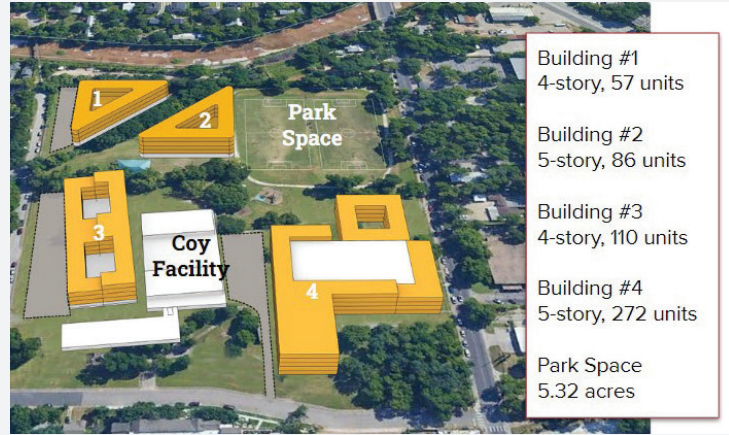
# ANITA FERRALES COY SITE

4900 Gonzales St, Austin, TX 78702

## Scenario A



## Scenario B



## Scenario C



## Scenario D



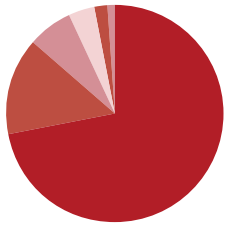
## Scenario E



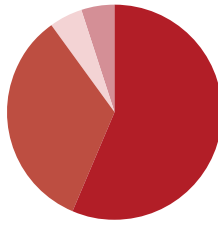
# Anita Ferrales Coy Survey Results

Number of participants: 183 | Comments: 122

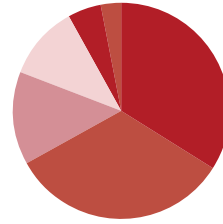
## Demographic breakdowns



**Race/ethnicity**  
75% *White*  
15% *Hispanic/Latino/Latina*  
7% *Prefer not to answer*  
4% *Black/African American*  
2% *Asian/Asian American*  
1% *Middle Eastern*



**Gender identity**  
57% *Female*  
34% *Male*  
5% *Non-binary/Third Gender*  
5% *Prefer not to answer*



**Age**  
34% *30-39*  
33% *40-49*  
14% *21-29*  
11% *50-59*  
5% *60 or older*  
3% *17 or younger*

## Top comments

*"I don't think we need more single-family this close to the urban core. Townhomes are great, apartments can be great, let's focus on how to make them work for working-class families. In general, more units is better."*

*"I don't like the auto-centric assumptions in Scenarios A and B, with apartments wrapped around garages. I don't like that streetscapes and urban design aren't being considered as site criteria from the beginning."*

*"We need to maximize the amount of housing units!"*

*"There's no need for more single family housing in Austin, townhomes and apartments are more appropriate for the area and could provide more people with the opportunity to live closer to where they work. This is the most environmentally responsible option, to decrease commutes."*

*"Neighborhood-serving commercial services like small-scale retail, grocery, restaurants, child care, and personal services. Anything to make walking and biking a more viable option, helping to address cost-of-living concerns."*

## What do you like best about each scenario?

### Scenario A

- Amount of green space: 48%
- Number of housing units: 34%
- Retains original facility: 32%

### Scenario B

- Number of housing units: 56%
- Amount of green space: 53%
- Type of housing options: 31%

### Scenario C

- Number of housing units: 60%
- Amount of green space: 49%
- Type of housing options: 30%

### Scenario D

- Type of housing options: 47%
- Number of housing units: 35%
- Amount of green space: 30%

### Scenario E

- Number of housing units: 77%
- Type of housing options: 59%
- Amount of green space: 36%

## Which scenario do you like best?

- **53% Scenario E**
- **12% Scenario A**
- **12% Scenario D**
- **11% Scenario C**
- **10% Scenario B**

# Anita Ferrales Coy

Meeting Summary: 9.14.2022

Participants: 23

## High level feedback

- **Maximizing affordable housing units**
- **Honoring the history of Allen/Coy**
- **Concerns about number of family-sized units**

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## Scenario A

- **Retains Coy facility, park space**
- **Doesn't offer enough housing**
- **Housing options are not family-sized**

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## Scenario B

- **Retaining portion of Coy facility honors the history of the site**
- **Concerns that downsizing would limit the use of the site as a community hub**

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## Scenario C

- **Maximum amount of housing without reducing park space**
- **New Coy facility doesn't honor the history of the site**
- **As density increases, traffic concerns increase**

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## Scenario D

- **Mix of housing options**
- **Addition of family-sized townhomes**
- **The least of everything: least amount of housing, least park space and no facility**
- **Single family homes are too small**
- **Removal of building eliminates community space and space for partner organizations**
- **Displacement of Alternative Learning Center**

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## Scenario E

- **Maximizes density and includes family-sized options**
- **Reduces park space**
- **Displacement of Alternative Learning Center, community space**

# Anita Ferrales Coy

Meeting Summary: 9.28.2022

Participants: 16

## High level feedback

- *Possibility of live/work option for teachers who work at Coy*
- *Housing options should be more focused on family-sized units than studio or one-bedroom*
- *Retaining the site for educational use*
- *Housing options are not income-accessible for many residents of the area*

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## Scenario A

- *Maximizes density on unused portions of the site*
- *Site should be used exclusively for educational purposes*
- *Adding housing creates traffic*

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## Scenario B

- *Retains portion of Coy facility while increasing density*

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## Scenario C

- *Increased density*
- *New facility catered to Alternative Learning Center students*
- *New Coy facility doesn't honor the history of the site*
- *Concerns about building height, parking*

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## Scenario D

- *Mix of housing options*
- *Addition of family-sized townhomes*
- *Not enough park space*

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## Scenario E

- *Maximizes density and includes family-sized options*

# FORMER PEASE ELEMENTARY SCHOOL SITE

1106 Rio Grande St, Austin, TX 78701

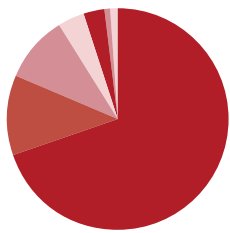




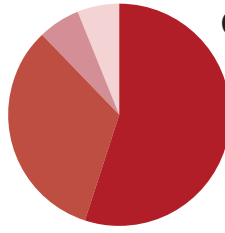
# Former Pease Elementary School Survey Results

Number of participants: 129 | Comments: 58

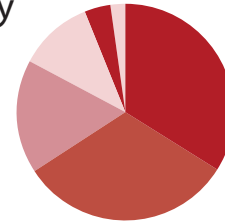
## Demographic breakdowns



**Race/ethnicity**  
74% White  
15% Hispanic/Latino/Latina  
7% Prefer not to answer  
4% Asian/Asian American  
2% Black/African American  
1% Middle Eastern  
1% Pacific Islander



**Gender identity**  
55% Female  
33% Male  
6% Non-binary/  
Third Gender  
6% Prefer not  
to answer



**Age**  
34% 40-49  
32% 30-39  
17% 50-59  
11% 21-29  
4% 60 or older  
2% 17 or  
younger

## Top comments

*"There is a severe shortage of affordable childcare in Austin, proposal A is the best option."*

*"I like the idea of combining option A and B--developing a child care center with arts education."*

*"I don't like the administrative option because it doesn't honor Pease's legacy and would not be as valuable to the community as an Early Childhood Center."*

*"We don't need more administrative buildings."*

## What do you like best about each scenario?

### Scenario A:

#### Early Childhood/P-Tech center

- Expands access to early childhood services: 87%
- Creates a pipeline of students to Austin ISD schools: 46%
- Provides additional opportunities for P-Tech students: 43%

### Scenario B:

#### Cultural Arts Campus

- Provides learning opportunities to all students district-wide: 64%
- Helps retain creative arts and cultural organizations in Austin: 59%
- Retains public use of outdoor spaces: 52%

### Scenario C:

#### Administrative Use

- Retains public use of outdoor spaces: 58%
- Supports district campuses: 52%

## Which scenario do you like best?

- **76% Early Childhood / P-Tech center**
- **18% Cultural Arts Campus**
- **5% Administrative Use**

# Former Pease Elementary School

Meeting Summary: 9.13.2022

Participants: 33

## High level feedback

- **Ensuring that children are regularly at the site**
- **Addressing community need for early childhood services**
- **Honoring the history of the Pease school**

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## Scenario A: Early Childhood/P-Tech

- **Like the idea of children learning in the building**
- **Address need for childcare and early childhood education in the community, especially for economically disadvantaged families**
- **Honors the history of Pease**
- **Builds pipeline of early childhood educators through P-Tech programming**

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## Scenario B: Cultural Arts Campus

- **Concerns about how to fund the space so cultural arts organizations could afford it**
- **Open park/playground space is a community asset**
- **Potential to integrate Pease history into the programming offered**
- **Interest in combining creative arts use with early childhood use**

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## Scenario C: Administrative Use

- **Doesn't honor the history of Pease**
  - **May not meet "education use" requirements by state**
  - **No students onsite**
-

# Former Pease Elementary School

Meeting Summary: 9.21.2022

Participants: 24

## High level feedback

- ***Addressing community need for early childhood services***
- ***Benefiting the community by opening up use of outdoor spaces or through community-ide arts programming***
- ***Honoring the history of the Pease school***

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## Scenario A: Early Childhood/P-Tech

- ***Activates all aspects of the campus to serve students, neighborhood and community***
- ***Concerns about pulling students away from Austin ISD PreK 3-4 programs***
- ***Honors the history of Pease***
- ***Brings students back to the building***

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## Scenario B: Cultural Arts Campus

- ***Expands the audience coming to the site- could serve students as well as the community at large***
- ***Potential to integrate Pease history into the programming offered***
- ***Open park/playground space is a community asset***

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## Scenario C: Administrative Use

- ***Doesn't honor the history of Pease***
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# FORMER ROSEDALE SCHOOL SITE

7505 Silvercrest Dr, Austin, TX 78757

## Scenario A



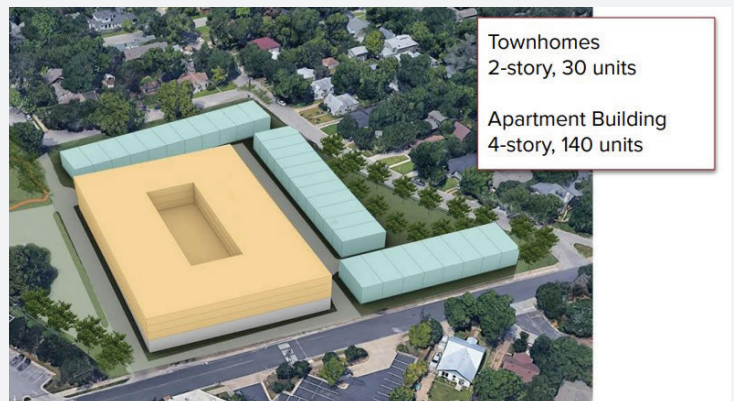
## Scenario B



## Scenario C



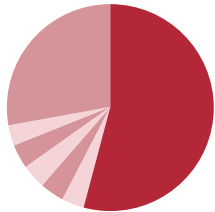
## Scenario D



# Former Rosedale School Survey Results

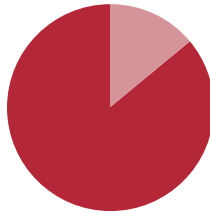
Number of participants: 211 | Comments: 175

## Demographic breakdowns



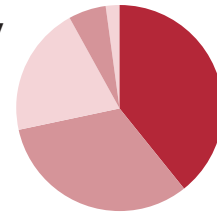
### Race/ethnicity

- 72% White
- 12% Hispanic/Latino/Latina
- 10% Prefer not to answer
- 4% Black/African American
- 3% Asian/Asian American
- 1% Middle Eastern
- 1% Pacific Islander



### Gender identity

- 55% Female
- 36% Male
- 6% Prefer not to answer
- 4% Non-binary/Third Gender



### Age

- 33% 40-49
- 31% 30-39
- 15% 60 or older
- 11% 21-29
- 9% 50-59
- 1% 17 or younger

## Top comments

*"Single family homes don't allow for the density needed to help families find affordable homes and stay in our community."*

*"Scenario C and D do not fit the neighborhood. They are way more dense than the surrounding houses and will cause water/drainage issues due to impervious coverage."*

*"Scenario B is a thoughtful compromise of building a meaningful number of houses, while proposing a project that will actually be able to get done, without zoning change or very high density."*

*"Scenarios A&B do not have enough housing and are not a "highest & best use" of this land."*

*"All of these options lack green space that is currently being used by the community."*

*"This should be a dense, mixed-use, mixed-income, livable center appropriate for the city's character and for this very connected, walkable, bikeable, and transit-accessible location. There should be abundant housing, small business spaces, retail, restaurants, grocery, child care, public space."*

## What do you like best about each scenario?

### Scenario A:

- Retains park space: 66%
- Type of housing options: 35%
- Number of housing units: 23%

### Scenario B:

- Type of housing options: 46%
- Number of housing units: 40%
- Removes original facility: 39%

### Scenario C:

- Retains park space: 60%
- Number of housing units: 52%

### Scenario D:

- Number of housing units: 60%
- Retains park space: 54%
- Type of housing options: 39%

## Which scenario do you like best?

- 40% Scenario B
- 34% Scenario D
- 16% Scenario C
- 9% Scenario A

# Former Rosedale School

Meeting Summary: 9.15.2022

Participants: 14

## High level feedback

- **Concerns about high density impact on traffic and neighborhood character**
- **Preserving park/green space**
- **Single-family housing or townhomes only, no apartments**

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## Scenario A:

- **Least ideal use of site, minimal housing**
- **Building would require renovations**
- **More park/green space**

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## Scenario B:

- **Maximizes housing while preserving neighborhood character and minimizing negative impacts like traffic**
- **Would like to see more design/housing type variability, including some single-family and some townhomes**

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## Scenario C:

- **Too dense, would lead to too much traffic and change to neighborhood look and feel**
- **Concerns about pervious coverage**

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## Scenario D:

- **Too dense, would lead to too much traffic and change to neighborhood look and feel**
- **Concerns about pervious coverage**

# Former Rosedale School

Meeting Summary: 9.20.2022

Participants: 45

## High level feedback

- ***Interest in a version of Scenario B that includes 3-bedroom townhomes instead of 2-bedroom single family homes to create more family-sized units without becoming too dense***
- ***Concerns about high density impact on traffic and neighborhood character***
- ***Preserving park/green space***
- ***Would be interested in more engagement with teachers to gauge interest***

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## Scenario A:

- ***Interested in possible uses of former Rosedale school as a community use site***
- ***Least amount of density of change to neighborhood***

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## Scenario B:

- ***Seems like the best compromise of density and preserving neighborhood character***
- ***Could include townhomes like in Scenario C or D to offer more family-sized options***

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## Scenario C:

- ***Too dense- Concerns about traffic, neighborhood characters, pervious coverage***

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## Scenario D:

- ***Too dense- Concerns about traffic, neighborhood characters, pervious coverage***