AISD Repurposing Conversations
Coy Update

September 28, 2022

Meeting Agenda

- Welcome & Introductions

- About the Site

- Repurposing Process

- Definitions

- Potential Options

- Feedback Discussion

Why Repurposing

- Maintain / increase District enrollment
- Attract & retain teachers and staff
- Combat rising costs in City of Austin
- Overcome education funding challenges
- Respond to history of exclusionary housing practices
- Make long-term investment in the community

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
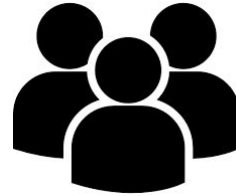
Repurposing Process

1 Equity & Community Engagement

2 Real Estate Analysis

3 Feasibility Study

4 Presentation of Findings

5 Implementation

Community Engagement Summary

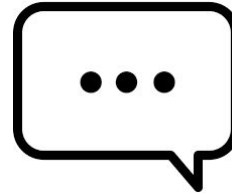**4**
Community
Meetings

50
Meeting
Attendees

84
Survey
Participants

109
Comments

What We Heard…

East side lacks space for community to congregate

Need affordable space for nonprofits that serve area residents

Need affordable housing for teachers and families

Need more green space

Need for childcare services

What We Learned…

- Displacement of Hispanic population by new White residents
- Average household income within 1-mile of Coy is 37% less than the City-wide average ($47,538 vs. $75,752)
- New apartment buildings cater to young professionals and non-family renters
- Affordability
  - Rising Rents
 - For Sale housing more expensive than similar rental options

Site Factors

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

FEMA Flood Zone: Restricts construction on approximately 1.7 acres.

Compatibility Requirements: Restricts building height based on nearby single family homes.
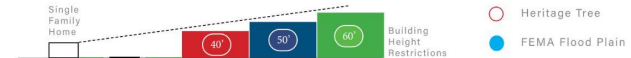
Heritage Trees: Numerous large protected trees located across the site.

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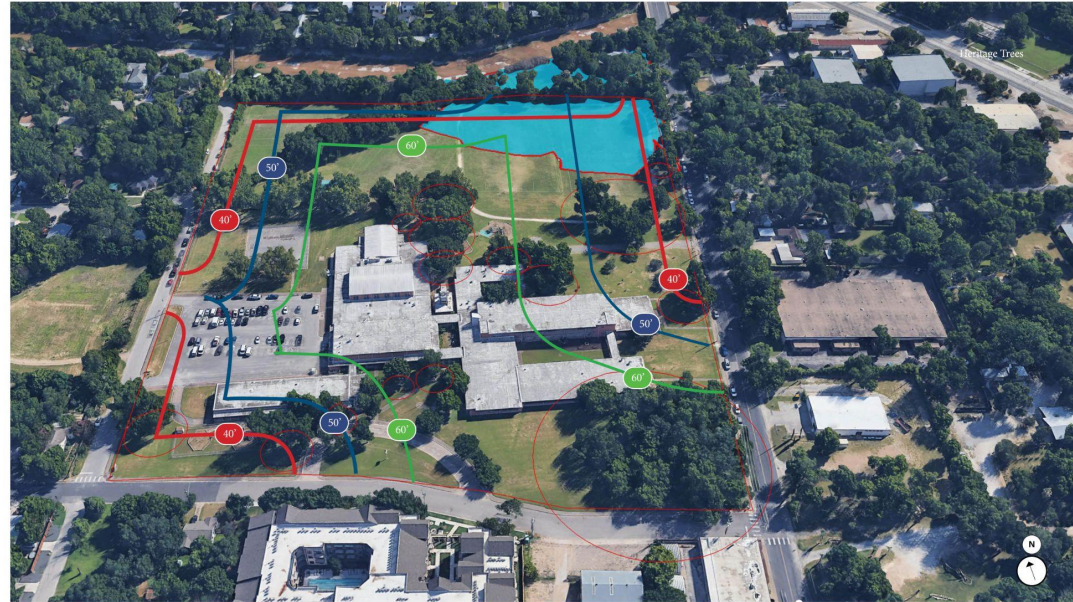
ANITA COY

SITE CONSTRAINTS: Building Height Restrictions

Single Family Home | 40' | 50' | 60' | Building Height Restrictions

○ Heritage Tree
● FEMA Flood Plain

Defining Affordability

60% Median Family Income

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

Bus Driver
Starting Salary - $30,744

Custodian
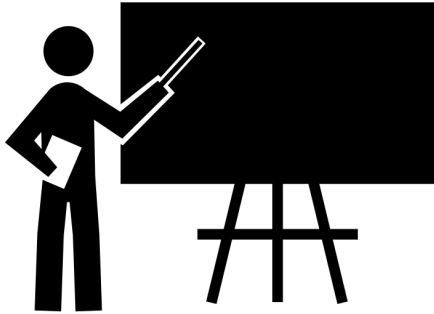Starting Salary - $33,408

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
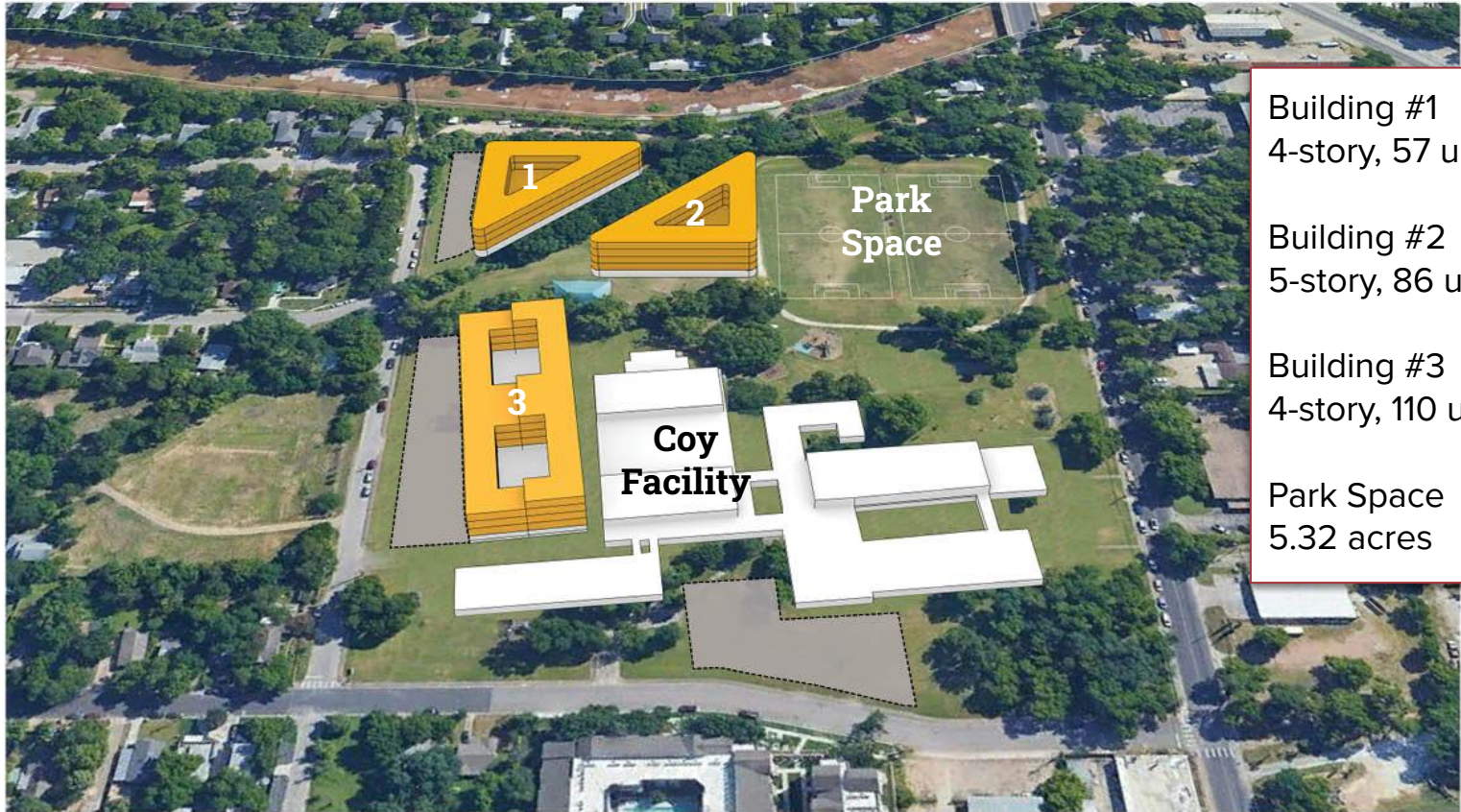
Housing Types: Townhomes

Housing Types: Affordable (<60% MFI)

Housing Types: Workforce (80-120% 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

Park Space

Coy Facility
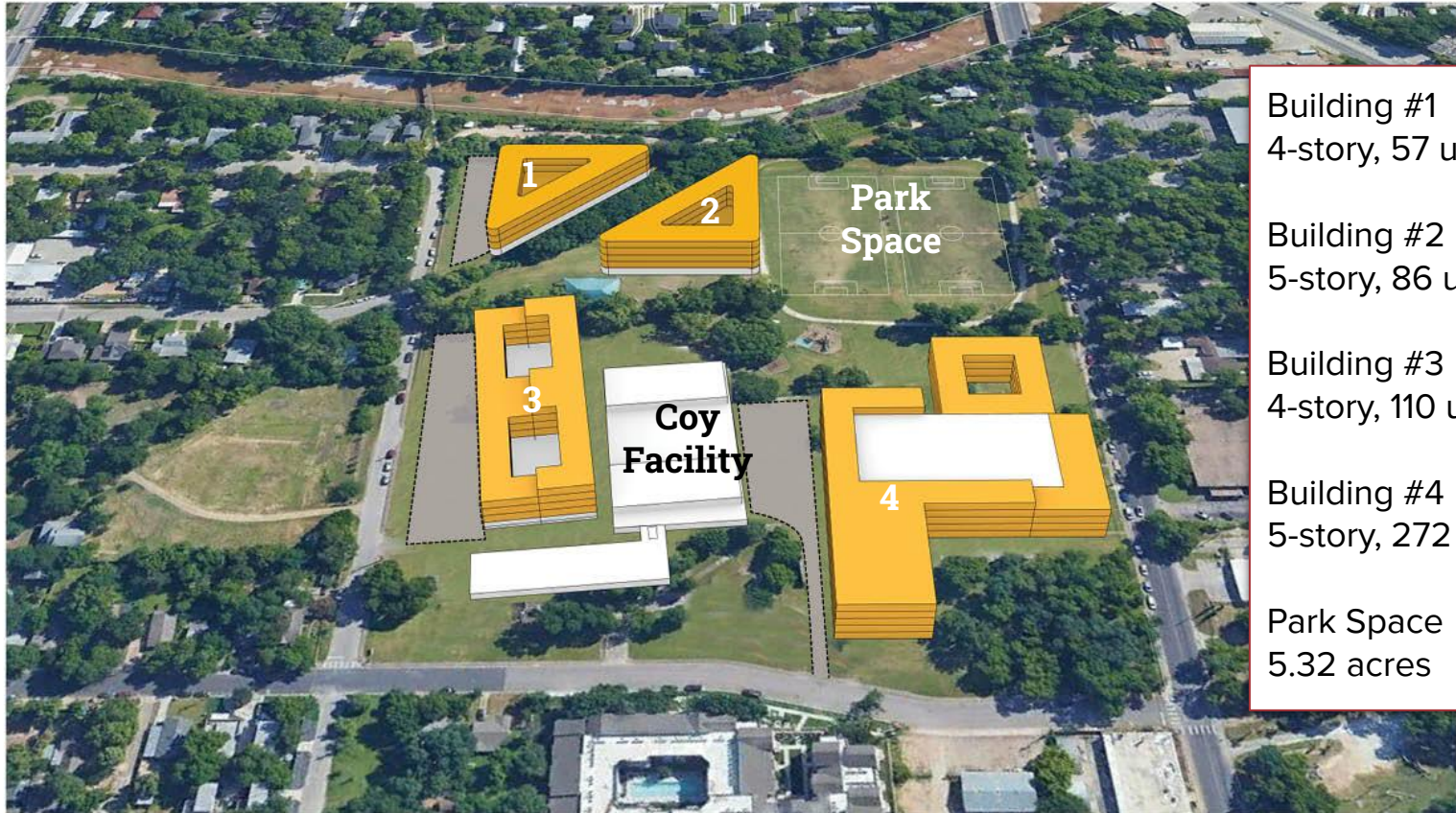
Scenario B

Building #1
4-story, 57 units

Building #2
5-story, 86 units

Building #3
4-story, 110 units

Building #4
5-story, 272 units

Park Space
5.32 acres

Scenario C

New Coy Facility

Park Space

1

2

Building #1
5-story, 308 units

Building #2
5-story, 272 units

Park Space
5.32 acres

Scenario D

Park Space

1

2

Single-Family
32 units

Townhomes
2-story, 63 units

Building #1
4-story, 78 units

Building #2
5-story, 96 units

Park Space
2.59 acres

Scenario E

Park Space

Townhomes
2-story, 56 units

Building #1
5-story, 308 units

Building #2
5-story, 272 units

Park Space
3.55 acres

Summary

	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E
Single-Family (2 bedrooms)	-	-	-	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