

REPURPOSING SIMS: STUDENT WORKSHOP

Meeting Notes | October 23, 2023

Akins Early College High School

Number of Attendees: 41



Jeremy Striffler, Director of Real Estate for Austin ISD, along with Ryan Losch and Taylor Jacobsen from Page Architects, met with students at Akins Early College High School enrolled in the [Pathways in Technology \(P-TECH\) Real Estate Program](#).

Akins Early College High School's mission is to provide students with an education that begins in 9th grade, continues through high school completion with a high school diploma, and culminates in the attainment of an Associate's Degree through Austin Community College, allowing students to pursue post-secondary degrees and/or real estate careers. The program also includes authentic work experience designed to prepare students for positions in the real estate industry.

The students learned about the district's repurposing process for the former Sims Elementary School campus, including a summary of previous community meetings, results of the public survey, the feasibility study findings and potential redevelopment scenarios for the site.

The students were invited to review each of the four presented scenarios and share their likes and dislikes. Their feedback is shared on the following pages.



Scenario A

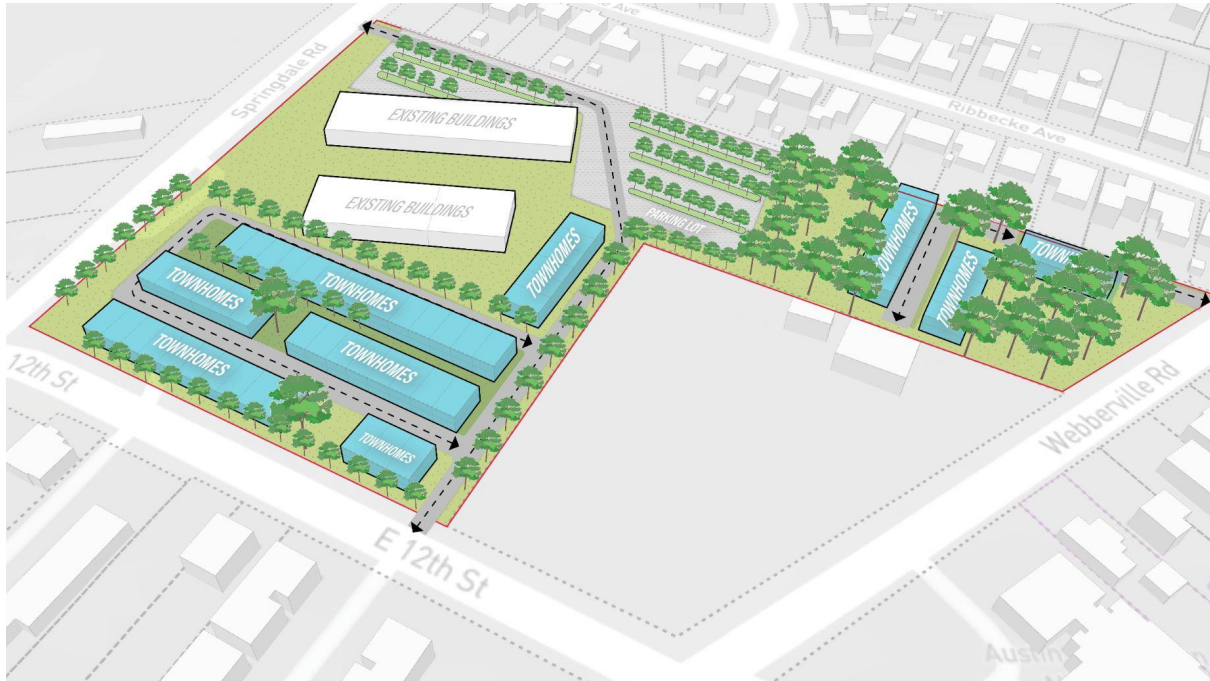
Likes

- Cost efficient. Heritage trees.
- Lots of green space available. Does provide some housing. Lots of commercial space. Commercial space is close distance from housing.
- I like the green space and accessibility for transportation.
- Reusing the building.
- I like how clean and how they took advantage of the green space.
- There's a lot of ecosystem.
- Very spaced out. Good green area.
- Existing building fits the community. Parking.
- I like how it is not over crowded and how nicely spaced out areas are.
- I like the freedom of space. They could use the space for a center for the community.
- Most preferred and like the houses, nice amount of greenery.
- Simple but efficient. Lots of parking. Lots of space for future improvements.

Dislikes

- I didn't like how crooked and slanted the (existing) building is.
- I don't like the format of the building and where the homes are located.
- Very plan design. Unorganized.
- Weird townhome placement.
- Not family friendly. Parking. Compatibility.
- Awkward placement of existing building.
- Townhomes should be in the same area and existing buildings are a little funny looking. Courtyard is a good addition though.

- Not a lot of trees, just green plains in between the buildings.
- I don't like the townhomes, they shouldn't be with the other building.
- Awkward spacing.
- Not enough space.
- I don't like there are very few townhomes and there's three random buildings that we don't know the use for yet.



Scenario B

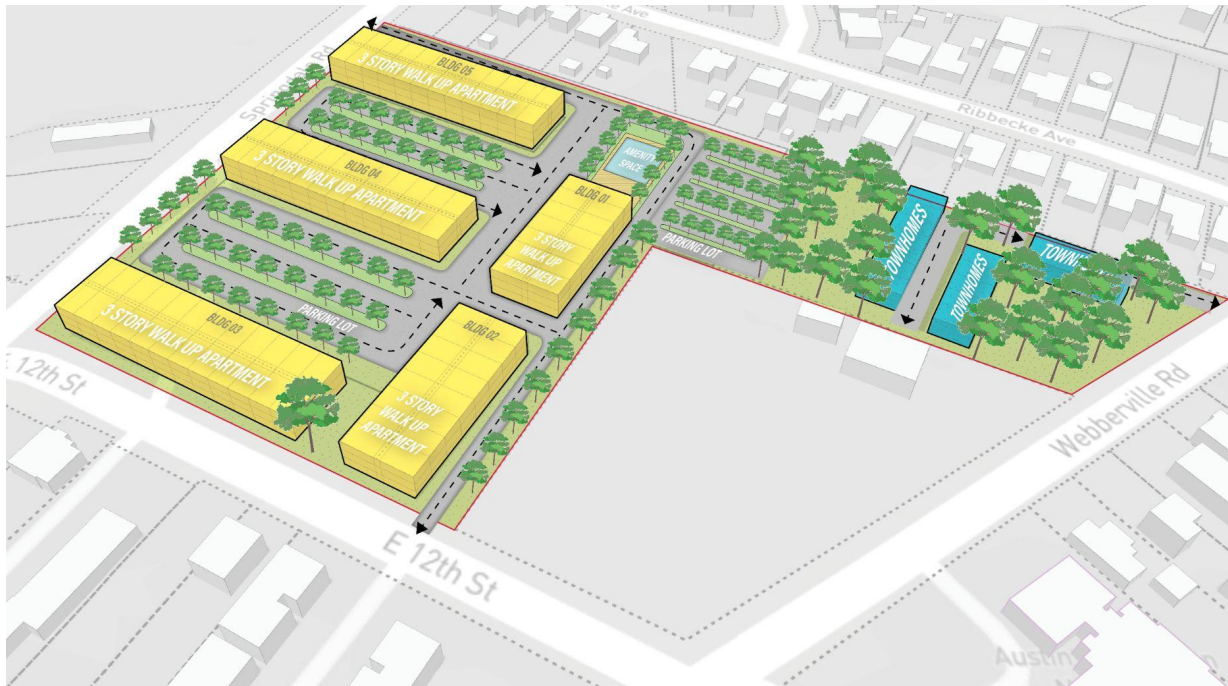
Likes

- I like that there's more space.
- Clean format. Feels more like a community.
- I like that the townhomes are closer to each other and the greenery. I also just like the use of space and the way it's formatted.
- Very open and I like how the homes are a little space from the buildings but still close for easy access.
- I like that there's a lot of townhomes but also keeping the old building so it kind of includes everything.
- Most favorite one - houses and greenery - is the best one in my opinion.
- Lots of open space and homes.
- A lot of homes. Need or or two more bedrooms.
- Right corner is a nice mix of housing and greenspace. Good mix of housing and commercial space. Retains part of existing building.
- Good use of space with the townhomes.
- More homes, lots of density, cost efficient, eco-friendly. Abundant parking.
- Nice formatting - well proportioned.
- I like the portion of townhomes.

- I like that they repurposed old buildings and kept a lot of greenery.
- I like how it's spaced out and not just everywhere.
- Good.
- I like how they repurposed the old building and kept a lot of trees.

Dislikes

- Two-bedrooms are not enough for family homes.
- This scenario looks a bit more messy compared to the others.
- Fear of parking. No amenities.
- I think Scenario B could use more parking.
- I don't like it getting dense with trees near homes.
- I like the townhomes but I don't think they should keep the existing building.
- There are too many townhomes. Not enough parking. Not good for family homes.
- I don't like townhomes and how there's not a lot of parking.
- More easily accessible with roads.
- I think you should get rid of everything. Keep the right sides as a park and the rest should be 3-story apartments.



Scenario C

Likes

- Plenty of units/apartments. A lot of green space.
- Lots of housing. Organized parking. Great concept for Austin's population growth rate.
- Eco-friendly. More homes for the growing community.
- Upper right corner preserves some greenery and provides housing as well. Apartments provide a lot of housing.

- Really like the apartments but should have retail.
- I like the variety of homes and how it is well spaced.
- Apartments are well separated and have good space.
- Utilizes the amount of space given a lot of space for people to live.
- A lot of housing and space.
- I like how land is used for a targeted use, which is apartments. I really think it's a good idea.
- I like that Scenario C is nicely organized and has a lot of green space.
- I like how the apartments are spaced out and the hometown buildings are separated from the apartments.
- The area of space with trees. Accessibility to space for kids/animals to play.

Dislikes

- People prefer houses. Need less density, more greenery.
- There are too many trees crowding everything.
- I think you should get rid of one of the apartments for parking and a pool. Get rid of the townhomes and keep the green.
- I wish there were more retail or family based places with more space and maybe keep the trees that are bunched up.
- Don't like the mismatched townhomes and apartments.
- More expensive. Parking. Clustered/cramped.
- Needs more units or bedrooms. Less trees.
- Not enough parking, too crowded. More space around the townhomes.
- Not enough parking stalls for apartments.
- They didn't use any of the old buildings and there were too many trees.
- Fear of crowded parking. Too many townhomes, add more amenities. Not a lot of green space.
- Too much density. Less apartments. More town-homes.
- Remove some trees/density. They also need more parking.
- Too cramped.
- Something I don't like is how crowded the town homes are.
- More parking and less townhomes for more amenity space.
- Too much density/crowded. The parking lot format.



Scenario D

Likes

- I like the park
- Green space
- I like the garages located in the apartments
- Using a lot of the land for trees
- I like the amount of parking
- I like how much parking there is for families
- The greenery is a good aspect
- I like the parking idea
- I like how they use the space
- There is enough parking spaces
- There's a lot of parking. Good amount of green space.
- The ground floor retail. Green space. Parking.
- Lots of housing and parking. More comforting design. Retail close by.
- I like this scenario because it is multi-purpose and has many uses for several things. It also has retail spaces within walking distance.
- Multi-purpose. Compatible. Eco-friendly. Parking.
- Provides some new commercial space mixed with the apartments. A lot of parking is available. Nice greenery for people to enjoy.

Dislikes

- Way too dense. Who wants a garage in a neighborhood - this isn't downtown. Add houses but good greenery.
- I don't like the apartments.

- This is way too dense and not as much room for much.
- Parking garage in the middle.
- They cut down a lot of the trees.
- Not much space.
- Does not focus on affordability to family oriented communities.
- More expensive.
- The buildings are too close, add hometowns, more roads.
- It's very packed.
- Too packed to be a community.
- Use green space for stuff like a pool, park, basketball court, etc.
- I don't like that it is too big and not enough space.
- It doesn't match the rest of the neighborhood and it looks a bit crowded.
- Way too many things going, parking is all over the place. No townhomes.
- I dislike how dense and tight everything is. I also don't like how they crowded everything in one space.
- Need more amenities like pool, basketball court to bring community together.
- Not cost efficient retail.
- No space. There's more homes but less retail.
- I feel like it doesn't match what people wanted.
- The apartment units are too close together.
- It looks very packed.