

Something's
Happening
here



AISD Repurposing Conversations

Sims Elementary Campus

October 17, 2023

WELCOME

What's your connection to the Sims Elementary campus?



Repurposing is...

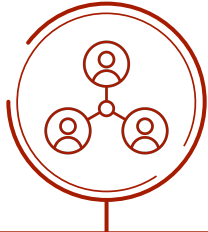
- Finding new uses for sites that are underutilized
- Responding to affected communities' needs
- Maintaining district sites as community assets

Repurposing is NOT...

- Selling to the highest bidder
- Giving up control of the site
- Taking a one-time financial benefit



Repurposing Process



PHASE 1

Equity &
Community
Engagement



PHASE 2

Feasibility
Study



PHASE 3

Review
Findings



PHASE 4

Define Site
Criteria



PHASE 5

Implementation



Survey Participants



Connection to Austin ISD

59% - Community Members

24% - Parents/Guardians

7% - Austin ISD Staff

Years in the Community

31% - 1-5 years

21% - 5-10 years

18% - 10-15 years

25% - More than 15 years



What We Heard...

- Need more **transparency** and communication from Austin ISD
- Need to be cognizant of the **history** of the site and the neighborhood
- Need to complement the **culture** of the community (old and new neighbors), and bring back excellence
- Need **stability** for student/families regarding housing and services

What We Heard...

- Lack of access
 - Food
 - Childcare
 - Healthcare
 - Affordable housing
- Want to support local makers, businesses, and entrepreneurs
- Community needs to be at the center of future use



What We Heard...

“Mixed use development with larger retail space for a community sized grocery store, and other smaller retail spaces.”

“a multi-use retail space that includes a grocery store, with parking, extending the playground with a walking path”

“Multi-purpose community space, affordable grocery / farmers market, coffee shop, community art/event space, making use of the park space for kids”

“Community garden and public space for learning”

“Affordable housing reserved for teachers and their families. Density is OK. Retail on the first floor and housing on top.”

“There should be an effort to retain the Sims name or to *note* the historic significance”

“Convert it to apartments / condos”

“Grocery store”

“...propagation room, for growing trees, annual food, and Texas natives...”





PHASE 2: Feasibility Study

About the Site

- **Address:** 1203 Springdale Road
- **Council District:** 1
(Natasha Harper-Madison)
- **Trustee District:** 1
(Candace Hunter)
- **Lot Size:** 7.95 acres
- **Building Size:** 45,000 sq. ft.
- **Year Built:** 1956



What We Learned...

- Area is witnessing significant population growth and rising property values
- Area is attracting higher-income residents, and the proportion of renter-occupied units is growing
- Nearby rental apartments cater to young professionals and non-family renters - clear lack of family-sized units (2 or more bedrooms)
- Current facility is 67 years old and estimated cost over next decade to address deficiencies and renovation is \$9.8 million



Strengths / Opportunities

- Size of site (7+ acres)
- Size of existing building and layout
- Planned renovations to support swing space use
- Green space and heritage trees
- Ample time for planning and implementation

Weaknesses / Threats

- Age and condition of existing facility
- Current zoning does not allow non-school uses
- Heritage trees and power lines limit development
- Site not viable for regional/national grocer or medical service provider
 - Lack of daily traffic (foot and vehicle) and low visibility
 - Lack of neighboring tenants
- Delay in repurposing timeline due to swing space use

Scenario A

Retain existing building

- Size: 44,444 sq. ft.
- Parking: 127 stalls

Townhomes - 47 units

- Height: 2-story
- Unit Size: 1700 sq. ft.
- Bedrooms: 2
- Parking: 2 stalls per unit



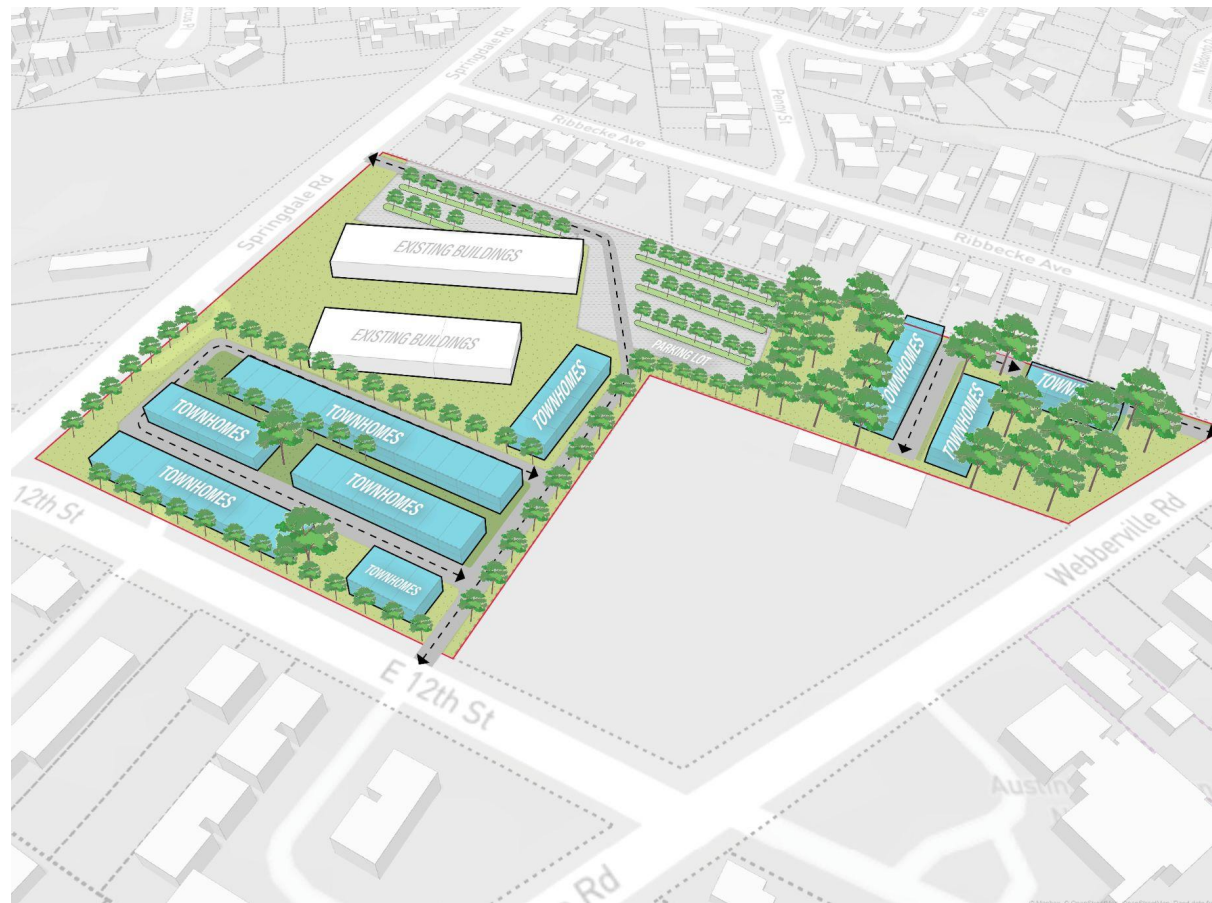
Scenario B

Retain portion of existing building

- Size: 32,200 sq. ft.
- Parking: 127 stalls

Townhomes - 65 units

- Height: 2-story
- Unit Size: 1700 sq. ft.
- Bedrooms: 2
- Parking: 2 stalls per unit



Scenario C

Remove existing building

Apartments - 223 units

- Height: 3-story
- Retail: None
- Parking: 300 stalls

Townhomes - 16 units

- Height: 2-story
- Size: 1700 sq. ft.
- Bedrooms: 2
- Parking: 2 stalls per unit



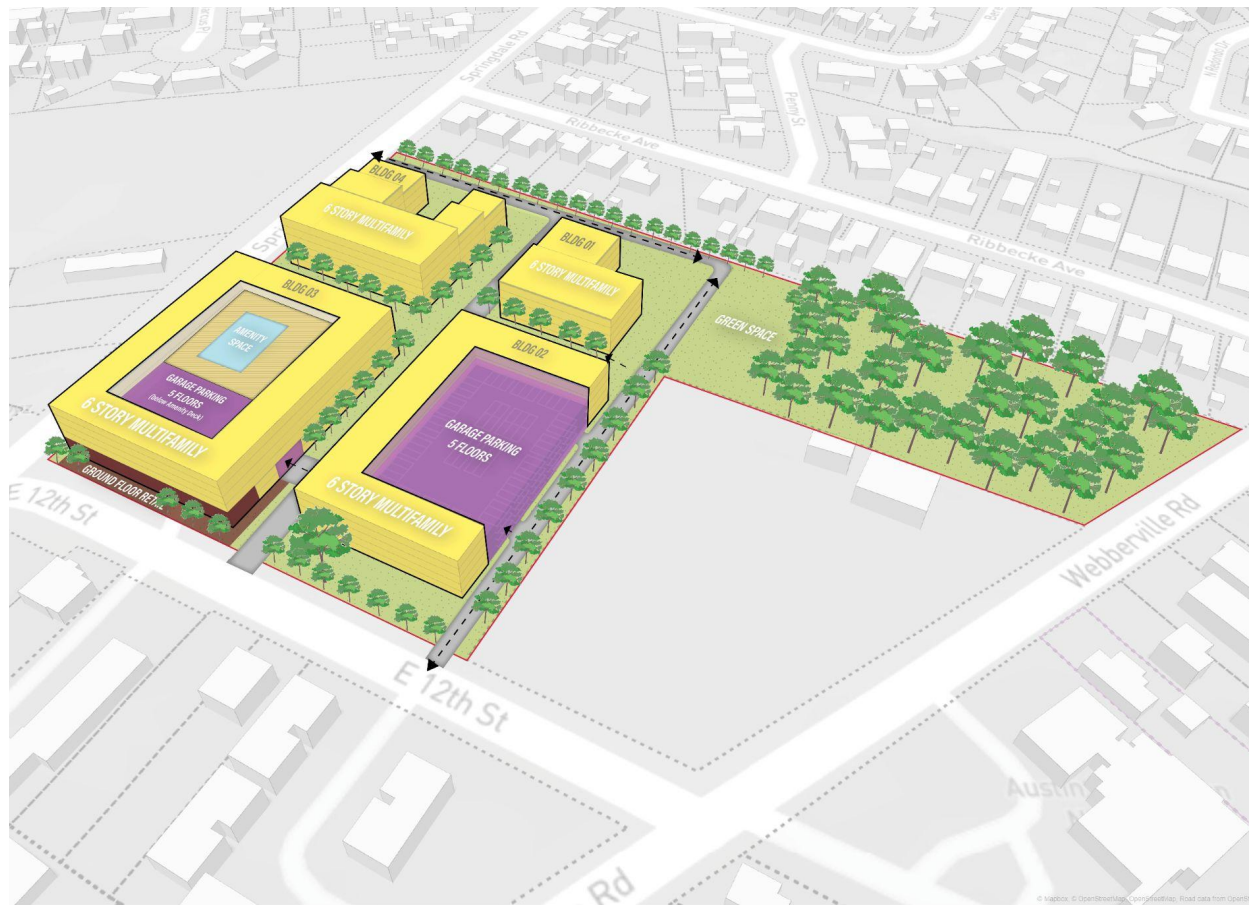
Scenario D

Remove existing building

Apartments - 386 units

- Height: 4-6 story
- Retail: 14,000 sq. ft.
- Parking: 557 stalls

Townhomes - None



Summary of Scenarios

	Commercial / Retail Space	Townhomes	Apartments	Parking
Scenario A	44,000 sq. ft.	47 units	None	2-car garage per unit
Scenario B	32,200 sq. ft.	65 units	None	2-car garage per unit
Scenario C	None	16 units	223 units	300 stalls
Scenario D	14,000 sq. ft.	None	386 units	557 stalls

Group Discussion

- Which scenario are you most interested in?
- What do you like about this scenario?
- What don't you like?
- What other uses would you like to see?



ThoughtExchange

<https://tejoin.com/scroll/217243705>

- **Vote** for your preferred scenario and share your why
- Review and **rate** others' comments
- **Share** the link with family, friends and neighbors
- **Participate** now through November 30th



