

# Repurposing Conversations Sims Elementary Campus

Community Update

February 20, 2024

## 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





## **Sims - Swing Space Update**

- Sims will be used as swing space for Harris Elementary and Andrews Elementary students
- Prioritizes keeping students in school facility versus portables
- Students will be housed at Sims from Fall 2024 to Spring 2028





## **Repurposing Timeline**

2023-2024 2024-2025 2025-2026 2026-2027 2027-2028 2028-**Renovations & Swing Space: Swing Space: Swing Space: Swing Space:** Repurposing **Furniture** Harris ES Harris ES Andrews ES Andrews ES **Implementation** Installation **BOND PROGRAM** 



AUSTIN ISD 2022

## **Sims - Planned Improvements**

- Installing security fencing and security vestibule
- Renovating kitchen
- Repairing/replacing HVAC, plumbing and electrical
- Installing new playground and covered area canopy





















## **Repurposing Process**





#### 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-storyRetail: None

Parking: 300 stalls

#### Townhomes - 16 units

Height: 2-storySize: 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 /<br>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            |





## PHASE 3: Review Findings



## **Community Engagement Overview**





**76**Meeting Attendees





95 Comments



## **Survey Participants**



#### **Connection to Austin ISD**

31% - Community Members

31% - Austin ISD Staff

18% - Parents/Guardians

16% - Students

4% - Other

#### **Years in the Community**

8% - 1-5 years

17% - 6-10 years

26% - 11-15 years

36% - More than 15 years

9% - Don't live in this community



#### What We Heard...

#### Needs

- Family-sized housing (3+ bedrooms)
- Community-focused spaces
- Green space and public amenities

#### Concerns

- Level of affordability that can be offered
- Density and lack of infrastructure in the area to support growth
- Amount of parking
- Impact on the neighborhood



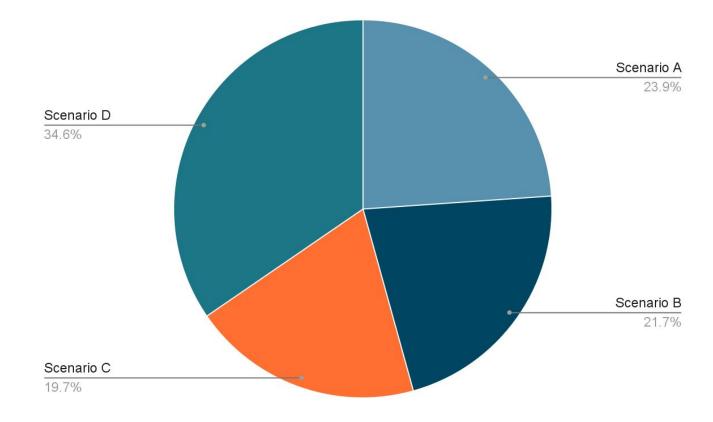


# Something's Happening

## here



#### **Preferred Scenario**



## **Highest Rated Thoughts...**

#### Retail

- "We need more retail and arts spaces in the area."
- "I like the idea of retail to bring more businesses and food (small local grocer or restaurants). It's important to have some food businesses in this area because there are none nearby for walkability. Provide affordable living for teachers and income for the district."

#### Affordable Housing

- "More housing for staff. City rent prices are unaffordable for most district's employees."
- "I have lived in and around the Sims area since 1984. It is a great community. The area could really use more affordable housing. I am part of the community and support affordable housing for my neighbors."
- "Housing with an infrastructure of community spaces is important. Access to housing plus other services supports children and families thrive."
- "Affordable housing has the opportunity to remove some financial stressors for teachers. It will help our staff, especially newer less established staff, be better able to focus their energy on providing great instruction."



## **Highest Rated Thoughts...**

#### Scenario A

"[Scenario] A: to utilize the least new resources and minimize the impact of traffic in the neighborhood. Most environmentally sound proposal."

#### Scenario B

- "I prefer scenario B because it provides more affordable housing to the community. AISD teachers deserve to live in the communities they work in. My husband was born and raised in Austin and I am a teacher for AISD. The cost of living continues to rise and it's nearly impossible to afford living."
- "I prefer scenario B, because I think townhomes provide more dignity for families in a rental than apartments do. Families have more space in townhomes and the school site can still be partially used for other purposes."
- "I prefer option B. It strikes me as a nice balance of old and new for the land. What's
  most important to me is that these townhomes are reserved for AISD teachers and staff."







## **Key Themes**

townhomes housing community businesses area prefer homes building live aisd staff existing austin retail none affordable food east walkable provide local important scenario option character history historic space preserve families retaining trees

### Next Steps...

- Discovery phase
  - Connect with local businesses, nonprofits and housing developers
    - Monthly meetings starting in April
    - Community invited to listen, learn and ask questions
    - Publish meeting notes

Question: Who should we meet with?

### Thank You for Attending!

• Complete our exit survey:

https://forms.gle/8E5iSGuo5wwH6WFB7

Contact me:

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