PALM SCHOOL

COMMUNITY RESPONSES
TRAVIS COUNTY
COMMISSIONERS COURT
JUNE 4, 2019

PROJECT TIMELINE

PROCESS DISCUSSION

PROJECT TIMELINE

HISTORIC STRUCTURES REPORT APPROVED & ADVISORY BOARD APPOINTED	May 2018
FIRST COMMUNITY MEETING	June 19, 2018
FIRST COMMUNITY SURVEY DISTRIBUTED	June 19 – August 8, 2018
ADVISORY BOARD DRAFTS COVENANTS	August 2018 – January 2019
SECOND COMMUNITY MEETING	April 3, 2019
SECOND COMMUNITY SURVEY DISTRIBUTED	April 3, 2019 – April 26, 2019

ADVISORY BOARD CHARGE

The goal of the Palm School Advisory Board is to draft recommended covenants for deed-restricted sale or long-term lease of the Palm School property, considering its significant cultural, historic, and real estate value.

Advisory Board Charge approved May 8, 2018 (Agenda Item #8)

ADVISORY BOARD MEMBERS

CULTURE

Anita Quintanilla

Community Representative | Commissioners Court Nominee

HISTORY

Kate Singleton

Preservation Austin| Travis County Historical Commission Nominee

REAL ESTATE

Rob Golding

Rodeo Austin| Urban Land Institute Nominee

PROJECT TIMELINE DETAIL

HISTORIC STRUCTURES REPORT APPROVED & ADVISORY BOARD APPOINTED	FIRST COMMUNITY MEETING	FIRST COMMUNITY SURVEY DISTRIBUTED
May 2018	June 19, 2018	June 19 – August 8, 2018

MEETING 1 & SURVEY PURPOSE

- PRESERVATION PRIORITIES
- PREFERRED COMMUNITY USES
- RELATIONSHIP TO PALM PARK
- NEW DEVELOPMENT

PROJECT TIMELINE DETAIL CONTINUED

MEETING 2 & SURVEY PURPOSE

- INFORMS RESTRICTIVE COVENANTS
- COVENANTS "RUN WITH THE LAND"

ADVISORY BOARD DRAFTS COVENANTS	SECOND COMMUNITY MEETING	SECOND COMMUNITY SURVEY DISTRIBUTED
August 2018 – January 2019	April 3, 2019	April 3, 2019 – April 26, 2019

ATTENDANCE AND SURVEY PARTICIPATION

COMMUNITY MEETING 1 & SURVEY 1

MEETING 1: June 19, 2018
ATTENDANCE: 6

SURVEY 1: June 19, 2018 – August 8, 2018
RESPONSES: 358

COMMUNITY MEETING 2 & SURVEY 2

MEETING 2: April 3, 2019

ATTENDANCE: 50

SURVEY 2: April 3, 2019 – April 26, 2019

RESPONSES: 260

KEY COMMENTS FROM COMMUNITY MEETING 2

Need for Additional Public Input

- Public testimony opportunities.
- Discussion of all plans for the area surrounding Palm School to provide context and allow citizens to review and comment on all plans at one time.

Use Requests

- The building should remain public and publicly owned.
- A museum should be included in the future.
- Include more active uses that support downtown residents.
- Improved integration with Palm Park.
- Memorialization of the Hispanic Community and the history of students who attended Palm School, played in Palm Park, and swam in the Palm Park pool.
- Request that City of Austin be given right of first refusal to purchase the property.

RESTRICTIVE COVENANTS

OVERVIEW

RESTRICTIVE COVENANTS

TIED TO THE LAND/PROPERTY

Restrictive covenants are placed in the title deeds of the property and are tied to the property, not the individual parties.

SUFFICIENTLY SPECIFIC

Restrictive covenants need to be specific enough to achieve their intended purpose, but not so specific that they negatively impact the market value of the property.

LENGTH OF COVENANTS

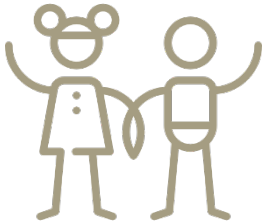
Covenants remain for the length of time specified in the deed and agreed upon by both parties. Because they are tied to the land/property, any subsequent owners will be held to the same requirements. Covenants may exist indefinitely.

TYPES OF COVENANTS

Covenants are often applied within subdivisions and enforced through HOAs; however, covenants can be applied to individual properties or parcels of land to retain their value. Preservation and conservation easements as well as restrictions on alterations made to registered historic properties are common examples.

DECISION MATRIX

CULTURAL SIGNIFICANCE



Palm School, formerly the Tenth Ward School, served as an elementary school for 84 years and many former students remember it fondly as an educational and cultural institution.

CONTEXT & HISTORIC INTEGRITY

Any reuse of the existing Palm School structure should prioritize the preservation and restoration of areas of primary significance, at a minimum. Designs should also be in keeping with the building's context, including its proximity to Palm Park.

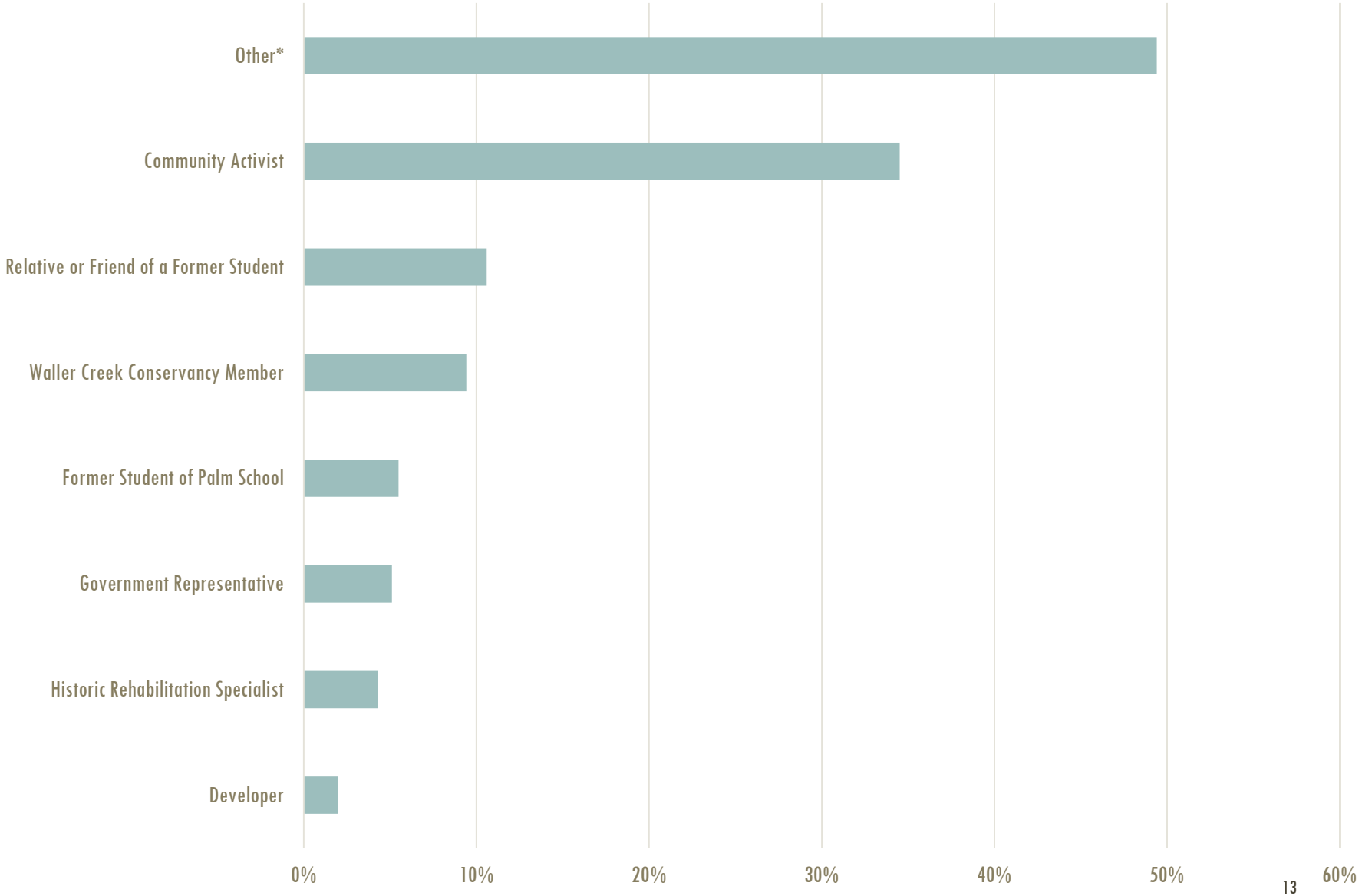
REAL ESTATE VALUE

Travis County needs to ensure that the sale of the property is substantial enough to help offset the costs of relocation of Health & Human Services staff to their new facility on Airport Boulevard.

RETURN ON INVESTMENT

Rehabilitation costs can be significant. Prospective buyers will weigh these costs when considering how the property will be used.

RESPONDENT RELATION TO PALM SCHOOL – SURVEY 2



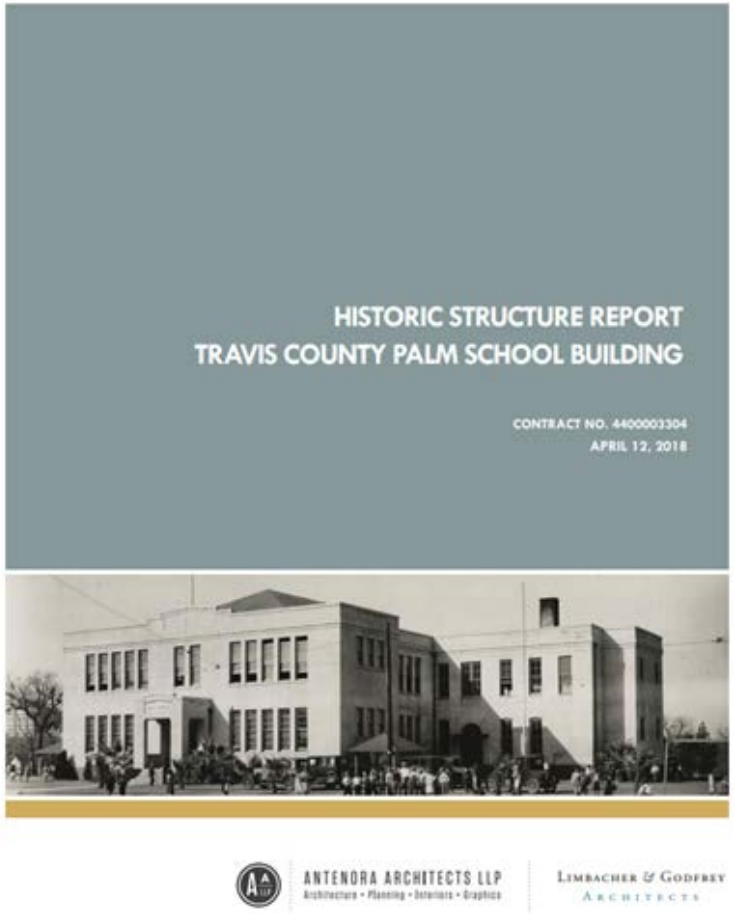
DRAFT COVENANT FOCUS AREAS

1. FOCUS AREA 1: GENERAL CONSIDERATIONS
2. FOCUS AREA 2: USE REQUIREMENTS FOR PRIMARY PRESERVATION AREA
3. FOCUS AREA 3: NEW CONSTRUCTION
4. FOCUS AREA 4: RELATIONSHIP TO PALM PARK
5. FOCUS AREA 5: NO-BUILD ZONES

FOCUS AREA 1

GENERAL CONSIDERATIONS

PALM SCHOOL HISTORIC STRUCTURE REPORT

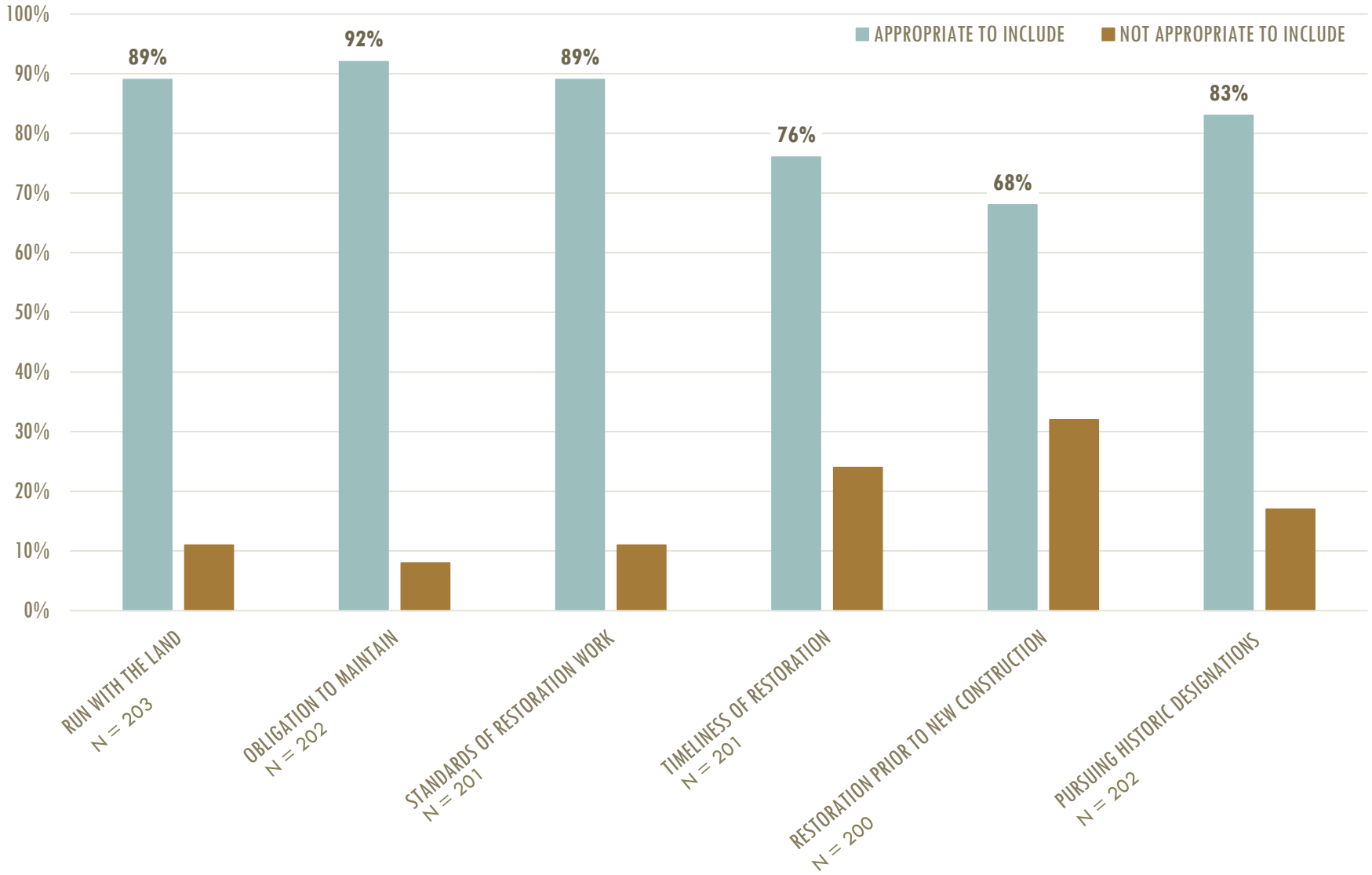


- Completed in April, 2018
- Provides:
  - Development history and identification of areas of significance/preservation priorities.
  - Conditions Assessment
  - Architectural Review
- This report informed many of the general considerations that form the basis of the draft Restrictive Covenant document.
- The full report can be accessed on the Travis County website: https://www.traviscountytx.gov/images/planning_budget/Docs/srp/palmschool-hsr.pdf

DRAFT RESTRICTIVE COVENANTS

TERM	These covenants will "run with the land" so any future buyer or lessee of the property is required to comply with these covenants in perpetuity.
OBLIGATION TO MAINTAIN	These covenants require the ongoing maintenance of the building and site and allow withholding of Certificates of Occupancy if not appropriately maintained.
STANDARDS OF RESTORATION WORK	In addition to the requirements to comply with City of Austin code and ADA requirements, restoration work must comply with the Secretary of the Interior Standards for Rehabilitation of Historic Properties.
TIMELINESS OF RESTORATION	Restoration work must be completed within 3 years of purchasing or leasing the building.
RESTORATION PRIOR TO NEW CONSTRUCTION	Restoration of Palm School must be complete before any new construction can take place on the site.
PURSUING HISTORIC DESIGNATIONS	The buyer or lessee will pursue national and state historic landmark designation for Palm School once the restoration work has been completed, adding further protections and recognizing its historic status at state and national levels.

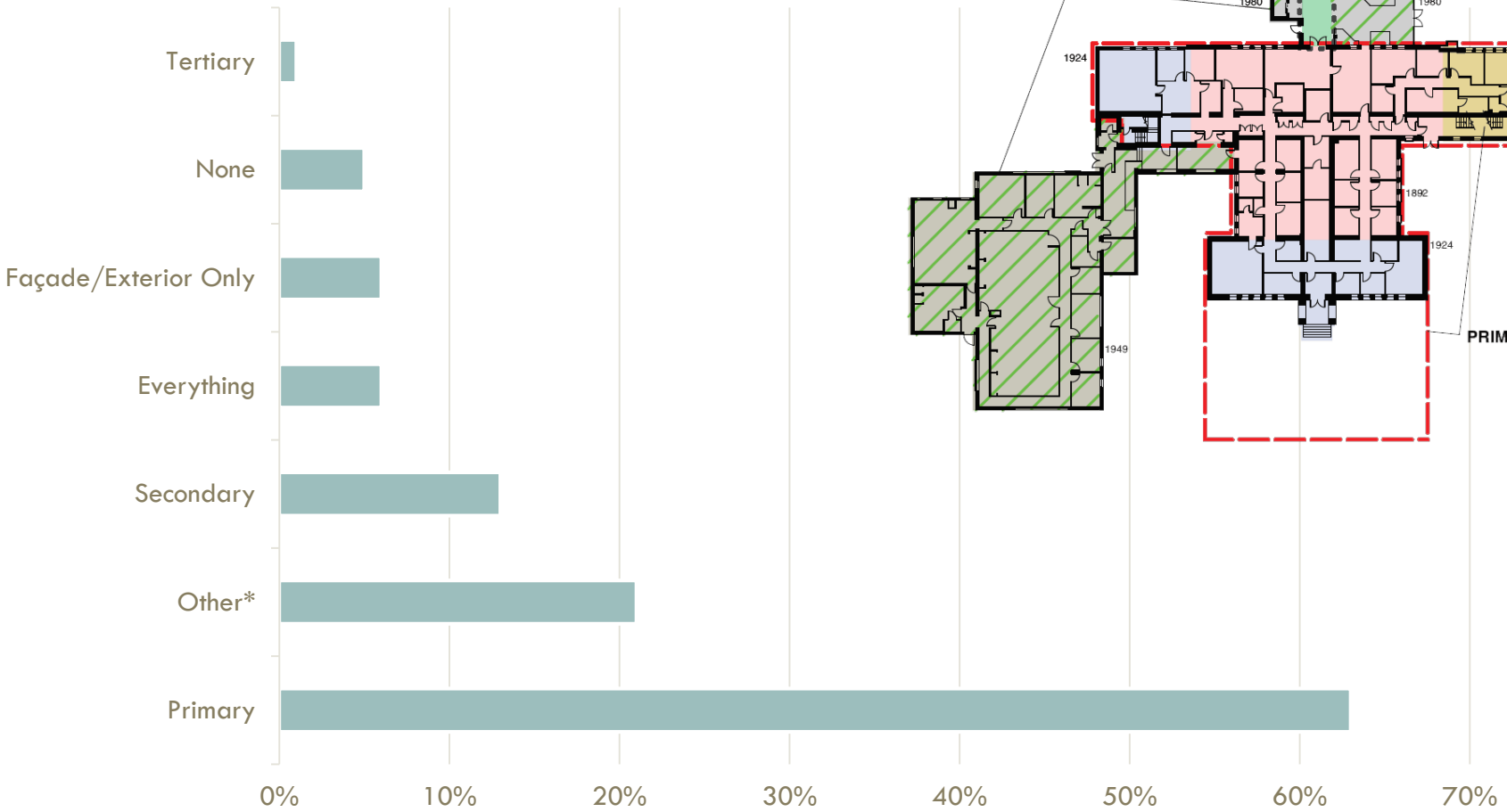
FOCUS AREA 1 — SURVEY 2 RESPONSES

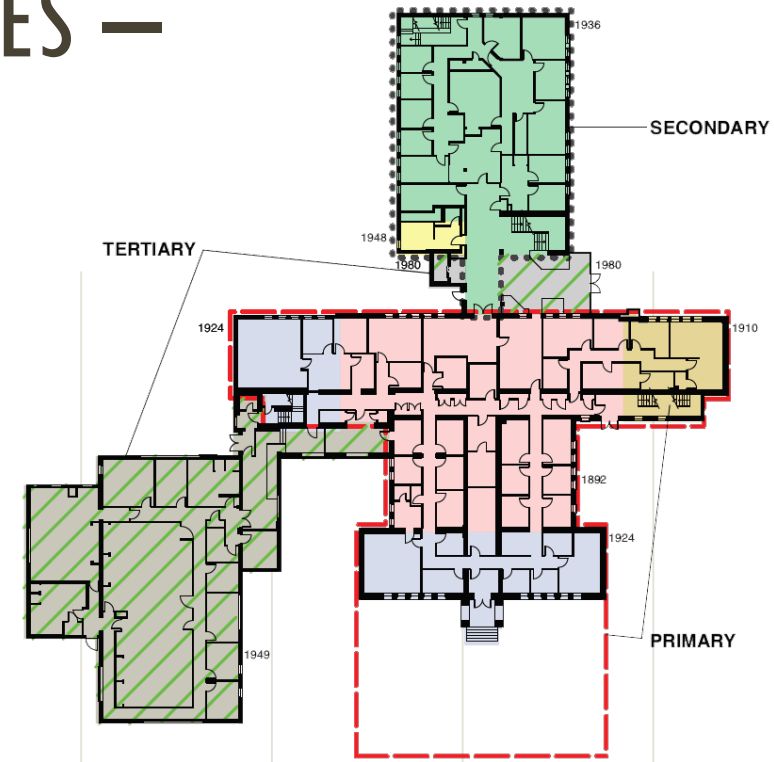


FOCUS AREA 2

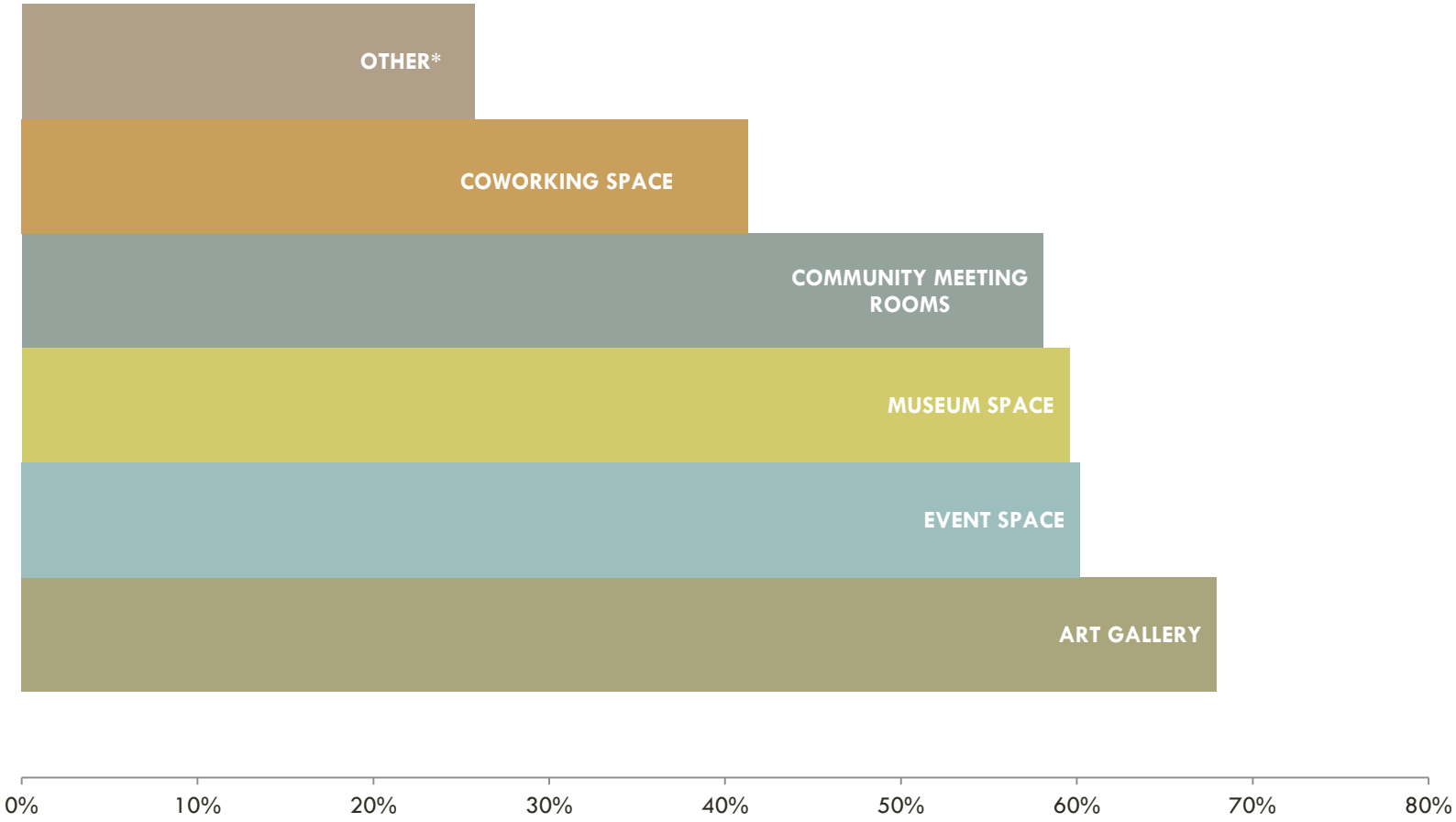
USE REQUIREMENTS FOR PRIMARY PRESERVATION AREA

PRESERVATION PRIORITIES – SURVEY 1 RESPONSES





PREFERRED COMMUNITY USES – SURVEY 1

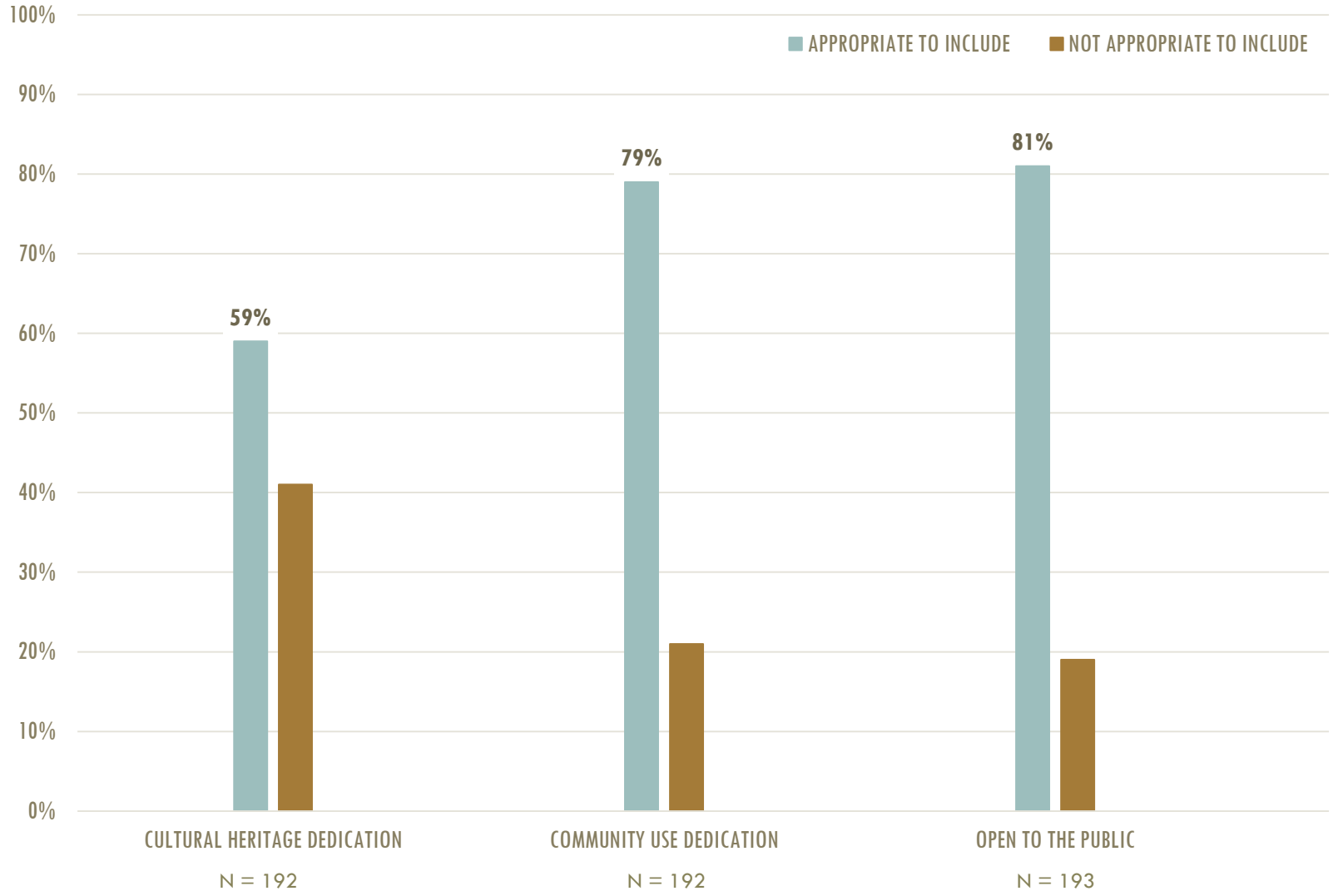


* Unique responses included: apartments, specifically affordable options; community resource center to replace HHS; educational facility/incorporate educational programming; visitors center; studio space; convention center expansion/hotel to support convention center; parking garage.

DRAFT RESTRICTIVE COVENANTS

NET OCCUPIABLE SQUARE FEET DEDICATED TO CULTURAL HERITAGE	40% of the Net Occupiable Square Footage of the Primary Preservation Area must be dedicated to programming that honors, emphasizes, and increases understanding of the Mexican-American heritage of the site.
NET OCCUPIABLE SQUARE FEET DEDICATED TO COMMUNITY USES	40% of the Net Occupiable Square Footage of the Primary Preservation Area must be dedicated to one or more community benefitting uses, including but not limited to (i)Community Event Space; (ii) Community Meeting Rooms; (iii) Nonprofit Office/Coworking Space; (iv) Artist Studio Space
OPEN TO THE PUBLIC	The Primary Preservation Area must be available and open to the public during normal building operating hours.

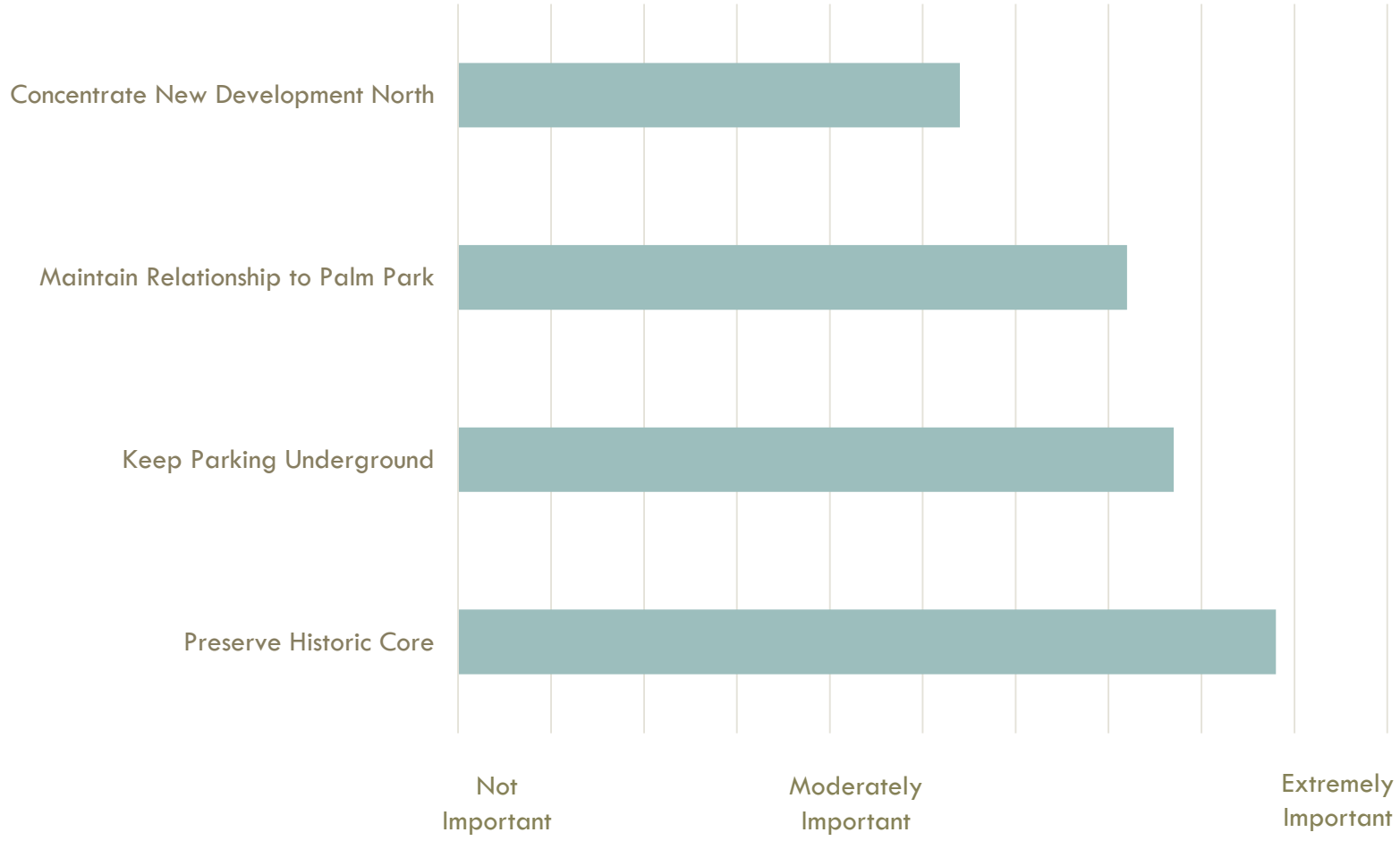
FOCUS AREA 2 — SURVEY 2 RESPONSES



FOCUS AREA 3

NEW CONSTRUCTION

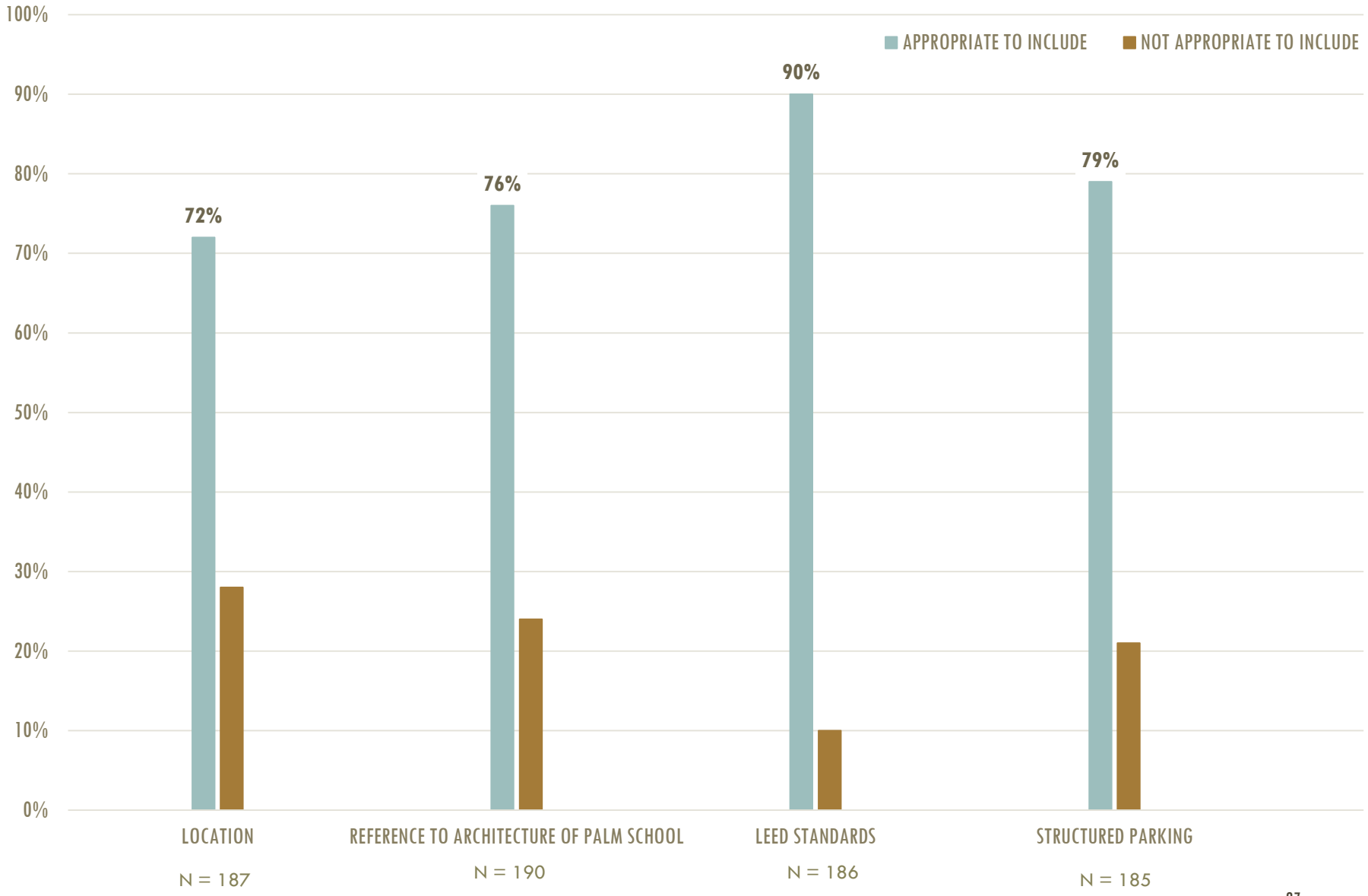
DESIGN CRITERIA – SURVEY 1 RESPONSES



DRAFT RESTRICTIVE COVENANTS

LOCATION	Any new construction must be concentrated to the north of the original Palm School entrance.
REFERENCE TO THE ARCHITECTURE OF PALM SCHOOL	The first two stories of new construction must reference the architecture of Palm School.
LEED STANDARDS	New construction must meet LEED Silver, Austin Green Builder 3-Star or better standards.
STRUCTURED PARKING	Above-grade parking is discouraged. The majority of structured parking must be below grade. Any above-grade parking is limited to 20 feet with appropriate screening.

FOCUS AREA 3 – SURVEY 2 RESPONSES



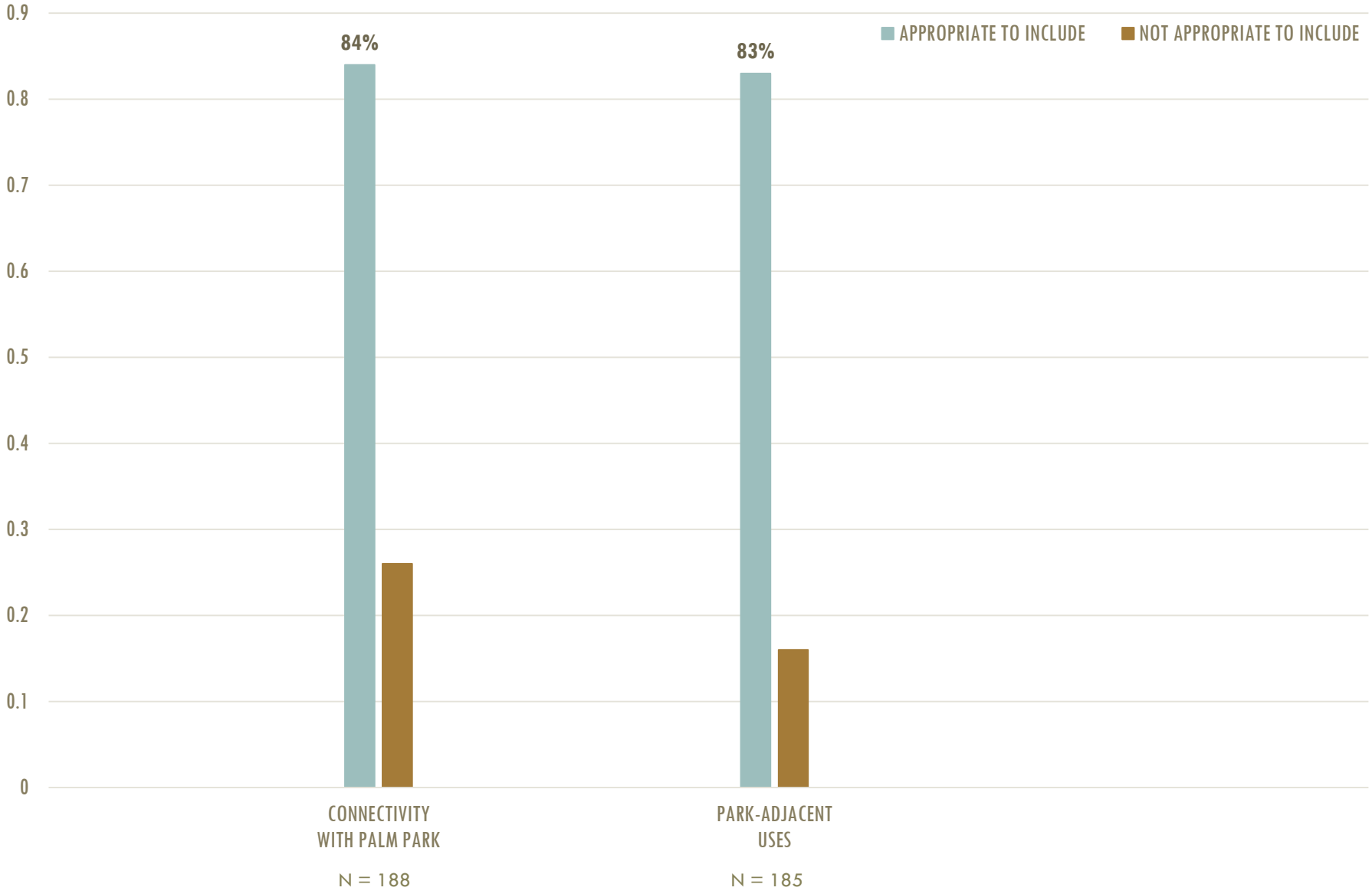
FOCUS AREA 4

RELATIONSHIP TO PALM PARK

DRAFT RESTRICTIVE COVENANTS

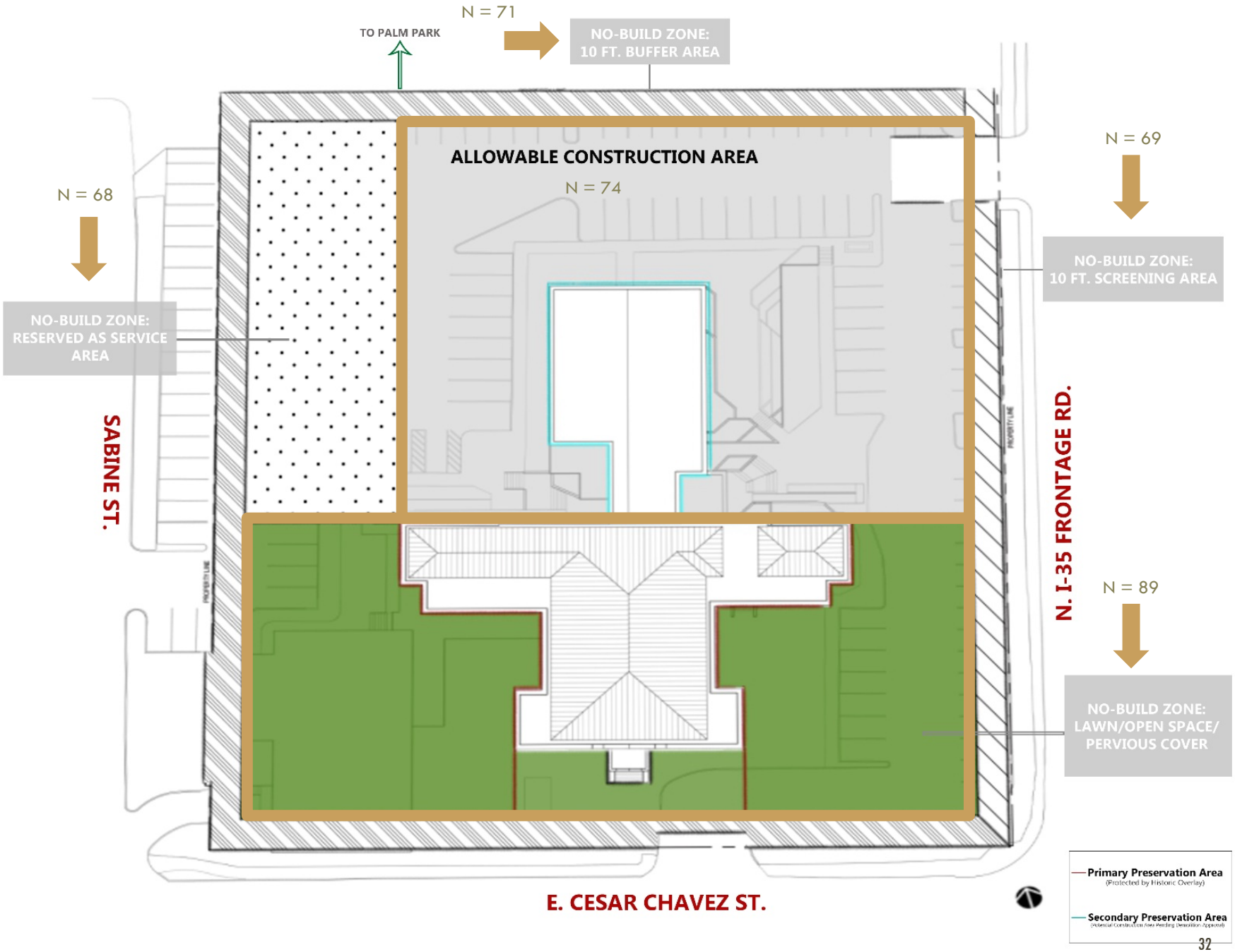
CONNECTIVITY WITH PALM PARK	Physical and visual connectivity between Palm School and Palm Park must be emphasized and maintained.
PARK-ADJACENT USES	Any new construction elements that abut Palm Park must complement and activate the park. Acceptable uses include but are <u>not limited to:</u> (i) Retail; (ii) Public Lobby; (iii) Public Use; (iv) Public Meeting Rooms/Assembly Space; (v) Food Service.

FOCUS AREA 4 — SURVEY 2 RESPONSES



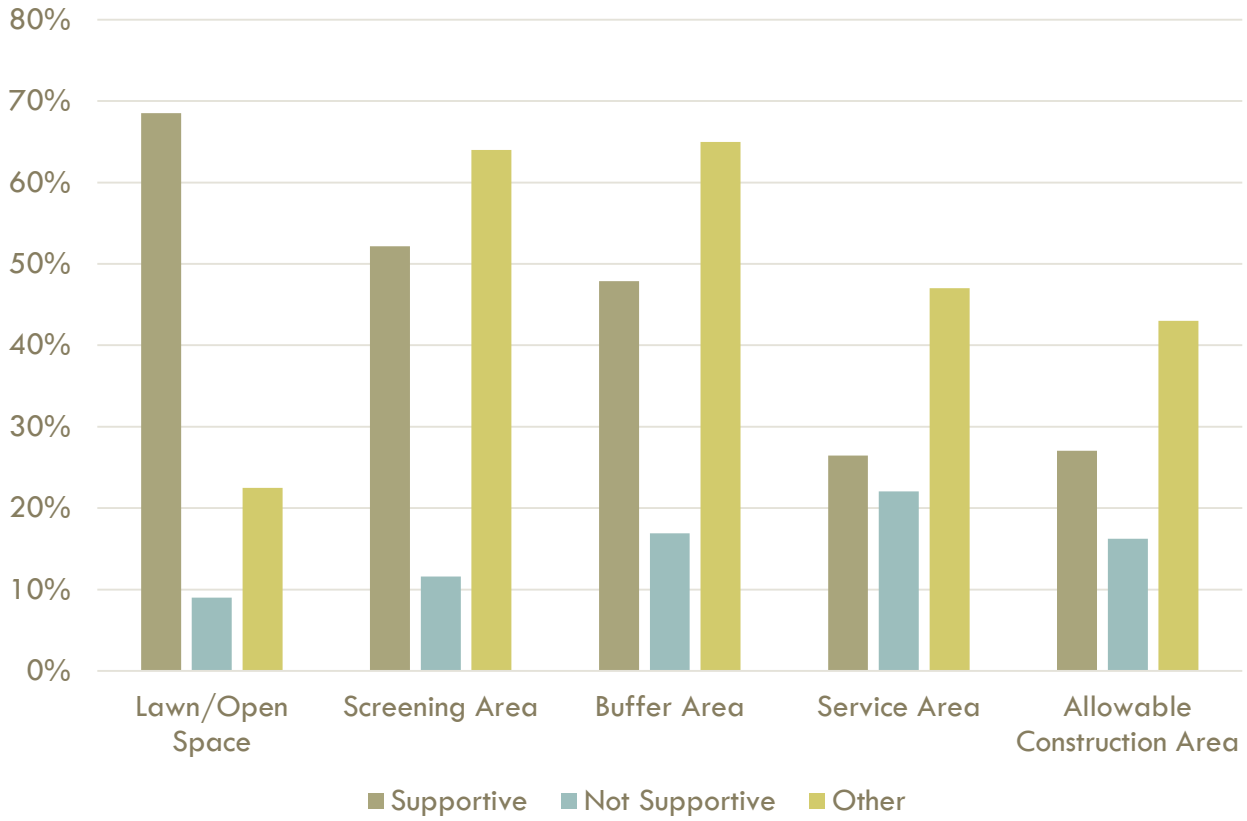
FOCUS AREA 5

NO-BUILD ZONES


N = 71
TO PALM PARK
NO-BUILD ZONE:
10 FT. BUFFER AREA
ALLOWABLE CONSTRUCTION AREA
N = 74
N = 68
NO-BUILD ZONE:
RESERVED AS SERVICE
AREA
N = 69
NO-BUILD ZONE:
10 FT. SCREENING AREA
SABINE ST.
N. I-35 FRONTAGE RD.
N = 89
NO-BUILD ZONE:
LAWN/OPEN SPACE/
PERVIOUS COVER
E. CESAR CHAVEZ ST.
Primary Preservation Area
(Protected by Historic Overlay)
Secondary Preservation Area

NO-BUILD SENTIMENTS

All responses to the No-Build Zone Diagram were open-ended. Staff reviewed each response and tagged it based upon general sentiment. The full comments are included in the Agenda backup.



NO-BUILD SENTIMENTS (CONTINUED)

- Generally, “Other” comments were related to the Allowable Construction Area. There were numerous comments calling for no new construction on the site captured in responses to other areas on the diagram.
- There was a great deal of confusion over what was meant by “screening” and “buffer” areas, making these responses difficult to score and resulting in a higher than average number of responses categorized as “Other”.
- Most responses wholly not in support of the Service Area requested that this area be determined by the architects and left out of the Restrictive Covenants.
- Many commenters supportive of the Lawn/Open Space areas requested that they be expanded and that any screening not block the façade of Palm School.

OPTIONS

1. Approve restrictive covenants, including any suggested changes, and list for deed-restricted sale of the site. Sale must include the necessary lease-back period to accommodate HHS until their new facility is ready for move-in.
2. Negotiate sale and transfer of the site to the City of Austin for mutually agreed upon terms.
3. Support forthcoming Palm District planning effort, led by the City, for a clear vision of the site's future potential in a larger neighborhood context. This will support additional community stakeholder engagement prior to determining the site's long-term future.