

## 2015-12-16 Matrix Results

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> <li>- keep heritage trees</li> <li>- repurpose/rehab existing bldgs.</li> <li>- minimize light pollution</li> <li>- buildings no higher than existing on the properties <u>now</u></li> </ul>	
ENVIRONMENT	<p><b>#2 most important:</b></p> <ul style="list-style-type: none"> <li>- no school overcrowding b/c of development</li> <li>- no impact on water table / recharge zone</li> <li>- TREES</li> </ul>	<ul style="list-style-type: none"> <li>- control type of housing so no more families moving in</li> <li>- minimal cutting of heritage trees</li> </ul>
ECONOMICS	<ul style="list-style-type: none"> <li>- opportunity for <u>small</u> business to benefit</li> </ul>	<ul style="list-style-type: none"> <li>- offices or retail condos</li> </ul>
REGULATORY	<ul style="list-style-type: none"> <li>- exceed flood control regulations</li> <li>- appeal process in place to an elected body if no compliance</li> <li>- escrow from the builder</li> <li>- No changing of current zoning (No PUD)</li> </ul>	
TRANSPORTATION <b>This is most important to our group!</b>	<ul style="list-style-type: none"> <li>- zero traffic increase</li> <li>- make area roads more drivable (Help us get places faster)</li> <li>- traffic study on Anderson Lane</li> </ul>	<ul style="list-style-type: none"> <li>- road design to eliminate increased travel times</li> </ul>
CULTURE	<ul style="list-style-type: none"> <li>- lessen impact of 24-hour occupancy that could happen if more people move in (offices today are empty after 5 pm &amp; on weekends)</li> </ul>	
EQUITY	<ul style="list-style-type: none"> <li>- park space</li> </ul>	

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DESIGN/AESTHETICS	<p>Design parking to be green (Long Center Ex.) No parking above gramp.</p> <ul style="list-style-type: none"> <li>• Leed platinumium ?(Dell Childrens) solar panels net zero Buildings</li> <li>• Walkable “great connections” <ul style="list-style-type: none"> <li>○ Creek/nature walks</li> </ul> </li> <li>• Sidewalk cafes / live music</li> <li>• mixture of uses (Live work play)</li> <li>• make buildings very “comfortable in design appearance (not institutional)</li> <li>• restaurants</li> <li>• Protect heritage trees / Total # of trees _____ replacement.</li> <li>• look at a complete street idea (example 2<sup>nd</sup> great streets)</li> <li>• not over 5 story buildings</li> </ul>	<p>How a fin. balance of above (Green) &amp; below that creates more open spaces in _____. Place Res. in <u>PUD</u> or <u>regulatory</u> to for green (Leed) building.</p>
ENVIRONMENT	<ul style="list-style-type: none"> <li>• <u>NATIVE PLANTINGS</u> (ex. seaholm) low water</li> <li>• <u>LOW WATER</u></li> <li>• <u>ZERO CARBON</u> (2030) solar, drip, water collection reduce flooding</li> <li>• <u>LACK OF PARKS, &amp; OPEN SPACE</u></li> <li>• <u>HIGHEST IMPACT / DENSITY @ MOPAC NOT CLOSE TO HART LANE</u></li> </ul>	
ECONOMICS	<ul style="list-style-type: none"> <li>• Housing for sale &amp; lease</li> <li>• Minimize impact on school district</li> </ul>	
REGULATORY	<ul style="list-style-type: none"> <li>• make PUD enforceable (very important) Bad example Ladera Bend.</li> </ul>	Code Next Compliant (Imagine Austin)
TRANSPORTATION	<ul style="list-style-type: none"> <li>• plug in cars. infostructure</li> <li>• bike lanes / no conflict with cars - example 3<sup>rd</sup> street</li> <li>• no failure at traffic intersections</li> </ul>	Require T.I.A. for New Proposed plan

	<ul style="list-style-type: none"> <li>• integrate CAP Metro - bus route in community reduce car</li> </ul>	Work with cap metro to get bus stops
CULTURE	<ul style="list-style-type: none"> <li>• small open air amphitheater</li> <li>• more open space &amp; parks, play areas</li> </ul>	Reduce surface parking / increase open space
EQUITY	<ul style="list-style-type: none"> <li>• affordable housing with mix of incomes, multi-generational</li> </ul>	

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DESIGN/AESTHETICS	<ul style="list-style-type: none"> <li>• Preserve the trees</li> <li>• Blends in w/nature like current A.O.</li> <li>• No ultra modern buildings, parking structure</li> </ul>	<ul style="list-style-type: none"> <li>• Limit height to 60'</li> <li>• Keep west side building height lower, Mopac side higher to protect residential areas</li> <li>• stucco and stone, not glass &amp; steel</li> </ul>
ENVIRONMENT	<ul style="list-style-type: none"> <li>• More open spaces, more restaurants</li> <li>• Leverage water features to create restaurants and other public spaces that benefit neighborhood and office tenants</li> <li>• Preserve the trees</li> <li>• Preserve water pressure to neighbors</li> </ul>	<ul style="list-style-type: none"> <li>• Community garden</li> <li>• Native plants</li> </ul>
ECONOMICS	<ul style="list-style-type: none"> <li>• Small venue/amphitheater not movie)</li> </ul>	
REGULATORY	<ul style="list-style-type: none"> <li>• Enforceable plan to keep developer accountable for plan</li> </ul>	
TRANSPORTATION	<ul style="list-style-type: none"> <li>• Minimum traffic impact into the neighborhoods, preferably reduce current levels of <u>cut thru</u> traffic</li> <li>• More walking paths, organic</li> <li>• Fix intersection of Spicewood Sp. &amp; Hart</li> </ul>	<ul style="list-style-type: none"> <li>• Place mass transit stops away from residential sites and on main thoroughfares</li> <li>• Minimize exit onto Hart Ln.</li> </ul>
CULTURE	<ul style="list-style-type: none"> <li>• Place for youth to gather to visit and interact w/each other outdoor spaces</li> <li>• Lower crime rate in the area of AO which is currently the highest crime rate in NW Hills</li> <li>• Limit retail to local businesses, no chains</li> </ul>	
EQUITY	<ul style="list-style-type: none"> <li>• Minimize impact on school overcrowding</li> </ul>	<ul style="list-style-type: none"> <li>• Senior housing instead of apartments independent living</li> </ul>

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DESIGN/AESTHETICS	<ul style="list-style-type: none"> <li>• Height limitations - privacy, views, beauty &amp; property values</li> <li>• competent? character of neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>• 5 story limit</li> <li>• Plan to not block neighbors visual/light</li> </ul>
ENVIRONMENT	<ul style="list-style-type: none"> <li>• preserve _____ &amp; improve</li> <li>• Trees!</li> <li>• Wildlife protection</li> </ul>	
ECONOMICS	<ul style="list-style-type: none"> <li>• Property values!</li> <li>• Local businesses!</li> </ul>	
REGULATORY	<ul style="list-style-type: none"> <li>• Enforceable against</li> <li>• Agreement that does not change - no variances</li> </ul>	<ul style="list-style-type: none"> <li>• Escrow Fund fully funded for “Promised” Improvements, etc.</li> </ul>
TRANSPORTATION	<ul style="list-style-type: none"> <li>• No traffic increases w/o immediate mitigation</li> </ul>	
CULTURE	<ul style="list-style-type: none"> <li>• Musica!</li> <li>• Rooftop restaurant</li> <li>• aging in peace</li> <li>• not the domain!!!</li> </ul>	
EQUITY		

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DESIGN/AESTHETICS	<p>We like/feel confident in design team</p> <p>Award-winning design Good quality, not like TRIANGLE Pedestrian orientation...green space “Walk-to” space Kid-space Design bldgs. to <u>incorporate</u> heritage trees</p>	<p>No “mirror” glass buildings... use Texas stone or “natural” materials</p>
ENVIRONMENT	<p>Minimize trees to be cut, esp. HERITAGE Minimize problems that could impact drainage, thru locality... Restaurants that each “face” each other - i.e. don’t have car headlights into restaurants Leave trees <u>all</u> around perimeter...</p>	<p>Do a certified geological full assessment on the strata &amp; soil</p>
ECONOMICS	<p>Don’t take out all bldgs. at once, not financially viable ... Consider a small hotel - “boutique” hotel Consider on-site housing / affordable housing on-site</p>	
REGULATORY	<ul style="list-style-type: none"> <li>• Tx. Dot Plan for Mopac (ORIGINAL PLAN) allow for <u>No buildings</u> higher than 4 stories (from 183 to Wm. Cannon) that was the “promise”</li> <li>• Small restaurants, lots of variety ... not “chains.</li> <li>• <u>Keep</u> existing zoning ... Avoid “alcohol only” <u>late-night</u> venues!</li> <li>• Take care to avoid hi-NOISE biz ...</li> </ul>	
TRANSPORTATION	<ul style="list-style-type: none"> <li>• No 400% increase in traffic &amp;</li> <li>• SERIOUS traffic modifications needed</li> <li>• Address parking concerns on</li> </ul>	

	<p>the prop - have good availability of pkg to avoid crowding the neighborhoods abutting</p> <ul style="list-style-type: none"> <li>• More low routes, better transit options.</li> </ul>	
CULTURE	<ul style="list-style-type: none"> <li>• Lower building height to respect neighbor's privacy and/or views.</li> <li>• School over-crowding, huge issue - <u>all are</u> over-capacity</li> <li>• Don't make A.O. look like "Houston" - tall bldgs., esp. No hi-rises.</li> <li>• Music venue - consider, like "Blues on the Green"</li> <li>• Central-market-type play/music/dance for kids &amp; parents.</li> <li>• "Craft" beer bar</li> </ul>	
EQUITY	<p>Will the value of MY property (within 5 blocks) be decreased?</p>	<p>Escrow some funds to help mitigate issues of getting into / out of the property.</p>

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DESIGN/AESTHETICS	<ul style="list-style-type: none"> <li>• Bldg. height - 6 stories or less</li> <li>• No reflective glass</li> <li>• Hidden parking</li> <li>• Walking primarily on property</li> <li>• Make it beautiful, tasteful, refined - in keeping with Austin architectural/style green space</li> <li>• Mixed generational use; various types of housing</li> <li>• Nothing ultra-modern.</li> <li>• No tall building - low building height</li> </ul>	
ENVIRONMENT	<ul style="list-style-type: none"> <li>• Improve storm rate runoff retention/detention</li> <li>• Keep as many heritage oaks as possible</li> <li>• Water shed concerns</li> <li>• Native plants</li> <li>• Parks &amp; open space (hiking trails, etc.</li> <li>• Minimize light pollution - lights shine down and into the development</li> </ul>	Build new/additional detention ponds “underground” under any and all new structures built.
ECONOMICS	<ul style="list-style-type: none"> <li>• Restaurants</li> <li>• No bars or very few; no nightclubs</li> <li>• NO bars or night clubs! (late-night venue)</li> <li>• NO box stores!</li> </ul>	
REGULATORY	<ul style="list-style-type: none"> <li>• No approval for increased square footage/density above current zoning.</li> <li>• No new residential development</li> <li>• No removal of existing trees</li> <li>• No change to current zoning!</li> </ul>	<ul style="list-style-type: none"> <li>• Developer has never presented its plan to develop the site under its current zoning. It is asking the neighborhood to negotiate against itself without any benefit of the developer submitting a base plan using current zoning!</li> <li>• Schools are at 170+% capacity.</li> <li>• No variances to no removal</li> </ul>

		of heritage trees.
TRANSPORTATION	<ul style="list-style-type: none"> <li>• Pedestrian &amp; bike bridges- multiple locations across Spicewood</li> <li>• For me, keeping traffic low is #1. Build to minimize</li> <li>• Pedestrian &amp; bike access across Mopac.</li> <li>• Minimize negative impact to traffic</li> <li>• Connect with and/or encourage future mass transit</li> </ul>	<p>Build to <u>minimize</u> impact on traffic</p> <p>Additional entrances / exits / turnarounds from Mopac</p> <p>Mixed use to allow people who live there to not drive anywhere (less traffic)</p>
CULTURE	<ul style="list-style-type: none"> <li>• This neighborhood has surprisingly few parks w/<u>playgrounds</u>. This would be a great thing to add / provide to the community.</li> <li>• Keep “Austin” culture - Austin cool it’s good for developer &amp; for city / residents</li> <li>• Increase number of restaurants in neighborhood.</li> <li>• Desperately need a third elementary school in the neighborhood</li> </ul>	
EQUITY	<ul style="list-style-type: none"> <li>• Young family / single professional housing and/or senior housing development.</li> </ul>	