

SHANNON'S SHARPIES	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • limit height - no urban skyscrapers • better mix of use • blend with neighborhood aesthetics/trees/nature • high design standards • hide the parking • improve pedestrian access/orientation • low profile signs (comm') 	<p>More mix of uses dispersed throughout footprint</p> <p>Use of natural materials</p> <p>No big box style/cheap</p> <p>Underground or skirt w/buildings</p> <p>Sidewalks, less office, walkables</p>
ENVIRONMENT	<ul style="list-style-type: none"> • preserve all heritage trees • protect watershed in aesthetic way • expand park space • kids play area/kid friendly • water features (kids) • green space on rooftops 	<p>Build around them</p> <p>Arborist consultants</p> <p>Incorporate natural beauty in design</p> <p>LEED certification</p> <p>Avoid build in flood plain (?)</p> <p>Replant trees removed locally (on Far West?)</p>
ECONOMICS	<ul style="list-style-type: none"> • create a neighborhood service provider for biz we now cross MoPac to get • true neighborhood center - upscale • improve neighborhood water & sewer support (already taxed) 	<p>Invite - 5 star restaurant</p> <p>Whole Foods/Central Market</p> <p>Wine bar w/kid friendly food and play space near</p> <p>Day spas</p> <p>Zingers</p> <p>Coffee Shops</p> <p>Boutiques</p> <p>Movies - Violet Crown</p> <p>Mimic Triangle & Mueller</p>
REGULATORY	<ul style="list-style-type: none"> • Imagine Austin says some development should go across MoPac 	<p>Don't build it all on West side</p>
TRANSPORTATION	<ul style="list-style-type: none"> • limit construction increase to capacity (current/future) in City's transportation system • get our fair allocation of City transport \$ • tie in to possible rail plans and planned capacity • avoid road closures during construction • existing road study patterns 	<p>Measure bottlenecks (not attached roadways) - Spicewood/360+MoPac bridge access road 2222</p> <p>Consider Lone Star Rail & tollway</p> <p>Build/tie in stations for rail/mass transit</p> <p>Don't build until City plan is finalized</p>
CULTURE	<ul style="list-style-type: none"> • avoid adding more kids to overcrowded schools • only senior families/housing (needed for seniors) • no family housing • all wide sidewalks with setbacks • support the students at Middle/High school with biz for them • family friendly - muni pool? 	<p>Build asset space for schools to use (5th grade center?)</p> <p>(foreign language center?)</p> <p>(new elementary school on site?)</p>
EQUITY	<ul style="list-style-type: none"> • playground • hiking/walking trails • open neighborhood to mixed income housing 	<p>Rezone site to go to schools under-populated (Pillow)</p> <p>Include affordable housing</p>

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • less boxy, natural stone “Austin look” • height is concern, is underground possible? • something attractive on the top ie restaurant/patio • modern look, angles/color • lots of green space • height not concern • walkability of property & nearby streets • density at MoPac frontage • increase buffer to neighborhood (pretty to neighborhood streets, natural or attractive homes) 	
ENVIRONMENT	<ul style="list-style-type: none"> • want jogging trail, curvy • as much green & flowing water as possible • keep heritage trees • playground/park/benches 	
ECONOMICS	<ul style="list-style-type: none"> • would like to see home owners property value go up • give money to schools/library for development especially Doss + Murchinson+ Old Quarry Library 	Good design
REGULATORY	<ul style="list-style-type: none"> • no building higher than 8 story - locate along MoPac area • diversity of housing - tiny houses, senior, condos • keep with current zone limits on occupancy to minimize auto traffic increase 	
TRANSPORTATION	<ul style="list-style-type: none"> • access to mass transit • minimize auto traffic addition on neighborhood streets including Hart Lane, Far West, Spicewood • bike & walk to AO supported • UT shuttle 	Bus service easy to use
CULTURE	<ul style="list-style-type: none"> • minimal impact on school enrollment • neighborhood concept retail, drawing from neighborhood • live music venue, smaller, neighborhood friendly • residential is owner occupied • sculptures/art along walkways/small art gallery • murals/ lots of color 	
EQUITY	<ul style="list-style-type: none"> • put 5th & 6th grade center on AO property • Extend ADA minimum for disability spaces 	

USE IT, DON'T ABUSE IT! GROUP	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • limit height to approximately current height • want trees to “buffer” buildings • we don’t want to set a precedent for “tall buildings” up and down MoPac • maintain the beauty, aesthetics of Austin • stay with <u>current</u> zoning limits on sq. footage and heights 	
ENVIRONMENT <u>Measure:</u> preserve 100% of heritage trees that are 30’ or larger and 95% of those 24-29.99’ and 60% at least of protected trees	<ul style="list-style-type: none"> • want to preserve all heritage and protected trees • include trees in interior of buildings • limit noise • limit air pollution during construction and demolition • preserve the creeks and the creek area • avoid street flooding 	Do assessment of watershed areas
ECONOMICS	<ul style="list-style-type: none"> • allow <u>no housing</u> at Austin Oaks site • should be mixed-use space that’s walkable • allow <u>some</u> restaurants and/or shopping 	Prevents further school crowding
REGULATORY	<ul style="list-style-type: none"> • need rigorous control of demolition of debris, as it occurs and <u>where</u> (which venue) will debris trucks travel 	
TRANSPORTATION	<ul style="list-style-type: none"> • show us a good transportation plan before you build anything • involve the City and/or TX DoT to accomplish • “concern” that a 6-lane divided boulevard on Spicewood Springs and Anderson Lane is needed • how about underground parking? 	Need traffic impact assessment
CULTURE	<p>Don’t build out to the “property line” - Ugly</p> <p>Make it a TRUE “work/live/play” project while respecting the environment</p> <p>Rooftop restaurants!</p>	
EQUITY	<ul style="list-style-type: none"> • mixed housing options accommodating senior citizens and young families 	

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • current zoning only • complex not visible to neighbors • no new interior streets • consistent with neighborhood aesthetics 	Keep building height to three stories
ENVIRONMENT	<ul style="list-style-type: none"> • no retention ponds • retain all heritage trees • walking paths 	
ECONOMICS	<ul style="list-style-type: none"> • businesses to service the neighborhood, not lots of traffic from other areas • no big box stores 	
REGULATORY	<ul style="list-style-type: none"> • enforcement on zoning and other agreements - \$\$\$ penalty for non-compliance • deed restriction future zoning or use of a “PUD” 	
TRANSPORTATION	<ul style="list-style-type: none"> • restrict cut through in neighborhood • focus on minimizing traffic increase • undergo a detailed traffic impact study 	No increase in traffic impact
CULTURE		
EQUITY	<ul style="list-style-type: none"> • no residential housing • Doss is most overcrowded 	

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> architecture progressive 	Demonstrate in designs during Charette. Brew-pub on roof tops
ENVIRONMENT	<ul style="list-style-type: none"> keep all trees 20-24" to riverwalk approach 	Incorporate in designs. Springs? Salamanders?
ECONOMICS	<ul style="list-style-type: none"> return to property tax revenue to infrastructure development 	City needs skin in the game on roads
REGULATORY	<ul style="list-style-type: none"> bonding agreement on final development. 10 story max. 	Hold Gallo to defend district
TRANSPORTATION	<ul style="list-style-type: none"> traffic impact - Capital Metro 	Park + Ride, Intra NW Hills transit. Design no greater than failure of intersections.
CULTURE	<ul style="list-style-type: none"> if affordable housing is paid out by developer, the money should go into neighborhood improvements. Improvements to Doss, Hill and Murchinson 	
EQUITY	<ul style="list-style-type: none"> Diversity in housing, high rise school impact - incorporate senior living, mix of apartments and condos/townhomes 	

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • Height within current zoning • No higher than 3 stories West of Woodhollow (Current?) • No higher than 5 stories East of Woodhollow (Current?) • Executive Center Dr. as Pedestrian/Bike “Main Street” • Limit reflective glass • Down-lighting 	Follow existing zoning
ENVIRONMENT	<ul style="list-style-type: none"> • Green space/small park • Quiet Areas • Low impact to trees • No building in FEMA floodplain • Native plants 	
ECONOMICS	<ul style="list-style-type: none"> • No new housing/residential • Restaurants • Open space office bldgs 	
REGULATORY	<ul style="list-style-type: none"> • Tight control-little flexibility after COA approval • City monitors • Stay within current guidelines • focus on thoughtful dev. within current zoning • Maintain current setbacks & easements 	Build in penalties if developer deviates from agreed-upon plan
TRANSPORTATION	<ul style="list-style-type: none"> • Shuttle service to/from transportation hubs • expand or improve pedestrian/biking across MoPac on Anderson/Spicewood so people feel comfortable getting across MoPac without being in a car • “pie in the sky” look into a “cap” on the street over the highway. (See what Columbus, OH did between downtown & neighborhoods) Basically you add some restaurants/retail to each side of the overpass and it creates natural connection between two retail areas. 	Partner with City and the MoPac project to get funds
CULTURE	<ul style="list-style-type: none"> • Restaurants & coffee shops 	
EQUITY		

VISIONARIES	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • Lower Bldg. Height • Make it pretty • Height towards MoPac (increase) • Service components hidden 	<p>No higher than 5 stories Design-Austin/Indigenous - wood/rock Taller Bldgs. towards MoPac Blend w/neighborhood - “Compatible edges”</p>
ENVIRONMENT	<p>Minimize Drainage Impact</p> <ul style="list-style-type: none"> • Preserve Heritage Trees • Preserve Open Space 	<p>Anticipate impact on neighbors - Study historic floods - consider dams (make them pretty & usable Concern for open roots under tree canopy - Trails for walking/jogging</p>
ECONOMICS	<p>Maintain Surrounding prop-values</p> <ul style="list-style-type: none"> • Senior/Fixed Incomes & Family/cost control <p>Concern re: “Affordable” - Housing Impact</p> <ul style="list-style-type: none"> • Seniors vs. • families v. • singles 	<p>Control impact on Property Taxes</p> <p>Competing Interests</p>
REGULATORY		
TRANSPORTATION	<ul style="list-style-type: none"> • Improve MoPac accessibility • Minimize cut-through • Preserve integrity of surrounding thoroughfare • Hart/Woodhollow / Far West / Greystone / North Hills 	<p>Eliminate Exec. Center/Hart Intersection Traffic Minimize Traffic impact of commercial development</p>
CULTURE	<ul style="list-style-type: none"> • Senior Living Center • Schools - Overcrowding • Rezoning current School District Allocation • Incentives & contributions to school systems 	<p>Conducive to supporting Sr. Living/Aging in place Preservation of recent opportunity</p>
EQUITY	<ul style="list-style-type: none"> • Ecocenter 	<p>Environmental “GEM” for teaching/learning opportunities - Eco-systems</p>

CAROL'S GUYS	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • mixed use - neighborhood-sized <u>small</u> - <u>local</u> grocery • Stone, Brick, Stucco • 5 story max - mix heights • <u>save trees!</u> • underlating of streets • put tall bldgs. on low areas, taller near MoPac-views • <u>No Box</u> - No canyons created by development • <u>Walkable site</u>-pedestrian based design cafes 	
ENVIRONMENT	<ul style="list-style-type: none"> • Minimum impervious cover, green, natural, native plants • gathering areas • park areas-like Central Market green space • shade & tree preservation • parking at perimeters • limited surface parking • creeks need preservation/natural spaces • bike path • Mueller dev-<u>paths</u> • water features 	
ECONOMICS	<ul style="list-style-type: none"> • restaurants • green spaces on top of Bldgs-green roofs/restaurants • farmers mkt. • outdoor event area 	
REGULATORY	<ul style="list-style-type: none"> • Design guidelines • follow existing regulations/ordinances on trees & environment 	
TRANSPORTATION	<p><u>Bus Stops!</u></p> <ul style="list-style-type: none"> • Redesign streets-Woodhollow • Small streets • less surface pkg. • sidewalks 	
CULTURE	<p>Evening draws-coffee shop, bar, restaurant</p> <p>Walkability</p> <p><u>Plaza gathering place</u></p> <p>Green space</p>	
EQUITY	<p>Accessible-Ada</p> <p>Middle housing-Age in place</p> <p>New Housing-affordable</p> <p>Low income housing</p>	
SCHOOLS	<p>Overcrowding /walkable</p> <p>Multi-generational</p>	

JAYCE'S JEWELS	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • No blocky, square buildings • Buildings need to blend in with the landscape • Inspiring Design • Local Materials 	More eye appealing, arch-design ex. Frost Bank bldg.. vs. others downtown
ENVIRONMENT	<ul style="list-style-type: none"> • Trees needed for shade in Austin • Protect the water stream on site • Low-impact development-energy, water, solar panels 	Preserve as many as possible
ECONOMICS	<ul style="list-style-type: none"> • Hotel would be good addition • Address school overcrowding • housing for 55+ w/o children • ACC classes • More office options, so we can stay off MoPac - get time back • Local restaurants • Day care facilities that are affordable, available to Austin Oaks residents • Anything that keeps people local 	
REGULATORY		
TRANSPORTATION	<p>Need small mini-buses, trolley, Cap Metro, or local Shuttle, Cap Metro, or local bus system for better transit to NW Hills, Westover Hills, Allandale, etc., to restaurants and other services</p> <p>Connect into the larger bus system</p> <p>Complete streets</p> <p>Respect the bike trails-make access easy</p> <p>Bus Terminal across the highway</p> <p>In-depth look at limitations of current traffic</p>	
CULTURE	<p>Park benches, tables & chairs where people can sit and relax</p> <p>Provide ways to feed/observe the bird population</p>	
EQUITY	<p>Help diversify the neighborhood</p> <p>Mixed income community</p> <p>Multi-generational affordable housing</p> <p>Smaller homes (<1000 sq. ft.)</p> <p>Town homes or duplexes</p>	

STATUS QUAISTS	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	<ul style="list-style-type: none"> • limit building heights: 40 ft (height) west of Wood Hollow; 60 feet east • pedestrian access improvements • no residence types that impact school • no residential acceptance • maintain current property line setbacks • no core transit corridor sidewalks 	
ENVIRONMENT	<ul style="list-style-type: none"> • preserve heritage & protected trees • maintain tree canopy • maintain code - required setbacks from CEFs (critical environment features) • maintain setbacks in watershed 	<ul style="list-style-type: none"> • keep 95% of heritage/protected trees • do not allow developer buyouts! • “dead; diseased or an imminent hazard”, as opposed to “healthy”
ECONOMICS	<ul style="list-style-type: none"> • no more than current zoning allows (square footage) • lunch-only restaurants • catering firms or the like! • not ensure developer profitability - Caleb Smith is missing! 	
REGULATORY	<ul style="list-style-type: none"> • respect MoPac building height restriction (4-5 stories) with TxDot • equalize density at all 4 corners of intersection - MoPac - Spicewood + held to scale of neighborhood center • no pud zoning • no buildings in FEMA 100 year floodplain 	<ul style="list-style-type: none"> • evaluate at beginning of development the consequences of the complete build out - especially water & waste water
TRANSPORTATION	<ul style="list-style-type: none"> • minimize traffic impact on neighborhood + MoPac + Spicewood + West Anderson • present “failing” intersections • improve traffic flow, do not make worse • public transportation opportunities • ample parking for demand! 	
CULTURE		
EQUITY	<ul style="list-style-type: none"> • no pud zoning • no additional equity beyond current zoning 	

Sample Objectives, Strategies, and Measures (OSM's) for Austin Oaks

Design/aesthetics

2. Given the developers recent ask for total built square footage, and the current sq. footage of 445,322 sq. ft., **allow maximum of 900,000 sq. ft. total built space**, which is close to the maximum square footage that the new property owner is presently entitled to.
3. **Building heights no higher than 48 ft. (4 stories) west of Wood Hollow (senior living residential), and no higher than 85 ft. (7 stories) east of Wood Hollow along MoPac (commercial office space).** Rooftop green restaurants and ground level convenience stores and coffee shops.
13. **Maintain** current sidewalks, all mature trees, and **setbacks from the streets, *DO NOT site the buildings at property lines* as at the Triangle www.triangleaustin.com/.**

Transportation

6. **Minimize the traffic impacts (trips) not just to the neighborhood but also to MoPac and Spicewood Springs.**
14. ***NO "Core Transit Corridor" sidewalks*** that would require taking out or negatively impacting 75 Heritage or Protected trees. The Core Transit Corridor in the Comp. Plan is only MoPac, not Spicewood, Wood Hollow, or Exec. Ctr. Dr.

Environment

8. **Minimize impact to not only "Heritage and healthy trees" but also to the Protected trees on site.** Since the City Arborist's office will be involved, maintain the publicly stated City Arborist's (PDR's) average of review for the City of preserving 95% of the Heritage and Protected trees on this property. There are about 200 Heritage or Protected out of 750 total trees on this property, so **preserve 95% of those Heritage (diameter 24"+) and Protected (diameter 19-23") trees that are not "dead, diseased, or an imminent hazard," as opposed to "healthy."**
9. The Spicewood Springs water that enters this property at all times of the year is pristine artesian spring water quality, don't "improve" it, but **keep the watershed clear and landscaped (it is not presently) and maintain the water quality at the pristine level that it already enters the property.**
10. **Avoid hitting springs and karst features** on this property as with what happened with the City Waterwater pipe project of 2003-2004 on this property, by **doing a ground penetrating radar karst survey of the complete property before any new construction begins.** Also map those springs on the property that are not mapped yet.
12. **Maintain all code required setback measures from all Critical Environment Features** on the property, only excepting the variances in the already existing one restaurant site plan.

Sample Objectives, Strategies, and Measures (OSM's) for Austin Oaks

Economics

2. Given the developers recent ask for total built square footage, and the current sq. footage of 445,322 sq. ft., **allow maximum of 900,000 sq. ft. total built space**, which is close to the maximum square footage that the new property owner is presently entitled to.
4. **No residential**, but if there is any residential **NO increased enrollment impact on the surrounding schools. Senior living would satisfy. Senior living west of Wood Hollow similar to Westminster Austin westminsteraustintx.org/ would satisfy.**
5. **Make use of the restaurant site plan that already exists in Area F (of the LUP) or Area D (of the NWACA map). No other restaurants.** If there are any other restaurants, make them rooftop only. (restaurants create high traffic counts)
15. **The owner Caleb Smith (and/or Randall Smith) and not just their employees should be directly participating in this charrette** given that their level of expected profit will be affected.

Regulatory

1. **Use current and/or conventional zoning for the redevelopment. (not PUD)**
7. **Allow density in this development *equalized to all 4 corners* of the Neighborhood Center (Spicewood/Anderson & MoPac) that this property falls on the edge of, and only to the scale indicated for Neighborhood Centers in the Comprehensive Plan.**
11. **NO building in the FEMA 100 yr. floodplain and maintain all code required setback measures from the watershed** whether in the FEMA floodplain or not.