

OBJECTIVES

What do you envision?

STRATEGIES

How do you make it happen?

DESIGN/AESTHETICS

- Keep heritage trees
- repurpose/rehab existing bldgs
- minimize light pollution
- buildings no higher than existing on the properties now

ENVIRONMENT

#2 most important

- no school overcrowding b/c of development
- no impact on water table/recharge zone
- TREES

- control type of housing so no more families moving in

- Minimal cutting of heritage trees

ECONOMICS

- opportunity for small businesses to benefit

- offices or retail condos

REGULATORY

- exceed flood control regulations
- appeal process in place to an elected body if no compliance
- escrow from the builder
- No changing of current zoning (No PUD)

TRANSPORTATION

this is most important to our group

- zero traffic increase
- make area roads more drivable (help us get places faster)
- traffic study on Anderson Lane

- road design to eliminate increased travel times

CULTURE

- lessen impact of 24-hour occupancy that could happen if more people move in (offices today are empty after 5pm + on weekends)

EQUITY

- park space

OBJECTIVES

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DESIGN/AESTHETICS

- NO PARKING ABOVE GROUND.
- DESIGN PARKING TO BE GREEN (LONG CENTER EX.)
- LEED PLATINUM (DELL CHILDREN'S) ^{SOLAR PANELS,} NOT ZERO BUILDINGS
- WALKABLE "GREAT CONNECTIONS"
 - CREEK/NATURE WALKS
- LOOK AT A COMPLETE STREET IDEA (EXAMPLE 2ND GREAT STREETS)
- Not over 5 story Building

- How a fin. balance of ABOVE (GREEN) & BELOW THAT CREATES MORE OPEN SPACE IN DELE.
- WORK WITH PLACE PER. IN PUD OR REGULATORY TO FOR GREEN (LEED) BUILDING.

ENVIRONMENT

- PROTECT HERITAGE TREES / TOTAL # OF TREES EQUAL CALIBER REPLACEMENTS
- STREET FOLLOW GRADES
- NATIVE PLANTING (EX. SEABLUM) LOW WATER
- LOW WATER
- ZERO CARBON (2030) SOLAR, DRIP, WATER COLLECTION REDUCE FLOODING.
- LACK OF PARKS, & OPEN SPACES
- HIGHEST IMPACT/DENSITY & IMPACT NOT CLOSE TO HART LANE

ECONOMICS

- HOUSING FOR SALE & LEASES.
- MINIMIZE IMPACT ON SCHOOL DISTRICT

REGULATORY

- MAKE PUD ENFORCEABLE (VERY IMPORTANT) BAD EXAMPLE ~~OTHER~~ LA DERA BEND.

CodeNext Compliant (I imagine Austin)

TRANSPORTATION

- PLUG IN CARS, INFRASTRUCTURE
- BIKE LANES / NO CONFLICT WITH CARS EXAMPLE 3RD STREET
- NO FAILURE AT TRAFFIC INTERSECTIONS → REQUIRE T.I.A. FOR NEW PROPOSED PLAN
- INTEGRATE CAR METRO-BIKE ROUTE IN COMMUNITY → WORK WITH CAP METRO TO GET BUS STOPS. REDUCE CAR DEPENDENCY.

CULTURE

- MORE OPEN SMALL OPEN AIR AMPHITHEATER
- MORE OPEN SPACE & PARKS, PLAY AREAS. → REDUCE SURFACE PARKING / INCREASE OPEN SPACE
- SIDEWALK CAFE / LIVE MUSIC Local (Not chains)
- MIXTURE OF USES (LIVE WORK PLAY)
- MAKES BUILDINGS VERY "COMFORTABLE" IN DESIGN APPEARANCE. (Not institutional)
- Restaurants

EQUITY

- AFFORDABLE HOUSING WITH MIXTURE OF INCOME
- MULTI-GENERATIONAL

OBJECTIVES

What do you envision?

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DESIGN/AESTHETICS

- Preserve the trees -
- Blends in w/ nature like current A.O.
- No ultra modern buildings, parking structure

- Limit height to 60'
- Keep west side building height lower, Mopac side higher to protect Residential areas
- Stucco and Stone, not glass & steel

ENVIRONMENT

- More open spaces -
- More restaurants
- Leverage water features to create restaurants and other public spaces that benefit neighborhood and office tenants.
- Preserve the trees -
- Preserve water pressure to neighbors

- Community garden
- Native plants

ECONOMICS

- Small venue/amphitheater (not movie)

REGULATORY

- Enforceable plan to keep developer accountable for plan.

TRANSPORTATION

- Minimum traffic impact into the neighborhoods, preferably reduce current level of cut thru traffic
- More walking path, organic
- Fix Intersection of Spicewood Sp. & Hart.

- Place mass transit stops away from residential sites and on main thoroughfares.
- Minimize exit onto Hart Ln.

CULTURE

- Place for youth to gather to visit and interact w/ each other outdoor spaces
- Lower crime rate in the area of AO which is currently the highest crime rate in NW Hills
- Limit retail to local businesses, no chains.

EQUITY

- Minimize impact on school overcrowding

- Senior housing instead of Apartments independent living.

OBJECTIVES

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DESIGN/AESTHETICS

- HEIGHT LIMITATIONS -
- PRIVACY, VIEWS, BEAUTY
- + PROPERTY VALUES
- COMPLAINT CHARACTER OF NEIGHBORHOOD.

- 5 STORY LIMIT
- PLAN TO NOT NEIGHBORHOOD BLOCK VIEWS / LIGHT

ENVIRONMENT

- = PRESERVE CASH + IMPROVE
- = TAXES!
- WILDLIFE PROTECTION

ECONOMICS

- PROPERTY VALUES!
- LOCAL BUSINESSES!

REGULATORY

- ENFORCEABLE AGREEMENT
- AGREEMENT THAT DOES NOT CHANGE - NO VARIANCES

- ESCROW FUND FULLY FUNDED FOR "PROMISED" IMPROVEMENTS, ETC.

TRANSPORTATION

- NO TRAFFIC INCREASES w/o IMMEDIATE MITIGATION

CULTURE

- MUSICA!
- ROOFTOP RESTAURANT
- AGING IN PEACE
- NOT THE DOMAIN !!!

EQUITY

OBJECTIVES

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DESIGN/AESTHETICS

We like/feel confident in design team - award-winning design
Good quality, not like TRANGLE
Pedestrian orientation... green space
"Walk-to" space
K3d-space.
Design bldgs to incorporate heritage trees.

No "mirror" glass buildings...
use Texas stone or "natural" materials..

ENVIRONMENT

Minimize trees to be cut, esp. HERITAGE
Minimize problems that could impact drainage, thru locality..
Restaurants that each "face" each other - ie don't have car headlights into restaurants
Leave trees all around perimeter..

Do a geological full assessment on the strata + soil

ECONOMICS

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.

REGULATORY

- TxDOT plan for Mopac (ORIGINAL PLAN) allows for No buildings higher than 4 stories (from 183 → Wm Cannon) that was the "promise"..
- Small restaurants, lots of VARIETY... not "chains"
- Keep existing zoning...
Avoid "alcohol only" late nite venues!
- Take care to avoid hi-NOISE biz...

TRANSPORTATION

- No 400% increase in traffic +
- SERIOUS traffic modifications needed.
- Address parking concerns on the pop - have good availability of pky to avoid crowding the neighborhoods abutting..
- More bus routes, better transit options.

Do traffic study!

CULTURE

- Lower building height to respect neighbors' privacy / or views.
- School over-crowding, Huge issue - all are over-capacity.
- Don't make A.D look like "Houston" or Dallas! - tall bldgs, esp. No hi rises.
- Music venue - consider, like "Blues on the Green"
- Central-market-type play/music/dance for kids + parents.
- "Craft" beer bar

EQUITY

Will the value of MY property (within 5 block) be decreased?

Escrow some funds to help mitigate issues of getting into/out of the property.

OBJECTIVES

What do you envision?

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DESIGN/AESTHETICS

Blag height - 6 stories or less
 No reflective glass
 hidden parking
 walking primarily on property
 make it beautiful, tasteful, refined - in keeping with Austin architectural style - in keeping green space
 mixed generational use; various types of housing
 Nothing ultra-modern.
 no tall building - low building height

ENVIRONMENT

improve stormwater runoff retention/detention
 keep as many heritage oaks as possible
 Watershed concerns
 Native plants
 parks & open space (hiking trails, etc.)
 Minimize light pollution - lights shine down and into the development

build new/additional detention ponds "underground" under any + all new structures built.

ECONOMICS

Restaurants
 No bars or very few
 ↳ no nightclubs
 No bars or night clubs! (late-night venues)
 No box stores!

REGULATORY

No approval for increased square footage/density above current zoning.
 No new residential development
 no removal of existing heritage trees
 no change to current zoning.

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!
 Schools are at 170+% capacity.
 no variances to no removal of heritage trees

TRANSPORTATION

~~improved~~

Pedestrian & bike bridges - multiple locations across Spicewood
 • For ~~the~~ me, keeping traffic low is #1. Build to minimize
 • Pedestrian + bike access across mopac.
 • Minimize ^{negative} impact to traffic
 • Connect with and/or encourage future mass transit
 • mixed use to allow people who live there to not drive anywhere - (less traffic)

Build to minimize impact on traffic

→ Additional entrances/exits/turnarounds from mopac

CULTURE

• This neighborhood has surprisingly few parks w/ playgrounds. This would be a great thing to add provide to the community.
 • Keep "Austin" culture - it's good for development for city/residents.
 • Increase number of restaurants in neighborhood.
 • Desperately need a third elementary school in neighborhood

EQUITY

young family / ~~single~~ / single professional
 housing for senior housing development