

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	limit height - no urban skyscrapers better mix of use blend with neighborhood aesthetics/landscape high design standards hide the parking improve pedestrian access/orientation low profile signs (common)	more mix of uses dispersed throughout footprint use of natural materials no Big Box style/cheap underground or skirt w/ buildings sidewalks, less office, walkables
ENVIRONMENT	preserve all heritage trees protect watershed in aesthetic way expand park space kids play area/kid friendly water features (kids) green space on rooftops	build around them arborist consultants incorporate natural beauty in design LEED certification avoid build in flood plain (?) replant trees removed locally (on Far West?)
ECONOMICS	create a neighborhood service provider for biz we now cross mopal to get true neighborhood center - upscale improve neighborhood water & sewer support (already taxed)	invite - 5 star restaurant Whole Foods/Central Market wine bar w/ kid friendly food day spas & play space near Zingers coffee shops boutiques - movies - video Crown mimic Triangle & Mueller
REGULATORY	Imagine Austin says some develop should go across mopal	don't build it all on west side
TRANSPORTATION	limit construction increase to capacity (current/future) in City's transportation system get our fair allocation of City transp tie in to possible rail plans & planned capacity avoid road closures during construction	measure bottlenecks (not attached roadways) > Spicewood/360 + mopal bridge access road 2222 consider Lone Star Rail & tollway build/tie in stations for rail/ don't build until City plan mass transit existing roads study patterns is finalized
CULTURE	avoid adding more kids to schools add wide sidewalks w/ setbacks support the students at middle & high school w/ biz for them family friendly - muni pool? playground hiking/walking trails	only senior families / housing (needed for our seniors!) no fam. housing build asset space for schools to use (5th grade center?) (foreign language center?) (new elem school on site?) rezone site to go to schools underpopulated (Pillow) &
EQUITY	open neighborhood to mixed income housing	include affordable housing

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS <i>* density at MoPac frontage</i>	• less boxy, natural stone 'austin look' • height is concern, is underground possible? • something attractive on the top i.e. restaurant/patio • modern look, angles / color • lots green space • height not concern • walkability of property & nearby streets * increase buffer to neighborhood (pretty to neighborhood streets, natural or attractive homes)	
ENVIRONMENT	• want jogging trail, curvy • as much green & <u>flowing</u> water as possible • keep heritage trees • playground/park/benches	
ECONOMICS	• would like to see home owners property value go up • Give money to Schools / Library for Development especially Doss + murchison + old Quarry Library	good design
REGULATORY	- no building higher than 8 story - locate MoPac along area - Diversity of housing - tiny houses senior, condos • keep with current zone limits on occupancy to minimize auto traffic increase	
TRANSPORTATION	• 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	• minimal impact on school enrollment • neighborhood concept retail, drawings from neighborhood * live music venue, smaller, neighborhood friend • residential is owner occupied * sculptures / Art along walkways * murals / lots of color	Small art gallery
EQUITY	* put 5th 6th grade center on AO property * Exceed ADA Minimum FOR DISABILITY SPACES	

OBJECTIVES
What do you envision?

STRATEGIES
How do you make it happen?

DESIGN/AESTHETICS

- limit height to approx ~~current~~ height
- want trees to "buffer" buildings
- we don't want to set a precedent for "tall buildings" up + down Mopac
- maintain the beauty + aesthetics of Austin
- stay with current zoning limits on sq footage + heights

ENVIRONMENT

Measure:
preserve 100% of heritage trees that are 30" or larger + 95% of those 24" ^{-29.99"} ~~and larger~~ + 60% at least of protected trees

- want to preserve all heritage + protected trees
- include trees in interior of bldgs
- limit NOISE
- limit air pollution during construction + demolition
- preserve the creeks + the creek area
- ~~do assessment~~ AVOID street flooding

do assessment of watershed areas

ECONOMICS

- allow no housing @ Austin Oaks site
- should be mixed-use space that's walkable
- allow some restaurants + shopping

prevents further school crowding

REGULATORY

- Need rigorous control of demolition of debris, as it occurs + where (which venue) will debris truck travel?

TRANSPORTATION

- Show us a good transportation ^{plan} before you build anything!
- involve the City + Tx DOT to accomplish
- "concern" that a 6-lane divided Blvd on Spicewood Springs + Anderson Lane is needed
- how about underground parking?

Need Traffic impact assessment

CULTURE

- don't build out to the "property line" - UGLY
- make it a TRUE "work/live/play" project while respecting the environment
- rooftop Restaurants!

EQUITY

- mixed housing options accommodating senior citizens + young families

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	- CURRENT ZONING ONLY - COMPLEX NOT VISIBLE TO NEIGHBORS - NO NEW INTERIOR STREETS - CONSISTENT W/ NEIGHBORHOOD AESTHETICS	→ KEEP BLDG HEIGHT TO 3 STORIES
ENVIRONMENT	- NO RETENTION BONDS - RETAIN ALL HERITAGE TREES - WALKING PATHS	
ECONOMICS	- LOCAL BUSINESSES TO SERVICE THE NEIGHBORHOOD, NOT LOTS OF TRAFFIC FROM OTHER AREAS - NO BIG BOX STORES	
REGULATORY	- ENFORCEMENT ON ZONING & OTHER AGREEMENTS AS PENALTY FOR NON-COMPLIANCE - DEED RESTRICTION FUTURE ZONING OR USE OF A "PUD"	
TRANSPORTATION	- RESTRICT CUT THROUGH IN NEIGHBORHOOD - FOCUS ON MINIMIZING TRAFFIC INCREASE - UNDER GO A DETAILED TRAFFIC IMPACT STUDY	NO INCREASE IN TRAFFIC IMPACT
CULTURE		
EQUITY	- NO RESIDENTIAL & HOUSING DOSS IS MOST OVERCROWDED	

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	architecture progressive	Demonstrate in designs during Charette. Brew pub on Cooflops.
ENVIRONMENT	Keep all trees 20-24" + Riverwalk approach	Incorporate in designs. Springs? Salamanders?
ECONOMICS	return property tax revenue to infrastructure development.	- City needs skin in the game on roads.
REGULATORY	Binding agreement on final development. 10 story max.	Held Gallo to defend district.
TRANSPORTATION	traffic impact - Capital Metro	Park + Ride, Intra NW Hills transit. Design no greater than failure of intersections.
CULTURE	if affordable housing is paid out by developer, the money should go into neighborhood improvements. Improvements to Ross, Hill and Murchison.	
EQUITY	Diversity in Housing, high rise School impact- incorporate senior living, mix of apts. + condos townhomes.	

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	Height within current zoning No higher than 3 stories West of Woodhollow " " " 5 " East of Woodhollow → EXECUTIVE CENTER DR AS PEDESTA/BIKE "MAIN STREET" Limit reflective glass Down-lighting	Follow existing zoning CURRENT?
ENVIRONMENT	Green space / small park. QUIET AREAS Low impact to trees No building in FEMA floodplain Native plants	
ECONOMICS	No new housing/residential. Restaurants OPEN SPACE OFFICE BLOCS	
REGULATORY	Tight control - little flexibility after COA approval City monitors Stay within current guidelines Focus on thoughtful dev. w/in current zoning Maintain current setbacks & easements	build in penalties if developer deviates from agreed-upon plan
TRANSPORTATION	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" over the street over the highway. (See what Columbus, OH did between downtown + neighborhoods)	partner with City and the MoPac project to get funds
CULTURE	Restaurants & coffee shops	Basically you add some restaurants / retail to each side of the overpass and it creates natural connection between two retail areas
EQUITY		

VISIONARIES

OBJECTIVES
What do you envision?

STRATEGIES
How do you make it happen?

DESIGN/AESTHETICS

Lower Bldg Height
Make it Pretty
Height towards Mopac
(INCREASE)
Service Components Hidden

No Higher than 5 stories
Design - Austin/Indigenous - wood/rock
Taller Bldgs towards Mopac
Blend w/neighborhood
"Compatible edges"

ENVIRONMENT

Minimize Drainage Impact
Preserve Heritage Trees
Preserve Open Space
- Trails for walking/jogging

Anticipate impact on neighbors
- Study historic floods
- Consider Dams (make them pretty + usable)
Concern for open roots under tree canopy

ECONOMICS

Maintain Surrounding prop. values
SENIOR/FIXED INCOMES
+ FAMILY/COST CONTROL

CONTROL IMPACT ON
PROPERTY TAXES

CONCERN RE: "AFFORDABLE"
HOUSING - IMPACT

USE OF OPEN SPACES
USCARE

REGULATORY

SENIORS
VS.
FAMILIES
VS
SINGLES

COMPETING
INTERESTS

TRANSPORTATION

Improve Mopac access/ accessibility

Minimize cut-through

Eliminate Exec Center/Hart intersection

Preserve integrity of surrounding
thoroughfare

MINIMIZE IMPACT OF
COMMERCIAL DEVELOPMENT

HART / WOODHOLLOW / FAR WEST
GREYSTONE / NORTH HILLS

CULTURE

Senior Living Center

Schools! - OVERCROWDING

Conducive to supporting Sr. Living / Aging in place
Preservation of retail opportunities

INCENTIVES & CONTRIBUTIONS
TO SCHOOL SYSTEMS

Rezone
CURRENT
SCHOOL DISTRICT ALLOCATION

EQUITY

ECOCENTER

ENVIRONMENTAL "GEM"
FOR TEACHING / LEARNING
GREAT OPPORTUNITIES -
ECO / SYSTEMS

	OBJECTIVES What do you envision?	STRATEGIES How do you make it happen?
DESIGN/AESTHETICS	Mixed use - neighborhood sized small - local grocery stone, Brick, Stucco 5 story max - mix heights save trees! undulations of streets put tall Bldgs in low areas taller near the pac - views No Box - no canyons created by development Walkable site - pedestrian based - design cafes	
ENVIRONMENT	minimum impervious cover green natural, native plants gathering areas park areas - like Central Market green space shade & tree preservation parking at perimeter limited surface parking creeks need preservation / natural spaces bike paths Mueller dev - paths water features	
ECONOMICS	restaurants green spaces on top of Bldgs - green roofs / restaurants farmers mkt. outdoor event area	
REGULATORY	Design guidelines follow existing regulations / ordinances look on trees & environment	
TRANSPORTATION	Bus stops! Redesign streets - Woodhollow small streets less surface pkg. sidewalks	
CULTURE	evening draws - coffee shops bar restaurant walkability Plaza gathering place green space	
EQUITY	Accessible - ADA middle housing - age in place new housing - affordable low income housing overcrowding / walkable multi generational	

Schools

OBJECTIVES

What do you envision?

STRATEGIES

How do you make it happen?

DESIGN/AESTHETICS

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

Trees needed for shade in Austin → preserve as many as possible
Protect the water stream on site
Low-impact development - energy, water, solar panels

ECONOMICS

Hotel would be good addition
Address school over-crowding
Housing for 55+ w/o children
ACE classes

esp. for visitors to our neighbors
build a school here or elsewhere (charter school)
any new residents send students elsewhere
School district could change boundaries

REGULATORY

More office options, so we can stay off mopae - get time back
local restaurants
day care facilities that are affordable,
anything that keeps people local -

available to Austin Oaks residents

TRANSPORTATION

Need small mini-buses, trolley

Shuttle bus system for better transi - to NW Hills, Westover Hills, Allandale etc.
to restaurants and other services

Connect into the larger bus system

Cap Metro, or local
Complete Streets

In-depth look at limitations of current traffic

CULTURE

Park benches, table & chairs

where people can sit and relax

Provide ways to feed the bird population
observe

EQUITY

Help diversify the neighborhood
Mixed income Community
multi-generational
affordable housing
Smaller homes (< 1000 sq ft)
Town homes or duplexes

respect the
bike trails - make
access easy
bus terminal
across the
highway

STATUS QUOISTS

OBJECTIVES

What do you envision? ^{HEIGHT}

STRATEGIES

How do you make it happen?

DESIGN/AESTHETICS

- ⊗ Limit building heights: 40 ft west of Woodrow; 60 ft east
- Pedestrian Access in Paved
- No Residences that impact
- ⊗ (Hwy)
- No Residential is acceptable
- ~~DO NOT~~ MAINTAIN CURB CUT PROPERTY LINE STABIL
- NO CORE TRANSIT CORRIDOR STORMWATER

ENVIRONMENT

- Preserve Heritage & Protected TASS
- MAINTAIN TASS CANOPY
- MAINTAIN CODE-REQUIRED STABLE FROM CEFs (CLIMATE SENSITIVE FEATURES)
- KEEP 95% OF HERITAGE/PROTECTED TASS
- ⊗ DO NOT ALLOW DEVELOPER BUYOUTS!
- "DEAD, DISEASED, OR AN IMMINENT HAZARD," AS OPPOSED TO "INACTIV"

ECONOMICS

- ⊗ NO MORE THAN CURRENT ZONING ALLOW (SQUARE FOOTAGE)
- LUNCH-ONLY RESTAURANTS
- CATERING FIRMS OR THE LIKE!
- NOT ENSURE DEVELOPER PROFITABILITY -
- ⊗ ~~but~~ CALS SMITH IS MISSING! -

REGULATORY

- RESPECT MOPAC BUILDING
- ⊗ HEIGHT RESTRICTION (4-5 STORIES) WITH TSDOT
- EQUIMED DENSITY AT ALL 4
- ⊗ CORNERS OF ~~INTERSECTION~~ - MOPAC + SPACED -
- HUB TO SOME OF NEIGHBORHOOD CENTER
- ⊗ NO PUD ZONING
- NO BUILDING IN KNA 100 YEAR FLOODPLAIN + MAINTAIN STORMS IN WATERSHED
- + EVALUATE AT BEGINNING OF DEVELOPMENT THE CONSEQUENCE OF THE COMPLETE BUILD OUT -
- ESP WATER + WASTEWATER!

TRANSPORTATION

- MINIMIZE TRAFFIC IMPACT ON NEIGHBORHOOD + MOPAC + SPACED/WEST ANDRILL
- ⊗ PRESERVE "FADING" TRASSESS
- IMPROVE TRAFFIC FLOW; DO NOT MAKE WORSE
- PUBLIC TRANSPORTATION OPPORTUNITIES
- ⊗ AMPLE PARKING FOR DEMAND!

CULTURE

EQUITY

- ⊗ ~~NO EQUITY~~
- NO PUD ZONING
- NO ADDITIONAL EQUA BEYOND CURRENT ZONING