

AUSTIN OAKS CHARRETTE

PRESENTING THE PREFERRED PLAN

January 29, 2016

AGENDA

- » Welcome
- » Charrette Background
- » Owner's Perspective
- » Charrette Week Process
- » Making a Place People Will Love: The Preferred Plan
- » Testing the Preferred Plan
- » Comments: Council Member Sherri Gallo
- » Next Steps
- » Closing (must clear room by 2:00 pm)

January 29, 2016

Meeting Protocol

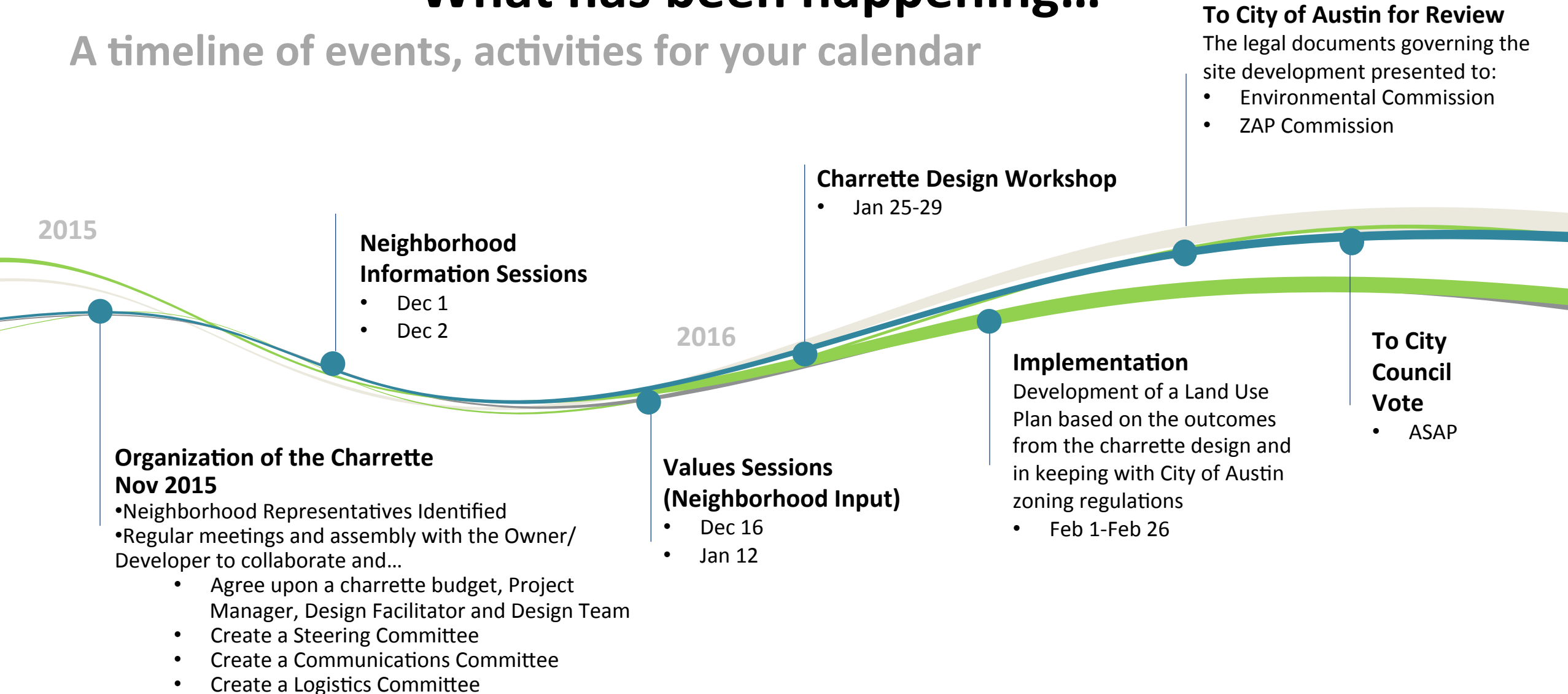
- We have much to cover today in a short time
 - We must finish by 2 PM; other events are happening here
 - We will be crisp and concise, but complete as possible
- Please show respect for others
 - Please listen with an open mind
 - We encourage feedback, but don't have time for Q&A today
- Comments and questions welcome – pads of paper at sign-in desk or send to Aocharrette@gmail.com

Quick History

- July 2014 – neighborhood learns of Austin Oaks PUD proposal
- August 2014 – 311 people gather in an intense community meeting at St. Matthew's
- Widespread NO PUD reaction to the 17-story, 14-story image
- April 2015 – revised PUD proposal – 10 stories; original design is dead; we stopped THE PUD
- Same negative reaction
- October 2015 – owner does reset; 10 story design is dead; we stopped THE PUD

What has been happening...

A timeline of events, activities for your calendar



Charrette Team

- Who selected the design team? Who do they work for?
 - The Working Group – Neighborhood representatives
- Who is paying the charrette team?
 - Mostly Spire
 - Neighborhoods are covering reimbursables through an NAR grant
 - Charrette organizing has been done on a voluntary basis
- Whose plan is this charrette output?
 - Our plan – the neighborhood's plan

Implementing the Plan

- The charrette process
 - Design first [this week's activity]
 - Implement the consensus plan from the charrette
- Implementation possibilities - each has advantages and disadvantages
 - Conventional zoning
 - Conditional overlays
 - Mixed use including VMU
 - Variances and waivers
 - Restrictive covenants
 - With the City
 - Private covenants with neighborhoods or individuals
 - Unified Development Agreements
 - PUD zoning

Owner's View

- *Jon Ruff has been with us throughout the process, since the October reset*

What's the Owner's Goal for the Charrette?

TEAM PLEDGE

**WE ARE DOING
OUR BEST!**

January 29, 2016

CLAIM

**CHARTS MATCH
DRAWINGS!**

January 29, 2016

EVERY NUMBER WE PRESENT
WILL BE:

$\pm 10\%$

CHARRETTE WEEK PROCESS

January 29, 2016

CHARRETTE SCHEDULE

ver. 1/14/16	Sunday Jan 24	Monday Jan 25	Tuesday Jan 26	Wednesday Jan 27	Thursday Jan 28	Friday Jan 29
7:00 AM		Start	Start	Start	Start	Start
8:00 AM		Review Objectives, Strategies, Measures	Market Analysis with Owner	Tech Meeting - Transportation	Tech Meeting - Transportation	Refinement
9:00 AM						Refinement
10:00 AM		Transportation 101	Design	Tech Meeting- Drainage/Envt	Tech Meeting- Drainage/Envt	Refinement
11:00 AM			Design			Refinement
12:00 PM	Break	Break	Break	Break	Break	Presentation
1:00 PM		Environmental Site	Design	Design	Design	Presentation
2:00 PM		Analys	Design	Design	Design	Move out/ take down
3:00 PM	Stakeholder Meetings	History/ Demographics	Design	Design	Design	
4:00 PM		Market Analysis 101	Design	Design	Design	
5:00 PM		Zoning 101	Alternatives	Alternatives	Composite	
6:00 PM		Break	Break	Break	Break	
7:00 PM		Town Planning 101	Presentation	Presentation	Presentation	
7:30 PM	Move in/ set up		Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
8:00 PM		The Reference Plans	Pin-up Reviews	Pin-up Reviews	Pin-up Reviews	
9:00 PM			Review input	Review input	Review input	
Times when the public is encouraged to participate are highlighted in yellow.						
Times when the public is welcome to observe are highlighted in blue.						

January 29, 2016

SPECIAL THANKS



CITY COUNCIL - DISTRICT 10
SHERRI GALLO & STAFF

CITY COUNCIL - DISTRICT 7
LESLIE POOL & STAFF



JEWISH COMMUNITY CENTER AUSTIN
CONGREGATION AGUDAS ACHIM



AUSTIN BOARD OF REALTORS
ANDREI LUBOMUDROV
NATIONAL ASSOCIATION OF REALTORS

January 29, 2016

MISSION STATEMENT

**Create a Development Plan
for the Austin Oaks site that
satisfies the values of the
neighborhood stakeholders and
is economically feasible.**

ADOPTED OSMs/COMMUNITY VISIONING

AUSTIN OAKS REDEVELOPMENT CHARRETTE

OBJECTIVES, STRATEGIES, AND MEASURES

Draft - Version: 1/25/16 - to be further refined at the charrette

Objectives: Definite, overarching goals that the Redevelopment Plan should abide by

Strategies: Recommended methods, often alternatives from different perspectives, that attempt to achieve the objectives. The strategies are not absolutes that must be achieved.

Measures: Potential ways to quantify the strategies

DESIGN/AESTHETICS			
	OBJECTIVES	STRATEGIES	MEASURES
1	Limit building heights to respect privacy and views	Isolate height to be along Mopac	Include building heights in Regulating Plan Comply with existing height limitations along Mopac
		Isolate height to low areas of the site	Include building heights in Regulating Plan
		Limit building heights to 5 stories <i>To be discussed on Monday.</i>	Test various building heights in the design alternatives considering tradeoffs
		Attempt to limit building heights to 5 stories. <i>To be discussed on Monday.</i>	Attempt to obtain better tradeoffs by allowing some growth beyond 5 stories
		Define visual and shade requirements for tall buildings	New buildings should not shade existing neighboring buildings in the neighborhood between 9 am and 3 pm on December 21st.
		Add rooftop sound walls to limit noise from mechanical equipment	
2	Building design should be beautiful and should complement the existing neighborhood	Prohibit reflective glass; require "natural" materials (stone, brick, stucco)	List of prohibited materials - building plans are reviewed against list prior to permitting
		Use visual preference surveys to identify typologies desired	
		Allow a diversity of building styles	Have no more than one architectural style per building
3	Beautify natural features on site	Daylight waterways beautifully by incorporating swales, rain gardens, etc.	Low Impact Development (LID) techniques
		Create public spaces around natural features to add value	



DEC. 17 2015 - REVIEW AND EDIT TOGETHER



JAN. 11 2016 - REVIEW AND EDIT TOGETHER



JAN. 25 2016 - REVIEW AND EDIT TOGETHER

CHARRETTE INPUT: REGULATORY



HECTOR TAMEZ



ROBERTO GONZALEZ



CHUCK LESNIAK



ADAM ZERRENNER



MARILYN LAMENSDORF

January 29, 2016

CHARRETTE INPUT: REGULATORY



CURRENT PLANNING
DEPARTMENT MANAGER

SUPERVISING ENGINEER
CITY ARBORIST

COMPREHENSIVE PLANNING
ASSISTANT DIRECTOR

WATERSHED PROTECTION
ENVIRONMENTAL OFFICER

DEVELOPMENT SERVICES DEPARTMENT
MANAGING ENGINEER
SITE PLAN CASE MANAGER
TRANSPORTATION ENGINEER

AUSTIN TRANSPORTATION DEPARTMENT
ENGINEER

PARKS AND RECREATION DEPARTMENT
PLANNER

CHARRETTE INPUT: LOCAL EXPERTS



CAPITOL MARKET RESEARCH

CHARLES HEIMSATH



MOMARK

TERRY MITCHELL

HISTORIANS

RICHARD DENNY

CHUCK STAHL

TENANT REPRESENTATIVE

STAYTON WRIGHT

January 29, 2016

ROUND 1: CONCEPTS A, B & C

COMMUNITY INPUT & POST-IT COMMENTS



DESIGN REFINEMENT



January 29, 2016

ROUND 2: CONCEPTS D & E

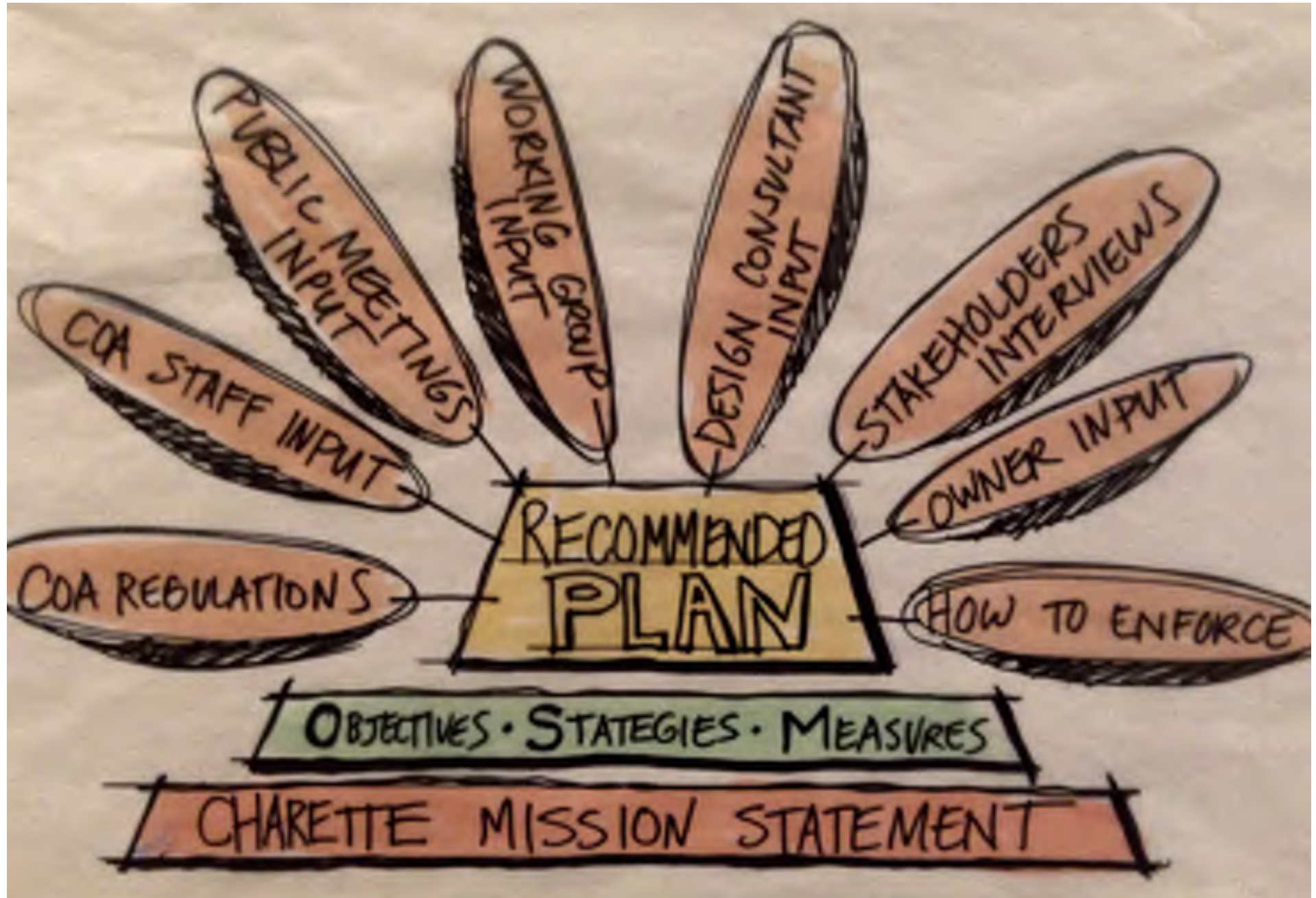
COMMUNITY INPUT & POST-IT COMMENTS

**AUSTIN OAKS / CONCEPT D**

AUSTIN OAKS / CONCEPT E



CHARRETTE PROCESS SUMMARY



January 29, 2016

MAKING A PLACE PEOPLE WILL LOVE: THE PREFERRED PLAN

January 29, 2016




PLACEMAKING

January 28, 2016

DEFINITION

Placemaking:

» *Capitalize on a community's assets, inspiration and potential with the intention of creative public spaces that promote people's health, happiness and well-being.*

The bottom of the slide features abstract, overlapping geometric shapes in various shades of purple, creating a modern, layered background.

KEY WORDS




» Health

» Happiness

» Well Being



KEY WORDS

- » SOCIAL  Community
- » ECONOMIC  Increased Value
- » ENVIRONMENT  Trees Saved
- » OPEN SPACE  Healthy Ecosystem

PREFERRED PLAN // CONCEPT

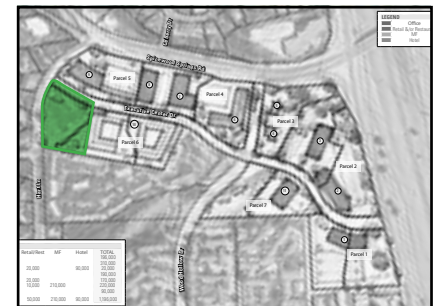


PREFERRED PLAN // PLACEMAKING

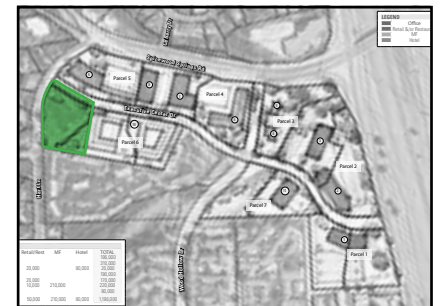
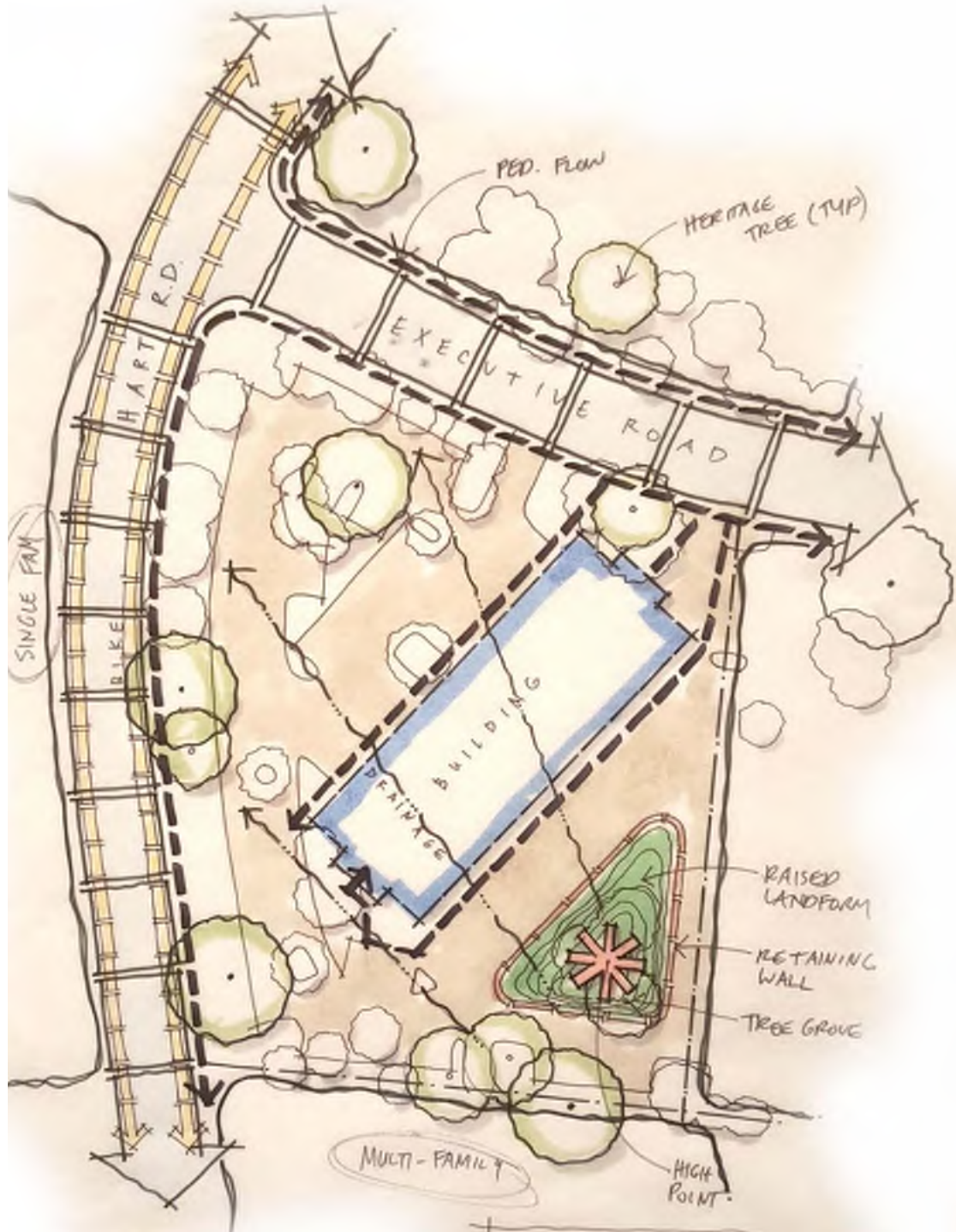


NEIGHBORHOOD PARK // PROGRAM

- Walking Trail (10ft)
- Parking
- Transplanted Live Oaks
- Playground All Ages / Nature Play
- Shelter & Restroom
- Seating areas
- Open Play Lawn
- Native Areas
- Sheltered Bus Stop
- Use Low Impact Development



NEIGHBORHOOD PARK // ANALYSIS





NEIGHBORHOOD PARK // DESIGN



NEIGHBORHOOD PARK // STREET SECTION



NEIGHBORHOOD PARK // PERSPECTIVE

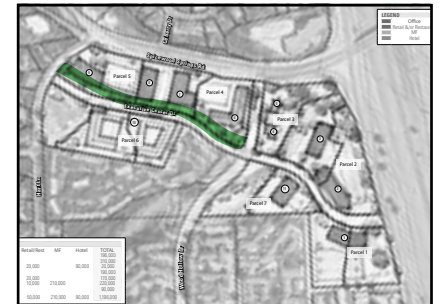


NEIGHBORHOOD PARK // IMAGERY

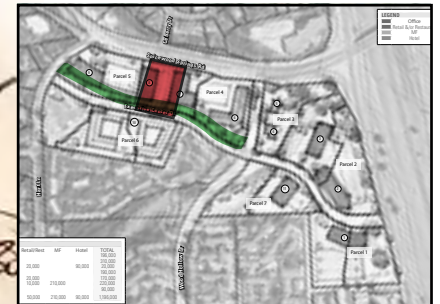
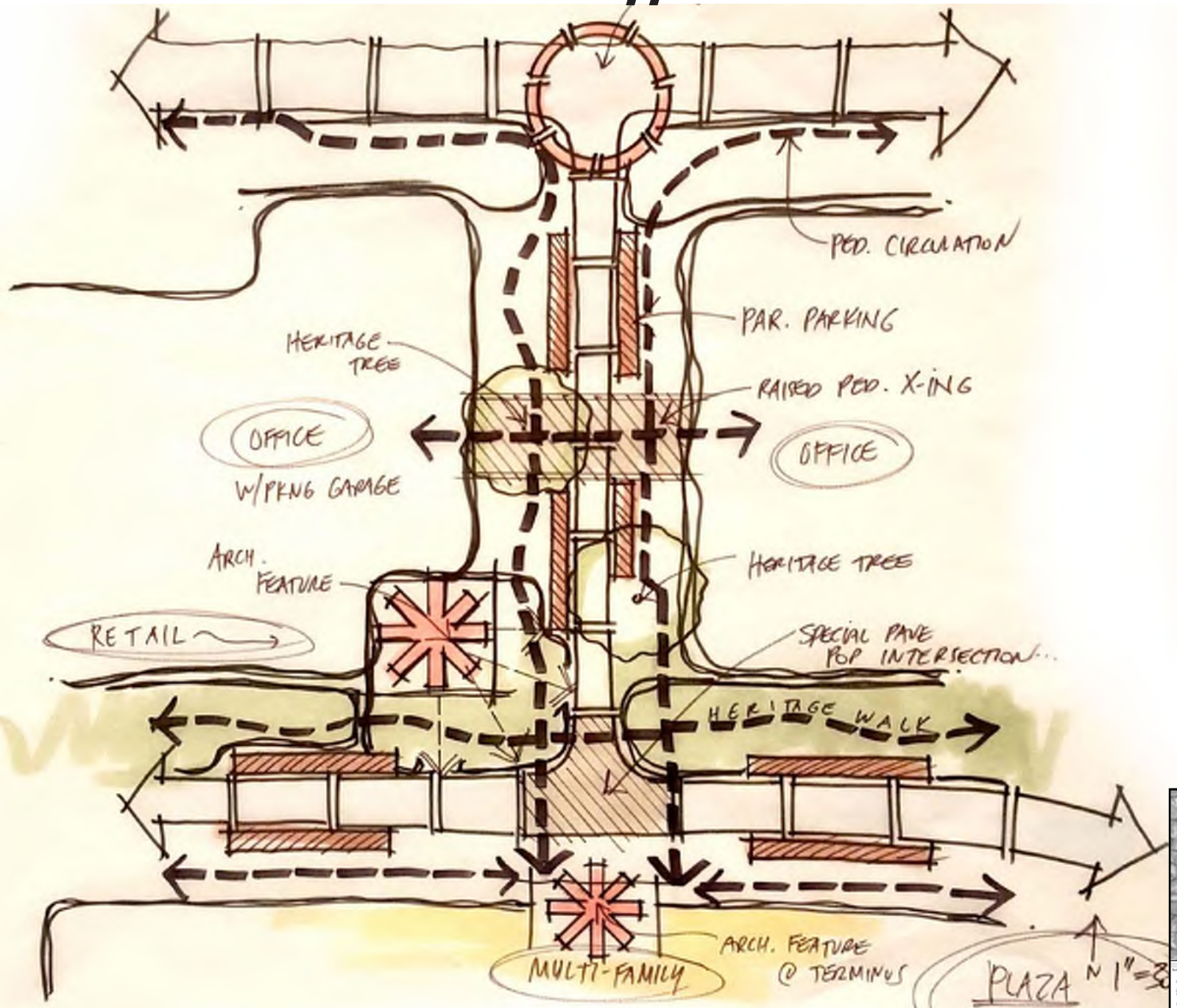


HERITAGE TRAIL // PROGRAM

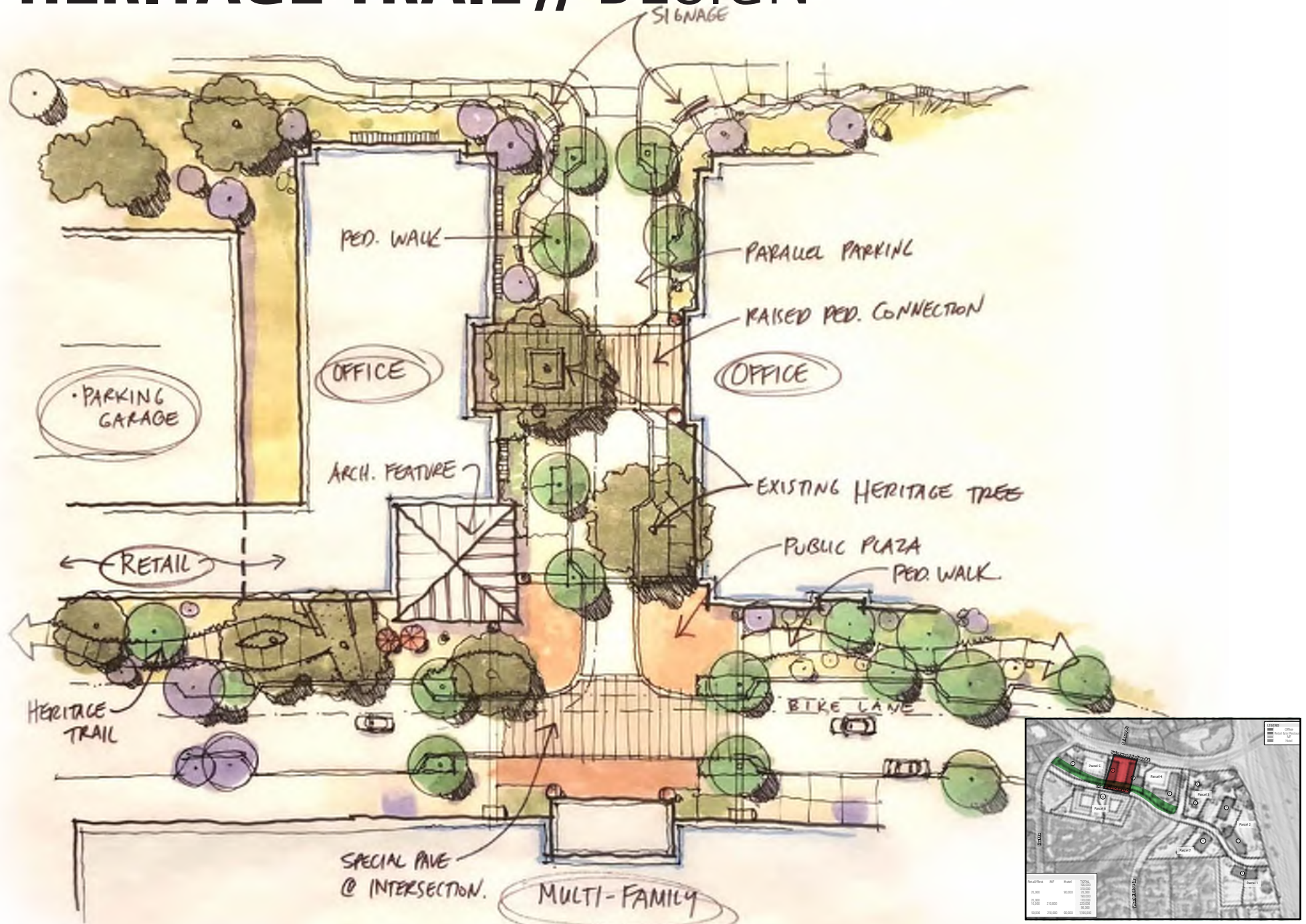
- Intent to save trees on Executive Center Dr.
 - » (Protect Tree Eco-System)
- Enhance walkability & access
- Walking trail (10ft)
- Bike lane on Executive Center Dr. (8ft)
- Create spaces for retail & restaurants w/ patios
- Street lights
- Seating areas
- Retaining walls to save trees
- Native landscape



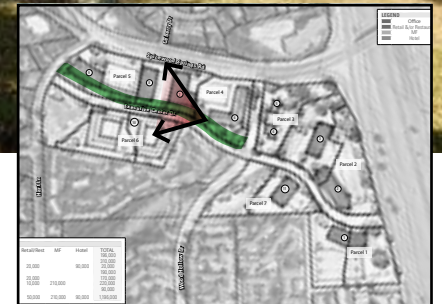
HERITAGE TRAIL // PROGRAM



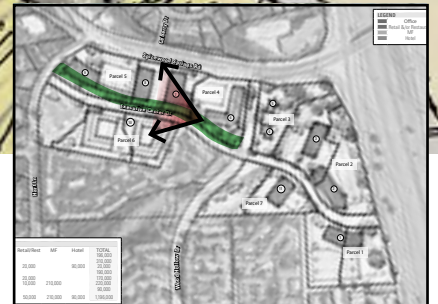
HERITAGE TRAIL // DESIGN



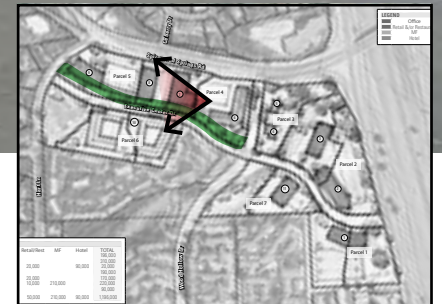
HERITAGE TRAIL // BEFORE



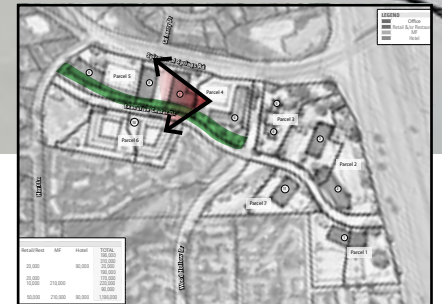
HERITAGE TRAIL // AFTER



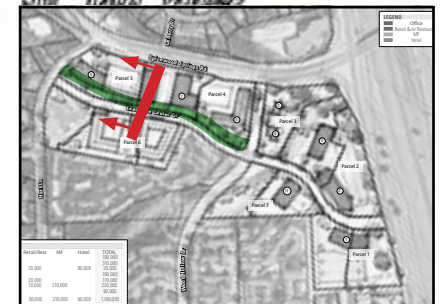
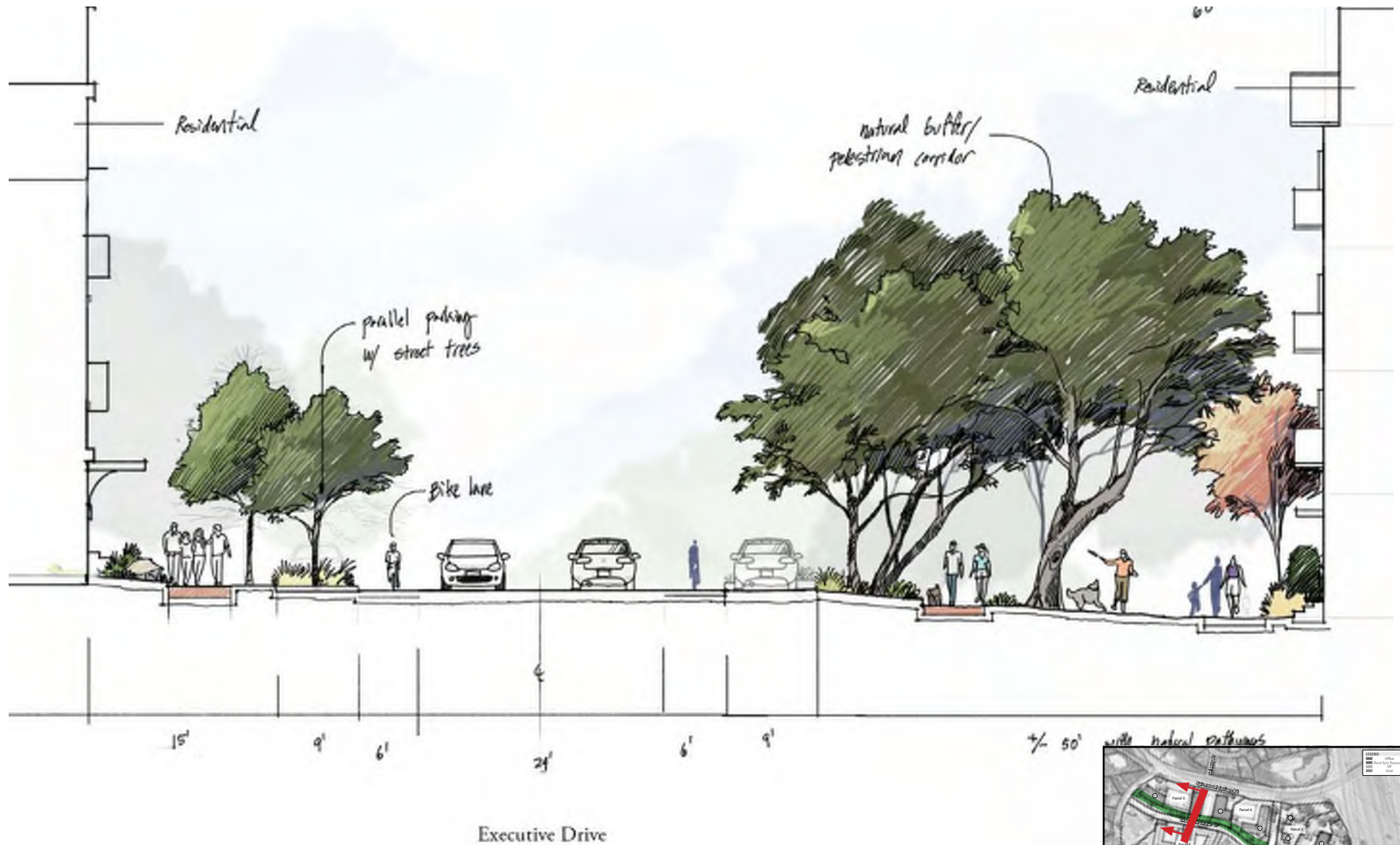
HERITAGE TRAIL // BEFORE



HERITAGE TRAIL // AFTER



HERITAGE TRAIL // STREET SECTION

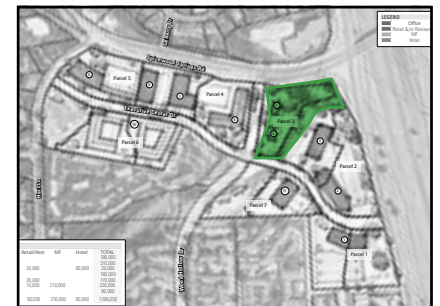


HERITAGE TRAIL // IMAGERY



CREEK PARK // PROGRAM

- Re-naturalized area
- Soft walking trail
- Low lighting
- Overlook
- Bridge
- Seating areas
- Restaurant overlooking park
- Sheltered Bus Stop



CREEK PARK // ANALYSIS



CREEK PARK // PROGRAM

A hand-drawn concept diagram of Creek Park, showing various zones and features. The diagram includes a central 'RESTAURANT' area, a 'WOOD HOLLOW' area, a 'NATIVE TRAILS STREAM', and an 'OFFICE' building. It also shows 'SAFE PED X-ING', 'PAR PARKING', 'POP. CIRCULATION', 'HERITAGE TREES', 'VIEWS', 'OFFICE TERRACE', and 'EXECUTIVE' areas. The diagram is titled 'CREEK PARK // PROGRAM' and includes a scale of '1"=30' ↑ N'.

SAFE PED X-ING

PAR PARKING

POP. CIRCULATION

HERITAGE TREES

RESTAURANT

WOOD HOLLOW

NATIVE TRAILS STREAM

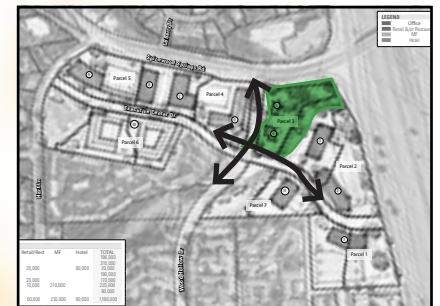
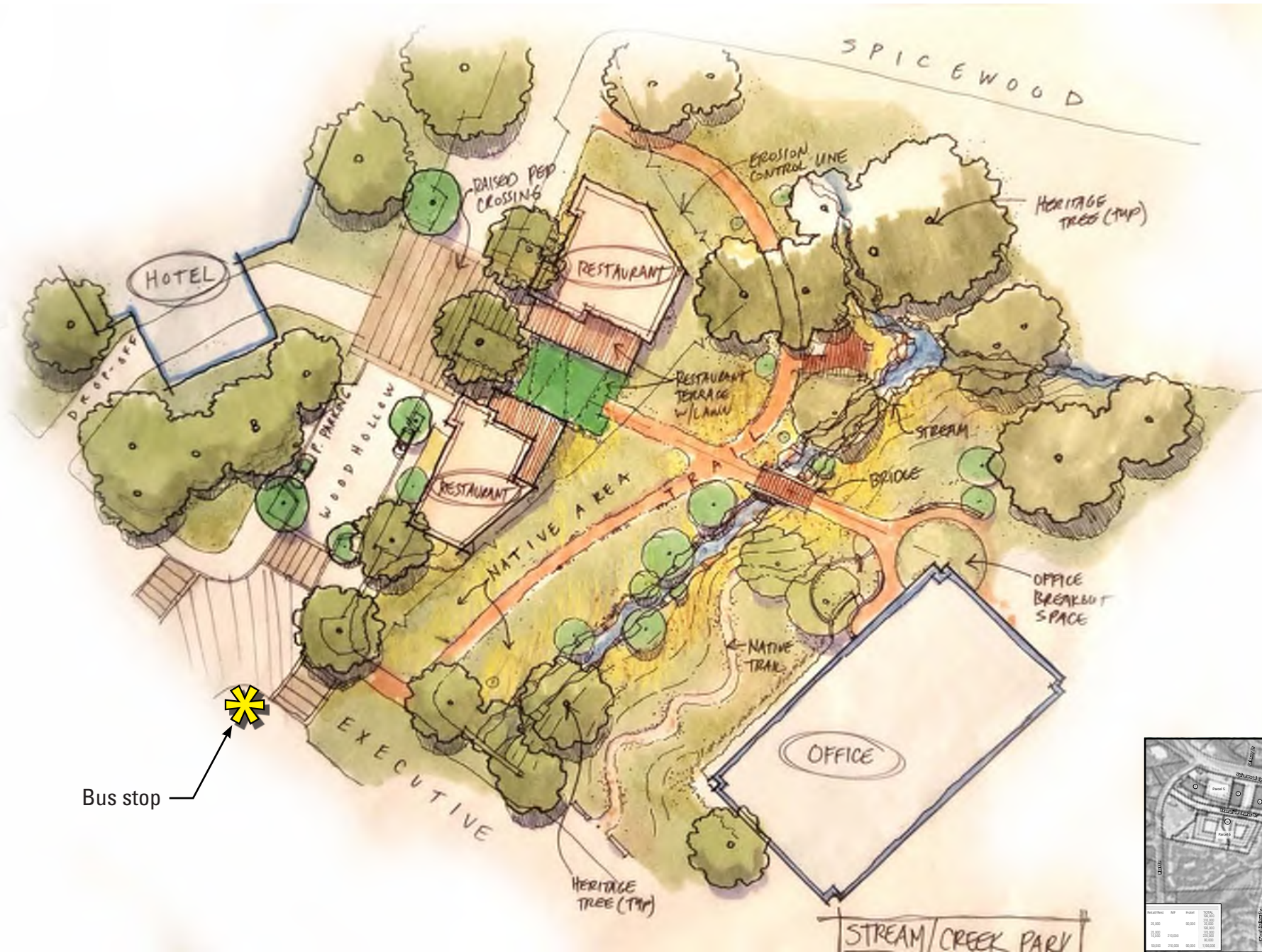
OFFICE

EXECUTIVE

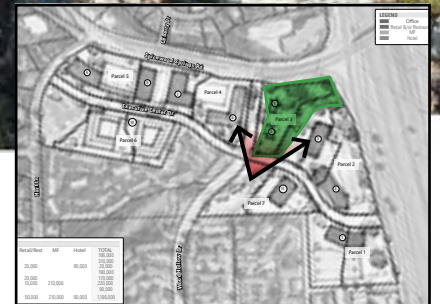
1"=30' ↑ N



CREEK PARK // DESIGN



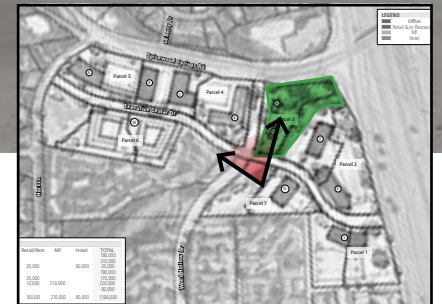
CREEK PARK // BEFORE



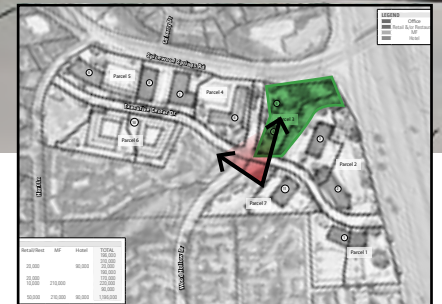
CREEK PARK // AFTER



CREEK PARK // BEFORE



CREEK PARK // AFTER



Phase	Area (sq. ft.)	Estimated Cost (\$)
Phase 1	10,000	\$1,000,000
Phase 2	15,000	\$1,500,000
Phase 3	20,000	\$2,000,000
Phase 4	25,000	\$2,500,000
Phase 5	30,000	\$3,000,000
Phase 6	35,000	\$3,500,000
Phase 7	40,000	\$4,000,000
Total	175,000	\$17,500,000

CREEK PARK // IMAGERY



PREFERRED PLAN // RENDERING



Hart lane looking East /
Neighborhood Park



PREFERRED PLAN // 3D MODELING



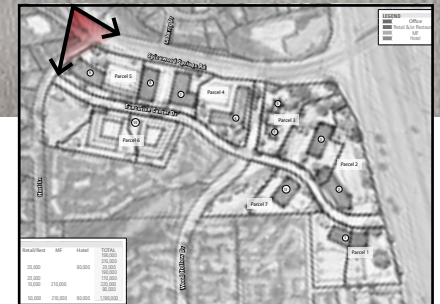
Spicewood Springs & Hart
looking East



PREFERRED PLAN // 3D MODELING

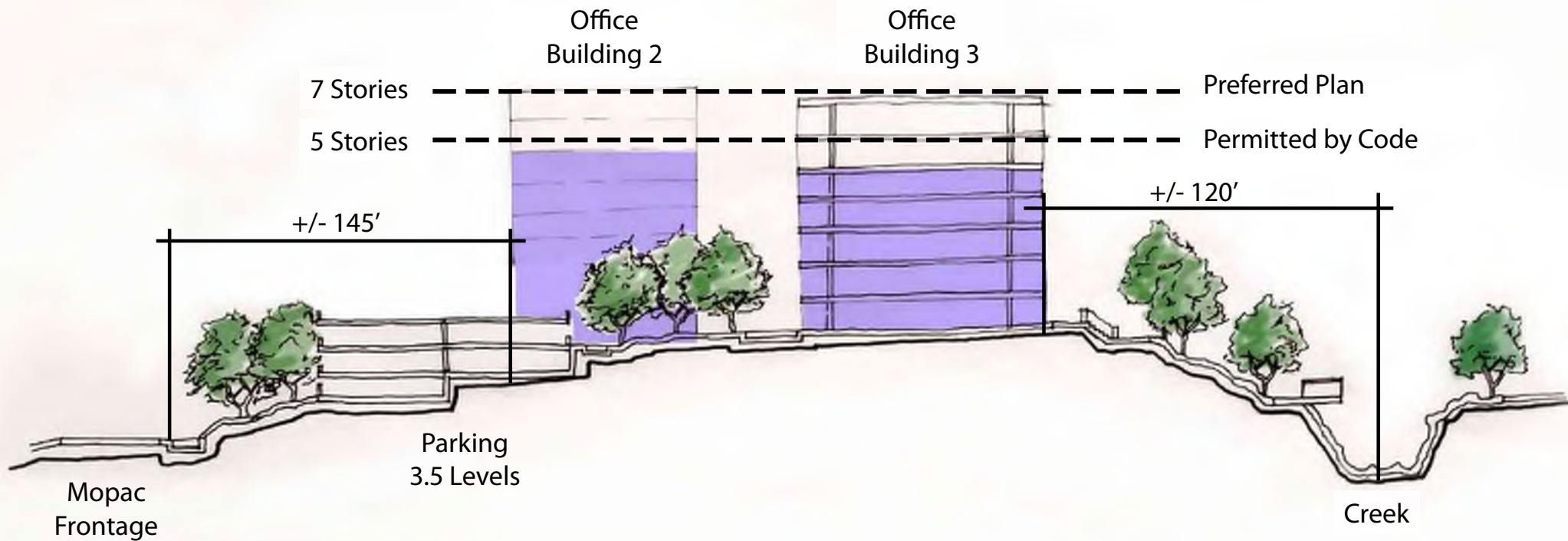


Spicewood Springs & Hart
looking East



PREFERRED PLAN // SECTION

MoPac Frontage



PREFERRED PLAN FEATURES

A mix of land uses: office, retail, restaurants, multi-family, boutique hotel

Neighborhood Park

Creek Park

Heritage Trail

Streetscape improvements

New street connection (aligning with Ceberry)

Pedestrian and bicycle improvements

OFF-SITE IMPROVEMENTS

Required off-site transportation improvements
(as determined by the future Traffic Impact Analysis TIA):

POTENTIAL:

- » Hart Lane/Spicewood Springs intersection signal
- » Turn lane improvements at MoPac/Spicewoods Springs
- » Mid-block pedestrian improvements on Spicewoods Springs

TESTING THE PREFERRED PLAN

January 29, 2016

AUSTIN OAKS METRICS

METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Financial Feasible	Yes	Yes
Mixture of compatible uses to serve the neighborhood	Yes	Yes - but only modest amount
Traffic	Comparable	Comparable
Off-Site Transportation Improvements	Yes - will be required by TIA	No
Trees	Save fewer Heritage trees Retains more tree clusters and habitats	Saves more individual Heritage Trees
Parks	Yes - 2 acre neighborhood park with features	No
Creek Greenbelt	Yes - 4 acres with restaurants, trails, creek restaurants	Yes - But only modest amount

January 29, 2016

AUSTIN OAKS METRICS

METRIC	PREFERRED PLAN	CODE COMPLIANT PLANS (13)
Environmental Superiority	Yes - Complies with current codes for CEF's Creek setbacks, etc.	No - complies only with Redevelopment Provision of Code.
Building Heights	4-7 Floors	3-5 Floors
Square Footage	1,196,000 sf	890,795 sf
Regional Detention Potential within creek channel	Yes	No
Ability to enforce superior urban design and placemaking	Yes	No
Requires zoning change	Yes	No
Engages public input	Yes	No

January 29, 2016

TRAFFIC IMPACT RATES

TRIPS PER 100,000 SQUARE FEET

* Assumptions used for both Plans

* Based on ITE 9th Edition National Standards

* Does not account for internal capture on mixed-use

	DAILY	AM PEAK (8-9)	PM PEAK (5-6)
Apartment	666	51	62
Hotel	1,064	69	78
Office	1,104	156	149
Medical Office	3,614	239	357
Retail	4,270	96	371
Restaurants	12,716	1,081	985

January 29, 2016

TRAFFIC IMPACTS

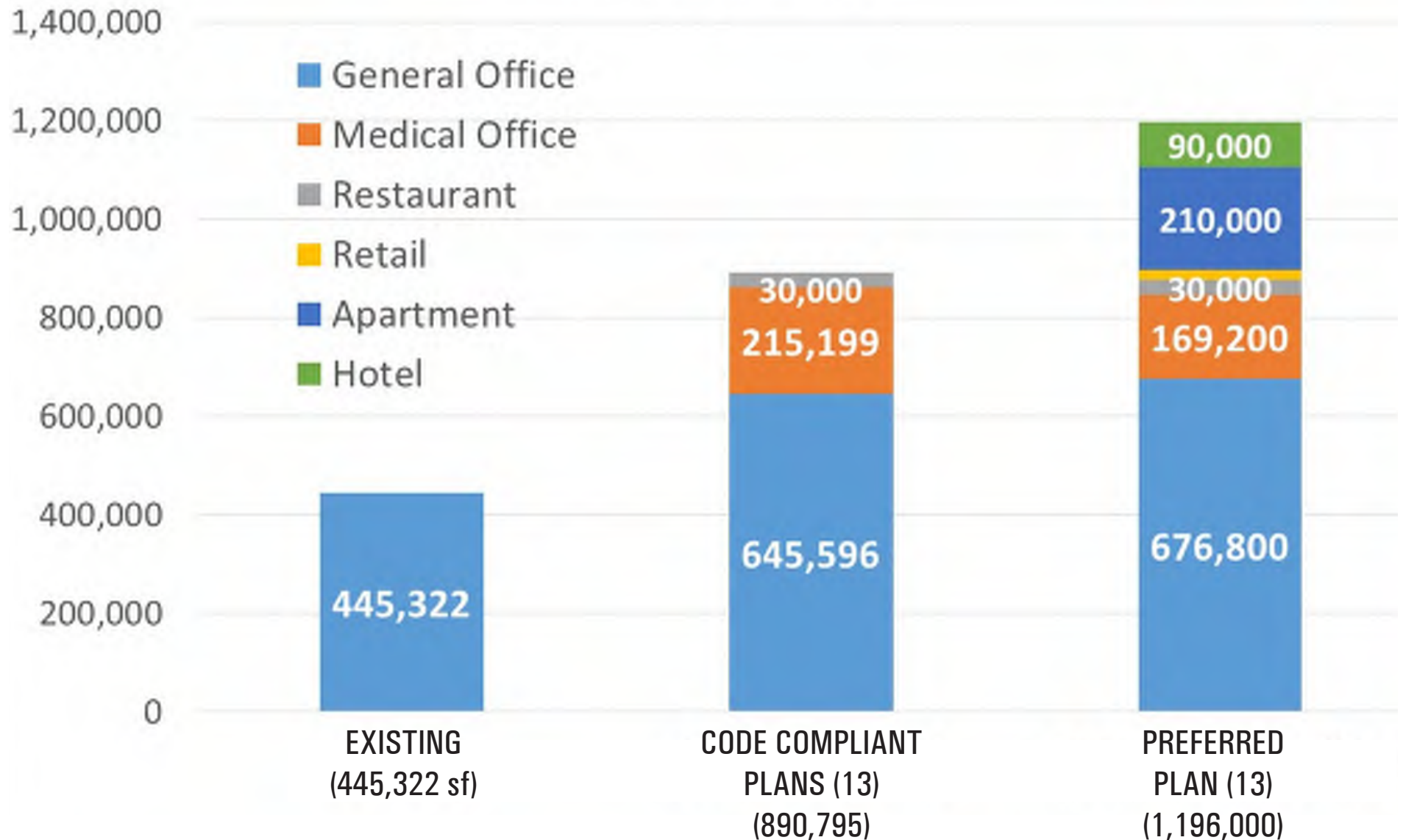
SQUARE FOOTAGE ASSUMPTIONS

	EXISTING CONDITIONS	CODE COMPLIANT PLANS (13)	PREFERRED PLAN
General Office	445,322	645,596	676,800
Medical Office	0	215,199	169,200
Restaurant	0	30,000	30,000
Retail	0	0	20,000
Apartment	0	0	210,000
Hotel	0	0	90,000

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TRAFFIC IMPACTS

SQUARE FOOTAGE ASSUMPTIONS



January 29, 2016

TRAFFIC COMPARISON

AVERAGE DAILY TRIPS

5,000

EXISTING



January 29, 2016

TRAFFIC COMPARISON

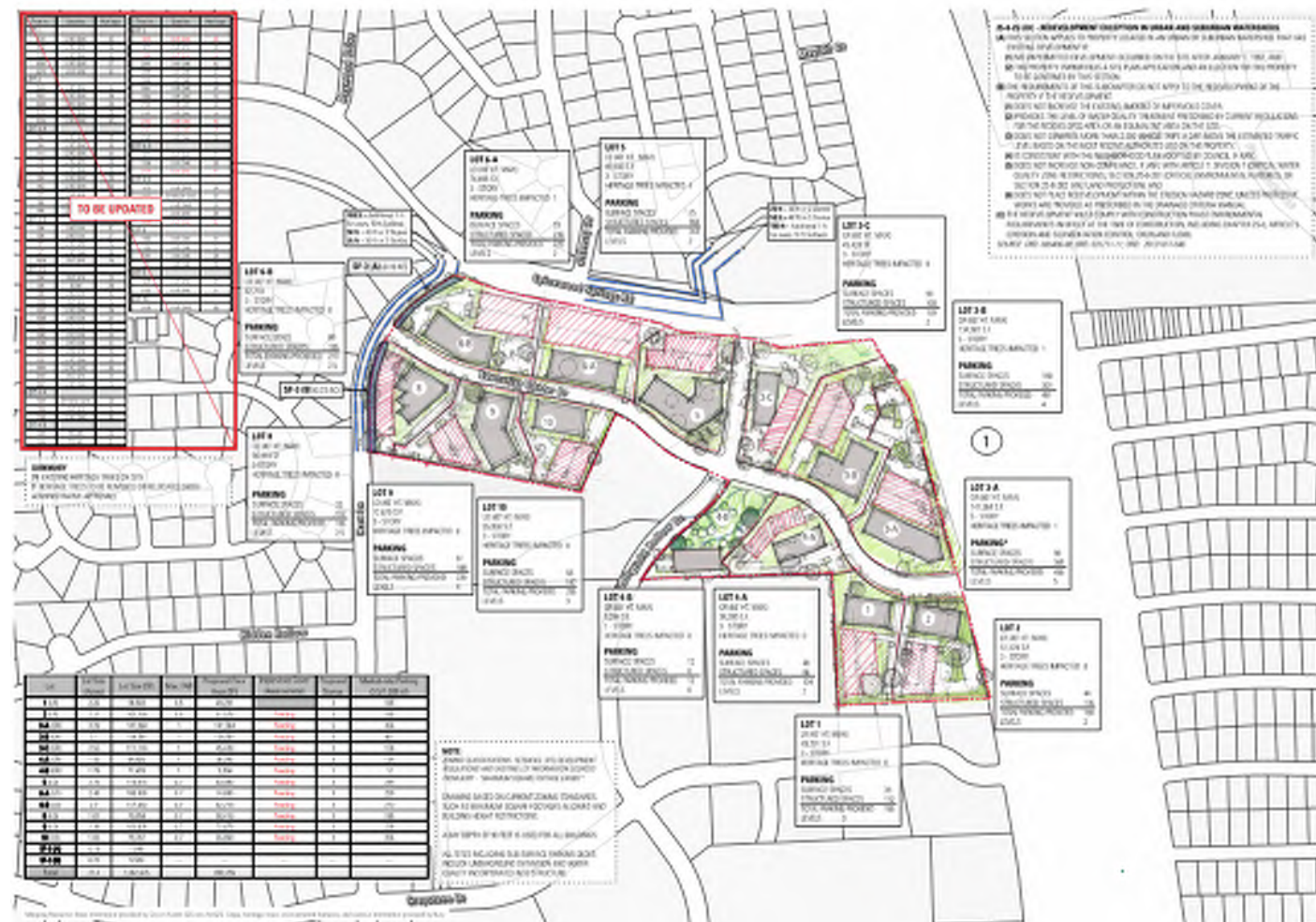
AVERAGE DAILY TRIPS

17,000

5,000

EXISTING

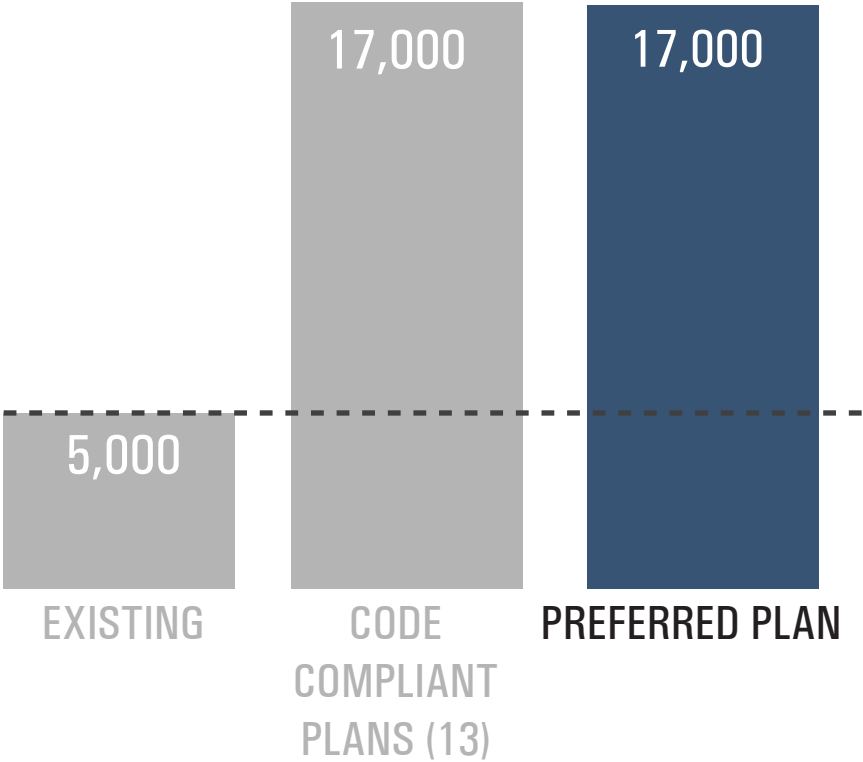
CODE
COMPLIANT
PLANS (13)



January 29, 2016

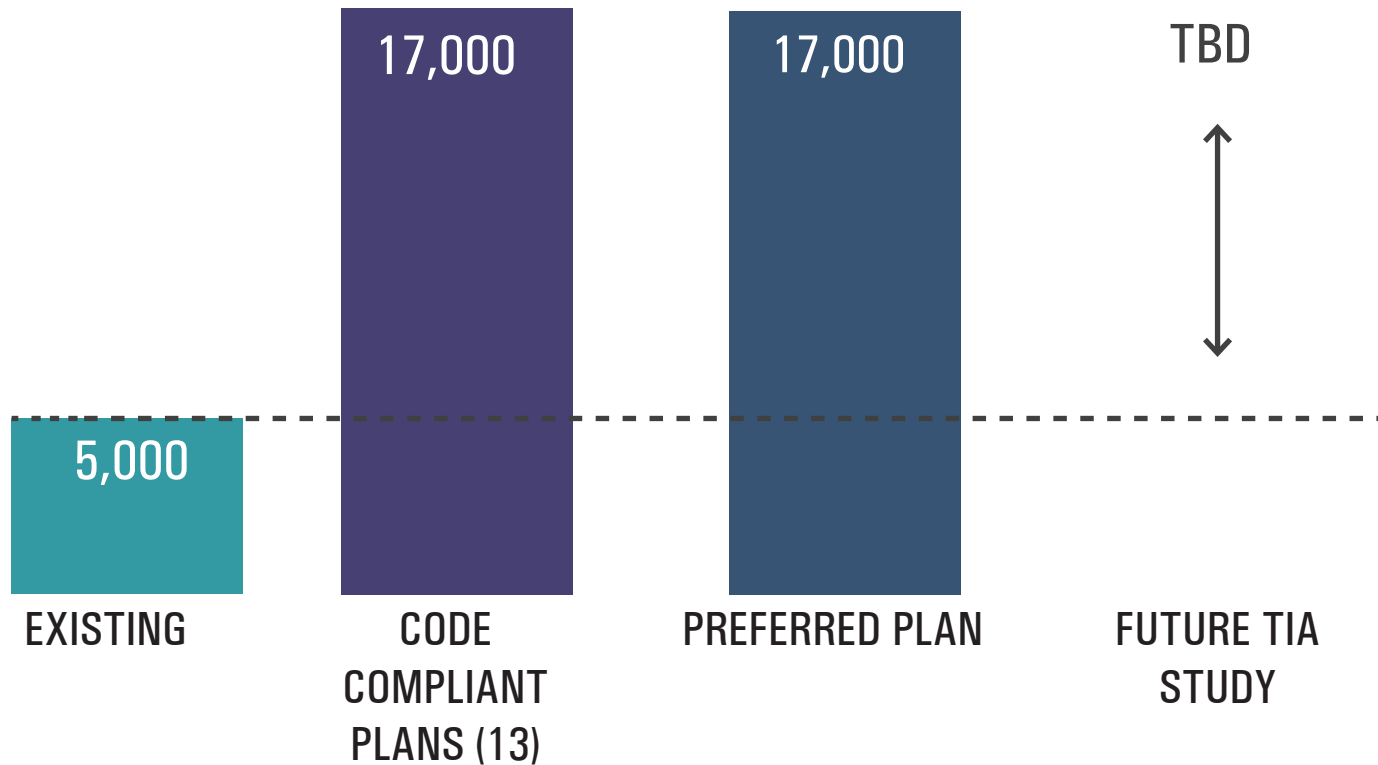
TRAFFIC COMPARISON

AVERAGE DAILY TRIPS



TRAFFIC COMPARISON

AVERAGE DAILY TRIPS



* Estimate based on adjusted average daily trips

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TIA STUDY AREA



January 29, 2016

COMMENTS:
COUNCIL MEMBER SHERRI GALLO

January 29, 2016

NEXT STEPS

January 29, 2016

Next Steps

- Working Group implements the plan output from the charrette
 - Identifies plan elements for this development
 - Establishes clear guidance (visual and textual) to ensure these elements are included in the re-development of the site
- Along the way, we keep the neighborhoods involved
 - Working group holds public information sessions
 - We track the zoning process with standard public involvement
 - Ongoing communication and status through communication vehicles of the neighborhoods

CLOSING
(MUST CLEAR ROOM BY 2 PM)

January 29, 2016

ADDITIONAL INFORMATION

January 29, 2016

PREFERRED PLAN // PLAN & PARCELS



KEY OSM_s REPORT CARD

OBJECTIVES	EXISTING CONDITIONS	CODE COMPLIANT PLANS (13)	PREFERRED PLAN
Total Square Footage	445,322	890,795	1,196,000
Building Heights	2-3 Stories	2-4 Stories	4-7 Stories
Heritage Trees Preserved	71	58	52
Protected Trees Preserved	106	65	83
Trip Generation (Average Daily Trips)	5,080	17,000	17,000
Schools Impact	0	0	210 non-family units
Open Space	N/A	N/A	6 Acres

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TRAFFIC ASSUMPTIONS

- » Medical office produces **3 times** the trips of office
- » Restaurant produces **3 times** the trips of general retail
- » Grocery is **2.5 times** the trips of general retail