

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	

4	Provide a mix of uses on the site	The Plan should identify the mix of uses on site, and identify zones in which single-uses and mixed-uses occur	The Charrette should test schemes with single- and mixed-uses
		Create a Regulating Plan that identifies which uses/building typologies can occur in which zones	The Charrette should test different percentages of land uses in the Schemes generated

TRANSPORTATION

	OBJECTIVES	STRATEGIES	MEASURES
1	Mitigate and minimize traffic impact to the surrounding neighborhoods resulting from the new development	Create well-connected internal streets that take pressure off of main arterials	Ensure that the scope of any TIA goes beyond the immediate streets and includes bottlenecks
			Traffic analysis should include: 1. Existing 2. Existing and projected 3.Existing, projected, and proposed
		Create more intersections and smaller blocks to distribute turning motions and enhance walkability	Test internal connections in different schemes during the Charrette
		Provide multi-modal opportunities that would relieve automobile traffic (i.e. bus transit, bicycle lanes, sidewalks, etc.)	
		Add no more traffic than could be added under current zoning, pursuant to the redevelopment rules	
		Provide a mix of uses on-site to reduce off-site travel	

2	Provide good pedestrian/bike access throughout the site	Provide sidewalks leading to the front door of each building	
		Connect sidewalks to walking trails along site	
		Consider making Executive Center Drive a pedestrian/bike-friendly "Main Street"	Consider applying Complete Streets Standards
3	Make pedestrian/bike improvements to access across Mopac, Spicewood and at key intersections	Add additional entrances/exits/turnarounds from Mopac	TBD by third party during the Charrette
		Implement pedestrian improvements at off-site intersections to enhance safety.	
		Consider a "green cap" on the street over the highway (precedent - Columbus, OH; Klyde Warren Park in Dallas)	
4	Integrate mass transit into Plan to reduce automobile traffic	Connect with existing and future transit lines/stops (i.e. Lone Star Rail station, Park n Ride)	TBD by third party during the Charrette
		Provide small-scale transportation options - Mini-bus; trolley; shuttle connecting to local bus system and destinations	
5	Conceal and/or limit surface parking for a more walkable environment	Create and allow on-street parking at internal streets (new and existing)	
		Impose maximum parking requirements rather than minimums	Consider applying LEED-ND parking requirements
		Provide parking incentives and reductions for electric vehicles and car-sharing	Consider applying LEED-ND parking requirements
		Screen parking lots and/or structures with appropriate landscaping and sufficient light-abatement	
6	Create "green" parking facilities	Minimize impervious cover - use permeable paving in parking lots	

ENVIRONMENT			
	OBJECTIVES	STRATEGIES	MEASURES
1	Identify heritage and protected trees that are to be preserved and trees that are to be removed	Strive to retain 100% of heritage trees in the creek gully and those fronting public ways	Generate one scheme that protects maximum number of heritage and protected trees
		If trees are removed, they should be replanted locally on site	
		Identify the trees that are to be preserved, no matter when the redevelopment is done	
2	Protect waterway(s) on site, while improving stormwater runoff retention/detention	Use Low Impact Development (LID) stormwater techniques and use this as an opportunity for value creation (lake, wetlands, rain gardens etc.)	
		Use native landscaping	Consider applying LEED-ND requirements
		Establish requirements for setbacks from CEF (critical environmental features)	Follow City requirements (CEF setback minimum of 150', with staff administrative approvals to 50')
3	Minimize impact of runoff from this site to the surrounding neighborhoods	If needed for building permit, conduct a geological soil and strata assessment	
4	Create more parks and open spaces	Establish an open space framework/network and design each one beautifully	TBD in Charrette in the context of tradeoffs
			Distinguish between "Dedicated Parkland" and "Open Space" in the Plan
		Consider including diverse open spaces (community gardens, playgrounds, plazas, pocket parks, athletic fields, habitats for birds and butterflies, etc.)	TBD in Charrette in the context of tradeoffs
		Create green spaces on tops of buildings	Consider applying LEED-ND requirements

5	Incorporate "green" standards throughout development	Consider development to have green buildings	Consider LEED-NC for new buildings as a required standard for the development
			Comply with the Austin Green Building Program
			Consider the application of renewable energy sources (i.e. wind, solar, etc.)
		Minimize light pollution	Comply with the COA Dark Sky Ordinance
		Minimize construction waste	Comply with Ciy of Austin Zero Waste Initiative
		Limit air and noise pollution during demolition and construction	Comply with City of Austin code requirements pertaining to noise
		Rehab/reuse existing buildings when possible	

ECONOMIC

	OBJECTIVES	STRATEGIES	MEASURES
1	Design an economically feasible plan	Consider local market conditions	Compare charrette team benchmark design with proposed alternatives that contain benefits
		Consider product types relative to development cost and prospective revenue	Compare charrette team benchmark design with proposed alternatives that contain benefits

2	Provide a mix of uses on site	Include housing that can be for-sale or rental in the Plan	Test extremes of housing in the design alternatives (i.e. no residential to housing for a range of types)
		Include office in the Plan	
		Include entertainment destinations in the Plan (i.e. small amphitheatre; restaurants; boutique hotel; limited bars)	Take traffic impacts into account when considering entertainment uses (traffic counts generated and reduced)
			Test alternative sites for concentrating entertainment uses
		Attract 5-star restaurants and a neighborhood scale, small-format grocery store (Sprouts, Trader Joes, etc.) to the site to service the local neighborhoods	

3	Create opportunities for small and local businesses to serve the local neighborhoods	Prevent development of big box stores	Attract neighborhood-scale services with an emphasis on local businesses
		Provide a range of neighborhood services (i.e. banks, daycare, dry cleaners etc.)	Attract neighborhood-scale services with an emphasis on local businesses
		Provide opportunities for an evening draw in mixed-use areas (coffee shop, bar, restaurant)	Preserve the conditional permit for loud uses after midnight in designated areas

4	Build out development in phases	Create a phasing plan, based on buildings that have longer-term leases	
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5	Mitigate adverse impact on school districts and prevent overcrowding	Consider opening a new school in the neighborhood; rezoning current school boundaries	
		Redistrict the school boundary so that this property is in schools that are not overcrowded schools	
		Create a fund that generates money for neighborhood schools (i.e. Doss, Murchinson, etc.); consider the cost and reflect it in the design	

REGULATORY

	OBJECTIVES	STRATEGIES	MEASURES
1	Agree on what the development should be and figure out how to deliver/enforce the vision.	Keep current zoning - No PUD	
		Consider all possible zoning and implementation alternatives, including a PUD	Consider creating a TIRZ to generate funds for public improvements
		Allow current zoning with variances - variances exist to address unique considerations which this site has a lot of - refusal of variances may not produce the best outcome	During the Charrette, identify any design element that requires a variance, waiver, or rezoning

2	Create a Plan that is consistent with the Imagine Austin framework	Comply with IA framework	Development in this area must be of a scale that serves the neighborhood; Imagine Austin guidance is that Neighborhood Centers generally have 5,000 to 10,000 people; 2,500 to 7,000 jobs
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3	Create a plan and adopt standards that are strictly enforceable	Create an enforceable Regulating Plan	Built-in effective/punitive penalties if owner deviates from plan
		Maintain water pressure for neighbors	Comply with Austin City Water requirements (dealt with when the site plan is reviewed)
		Consider adoption of established professional standards (complete streets, LEED-ND, LEED-NC, etc.)	

CULTURE

	OBJECTIVES	STRATEGIES	MEASURES
1	Allow for aging-in-place	Provide diversity in housing	
		Provide a range of amenities on-site that are easily accessible	

2	Create places for gathering that encourage play/music/dance and art (Precedent - Central Market Green space)	Consider locating park/public space at the highest point on the site	
		Allow sidewalk cafes	
		Create opportunities for civic art in public places (i.e. Sculptures, art, murals along walkways, art galleries)	
		Create venues for music such as indoor/open air amphitheatre and bandshell ("Blues on the Green")	Consider impact of uses on traffic and noise
		Include a space for a farmer's market in the Plan	

3	Keep "Austin" culture - good for developer, the city, and residents	Recruit local businesses	
		Don't make AO look like Houston or the Domain	

EQUITY

	OBJECTIVES	STRATEGIES	MEASURES
1	Create multi-generational housing for a mix of incomes	Include diverse housing types as part of the Plan	% set-aside for affordable housing; Provide full cycle of housing by achieving 3 credits in LEED-ND Housing Diversity Credit
		Create a Seniors living center	Independent Living only

2	Maintain or enhance property values	Create amenities on site that will make Austin Oaks a desirable place to live in	Create elements that are comparable to the quality of the neighborhoods
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3	Provide ADA Accessible housing	Incorporate ADA requirements into building/site design	Comply with COA requirements
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