

# **AUSTIN OAKS CHARRETTE**

TESTING DESIGN ALTERNATIVES

January 28, 2016

# AGENDA

- » Welcome
- » Charrette Background
- » Owner's Perspective
- » Charrette Week Process
- » Making a Place People Will Love: The Recommended Charrette Plan
- » Testing the Recommended Charrette Plan
- » Discussion
- » Voting

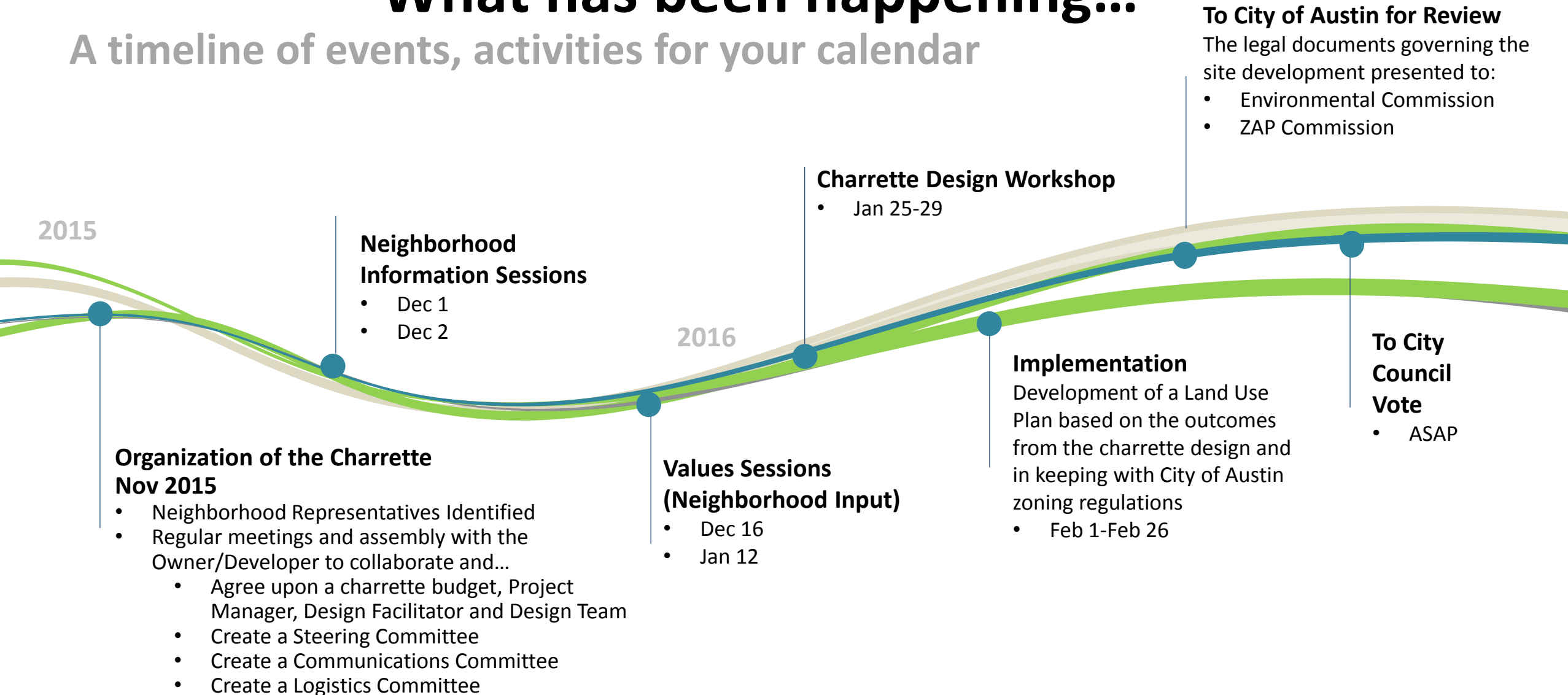
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# Quick History

- 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

# Implementation

- The charrette plan will be implemented through zoning
- Zoning 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
- Our approach is to *design the site and then zone the design*

# Zoning Implements the Plan

*Keep an open mind... focus on the design*

# 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!**

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**CLAIM**

**CHARTS MATCH  
DRAWINGS!**

January 28, 2016

EVERY NUMBER WE PRESENT  
WILL BE:

**$\pm 10\%$**

# **CHARRETTE WEEK PROCESS**

January 28, 2016



# CHARETTE 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/Envr	Tech Meeting- Drainage/Envr	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.						

# 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: EXPERT AND CODE INPUT



TORI  
JERRY RUSTHOVEN  
MATT LEWIS  
ANDY LIUCEISEN  
DONNA GALLATI

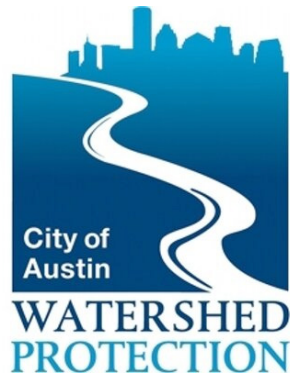
SCOTT JAMES  
ERIC BOLLICH  
BETH ROBINSON  
MICHAEL EMBESI



HECTOR TAMEZ



ROBERTO GONZALEZ



CHUCK LESNIAK



ADAM ZERRENNER



MARILYN LAMENSDORF

# COMMUNITY INPUT & POST-IT COMMENTS: CONCEPTS A, B & C



# DESIGN BASED ON COMMUNITY FEEDBACK:

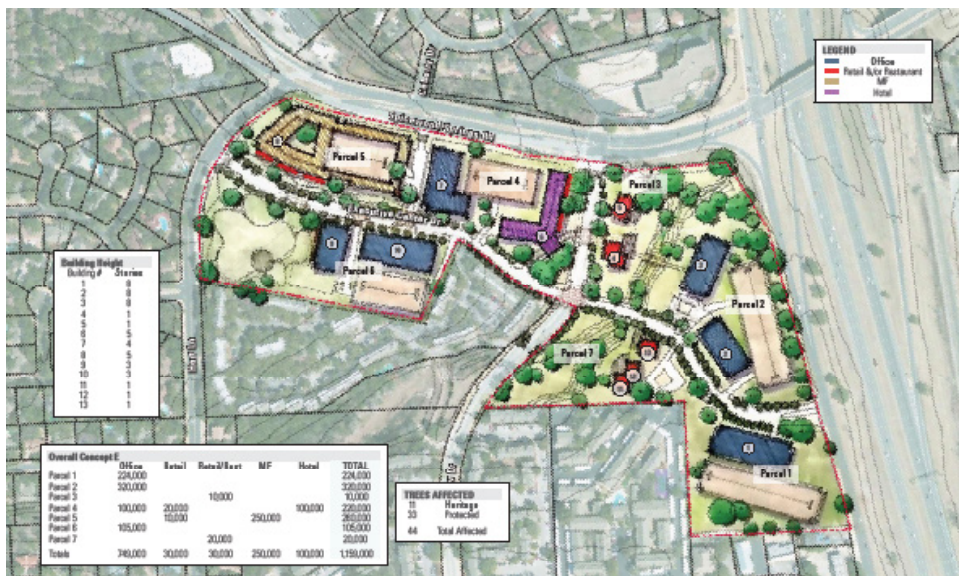




# COMMUNITY INPUT & POST-IT COMMENTS: CONCEPTS D & E



AUSTIN OAKS / CONCEPT D

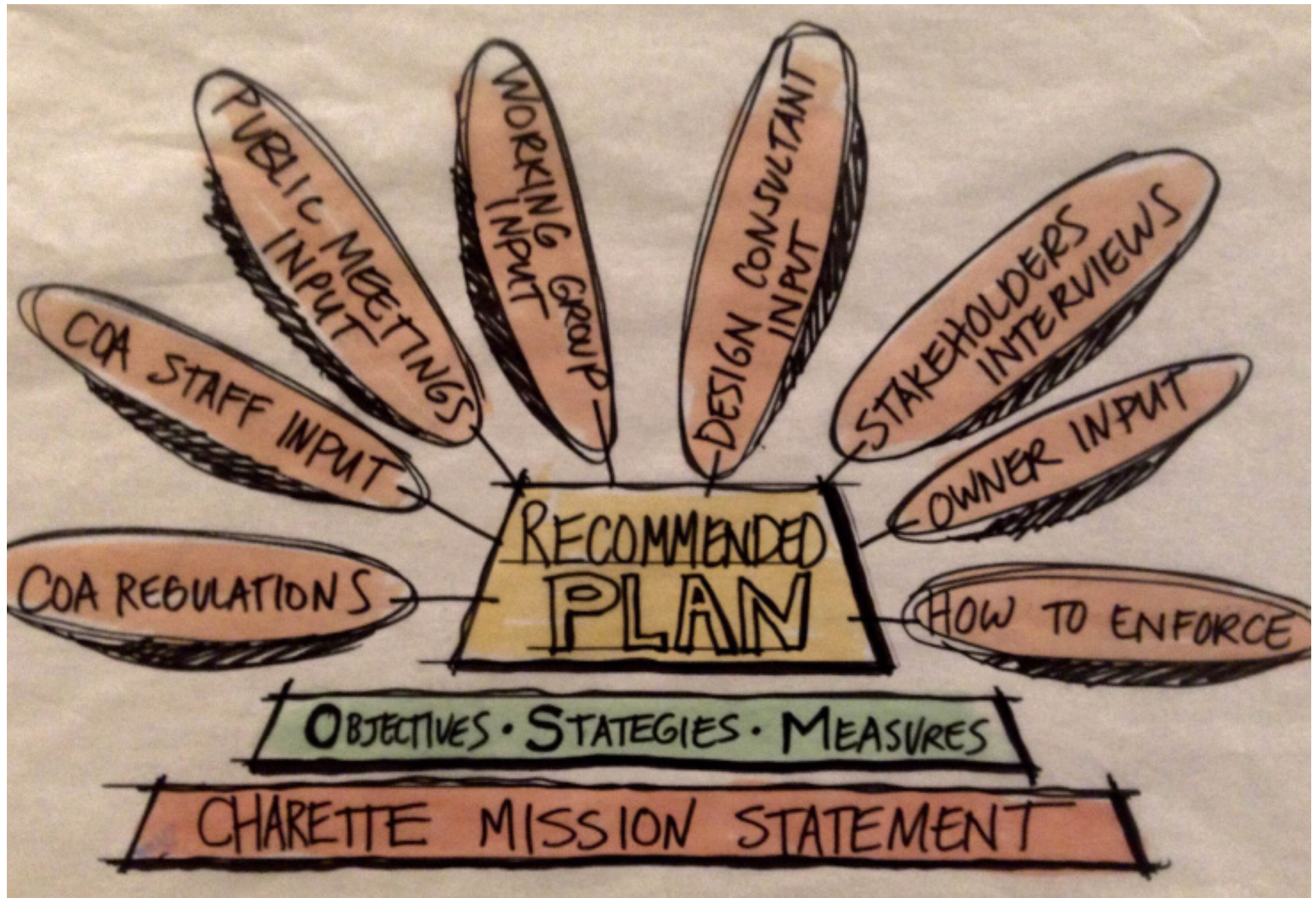


AUSTIN OAKS / CONCEPT E





# THE CHARRETTE INPUT PROCESS:





# **MAKING A PLACE PEOPLE WILL LOVE: THE RECOMMENDED CHARRETTE PLAN**

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# FEATURES OF THE PLAN

Office/Retail/Restaurants/Boutique Hotel/Multifamily

Neighborhood Park

Creek Park

New Turning Lane

Improvements at Hart Lane & Spicewood Springs

Spicewood Springs Pedestrian Improvements

Spicewood Springs Traffic Calming

New street connection (aligning with Ceberry)

Streetscape Improvements




# PLACEMAKING

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# 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



# RECOMMENDED PLAN // CONCEPT





# RECOMMENDED PLAN//PLACEMAKING DIAGRAM

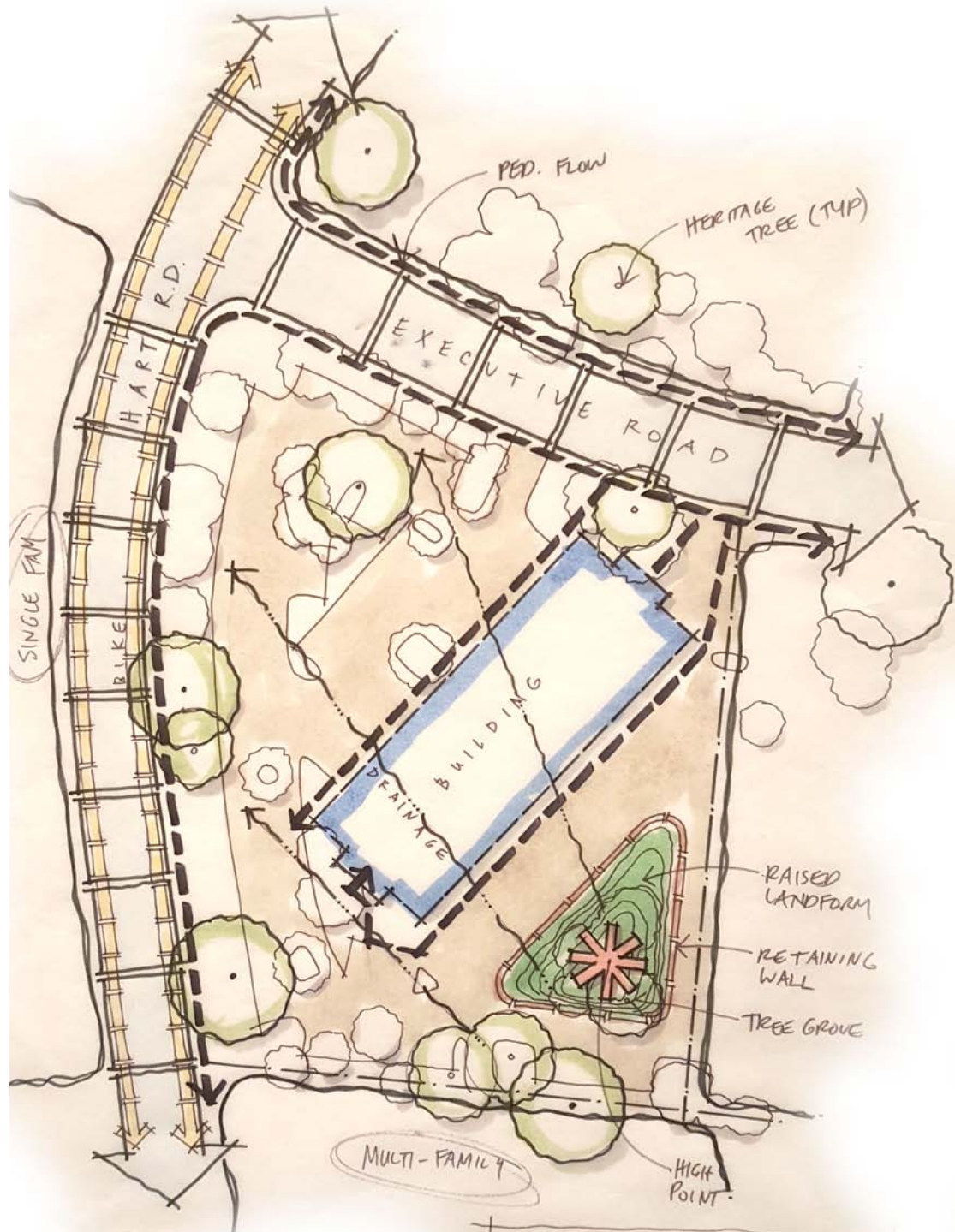




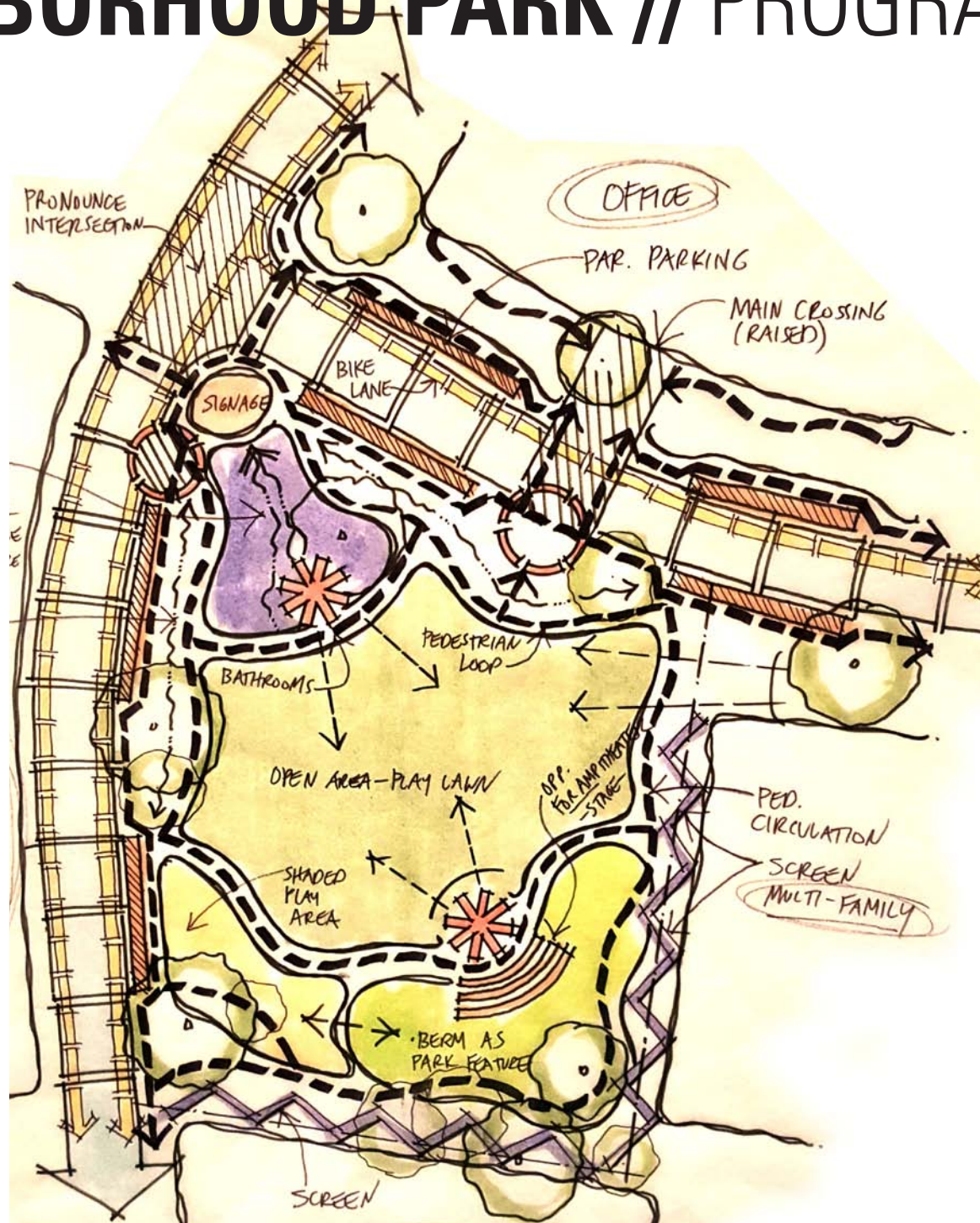
# NEIGHBORHOOD PARK // PROGRAM

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

# NEIGHBORHOOD PARK // ANALYSIS



# NEIGHBORHOOD PARK // PROGRAM

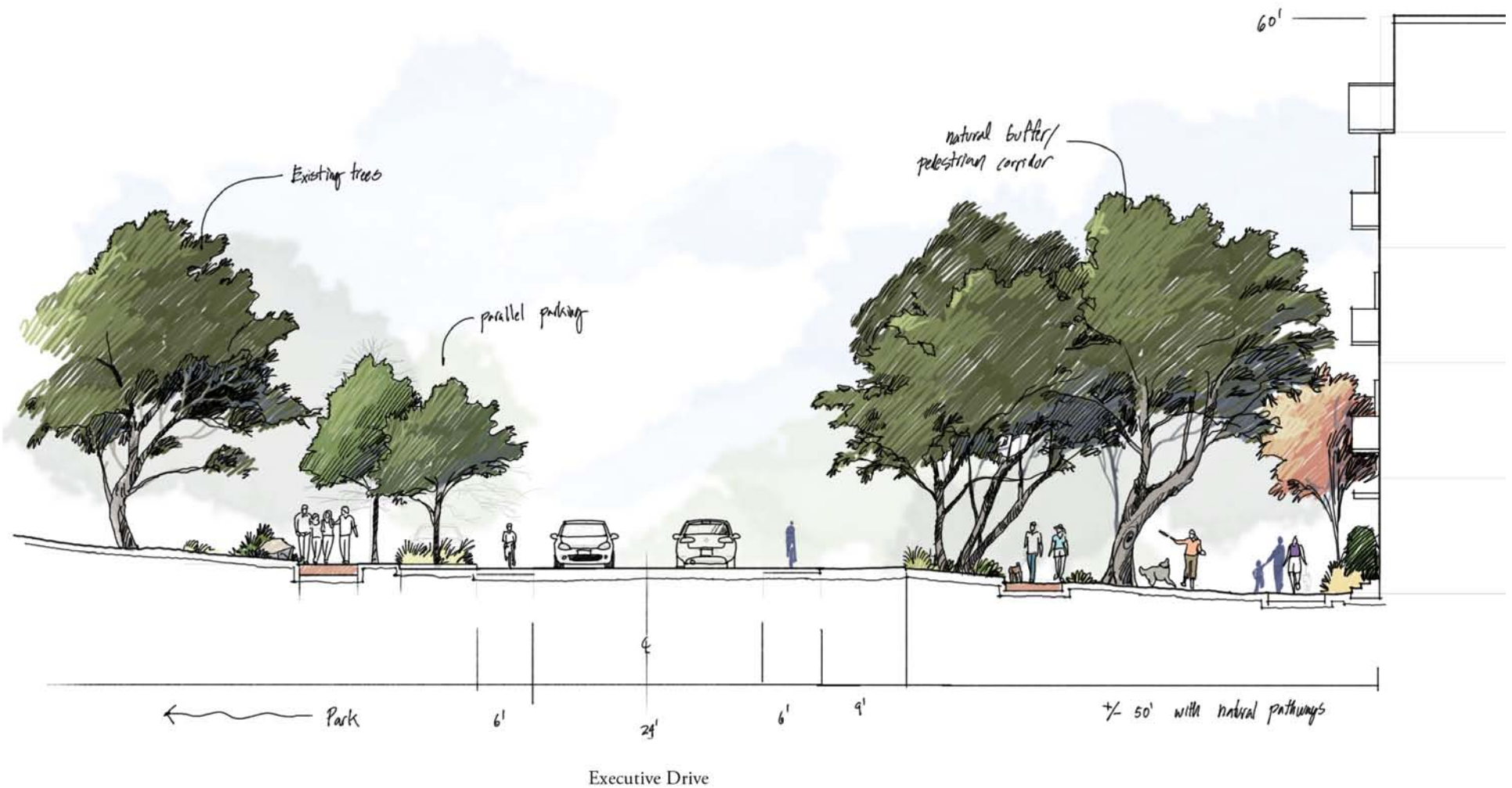




# NEIGHBORHOOD PARK // DESIGN



# NEIGHBORHOOD PARK // STREET SECTION





# NEIGHBORHOOD PARK // IMAGERY

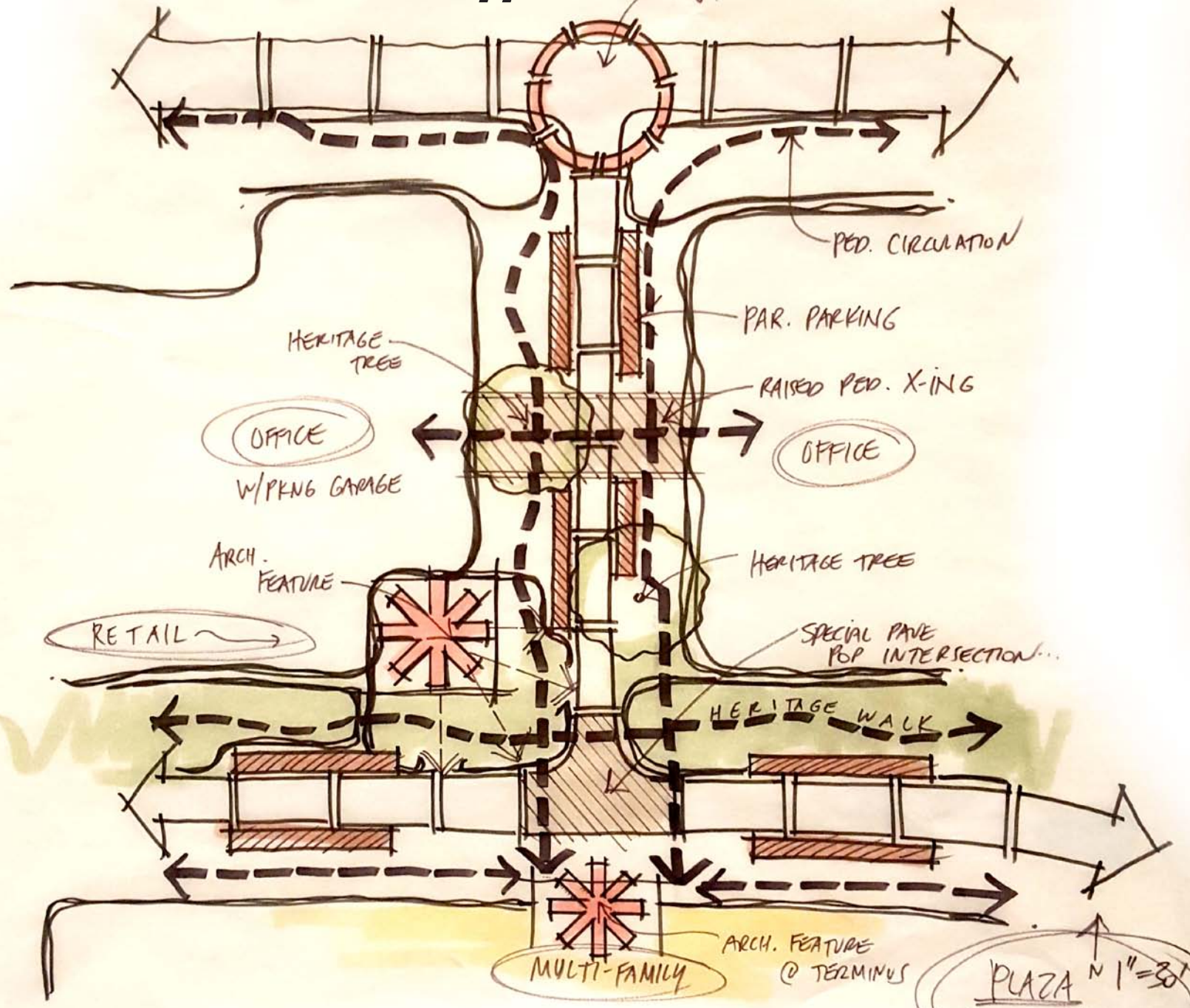


# HERITAGE TRAIL // PROGRAM

- 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)
- Street lights
- Seating areas
- Retaining walls to save trees
- Native landscape
- Create spaces for retail & restaurants w/ patios

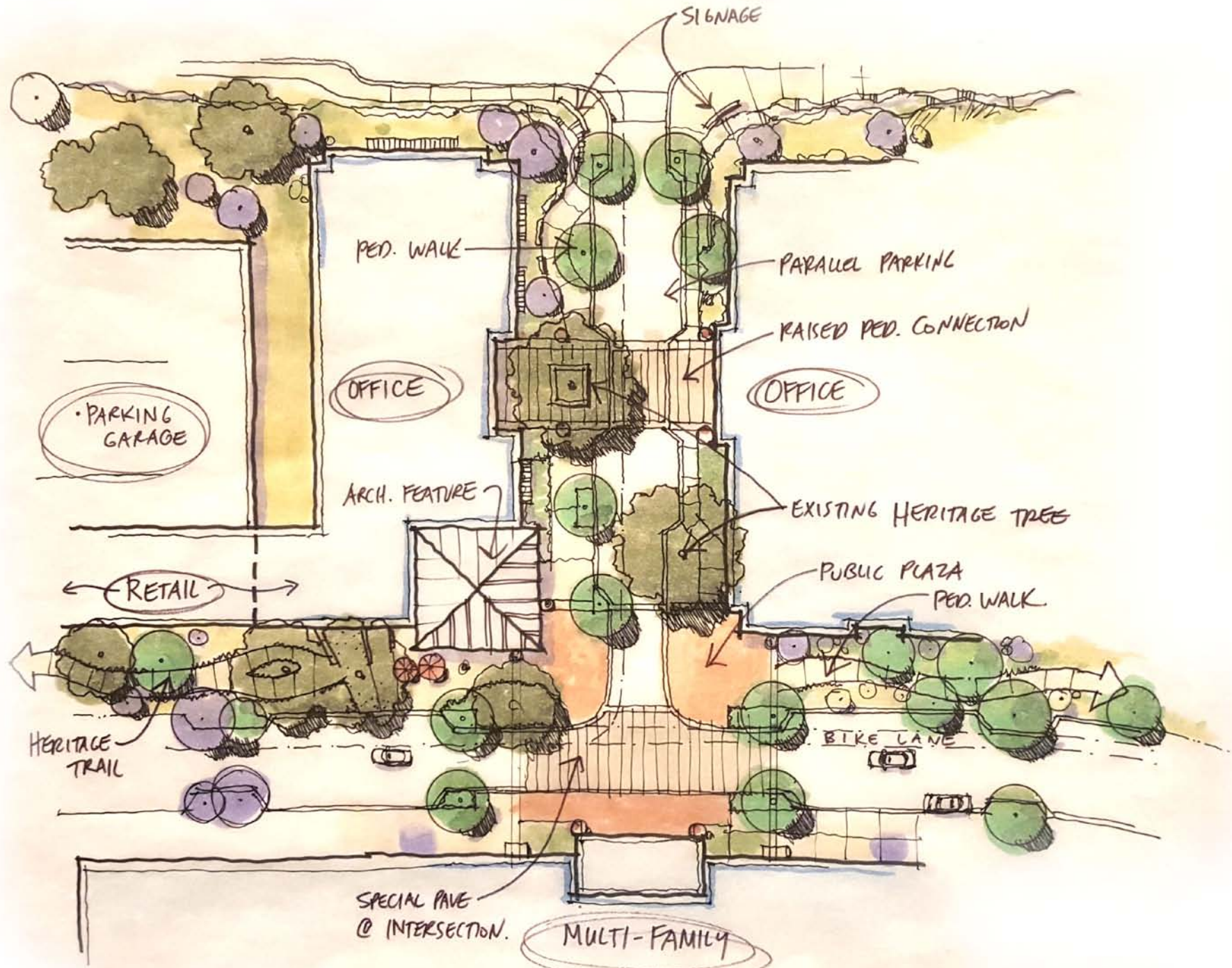


# HERITAGE TRAIL // PROGRAM





# HERITAGE TRAIL // DESIGN





# HERITAGE TRAIL // BEFORE





# HERITAGE TRAIL // AFTER





# HERITAGE TRAIL // BEFORE





# HERITAGE TRAIL // AFTER





# HERITAGE TRAIL // STREET SECTION



Executive Drive



# HERITAGE TRAIL // IMAGERY

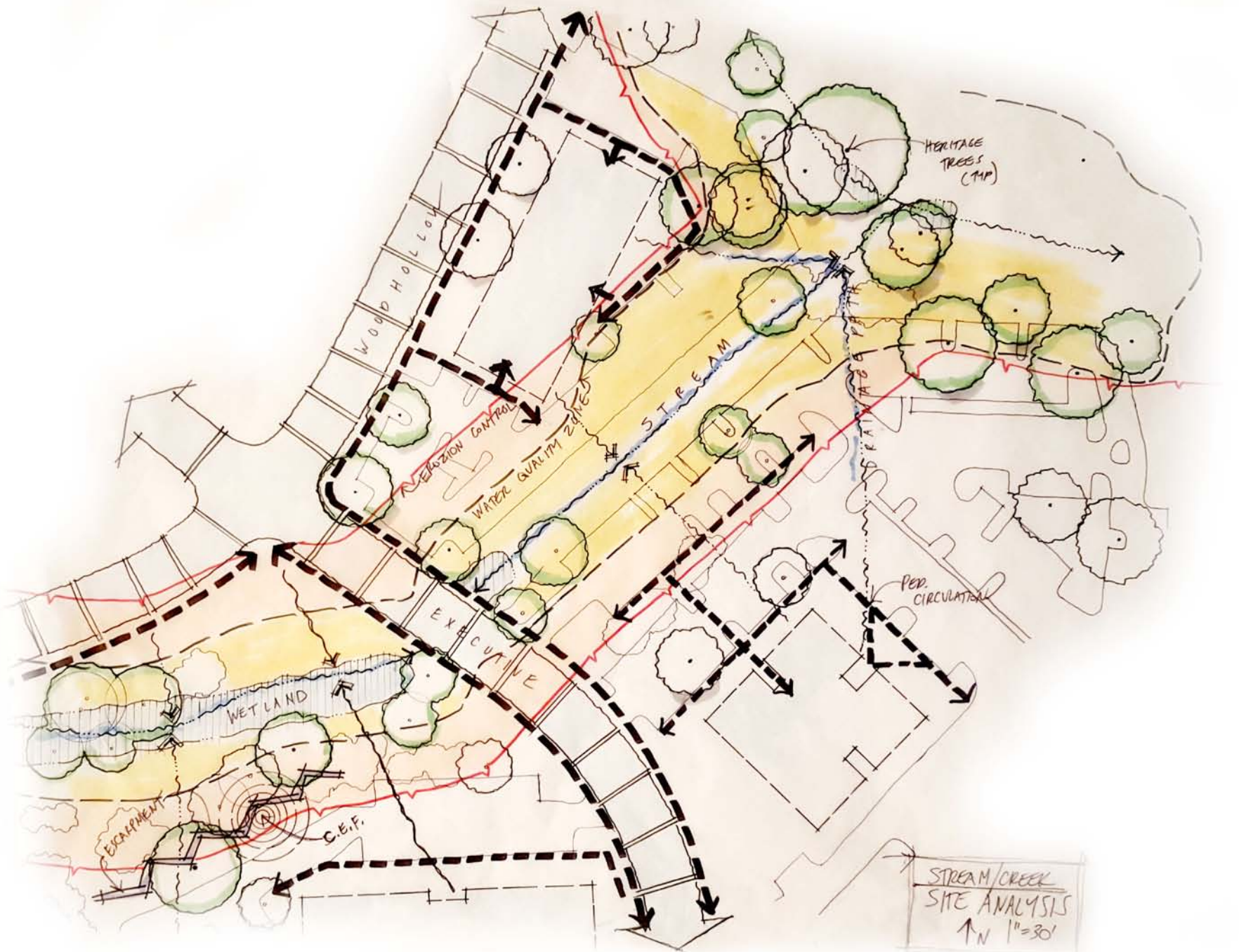


# **CREEK PARK // PROGRAM**

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

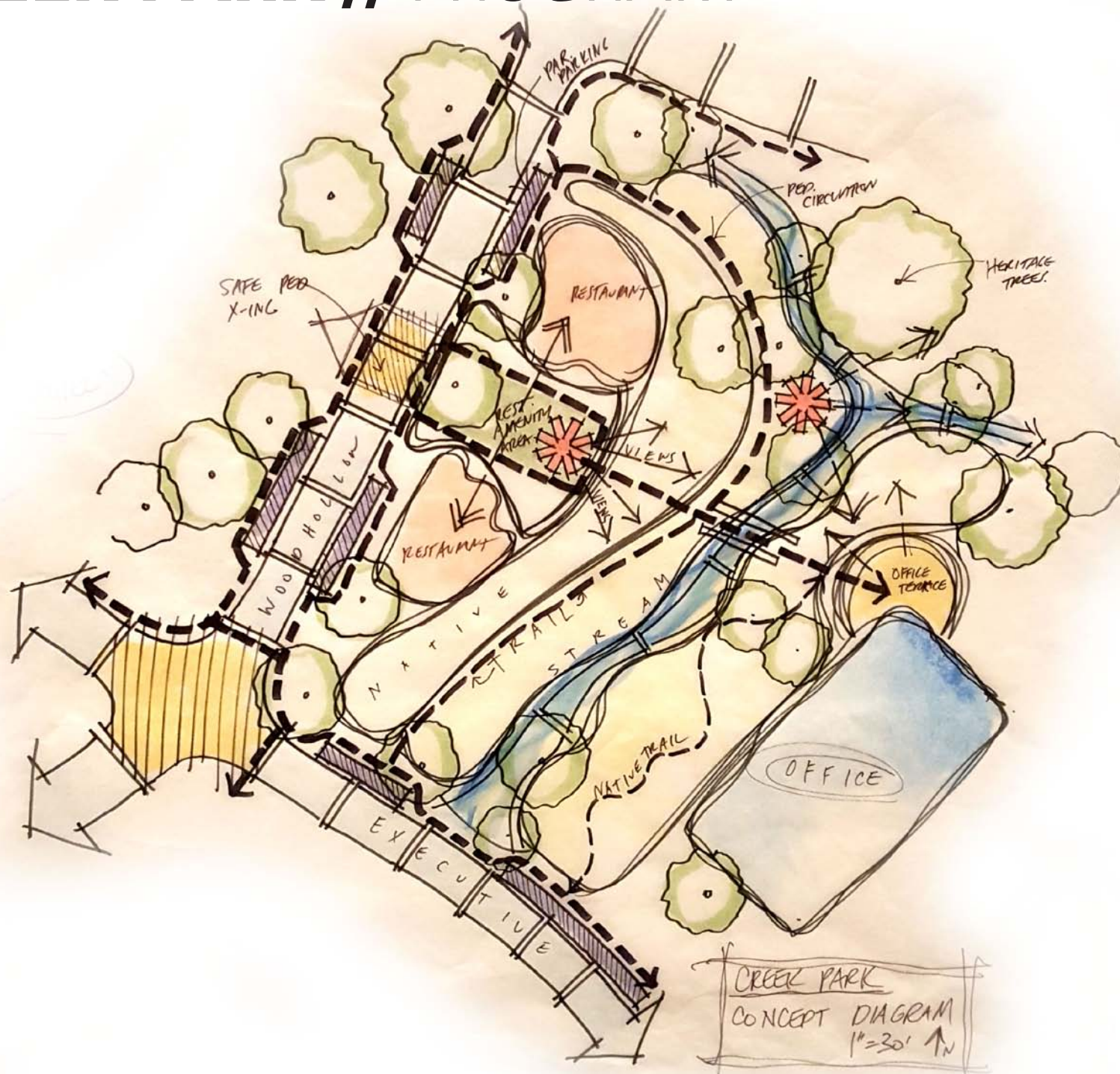


# CREEK PARK // ANALYSIS





# CREEK PARK // PROGRAM





# CREEK PARK // DESIGN





# CREEK PARK // BEFORE





# CREEK PARK // AFTER

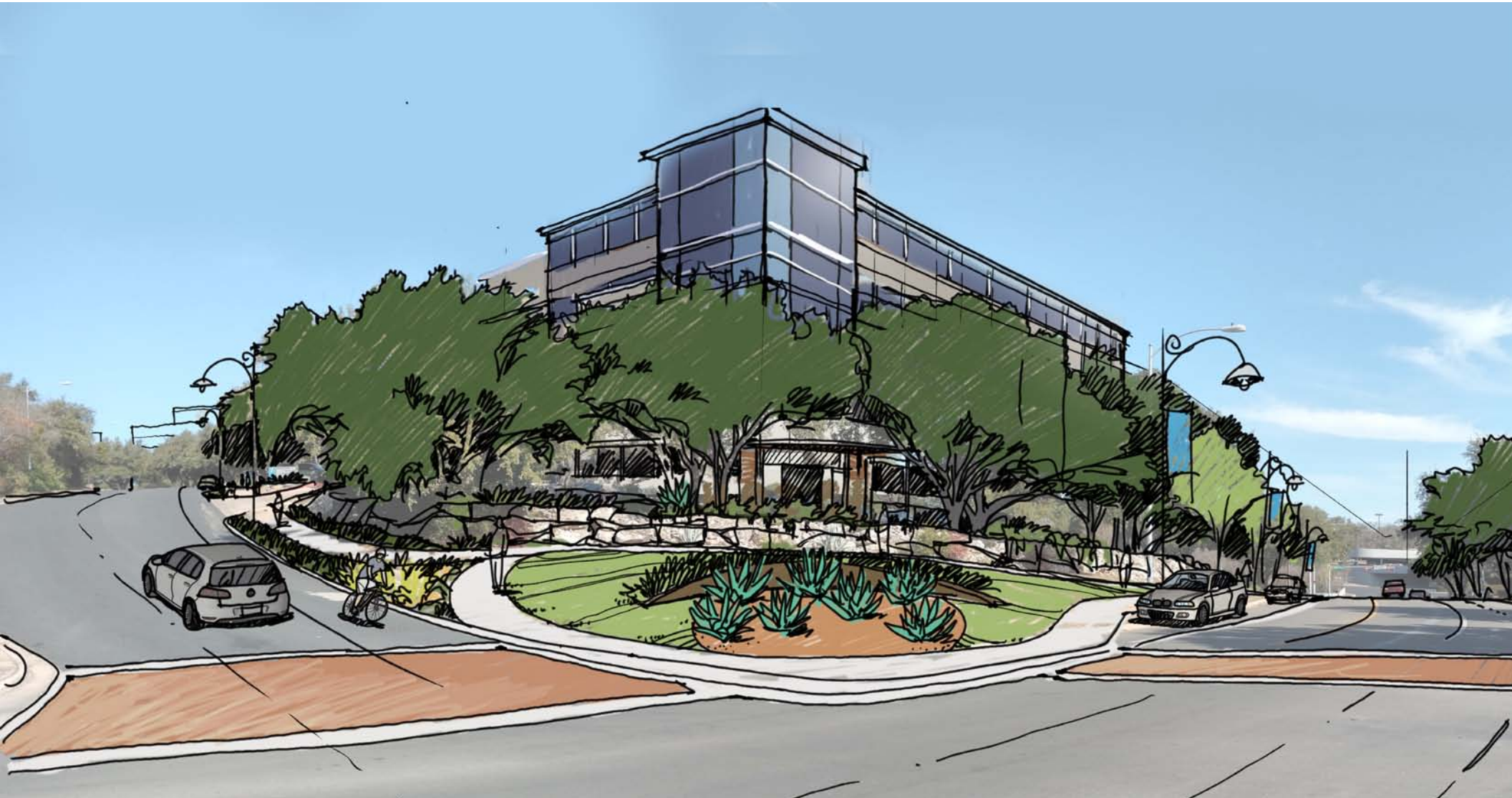




# CREEK PARK // BEFORE



# CREEK PARK // AFTER





# CREEK PARK // IMAGERY





# RECOMMENDED PLAN // CONCEPTUAL





# RECOMMENDED PLAN // 3D MODELING



# **TESTING THE RECOMMENDED CHARRETTE PLAN**

# AUSTIN OAKS METRICS

METRIC	RECOMMENDED CHARRETTE 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

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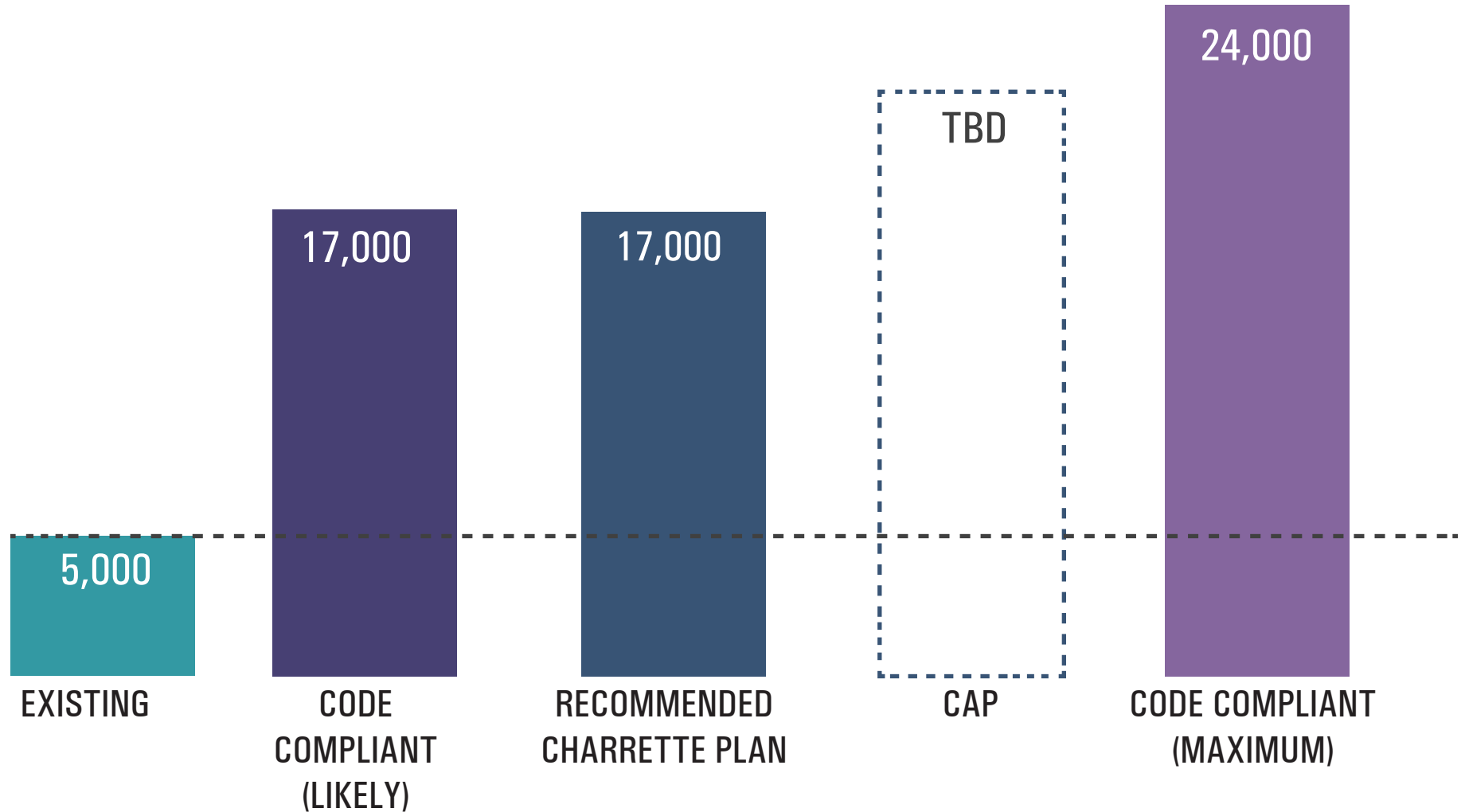
# AUSTIN OAKS METRICS

METRIC	RECOMMENDED CHARRETTE 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

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# TRAFFIC COMPARISON

## AVERAGE DAILY TRIPS



\*Estimate based on adjusted  
average daily trips

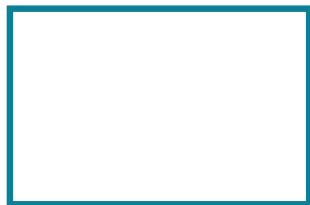
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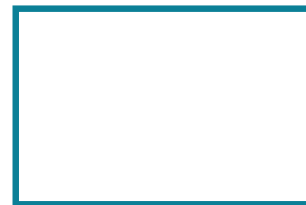
# TONIGHT'S ACTIVITY

**I PREFER THE...**

Code Compliant  
Plan

A rectangular box with a teal border, intended for a user to write their preference for the Code Compliant Plan.

Recommended  
Charrette Plan

A rectangular box with a teal border, intended for a user to write their preference for the Recommended Charrette Plan.

# **DISCUSSION**

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# **ADDITIONAL INFORMATION**

January 28, 2016

# KEY OSM<sub>s</sub> REPORT CARD

OBJECTIVES	EXISTING CONDITIONS	CODE COMPLIANT PLANS (13)	RECOMMENDED CHARRETTE 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	64	TBD
Protected Trees Preserved	106	TBD	TBD
Trip Generation (Average Daily Trips)	5,080	17,000	17,000
Schools Impact	0	0	250 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