

**Norwood Park
Condition Assessment and
Feasibility Report
Community Input Meeting #1
April 20, 2011**



DESIGN TEAM:

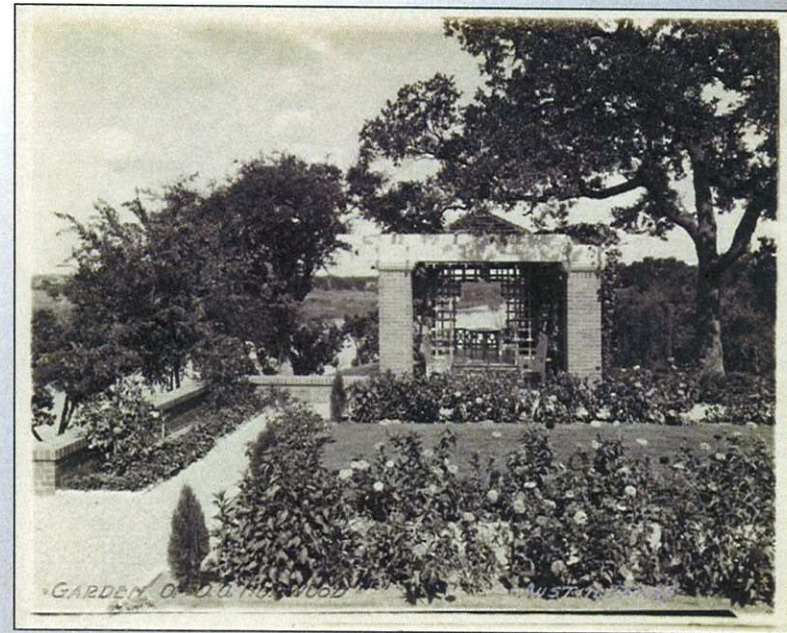
CasaBella Architects
Third:land
SWCA Environmental Consultants
Urban Design Group
Steinman Luevano Structures





Introductions

City of Austin – Parks and Recreation
Off Leash Area Advisory Committee
Norwood Posse
Design Team
CasaBella Architects
Third:land
SWCA Environmental Consultants
Urban Design Group
Steinman Luevano Structures



Community Input Meeting Process



Stakeholder Meeting #1 – April 20, 2011 @ Zilker Clubhouse

- Project process
- Norwood Park – present condition
- Determine community key issues
- Establish potential uses for the estate
- Document stakeholder comments

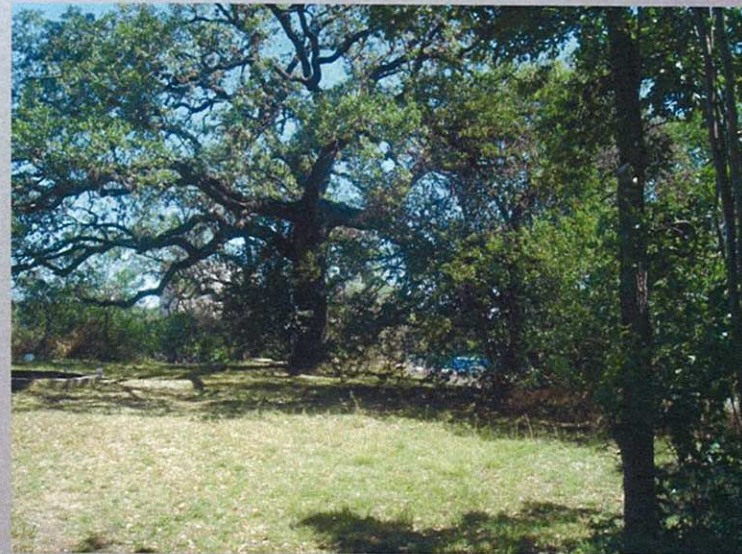


Community Input Meeting Process



Stakeholder Meeting #2 – May 17, 2011 @ MACC

- Review previous meeting comments
- Establish three alternatives
- Prioritize issues and uses
- Begin design charette



Community Input Meeting Process



Stakeholder Meeting #3 - July 20, 2011 @ MACC (tentative)

- Design Team will return with 3 options
 - Issues and uses
 - Cost impact
- Determine one option that best meets the needs of the community

Stakeholder Meeting #4 – August 23, 2011 @ MACC (tentative)

- Present final design concept

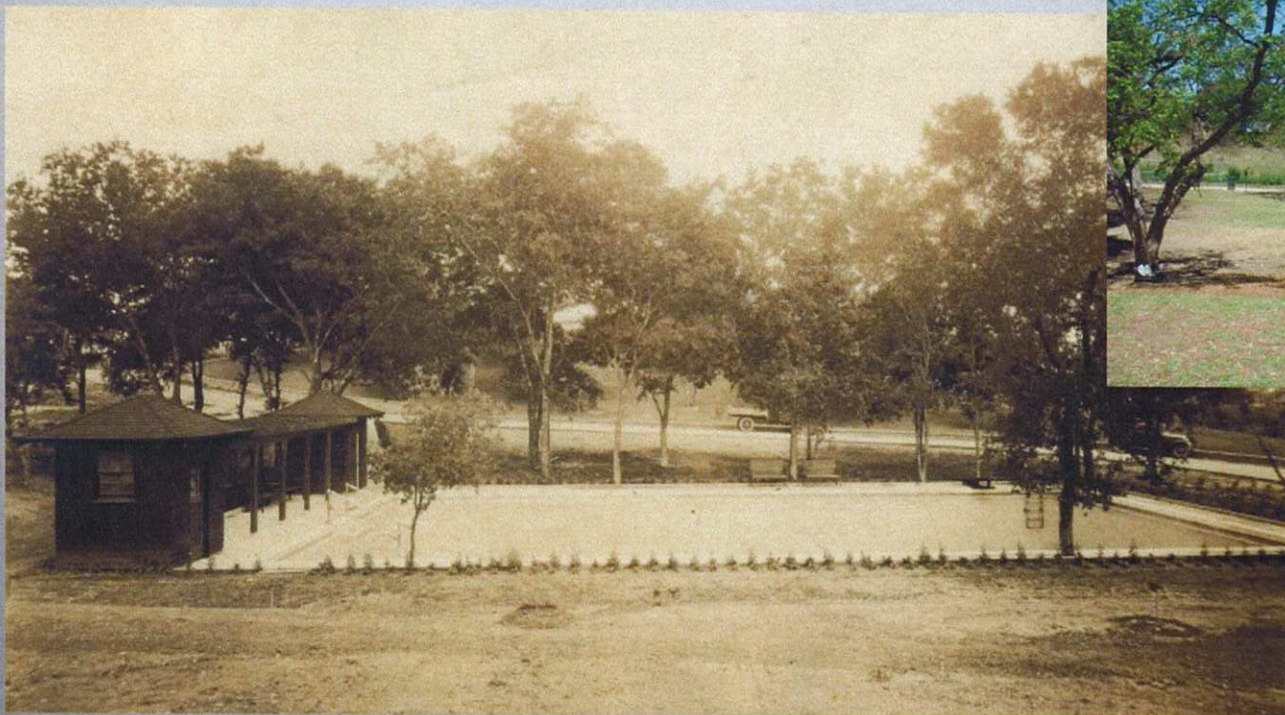
Present to Boards/Commissions and City Council (dates to be determined)



Present Conditions



- **Landscape – Tim Franke, Landscape Architect**
- **Site Issues – Laura Toups, Civil Engineer**
- **House/Historical Significance – Anna Mod, Preservation Consultant**



Norwood Park Entries and Approaches



Define Landscape and Site Conditions at Primary Entries and Approaches to Site

- Riverside Drive and Edgecliff Street Edge Landscapes – Street Design as Part of Park
- Incorporation of “Out Parcel” as Part of Park Experience
- Pleasant and Safe Pedestrian, Bike, and Auto Approaches and Storage/Parking
- Enhancement and Preservation of Extraordinary Existing Landscape Qualities
- Landscape as Neighborhood and Community “Invitation” into Park



Interior Landscape Elements - 1

Identification of Key Interior Landscape Elements and Opportunities

- The 1924 Ornamental Norwood Garden – The “Formal House Garden”
Restoration of the Original Garden
Reinterpretation of the Garden with 21st Century Ideals
- The Tea Room Promontory and the Green House Location
Visual and Potential Physical Connections within the Park
Visual Marker of the Park as Seen from the East

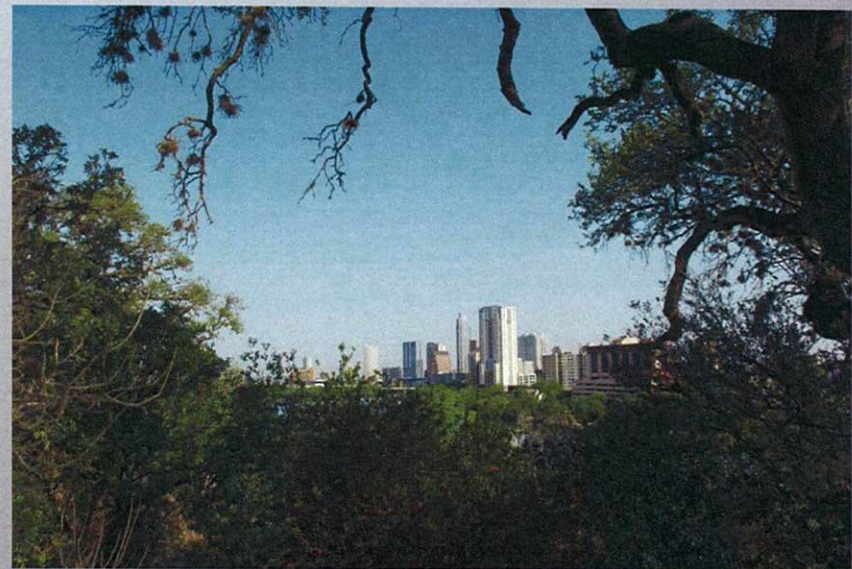


Interior Landscape Elements - 2



Continued Identification of Key Interior Landscape Elements and Opportunities

- Norwood House “Back Yard” as “Terrace on Downtown”
 - Potential Enhancement of View Corridors and Prospect Points
 - Location Identity as “One of the Best Views in the City of the City”
- Visual and Physical Connection Potential to the Lady Bird Lake Trail System
 - Trail and Boardwalk Ingress and Egress Point
 - Possible Removal of Invasive and Non Native Species to Enhance Connectivity



Interior Landscape Elements - 3

Continued Identification of Key Interior Landscape Elements and Opportunities

- Swimming Pool Drive

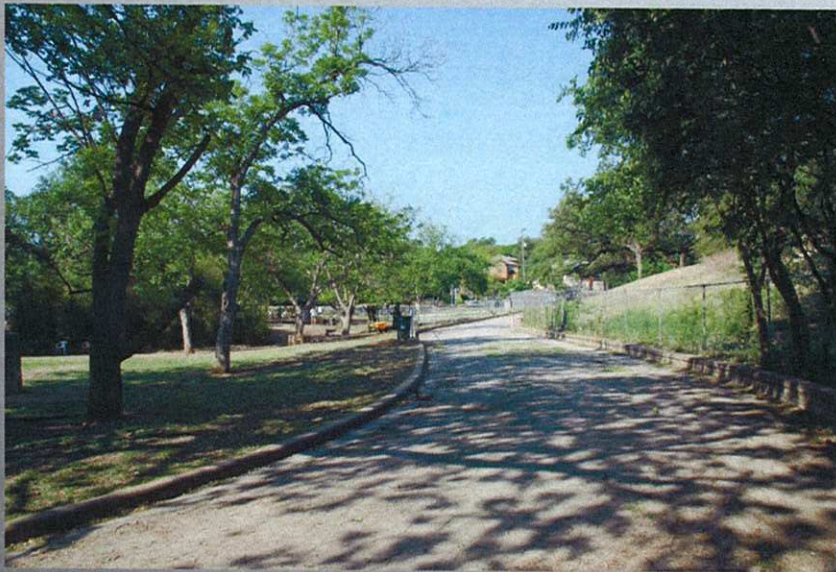
Future Use as a “Grand Promenade,” “Art Walk,” or Temporary “Theater Ring”
Remove or Reuse as a Resource?

- Swimming Pool and Pecan Grove

Swimming Pool Reinterpretation – Retention of the “Artifact” of the Pool Edge

Aquatic Landscape Potential

Unique and Extremely High Quality Space – Build on the “Good Bones”



Interior Landscape Elements - 4

Continued Identification of Key Interior Landscape Elements and Opportunities

- The “Little Knoll”

Heavily Used Open Space – Ideal for “Active Uses”

Landscape Grading Design as a “Place Making Device” – Preservation of the Forms Created by Excavation of Original Pool

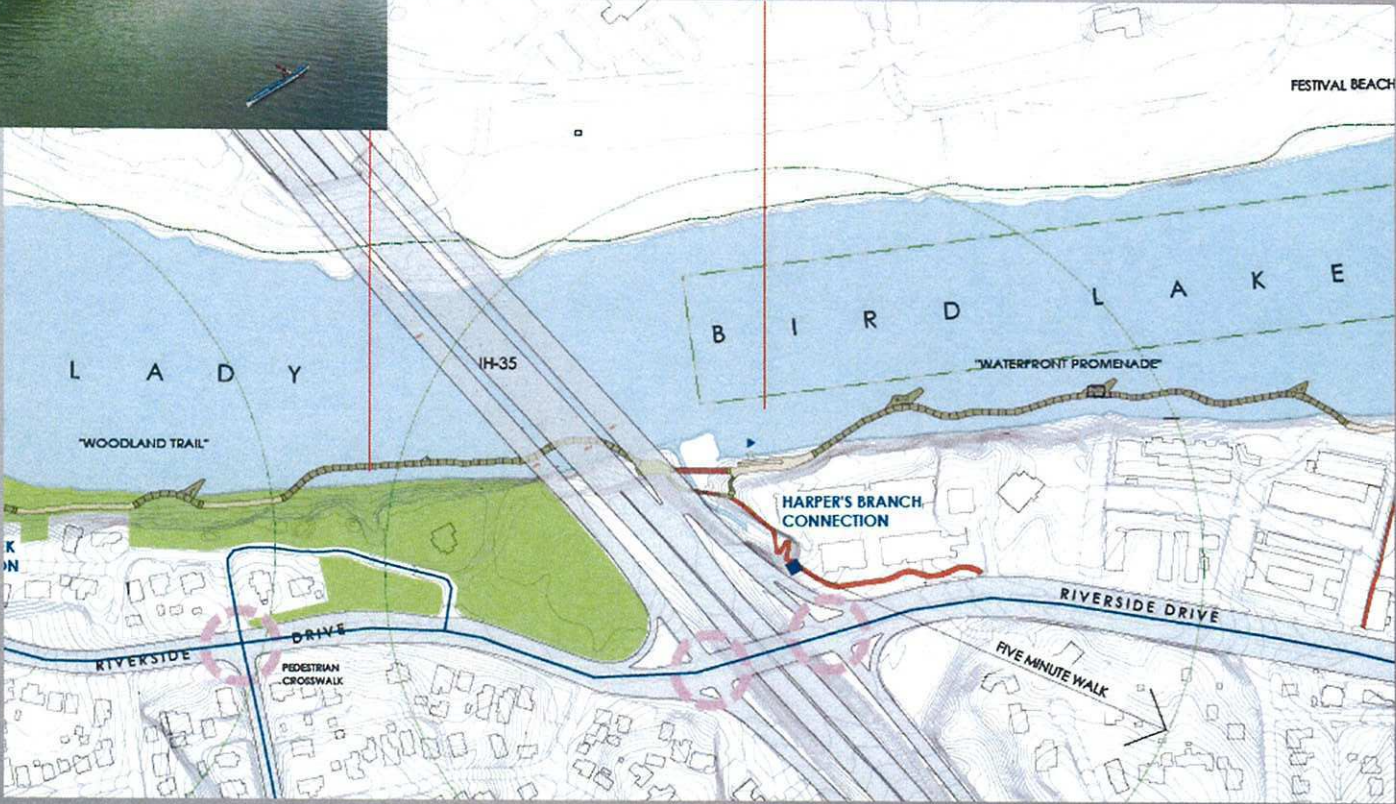
- Potential Additional Landscape Grading to “Mark Space” in the Norwood Landscape

Earth-Form Grading as a Way to Create a Unique and Memorable Landscape

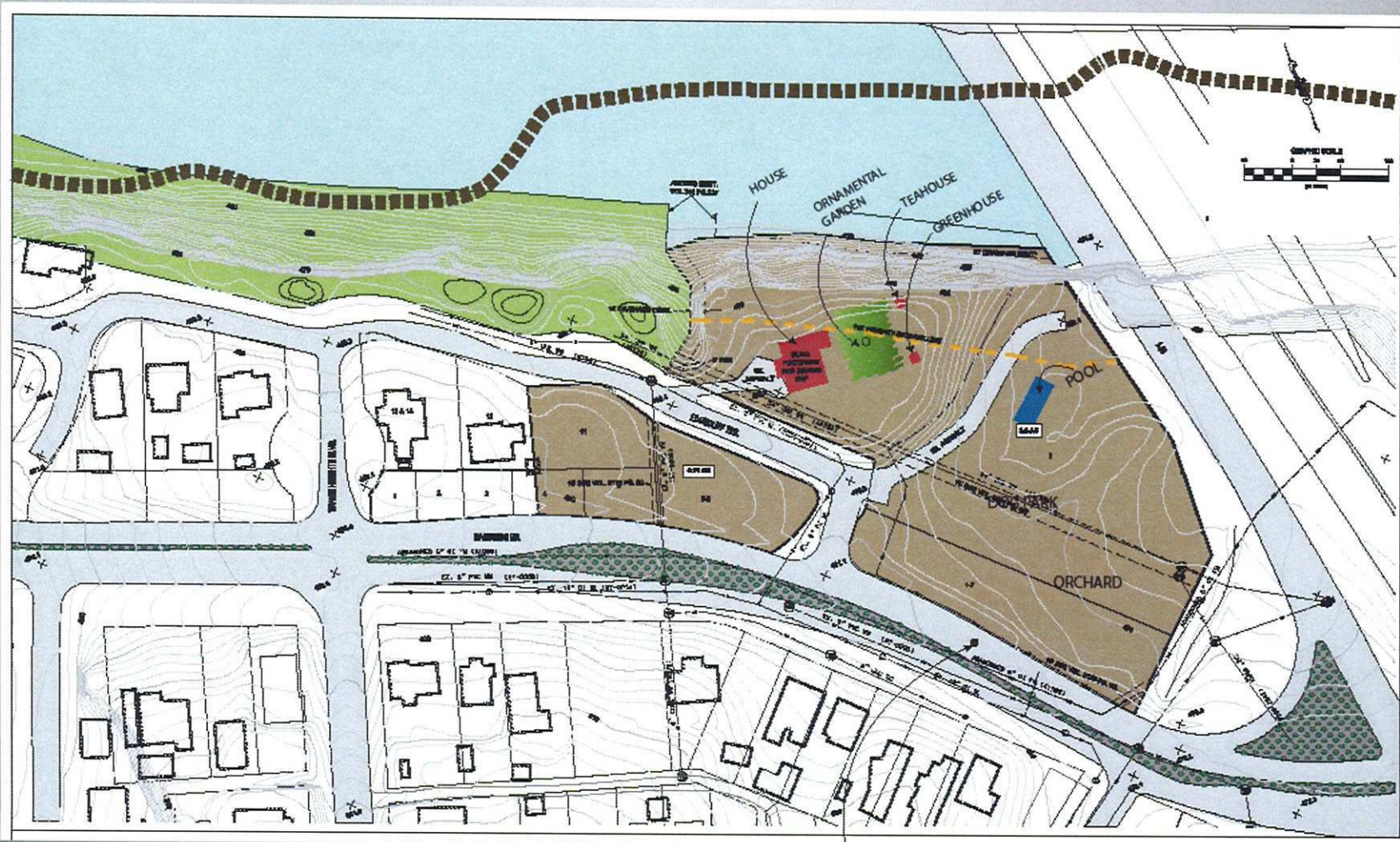
Potential Additional Grading to Support Alt. Uses – Theater, Sport, Art Installations



Boardwalk



Site Plan



House



View northeast of the Norwood house from Edgecliff Terrace showing pergola, battered columns with river stone and entry path on far right.

Photos courtesy Austin History Center, Austin Public Library

House – Historic Designation

City of Austin Landmark (1998)

1. 50 years old
2. Retain sufficient Integrity of materials and design
3. Individually listed on the National Register or as a Recorded Texas Historic Landmark (RTHL), State Archeological Landmark (SAL), or National Historic Landmark (NHL)
4. Be significant in at least two of the following categories:
 - Architecture
 - Historical Associations
 - Archeology
 - Community Value
 - Landscape Feature

National Register of Historic Places

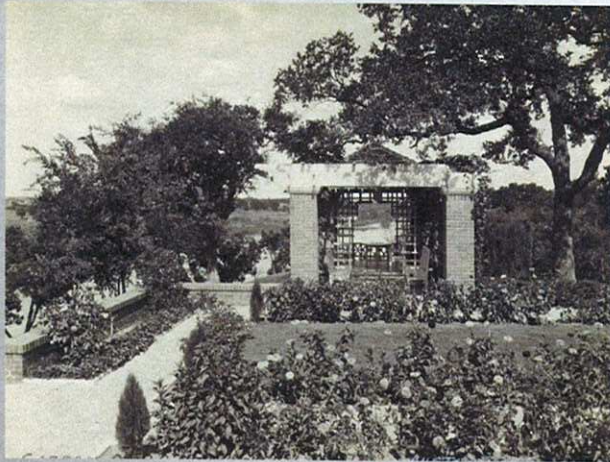
(determined not eligible, 2008) – Criteria

1. Broad Patterns of History
2. Association with Historic Persons
3. Architecture
4. Archeology
5. Criteria above *plus* integrity analysis



Location	Design	Setting	Materials	Workmanship	Feeling	Association
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House – Historic Designation



Formal garden, low garden wall and tearoom,
view east



Formal garden, fountain, green house and tearoom,
view northeast from side of house

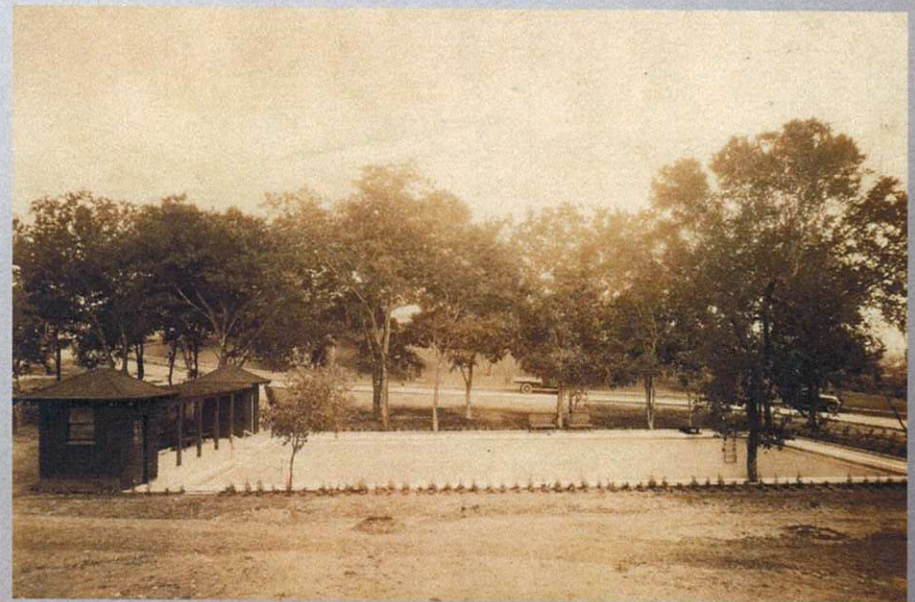


Formal garden walk and fountain and east elevation of house,
view south

House – Historic Designation



Swimming pool and bath houses, view east



Swimming pool and bath houses, view north

Photos courtesy Austin History Center, Austin Public Library

Norwood Park
Stakeholder Meeting #1
Public Comments

Norwood Park		
Stakeholder Meeting #1 - Community Comments		
20-Apr-11		
Issues	Parking	(Pro) Safer, more organized pay lot could help offset costs
Issues	Parking	(Con's) Theft of vehicles
Issues	Parking	Break-ins, theft of belongings
Issues	Parking	illicit/illegal behavior in cars
Issues	Access	Pedestrian, vehicular, train, other?
Issues	Neighborhood	
Issues	Greater Community	
Issues	Security	
Issues	Views	
Issues	Homeless	
Issues	Sustainability	LEED "Silver"
Issues	Parking	
Issues	Landscaping	
Issues	Potential Events	
Issues	Economics	Maintenance vs. Income
Issues	IH 35	Connection
Issues	Light Rail	
Issues	Historic	
Issues	Gateway into Austin	from IH 35 and Riverside
Issues	Dog Park	
Issues	Boardwalk	
Issues	Heritage Trees	
Issues	ADA	
Issues	Townlake Comp Plan	
Issues	Stewardship	What does it mean?
Issues	Watershed	
Issues	City "overlay" requirements	
Issues	Dog Park	Need lights for PM in summer
Issues	Dog Park	
Issues	Financial	costing \$
Issues	House	I do not believe the house has any initial integrity.
Issues	House	The cost of renovating the house is too high.
Issues	House	The park has high usage that people enjoy
Issues	Trees	Save the trees. See that they get trimmed & watered before
Issues	Trees	Irrigation and erosion control

Norwood Park
Stakeholder Meeting #1
Public Comments

Issues	Dog Park	It is fiscally irresponsible to have a bond for a dream project. Leave our safely fenced in dog park alone.
Issues	Boardwalk	You can have a path to your boardwalk but leave the dog park
Issues	Dog Park	Money!!
Issues	Dog Park	Kicking out the 1000's of economically and racially diverse citizens who currently use the park with their dogs.
Issues	Dog Park	resource. On any given day you will see 100-200 people using that park! A countless number of dogs have been raised to be social kind animals in thanks to having a safe & secure place to bring puppies to socialize in an ever changing environment with other dogs of all sizes & strangers of all ethnicities!!!
Issues	Dog Park	Community Value - Do not sacrifice an established, large community of dog lovers (who currently use the property daily) for a slim chance at enticing other members of the community to visit the area for whatever you put on the property (at a large expense) Improve the area, improve the dog park, but do not sacrifice the current valuable dog park for a "could be"
Issues	Dog Park	Can't we have both? I love my dog park. Using it for almost 2 years. Socialized my very shy & abused dog there. What a wreck she was. But now she is happier, & healthier because of this secure, fenced-in dog park. Do what you want with the rest of the land, but don't take away our dog park!!! Ideally, I would love to see improvements done to the dog park along with the rest of the land (house is an eyesore) including lights for at night
Issues	House	"the house is an eyesore"
Issues	Dog Park	I do not want to loose my fenced-in, secure dog park!! It is the only dog park in Austin that has a separate fenced-in secure area for little dogs! Invaluable!! Priceless!!! Where else can I take my little dog to socialize with new people & dogs? Where else can I go to socialize my dog in a secure & safe
Issues	Light Rail	Not a good light rail stop.
Issues	Parking	Parking needs to minimize damage to property
Issues	Views	Maximization of views w/o over the building site
Issues	Boardwalk	Don't connect to boardwalk
Issues	Traffic	Traffic through Edgecliff Drive
Issues	Noise	Potential noise from public events
Issues	House	Restore house as a financially self sufficient structure
Issues		Move dog park to a more appropriate larger size.
Issues	Dog Park	
Issues	Lake	Access to Lady Bird Lake

Norwood Park
Stakeholder Meeting #1
Public Comments

Issues	Light Rail	Stop for Light Rail
Issues	Dog Park	PARD needs to identify new fenced in dog park location and set date for occupancy.
Issues	ADA	Accessibility for all visitors/residents
Issues	Dog Park	DO NOT Change my dog park. Keep it fenced-in, keep the little dog area. Don't make it on-leash only.
Issues	Dog Park	Move my dog park. It works in the location that it is, and gets used a lot. Empty words & promises of "relocating" our dog park is nothing but a lie! You will say you will move it & relocate it, but it will never actually happen & it will never be the same ever again. You have done this before.
Issues	Boardwalk	This could also (be) a "gateway" to East Austin & could with boardwalk link the 2 sides of IH 35.
Issues	Parking	Minimal parking
Issues	Trees	Please keep the oaks and pecans
Issues	Dog Park	Keeping the dog park in its current size with fence intact
Issues	Security	Vagrancy
Issues	Dog Park	Dog park does not have to be an eyesore
Issues	Dog Park	Public private sponsorship potential
Issues	Dog Park	It needs irrigation and erosion control
Issues	Dog Park	Sod \$ have been designated for these but are not accessible.
Issues	Dog Park	The dog park community should be recognized as something to be preserved
Issues	Dog Park	Integrate the park
Issues	Dog Park	The community cares about the park, they use the park
Issues	Site	Use a brick or concrete filigree wall along Riverside. Wall be more appealing to residents
Issues	Pool	Swimming pool could be a wading/splash pool for dogs
Issues	Site	The road could be a path to the lake for hike/bike
Issues	Dog Park	We need a safe dog park near downtown so tat dog owners don't have to drive for fun the high rises downtown. Carol Butler (provided phone number)
Issues	Security	
Issues	Parking	Limit parking
Issues	Community	This is a neighborhood
Issues	Site	Public Restroom
Issues	Site	Minimal - coffee bar, water, for users of the hike & bike trail
Issues	Site	Make it a destination and side trip from users of the popular

Norwood Park
Stakeholder Meeting #1
Public Comments

Issues	Dog Park	keeping away other people in the community. We have enormous creativity in Austin. Give us the opportunity to implement our visions of what the site could be.
Issues	House	The house is disgusting and should be torn down. Do not restore or rebuild it.
Issues	Dog Park	The Dog Park has not been adopted!
Issues	Security	The homeless issue is present in other parks & creeks & preserves. Those areas have been improved w/clean-up efforts,
Issues	Financial	If project proves too costly, will house/property be made available to private investors?
Issues	Security	Removal of vagrants in a humane way. How to keep them from returning/ Litter from vagrants & patrons of dog park... cost of
Issues	Site	"No curb appeal" was mentioned in the newspaper article. All we need are rose bushes along the fences - tie the flowers around the dog park to the ornamental garden. Walk through
Issues	Dog Park	All leash free dog parks, areas, zones should be fenced otherwise it is irresponsible, possibly illegal, and goes against
Issues	Site	Could the dog park be improved but moved to another part of the site to allow the historical to be utilized?
Issues	Security	More security - Homeless must be kept out of house. Try enlisting dog park users as volunteer rangers for this.
Issues	House	Preserve the beauty of the old homestead by duplicating rather than renovating
Issues	Financial	Include means of generating income so it's partially self-
Issues	Community	Recognize the years of work of the South River City Citizens by honoring their wishes.
Issues	Dog Park	Dog parks aren't just about the dogs - it's human socialization, community and patterns of life.
Issues	Dog Park	Retain dog park
Issues	House	Develop side of park with house (keep dog park)
Issues	Dog Park	More smaller dog parks - fenced for neighbors everywhere. Why does everyone go to the same 3 parks? Need more parks.
Issues	Parking	Riverside traffic when there is an event at Auditorium Shores. Traffic backup to 35 and beyond. There may be 3 people at the park but parking is full.
Issues	Dog Park	Can the dog park be maintained as is (with improvements) and coexist with the restored Norwood house? (Do we have to give up the dog park to pay for the restoration?)
Issues	Site	It looks terrible - clean it up

Norwood Park
Stakeholder Meeting #1
Public Comments

Issues	Site	Preventing the encroachment of the neighborhood of (arrow up) traffic/nose impervious cover
Issues	Community	How to maintain the vital community that the neighborhood & dog owners throughout the City have developed over the past 20 + year? As a Travis Heights homeowner this is a gem & central meeting place for our neighborhood. How do we respect, maintain the community that currently brings so much
Issues	Parking	If you put in a parking lot will it become like Red Bud in that when the lot is full you can't use the park.
Issues		This is the only dog park! Do not use. It is too close to busy streets. It has too many dogs. It is dusty and I hear there are dogfights. Also there are 3 other dog parks nearby.
Issues	Community	Ned for secure (Fenced) wide-open (large enough to run) shaded, beautiful (to foster community) neighborhood based, but open to all City, Park for our beloved best friends.
Issues	Community	Will improvements raise property taxes/values for existing residents of Travis heights/riverside area?
Issues	Dog Park	Dog park is essential, if City and residents support in-fill & high density, instead of sprawl.
Issues	Site	Don't pave the beautiful triangle that is so full of wildflowers & brings such peace to our neighborhood.
Issues	Financial	Economics
Issues	Security	Security
Issues	Traffic	Concern by the neighborhood RE: making trailhead that would dramatically A traffic patterns on Riverside Dr.
Issues	Parking	Parking - must it overwhelm the site so that uses have to be short term: come and go
Issues	Maintenance	Maintenance has to be minimum and/or paid for by the use(er)
Issues	Site	Landscaping should be interpreted with sustainable planting and ADA access to most of the site.
Issues	Dog Park	Dog park has to go, takes all the parking, or compatible with other uses besides polluting lake.
Issues	Parking	Ingress/egress/parking - limit parking as a design determination 0 what becomes of the property is then limited to the capacity.
Issues	House	Then restore house for multi-use:
Issues	House	Commercial - (small) kitchen to serve bevs & lite prepared of-site foods (like Jo's n South Congress) that cater to a)trail users - current and future alignments, b)visitors
Issues	House	Capitalize on location/view in relation to IH 35 northbound as a "gateway" to Austin, both visually & physically:

Norwood Park
Stakeholder Meeting #1
Public Comments

Issues	Parking	if grows in popularity, have off-site parking off Riverside east of IH 35 With shuttle or rail stop.
Issues	House	Inside & outside = plaques, photos, description of house & its historical significance
Issues	Site	Clean-up and showcase oaks and orchard
Issues	Pool	Pool make shallow reflecting pool
Issues	Site	Do not restore other buildings: Tearoom, greenhouse, but show footprints of them perhaps skeletal structure to mark spot, sitting height, etc.
Issues	Site	Gardens - either restore or do modern; have them adopted by garden group, be educational, do rainwater collection & solar -
Issues	Dog Park	Dog park has to go. It's nasty and not environmentally
Issues	Site	Summary: Gateway, history, info, refreshments, strolling, mostly passive uses, lawns, picnicking, etc.
Issues	Financial	Look for partnerships throughout: 1. Food/bev concession, 2. Garden conservators, 3. AE to demonstrate conservation measures, 4. volunteers for restoring house and volunteer labor, 5. TXDot tourism center - also Travis & Williamson
Issues	View	Do something with the view
Issues	Dog Park	I am a resident of Tarrytown, but travel to Norwood 4-5 times a week because it is the only park for dogs that is safe. My small terrier does not have to run the risk of being killed by an aggressive large dog. The Norwood dog park is important to us. I fully support the renovation and beautification of the home and grounds. I beg you to consider innovations and creative design solutions that will surmount the apparent contradiction between the Norwood Estate and the dog park. Mr. Stump's view that they are incompatible (Austin Statesman, 4/10/11) is backward-looking and small-minded. Put Austin at the forefront of design creativity by solving this problem. The dogs would
Issues	Hike and Bike Trail	Access from trail
Issues	Architectural Example	Architectural example "bungalow"
USES	Restrooms	Public (visitor) restrooms indoors
USES	Visitor Center	Visitor Center with staff, business hours, maps, ACVB brochures, verbal assistance. Do not allow travel trailers until thought through ingress/egress/parking.

Norwood Park
Stakeholder Meeting #1
Public Comments

USES	Amphitheatre	Outdoor
USES	Educational	Botanical - small classes
USES	Educational	Visitors
USES	Revenue	Restored home could be rented for weddings & parties after dog park closes for the evening.
USES	Coffee Shop	
USES	Tea Gardens	2nd tea shop closer to dog park, open to dogs (like Jo's coffee house on south Congress that works so well)
USES	Not uses	Definitely not a wedding venue, pool, museum or any other use that requires significant amount of parking.
USES	Visitor Center	I favor a theme focused visitor's center for pet owners or owners to be or just plain pet lovers/travelers with pets/ folks who want to adopt pets, etc.
USES	Multi-use	Expand use to multiple uses that many more people will enjoy. This is a spectacular site incredible view.
USES	Performance	I want to see performance theatre, small dance, walks, contemplation, botanical, children, exercise for people. Multi-use can accommodate public + private function (revenue \$). I can see music perform (unplugged) - minimal parking
USES	Boardwalk	Access from trail
USES	Dog Park	Keeping a fenced in area off-leash with water supply. Having a fenced in area is extremely important to my family.
USES	Dog Park	Dog park has 2 fenced in areas - the smaller is used from small or timid dogs, anxious dogs (recently adopted) toddlers - PreK for our dogs. The large are is for running, playing catch & for owners to just walk and visit. One entrance gate & the size of park adds to safety - can always see your dog
USES	Pool	If pool is restored & open form public use in the summers, could it be covered in winter and used as a performance space, i.e.: theatre, music, weddings, parties
USES	Garden	Community garden in area of old garden
USES	Dog Park	Fenced dog park
USES	General Use	General use park
USES	Trail	Trail
USES	Dog park	Fenced, secure, off-leash dog park (charge \$1 entry fee)
USES	House	Restored house & historical info - if visitors want to go in the house they will need to be able to take their dog in too! No one is going to leave their dog in the car in order to visit the

Norwood Park
Stakeholder Meeting #1
Public Comments

USES	House	Restore home on the exterior, use interior as small café/coffee shop space to serve patrons of the dog park, proceeds will pay for maintenance without tapping City coffers.
USES	Garden	Restore the gardens & invite UT horticulture classes/students to maintain at no cost to City, use vegetables in the café or donate to food pantry for homeless.
USES	Boardwalk	Connect to boardwalk
USES	Dog Park	Secure off-leash dog park: with, fence, irrigation, erosion control, sod. Ability to utilize funds designated for dog park,
USES	Trees	Trim historic trees before they die
USES	IH-35	IH-35 Improvements
USES	General Use	PARC Facility
USES	Museum	Museum
USES	General Use	Clubhouse (Zilker-like)
USES	General Use	Would like it to be kid-friendly. Not a dog park, but a public State-of-the-art Best Dog Park in the U.S.-Secure (fenced)-Handicapped accessibility for Dog Park/Oasis on IH-35 Corridor. The Restored Norwood House could be a visitor center for dog owners where travelers can find info on pet-friendly hotels, restaurants, dog spas, vets, pet store, etc. Make Austin known as a pet-friendly city on the IH-35 Corridor where travelers can learn all about our beautiful city from other dog owners while their dogs romp with ours. This could not happen in most other dog parks in Austin that are neither fenced nor on the IH-35 Corridor. A theme-focused visitor center would help lower need for more parking since it would be staggered use rather than
USES	Dog Park/Visitor Center	
USES	Pool	Pool
USES	Sculpture Garden	Sculpture Garden
USES	Dog Park	Keep the dog park as it is now.
USES	Light Rail Stop	Light Rail Stop
USES	Event Center	Event Center
USES	Dog Park	Dog park
USES	Interpretive Center	Interpretive Center
USES	Visitor Center	Visitor Center
USES	Dog Park	Dog Park must be saved and prefer improved
USES	Gardens	Question the usefulness of the house
USES	Dog Park	I think it's great that the City wants to improve the site. I hope the dog park can be included in the plans, fenced!
USES	Visitor Center	Tourist Information Center

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USES	Event Center	Site for meetings, weddings, family get-togethers
USES	Pool	Therapy pool
USES	Café	Café
USES	Waterfall	Add a waterfall from the northeast side to the lake
USES	Dog Park	Continue a fenced, leash-free dog park
USES	Pool	Pool with warm mineral water
	Visitor Center	Use should take advantage of site and house: entrance to city, glorious view, remarkable structure, possible access to boardwalk and light-rail stop. Suggestion: A visitor center with small parking lot (max 50 cars), city maps, restrooms, minimum
USES	Park/Water recreation	World class international recreation for water use
USES	Dog Park	Keep the dog park the way it is. There is nothing wrong with it.
USES	Dog Park	Dog Park
USES	Observation Park	Observation Park
USES	Educational	Institute for Women's Economic Studies
USES	General Use	Too small for dog park and not environmentally sound. Max 50 parking, small venue for meetings, rentals, etc.
	General Use	Build on "Gateway" attribute, maximize views, Uses that provide fees without overly restricting, aka Zilker Clubhouse, Visitor Center (TxDot potential for funding?) Not a PARD facility, probably not a dog park, interpretive works with visitor center
USES	Multi-use	Multiple uses
USES	Office	Office for parks-related nonprofit
USES	Event Center	Rentable event space (revenue generator)
USES	Garden	community garden
USES	Coffee Shop	Coffee Shop/snack bar
USES	Restrooms	Water station/restrooms
USES	Visitor Center	Visitor Center
USES	Community Center	Community Center
USES	Educational	Art School
USES	Outdoor Theater	Outdoor theater would be an asset
USES	Event Center	House and garden used as a reception/party facility that generates revenue. A park, a vista of Town Lake-not a dog park
USES	Visitor Center	Restore House and garden with tea room (that will probably have to be moved) Use as clubhouse or visitor center
USES	Dog Park	If dog park is to be kept - add attractive landscaping. Use New Orleans dog park as an example. Charge membership to help
USES	Boardwalk stop	Access to boardwalk
USES	Light Rail Stop	Access to light rail

Norwood Park
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Public Comments

Big Site Plan	Boardwalk	Link future trail/boardwalk via gentle climb turn easements and parkland to site, making HC accessible if feasible or partially so.
Big Site Plan	Security	(Along Edgecliff Dr) My car window was smashed here.
Big Site Plan	Parking	Organized and safer
Big Site Plan	Parking	navigable
Big Site Plan	Parking	those travelling with dogs cannot use public transportation
Big Site Plan	Parking	Possible revenue - paid parking
Big Site Plan	Parking	Theft of cars
Big Site Plan	Parking	break-in to vehicles
Big Site Plan	Parking	illicit/illegal behavior in cars
Big Site Plan	Security	(Along the shore line) Security issues with vagrancy and litter
Big Site Plan	Dog Park	Keep the Dog park!
Big Site Plan	Dog Park	Our dogs need a secure, safe park with a double gate or rotating
Big Site Plan	Dog Park	I filigree brick or concrete fence could look attractive from Riverside and let in breeze.
Big Site Plan	Dog Park	I hope the dog park can be included in the plans.
Big Site Plan	Dog Park	Existing smaller fenced area for socializing new dogs to the park - newly rescued dogs, tiny (timid really)
Big Site Plan	Financial	Will it raise property taxes/values to unaffordable levels for existing residents of Travis Heights?
Big Site Plan	Pool	The best way to honor an existing structure is to have it be used. (for dogs)
Big Site Plan	Pool	This could be a wacky splash pool for dogs.
Big Site Plan	Interior Drive	Possible more natural barriers to certain dogs
Big Site Plan	Interior Drive	Connect upper and lower (levels)





MEDIA CONTACT: Victor Ovalle, Program Manager, Public Information and Marketing
512 974-6745 (day)
512 567 4746 (evening)
victor.ovalle@ci.austin.tx.us

NORWOOD PARK CONDITION ASSESSMENT and FEASIBILITY REPORT 2011 - FACT SHEET

Description:

The City of Austin Parks and Recreation Department (PARD) has retained the services of a qualified team of consultants to assess the condition of an existing building (bungalow style wood frame house dating to 1922) and grounds (approximately 9.5 acres) at Norwood Park, 1012 Edgecliff Terrace, Austin Texas. The building is known as the Norwood House, and all of its associated parkland and open space is commonly referred to as the Norwood Tract. This parkland lies along the south shore of Lady Bird Lake and is contiguous with Town Lake Park and featuring a fenced dog off-leash area.

The findings of The Norwood Park Condition Assessment and Feasibility Report will provide the basis for a series of site restoration and/or redevelopment options that will be generated by the consultants through a collaborative public process. The project will rely heavily upon the technical and objective condition assessment of the house and grounds. A broad range of parkland redevelopment options for the site will be explored, including but not limited to the restoration, modification and/or repurposing of the existing house and grounds. Public opinion, site history, life cycle and operational costs, and future programming opportunities will all factor in the selection of the preferred alternative.

The *Norwood Posse*, a non-profit group of citizen volunteers from the South Riverside Civic Club, was formed in 2008 to promote the restoration for the house and grounds and to raise money towards this goal. This group will play a key role in the planning process.

Project Dates:

Dec 22, 2010 Casa Bella Architects retained by the City of Austin Parks and Recreation Department

Projected Project Dates:

April, 2011 Community Meeting #1 (Project introduction and public input)
May, 2011 Community Meeting #2 (Prioritize issues and needs and discuss general concepts)

A number of community meetings are planned to be conducted as noted in the Project Projected Dates section above.

Financial figures/Projected Costs:

The contract with CasaBella Architects is paid from the Parks and Recreation Department budget for an amount of \$105,137.

Project lead:

Marty Stump, Park Development Coordinator, 512-974-9460

Photos:

Photos of the current site available upon request

Conceptual rendering or photos of proposed plans:

Copy of the concept plans will be available once developed

Web site:

Project Lead: Marty Stump

Media Lead: Marty Stump

**Norwood Park
Condition Assessment and
Feasibility Report
Community Input Meeting #2
May 17, 2011**



DESIGN TEAM:

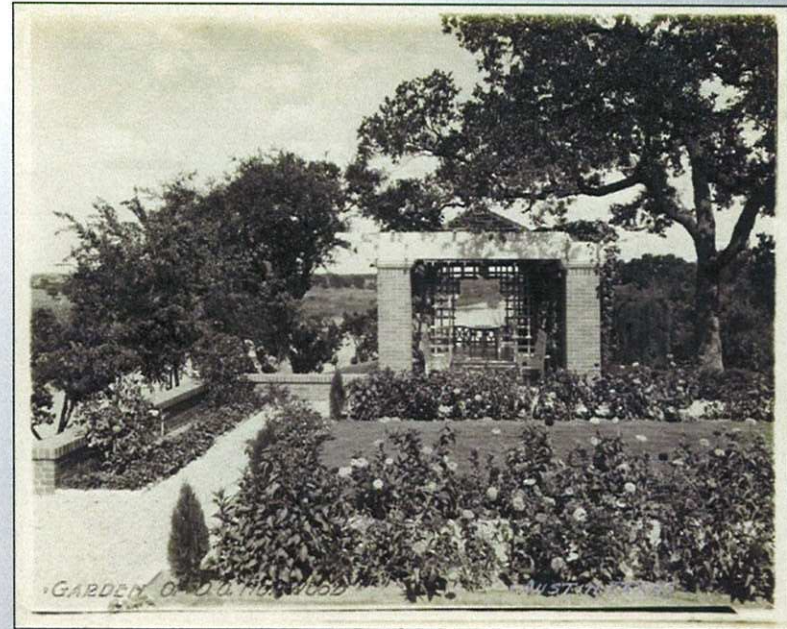
CasaBella Architects
Third:land
SWCA Environmental Consultants
Urban Design Group
Steinman Luevano Structures





Agenda

1. Review of Meeting #1
2. PowerPoint presentation:
 - Review community comments
 - Presentation of design possibilities for the Park
3. Review key project issues
4. Starting point for 3 options
5. Break into groups to start charette

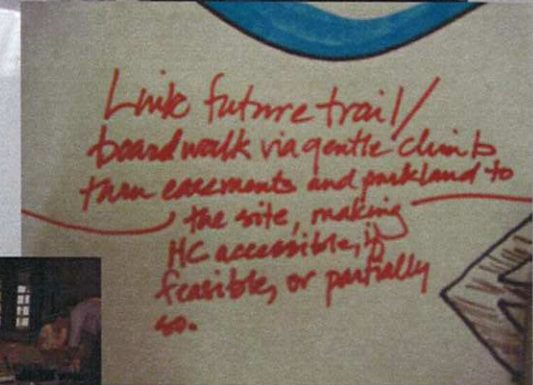


Review of Meeting #1

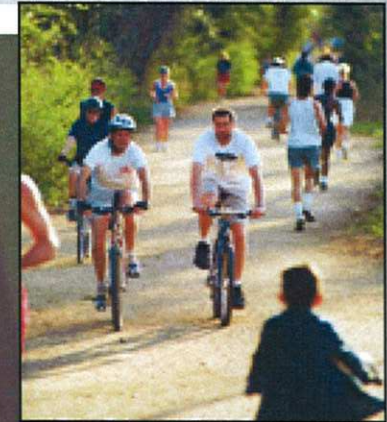


Stakeholder Meeting #1 – April 20, 2011 @ Zilker Clubhouse

- Project process
- Norwood Park – present condition
- Determine community key issues
- Establish potential uses for the estate
- Document stakeholder comments



Community Comments General Issues - Access



Community Comments

General Issues – Parking/Traffic



Community Comments

General Issues - Security



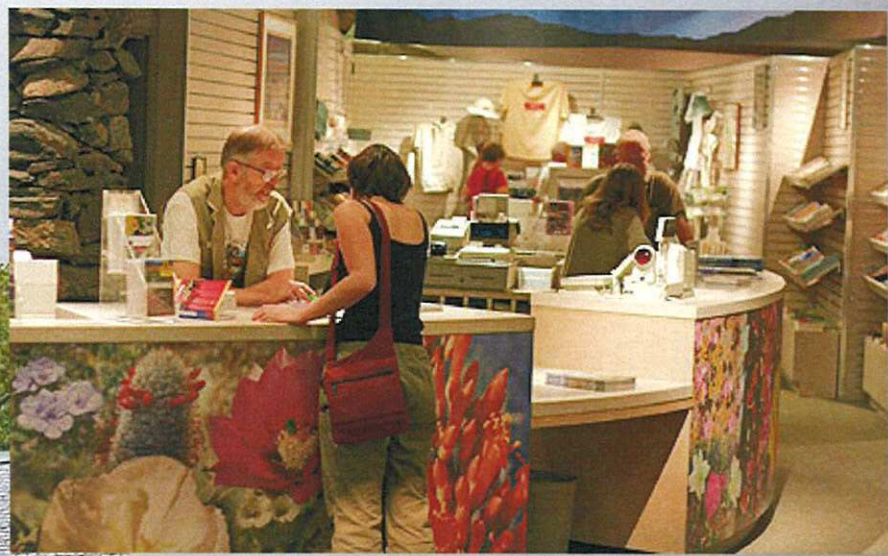
Community Comments

General Issues - Sustainability



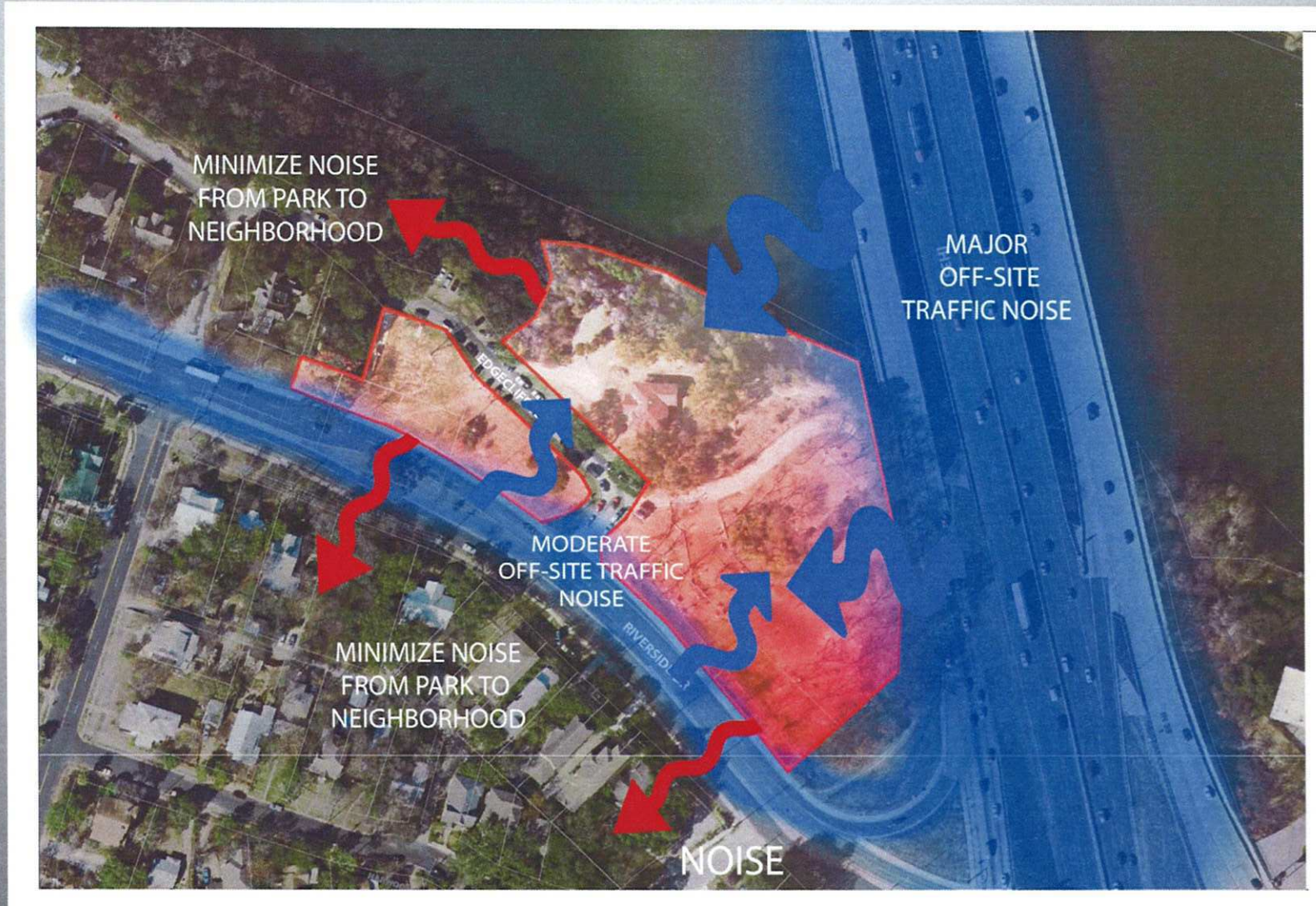
Community Comments

General Issues – Cost/Economics



Community Comments

General Issues - Noise



Community Comments

General Issues – Gateway



Community Comments

Features of Norwood Park - Site



Views



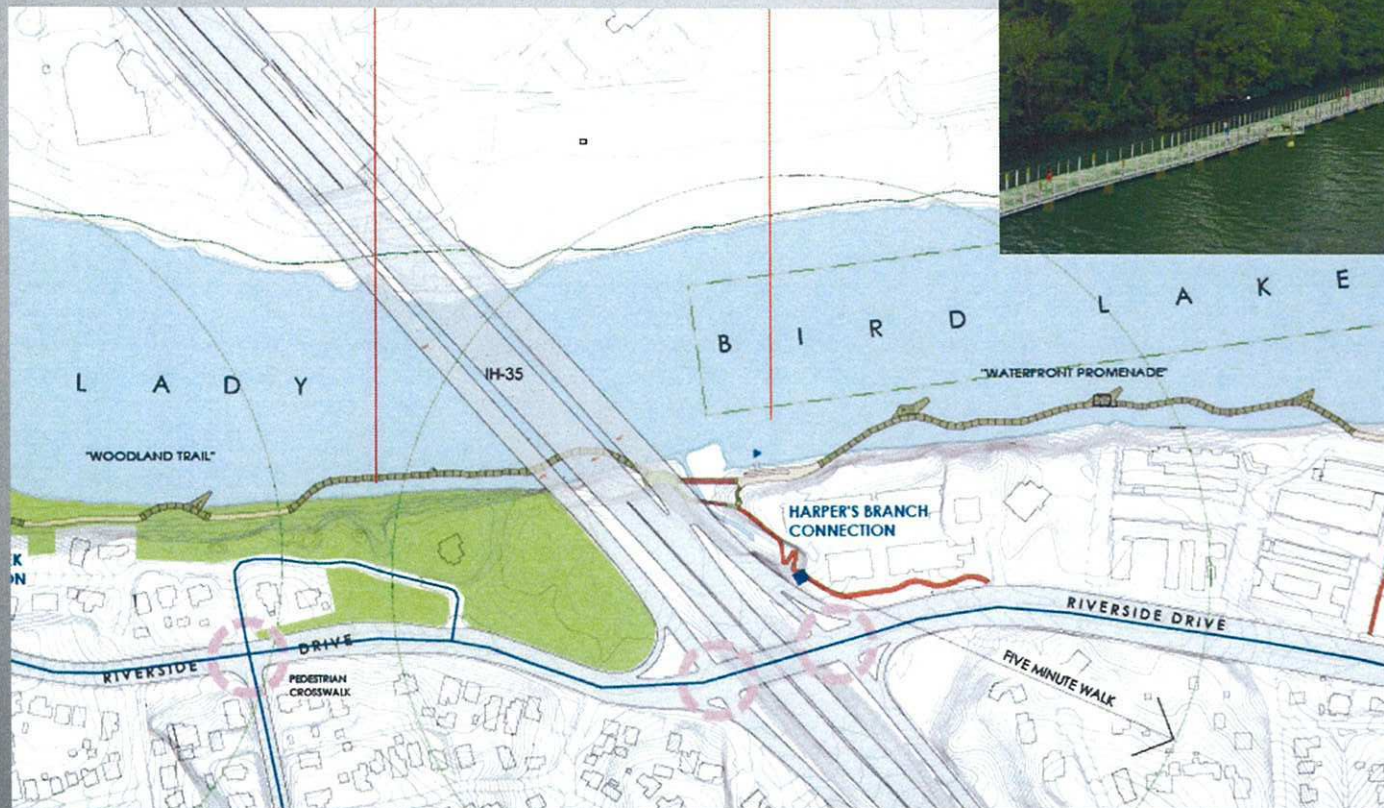
Arthouse Austin
By LTL Architects
New York City

Community Comments

Features of Norwood Park - Site



Boardwalk



Community Comments

Features of Norwood Park - Site



Central Location

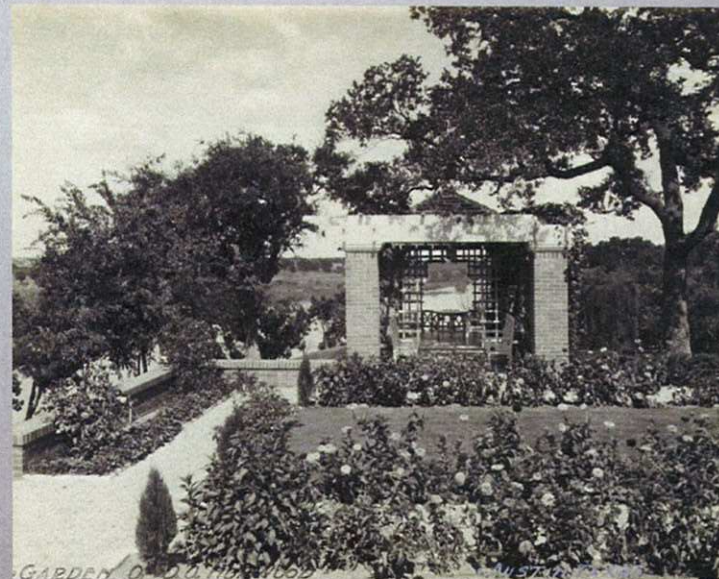
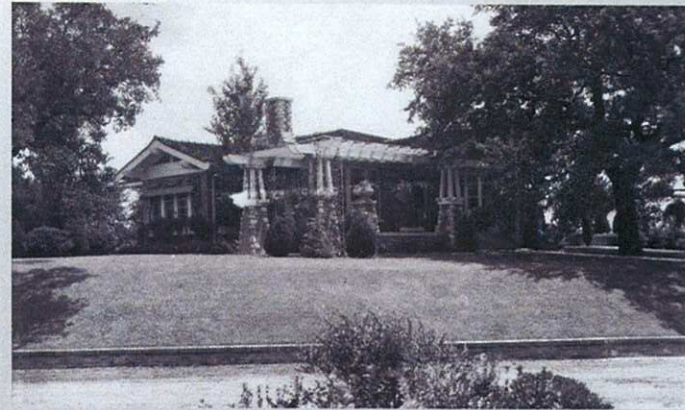


Community Comments

Features of Norwood Park - Site



Historic



Community Comments

Features of Norwood Park - Site

Strong Neighborhood Connection



Community Comments

Features of Norwood Park Building



Bungalow Style



Community Comments Features of Norwood Park Building



Community Comments

Features of Norwood Park Garden



Community Comments

Features of Norwood Park

General Use

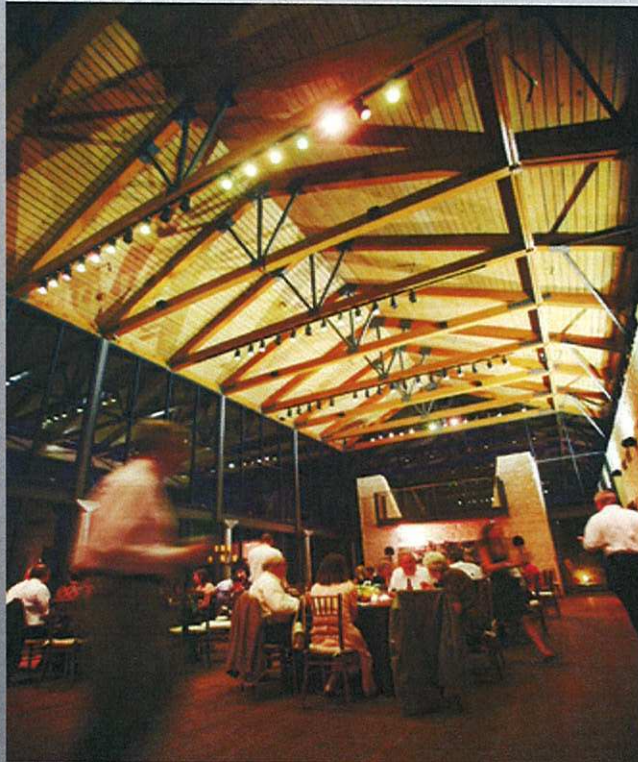


Community Comments Preferred Uses



Community Venue/Special Event Center

- Zilker Clubhouse
- Weddings
- Etc.



Community Comments Preferred Uses



Information/Visitor Center

- Interpretive
- Park Ranger



Community Comments Preferred Uses



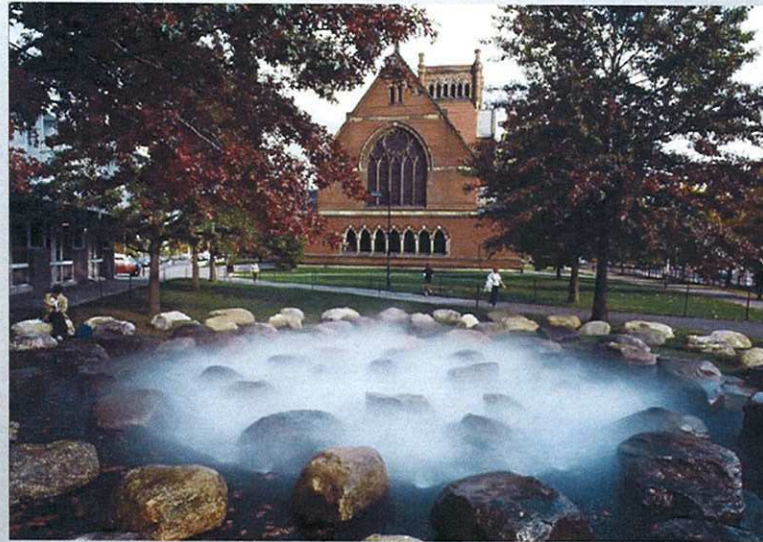
Commercial concession

- Coffee shop
- Sandwiches
- Rental spaces



Community Comments Preferred Uses

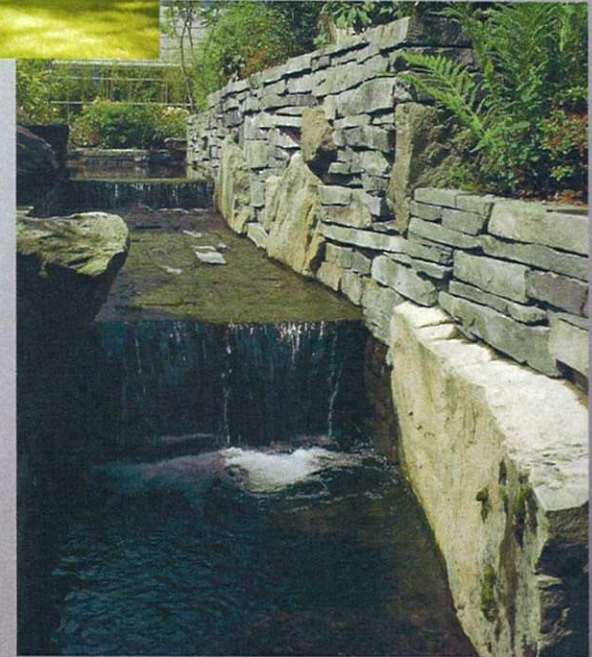
Water Recreation/Pool



Community Comments Preferred Uses



Water Recreation/Pool



Community Comments Preferred Uses



Performance Venue



Community Comments Preferred Uses



Performance Venue

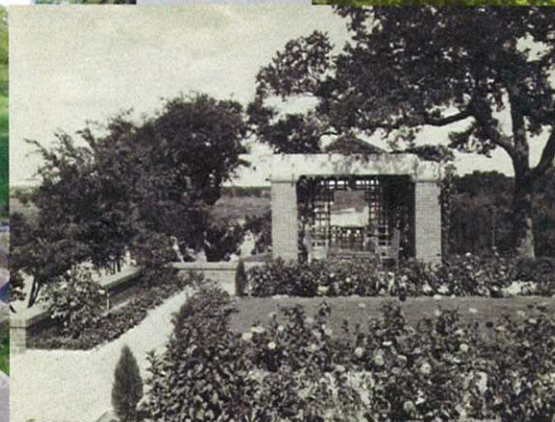


Community Comments Preferred Uses



Educational

- Observation Park
- Botanical
- Art
- Norwood House



Option #1 - Restore/Reconstruct Norwood House		
Stakeholder Mtg #2 - May 16, 2011		
Use	Y/N	Comments on cards
amphitheatre	N	Do NOT create amphitheater; we have this type of venue elsewhere.
Boardwalk	Y	Boardwalk? Access to a small area?
Boardwalk	Y	Trailhead - yes
Boardwalk	Y	Mark gateway to trailhead, celebrate boardwalk connection
Boardwalk	Y	Trail spur from Boardwalk up to house: Norwood site should not be a trailhead (insufficient parking), but could connect to hike and bike trail
Boardwalk	Y	
Boardwalk	N	There is no need for additional Boardwalk access through Norwood
buildings	little	We can keep the maximum of green space and the minimum of buildings
Dog Park	Y	Create a park that includes a dog park and recognizes the human community, need for hospitality and tremendous diversity that a fenced-in, off-leash park creates
Dog Park	Y	We can coexist with a restored Norwood house and a thriving dog park
Dog Park	Y	Move dog park down to IH35
Dog Park	Y	Maintain the dog park as a fenced in area including a fenced small dog area that is separate
Dog Park	Y	Expand fenced-in dog parks in all parts of city
Dog Park	Y	Try to incorporate a nicer fenced smaller dog area (nicer fence, etc.
Dog Park	N	Pollution is the greatest harm from the dog park
Dog Park	N	Get rid of the dog park as it is an eyesore to the property
Dog Park	N	The dog park is not appropriate that close to the river
garden	Y	Restore site features including orchard, tea house and formed gardens; recreate for park use
garden		Maybe not restore the gardens as they were because of feasibility with watering.
garden	Y	Restore gardens and features
garden	Y	In 0.91 acre sw section use as botanical garden/ nature preserve with native plants
garden	Y	Original layout of gardens should be restored, but plantings should be in line with xeriscaping
History	Y	Show history of family and property

landscape	Y	Landscaping: Major asset & the view.
landscape	Y	Keep landscaping simple for ADA accessibility, use groundcover for steep slopes, grass, crushed granite, etc.
lighting	Y	Install lighting
Noise	Y	Create vegetation/berms to shut out I35 noise
Noise	N	Don't create loud music source for neighborhood
Park Rangers	Y	Yes have presence of park patrol
Park Rangers	Y	Ranger station is more appropriate at Norwood location than international hostel location
Park Rangers	Y	Ranger station could be combined with learning station
Parking	little	Way to protect parking sites for use of Norwood Tract (no trail access?)
Parking	little	Access - need to limit parking in the neighborhood and adjacent homes
Parking	no street	Close off the street Edgecliff - should not use residential street parking
Parking	Y	Parking is a major restraint on development
Parking	Y	Paid parking should not exceed 50 cents
Parking	Y	Increase parking
Parking	limited	Limited parking lot to limit drivers who will stay for a long time
Parking	limited	Parking; not enough for a performance use or other high-traffic use or special event center
pedestrian	Y	Access by foot traffic
pool	Y	Pool: what if we made the pool more shallow to become a wading pool for children? Parents could sit nearby enjoying drinks while kids played (I don't know how feasible that is but it helps with the safety problem of the pool as is)
Restore	Y	Please renovate historical house and ground and integrate new features like pavilion and natural amphitheater while preserving house and smaller dog park
Restore	Y	Restore house *weddings etc.
Restore	Y	Restore house as small coffee/sandwich shop for both visitors and locals
Restore	Y	Use low impact development methods for reconstruction of historical house and grounds to minimize impervious cover, follow historical guidelines
Restore	Y	Reconstruct Norwood house and accompanying structures

Restore	Y	Norwood house exterior should be restored but interior should be designed for use that is selected
Restore	Y	Since the Seventh Century, the Japanese have torn down the beautiful Shinto temples (wooden) and rebuilt them exactly the same.
Restore	Y	Restore the house as coffee shop and smoothies and water (for trail goers)
Restore	Y	Restore the house!
Restore	Y	Restore inside of house to original state
Restore	Y	Restore/replicate house
Restore	Y	Insure restored property is financially self-sufficient
Restore	outside	Restore exterior of Norwood House - open, no walls, no A/C
Restore	outside	Reconstructing house might be best option: (only the outside)
Restore	outside	Renovate/rebuild house on outside
Street	close	Idea of changing drive to make property contiguous - yes!
Sustainable	Y	Use permeable pavement for parking, native plants, limit runoff, rain capture
trees	Y	Maintain the trees
trees	Y	Preserve heritage trees
trees	Y	Don't remove trees and don't damage them or encroach on the entire CRZ
vendors	Y	If we include vendors, should be very beautifully designed, so that design is front and center and honors the place, e.g., very controlled signage
views	Y	Support appreciation of views to city
views	Y	Maximize the view
Visitors	N	Not a visitors center! Not adequate parking
Visitors	Y	Use: visitor center , coffee shop, park office
Visitors	Y	small commercial kitchen for walk-up coffee, juice, doggie treats, water, maybe toilets
Visitors	Y	Inside house have tourist stop for info (staffed), lots of pamphlets, maps, etc. from TPWD, PARD, LCRA, ACVB, etc.
Visitors	Y	Separate, very open visitors center with history of Norwood House but also how it plays into character of the city
Visitors	Y	Visitors Center as more a pavilion than building
Visitors	Y	Yes smoothie/coffee
Visitors	Y	House could be used as a senior citizen activity center, art classes, history center, visitor center

		Sustainability: water is a problem. All over the city fountains are closed down or turned off for the summer. The lake is a source, of course, but emphasize the white noise benefit and limit size.
water	Y	
water	Y	Grounds must be lovely, passive, moving water to block road noise
water	Y	Incorporate water features (rainwater collection, water gardens), to collect water for heritage trees
water	Y	Uncap the hot springs for use in some fashion as part of learning center, visitor center, etc.
Zilker-like	Y	Provide areas for outdoor gathering of 50-100 people for special events and parties
Zilker-like	Y	Add decking to use like Zilker for rental of small activities
Zilker-like	Y	Meeting space maybe very small weddings
Zilker-like	Y	Like Brockstein Pavilion at Rice University but more compatible design-wise
Zilker-like	Y	House available for public events (Like Mayfield, Zilker clubhouse etc.)
Zilker-like	Y	Incorporate pavilion and natural amphitheater into site for special events
Zilker-like	Y	Integrate new features to attract more people, like a small amphitheater in natural area, or small pavilion for music, but careful with trees and heritage trees
MISC		Whatever the purpose, needs to be low-impact to the neighborhood in terms of demand for parking, noise, traffic.
MISC		Recommend plan that calls for staggered use
MISC		Use pervious cover for all parking areas
MISC		Becomes neighborhood park
MISC		Must provide extensive filtration system if dog park - cannot continue to allow this runoff into lake
MISC		Restore springs into pond
MISC		Make this a park for all the people, not just dogs and their owners
		NOTES ON DRAWINGS
	1	ADA connection from Boardwalk to House
	2	Move Edgecliff Terrace intersection with riverside to the west.
	3	Potential parking location on the southwest portion of the site.
	4	Separate building area to the west and to the southeast of house.
		Notes:
	5	Limit street parking on neighbor streets
	6	House
	a	Economic r_____

	b	Coffee shop
	c	Vendors
	a	Income generator
	b	Capitalize on views
	c	Add space house
	a	Separate building
	b	Pet visitor's center
	c	Parking controls (restricted)
	a	No trailhead – limited access
	b	Staggered use – no main events
	c	Smaller project
	a	Open – visitor center with restroom
	b	Storage facility
	c	Active water
	a	Restore orchard
	b	<u>Aduct??</u> Central city park to city
	c	Parking – onsite limited
	a	Protect neighborhood
	b	Revive pool with water features
	c	Use of geothermal source

Option #2 - Deconstruct Norwood House and Build Structure(s)/Facilities Stakeholder Mtg #2 - May 16, 2011		
Use	Y/N	Comments on cards
Boardwalk	N	There is no need for additional access to the boardwalk via Norwood Estate
Commercial	Y	With house: small commercial kitchen for walk-up jamba juice, coffee, water, dog biscuits, etc.
Commercial	N	We don't need another coffee shop
Dog Park	Y	Why does having a dog park mean you can't have other things?
Dog Park	Y	Maintain a dog park that is fenced including a separate fenced area for small dogs
Dog Park	Y	DOG PARK
Dog Park	N	Dog park does not fit with this idea.
Dog Park	only	The community prefers to keep/improve the dog park. We don't care about theaters, office buildings, or coffee shops
Dog Park	Y	Seems as though the current dog park was never on the menu. Yes, it's an eyesore, but it's run by volunteers. Why not just make it aesthetically pleasing? So many sad doggies...
Dog Park	Y	Improve the dog park. The inclusion of the dog park does not mean the exclusion of other options, i.e., visitor center, park area outside of the dog park area
Financial	N	This will not generate revenue for PARD, but to general fund
Multi-use	Y	Multiuse facility: dog park, visitor center, art area, water
Noise	N	Nice photos of sedate book reading by a water feature and string quartet playing on small stage. My house backs up to the cliff above the lake. The traffic noise is intense at my house - 300 ft west of Norwood house
Noise	N	I would discourage uses suitable for a quieter site (Paul Rolke prolke@earthlink.net
Parking	more	For any use, the parking MUST be sufficient to accommodate the people drawn to the site. I live down Edgecliff and on a pretty spring day the dog park users park all the way to Edgecliff and Alta Vista

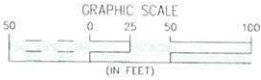
Pavilion	Y	Open air pavilion if required
Pedestrian	Y	Walks, landscaped views, benches, pool into shallow pond with burbling fountain to block road noise
Renovate	Y	There is no need to build offices in this historical site for park rangers or park foundation or others- this site is a jewel- renovate it to its previous glory
Renovate	Y	Please, preserve historical house and heritage trees-we want green not buildings with views
Renovate	Y	Rebuilt house and gardens. Does fit with this idea.
Renovate	Y	Beautiful site. There's no need to remove historical houses and heritage trees to build something with a view-we have plenty of view across the street!
Structures	N	Prefer NO structure
Trailhead	N	connected to trail spur from boardwalk-design so that this does NOT become a major trailhead
Trees	Y	Maintain the trees
Trees	Y	Preserve heritage trees from removal and damage from construction (don't encroach on CRZ)
Visitor	Y	Inside house: NOT AN OFFICE-too limiting. Tourist stop with oodles of info, staffed, mtg space possibility
MISC		This is not my chosen option, but if it surfaces to the top, I highly recommend that the site become mostly PASSIVE in use; gracious landscaped grounds that meet the eyes of drivers/light rail riders as they negotiate IH35 and enter Riverside Westbound.
MISC		Arguments not being heard by architects and PARD
MISC		Like Butler Park
		NOTES ON DRAWINGS
		Site Drawing #1
		Artesian Capped (date)
		Pump (located on site)
		Site Drawing #2
		Dog Park
		Fences
		Irrigation

	Improving the dog park & trees in park
	Benches in park
	Restrooms
	More parking
	Pavilion & rock garden
	native landscape
	picnic tables
	views of water, dog park, cityscape
	Site Drawing #3
	Green space around parking area
	native plants
	low water needs
	Pavilion/Pergola
	Needs facilities i.e. bathrooms
	outdoor picnic tables, eating area
	Site Drawing #4
	Fenced in dog park with water feature
	Parking along Edgecliff
	House Pavilion
	Garden
	Water feature along path to lake
	teahouse by lake shore

Option #3 - Park with no Structures		
Stakeholder Mtg #2 - May 16, 2011		
Use	Y/N	Comments on cards
Benches	Y	More benches
Boardwalk	Y	I like the idea of the boardwalk, but do not see the need for an additional connection through Norwood
Dog Park	Y	Keep dog park (clean up other side)
Dog Park	Y	Keep dog park - part of it off-leash and another part for on-leash trails and walks- like maybe around the perimeter,
Dog Park	Y	Keep our dog park where it is! Don't move it.
Dog Park	Y	Need dog park with high fences.
Dog Park	Y	Don't close dog park. It is a NO-BRAINER
Dog Park	Y	I would like there to be a fenced in dog park including a small dog area that is fenced separately
Games	Y	Designated games area for bocce/croquet
Graffiti free	Y	Limit areas with graffiti potential
Minimal	Y	Minimal structures
Move House	Y	Move the house to another location (sell it to a private citizen or nonprofit to move) provided it can be moved i.e., is structurally able to withstand the move
Natural	Y	Natural feel
Noise	N	Berms for noise control
Observation	Y	Maybe observation tower
Pavilion	Y	Pavilion for cover/views small gatherings
Pavilion	Y	Pavilion can be built away from the house so that house can be restored, pavilion doesn't have to be built over the house area
Pavilion	Y	Pavilion - lowest cost to the city
Performance	Y	Possible small (50 maximum) performance seating area
Picnic Areas	Y	Picnic areas for small groups
Pool	Y	Add a wading pool for August 'dog days' and plant more trees and grass.
Restore	Y	Pavilion can be built away from the house so that house can be restored, pavilion doesn't have to be built over the house area
Restore	N	Tear down house
Restore	N	Tear down the house and make open space
Restrooms	Y	Restrooms for trails and pedestrian uses
Restrooms	Y	Put in restroom
Structures	N	Park with no structures
Trees	Y	Please keep heritage trees in this beautiful site-protect entire CRZ from construction
Trees	Y	Maintain the trees and open space

Water	Y	Water feature for ambience
Water	Y	Pump water from Town Lake and make the place green.
Water for trees	Y	Use water feature to water heritage trees-not for decoration. This idea can be incorporated with historical renovation of the house
Water for trees	Y	Don't waste water in water features that are not efficient. Use water for heritage trees.
		NOTES ON DRAWINGS
		Drawing #1
		Use low impact development techniques to control runoff on site. Rain gardens, etc.
		Preserve heritage trees in gardens
		Control damage to trees, protect during construction & full critical root zone of trees
Restore	Y	Restore historical house and gardens
Commercial	N	The community would like to keep/improve the dog park
		Theatre, coffee shops and office space is a terrible idea
		Keep Dog Park
		Orchard Area - Frisbee and other games (areas)
		Orchard Area - Picnic (areas)
		Water infiltration garden to irrigate heritage trees
		Sloped area to lake - Nobody cares what happens here
		Pavilion with restrooms
		Rainfall capture (next to pavilion)
		Pavilion area for music/other?
		Limited parking in street
		SW Area - Botanical garden and habitat area for native plants, birds and butterflies
		Parking - make use adequate for use
		Drawing #2
		Keep Dog Park x 3
		Low impact development techniques
		Central run-off & create rain gardens
		Preserve heritage trees
		Control damage to trees during construction and protect critical root zone
		Restore historical gardens
		Connect to Boardwalk
		Small amphitheatre on west side
		Sound barrier along IH35
		Orchard Area - Frisbee and other games (areas)
		Orchard Area - Picnic (areas)

	Water infiltration garden to irrigate heritage trees
	Pavilion with restrooms
	Rainfall capture (next to pavilion)



1. 0.31 ACRES: ZONED HISTORICAL
2. NORWOOD HOUSE - 1,800 SF
3. ORNAMENTAL GARDEN
4. TEA ROOM
5. GREEN HOUSE
6. BUILD "SETBACK" LINE
7. INTERNAL DRIVE
8. POOL (BATH HOUSE WAS REMOVED)
9. PECAN TREE ORCHARD
10. THERMAL SPRINGS WELL (UNDER RIVERSIDE DR.)
11. BOARDWALK (TO BE COMPLETED 2012)
12. RAIL STOP ALONG RIVERSIDE DR. (FINAL LOCATION TO BE DETERMINED)
13. DOG PARK
14. "ON STREET" PARKING

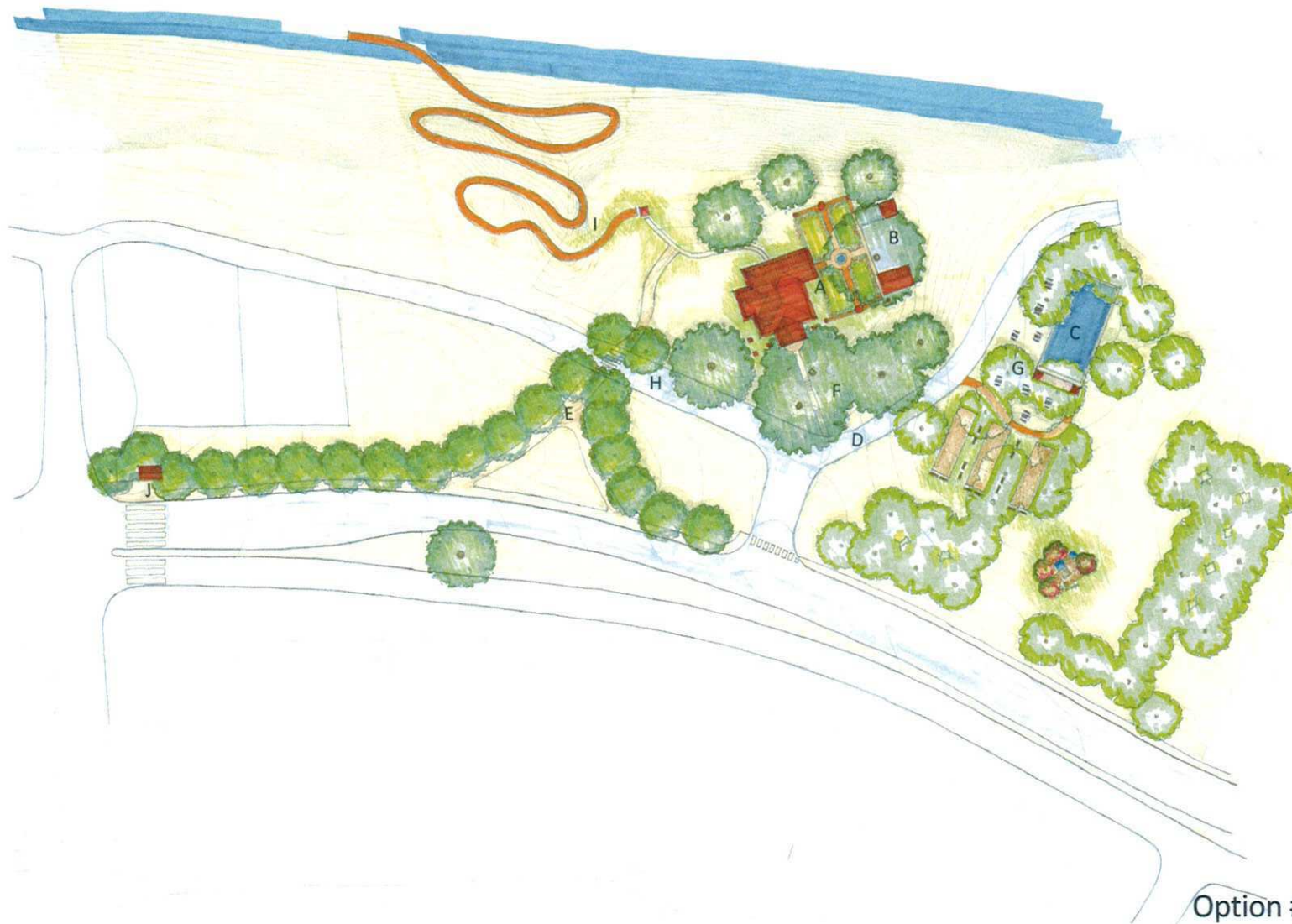
NORWOOD ESTATE "INVENTORY"

Analysis & Opportunities

- a. Restore Estate, or Recognize the Norwood Estate history
- b. Improve Security
- c. Take advantage of views to and from site
- d. Stay within building setback lines
- e. Connec to Boardwalk
- f. Look and noise to and from site
- g. Preserve heritage trees and pecan grove
- h. Improve parking
- i. Improve pedestrian access
- j. Light Rail connection
- k. Detention Pond
- l. Structural Analysis
- m. Sustainability

Potential Uses (Options)

- a. Dog Park
- b. Museum
- c. Rental facility
- d. Open Air Pavilion
- e. Concessions
- f. Offices
- g. Gallery
- h. Lawn games
- i. Playscape
- j. Passive Park Use
- k. Trailhead (Boardwalk)
- l. Event Center
- m. Educational
- n. Information Center
- o. Water Feature
- p. Performance



Option #1A
Total Restoration/Reconstruction

LEGEND

- A. Restore/Reconstruct House and Ornamental Garden
- B. Restore/Reconstruct Tea House and Greenhouse
- C. Restore Pool and Bathhouse (convert into public restrooms)
- D. Repair inner drive and sidewalks
- E. Add accessible sidewalks from Riverside Drive to House/Garden and Boardwalk trailhead
- F. Preserve heritage trees
- G. Create picnic area, playscape, and lawn games in pecan orchard
- H. On-street parking along Edgecliff Terrace
- I. Connect to Boardwalk
- J. Connection to future Rail Stop

USES

- 1. Information Center
- 2. Park Ranger Station
- 3. Restrooms
- 4. Trailhead
- 5. Rental Facility (Offices & Concession)
- 6. Gallery
- 7. Lawn Games
- 8. Play Areas
- 9. Passive Park
- 10. Educational
- 11. Water Recreation

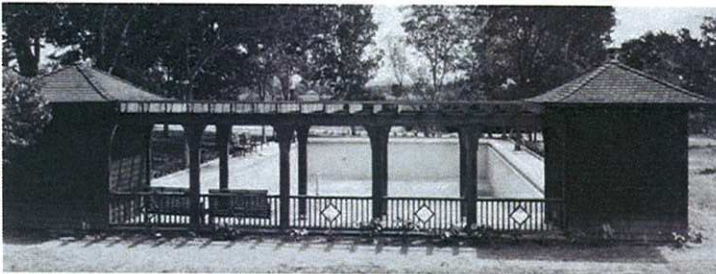
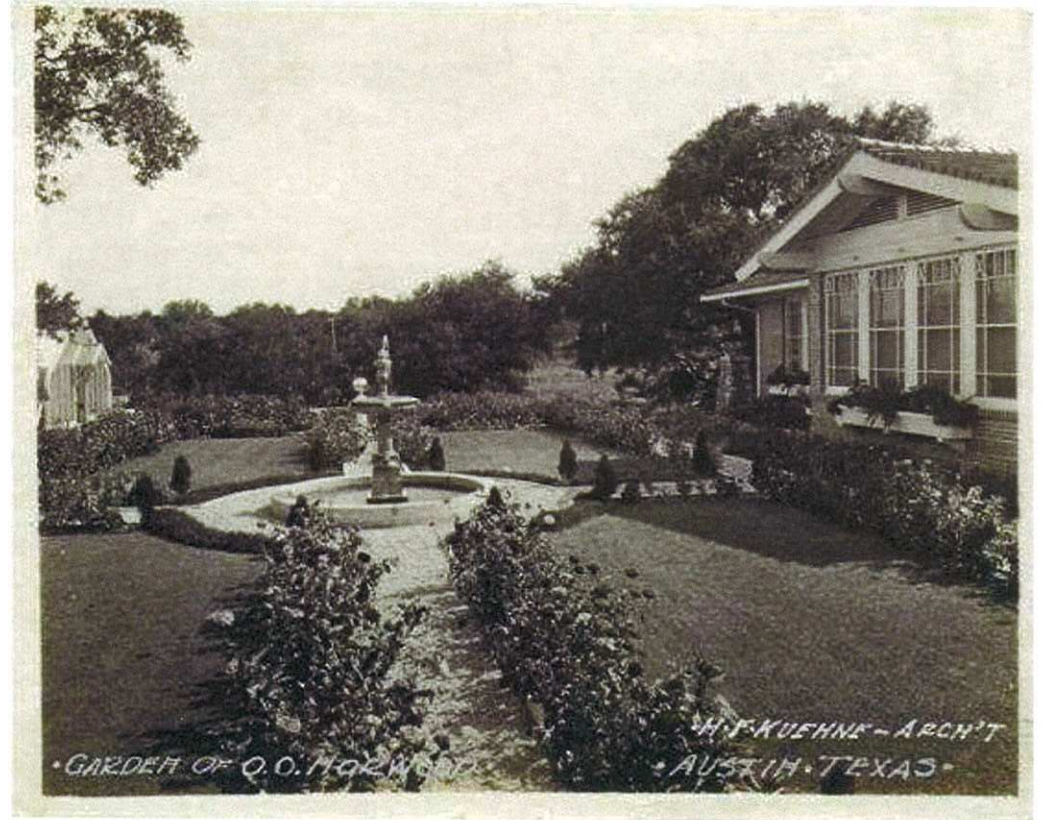
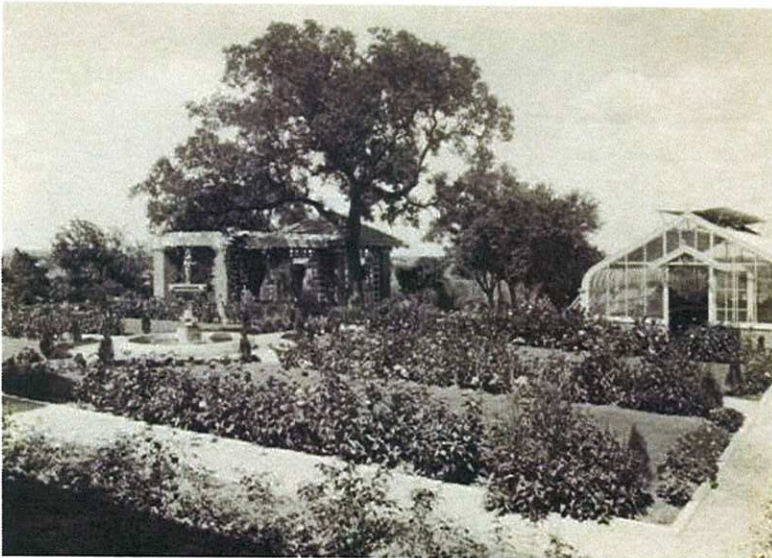
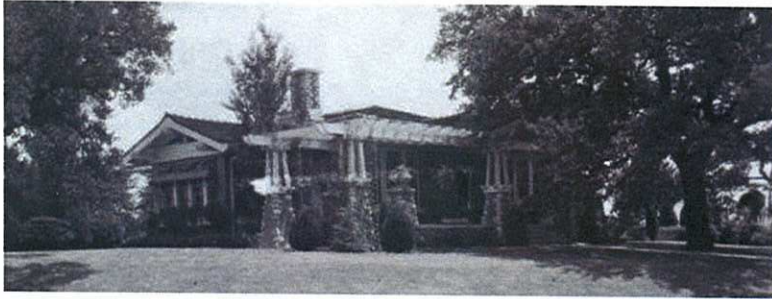
COST OF CONSTRUCTION

Restore Structures and Garden	\$	1,286,000
Site Work	\$	47,900
Special Uses	\$	175,600
Connection Boardwalk	\$	500,000
Landscaping	\$	718,740
Utilities	\$	20,000
Construction	\$	2,748,240
Project Fees (25%)	\$	687,060
Subtotal	\$	3,435,300
Contingency (30%)	\$	1,030,590
Project Budget	\$	4,465,890

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	0	\$ 0
Visitor Center/Exhibits	800	\$ 0
Offices	1,000	\$ 3,000
Kiosks (Commercial)	0	\$ 0
Performances	0	\$ 0
Total	1,800	\$ 3,000

OPTION #1A
TOTAL RESTORATION/RECONSTRUCTION



OPTION #1A
TOTAL RESTORATION/RECONSTRUCTION



Option #1B
 Total Restoration/Reconstruction
 with Additional Facilities



Norwood Park
 Condition Assessment and Feasibility Report
 Stakeholder Meeting #3: July 20, 2011



LEGEND

- A. Restore/Reconstruct House and Ornamental Garden
- B. Restore/Reconstruct Tea House and Greenhouse
- C. Add new Pavilion and Patio with views to downtown
- D. Restore Pool and Bathhouse (convert into public restrooms)
- E. Repair inner drive and sidewalks
- F. Add accessible sidewalks from Riverside Drive to House/Garden, new Pavilion/Patio, and Boardwalk trailhead
- G. Preserve heritage trees
- H. Create picnic area, playscape, and lawn games in pecan orchard
- I. On-street parking along Edgecliff Terrace (37 Spaces)
- J. Connect to Boardwalk
- K. Water Quality Pond
- L. Community Garden
- M. Connection to future Rail Stop

USES

- 1. Rental Facility
- 2. Gallery
- 3. Events
- 4. Information Center
- 5. Park Ranger Station
- 6. Restrooms
- 7. Trailhead
- 8. Lawn Games
- 9. Play Areas
- 10. Passive Park
- 11. Educational
- 12. Community Garden
- 13. Water Recreation

COST OF CONSTRUCTION

Restore Structures and Garden	\$	1,286,000
Site Work	\$	55,900
Special Uses	\$	175,600
Connection Boardwalk	\$	500,000
New Pavilion and Patio	\$	505,600
Parking	\$	129,500
Landscaping	\$	718,740
Water Quality	\$	100,000
Utilities	\$	50,000
Construction	\$	3,521,340
Project Fees (25%)	\$	880,335
Subtotal	\$	4,401,675
Contingency (30%)	\$	1,320,503
Project Budget	\$	5,722,178

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	2,000	\$ 12,000
Visitor Center/Exhibits	800	\$ 0
Offices	1,000	\$ 3,000
Kiosks (Commercial)	0	\$ 0
Performances	0	\$ 0
Total	3,800	\$ 15,000

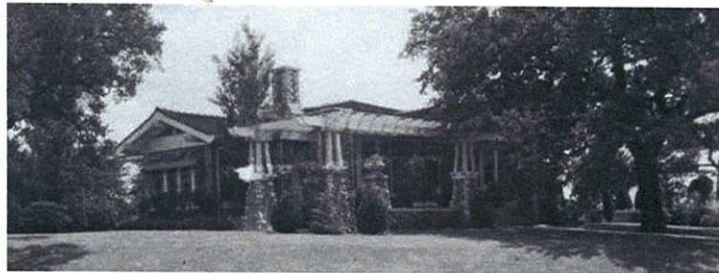
OPTION #1B
TOTAL RESTORATION/RECONSTRUCTION
OF NORWOOD ESTATE WITH ADDITIONAL FACILITIES



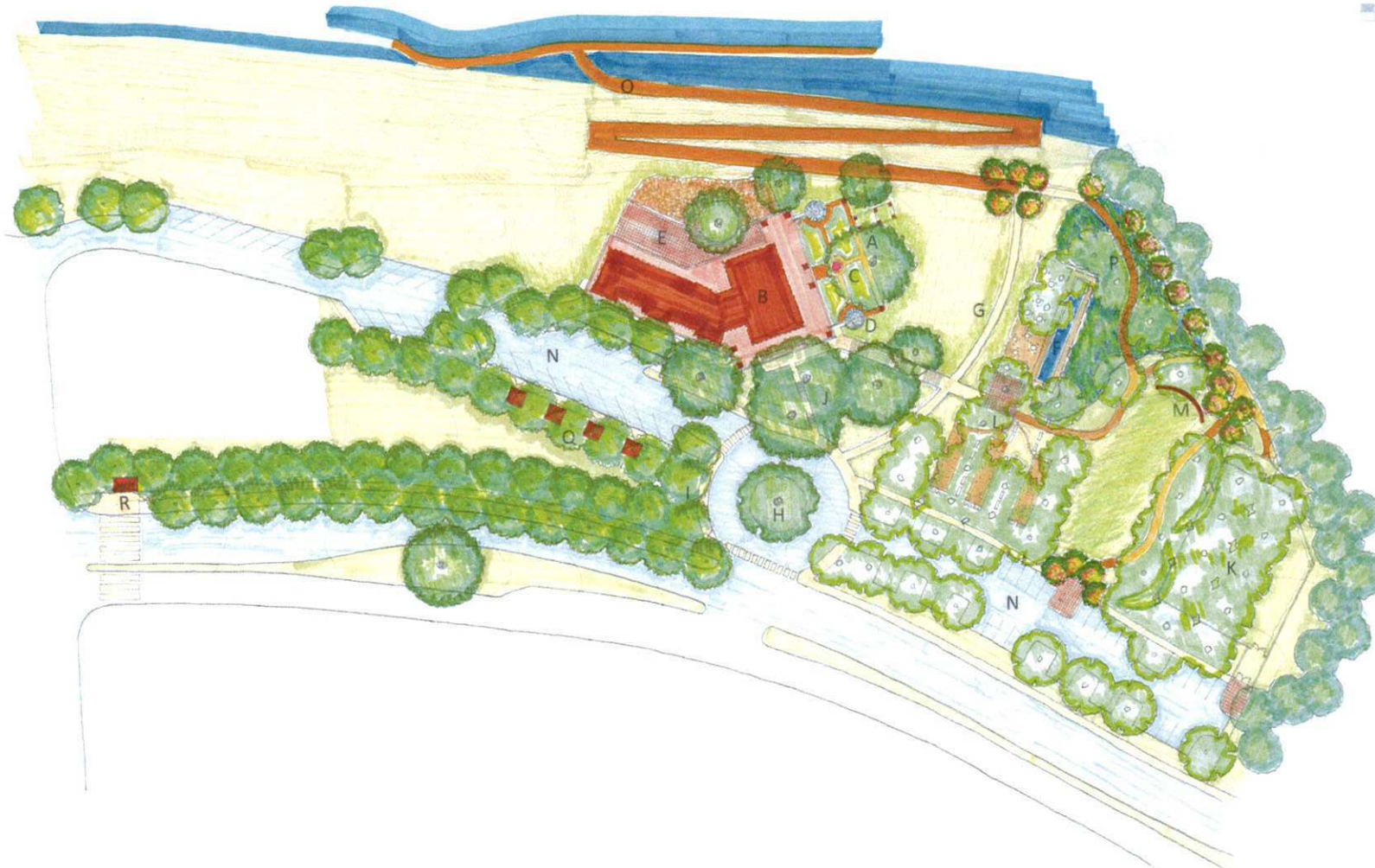
Illustrated by Baron Wilson



Illustrated by Baron Wilson



**OPTION #1B
TOTAL RESTORATION/RECONSTRUCTION
OF NORWOOD ESTATE WITH ADDITIONAL FACILITIES**



Option #2A
 New Facility Reflecting Historical Past
 (in 3 dimensions)

LEGEND

- A. Historic Zoning
- B. Construct new building with architectural ties to "bungalow" style used on the Norwood House
- C. Reinterpret ornamental garden and Tea House on the floor only
- D. Rainwater harvesting tanks
- E. Add new Patio with views to downtown
- F. Create new water feature in place of pool
- G. Remove inner drive
- H. Create "rotary" vehicular entrance (will require median cut in Riverside Drive)
- I. Add accessible sidewalks from Riverside Drive to all facilities throughout the park
- J. Preserve heritage trees
- K. Off-Leash Dog Area (9900 square feet)
- L. Create picnic area and lawn games in pecan orchard
- M. "Art" wall/projection screen
- N. Off-street parking along Edgecliff Terrace and along Riverside Drive (75 spaces)
- O. Connect to Boardwalk
- P. Water Quality Pond
- Q. Vendor Kiosks
- R. Connection to future Rail Stop

USES

- 1. Information Center
- 2. Off-Leash Dog Area
- 3. Park Ranger Station
- 4. Restrooms
- 5. Trailhead
- 6. Rental Facility
- 7. Concession
- 8. Gallery
- 9. Lawn Games
- 10. Passive Park
- 11. Play Areas
- 12. Educational
- 13. Performance
- 14. Water Recreation
- 15. Sustainable Design Demonstration

COST OF CONSTRUCTION

New Structures	\$	2,608,000
Site Work	\$	158,600
Special Uses	\$	50,600
Connection Boardwalk	\$	500,000
Parking	\$	262,500
Landscaping	\$	100,000
Water Quality	\$	100,000
Utilities	\$	100,000
Construction	\$	3,879,700
Project Fees (25%)	\$	969,925
Subtotal	\$	4,849,625
Contingency (30%)	\$	1,454,888
Project Budget	\$	6,304,513

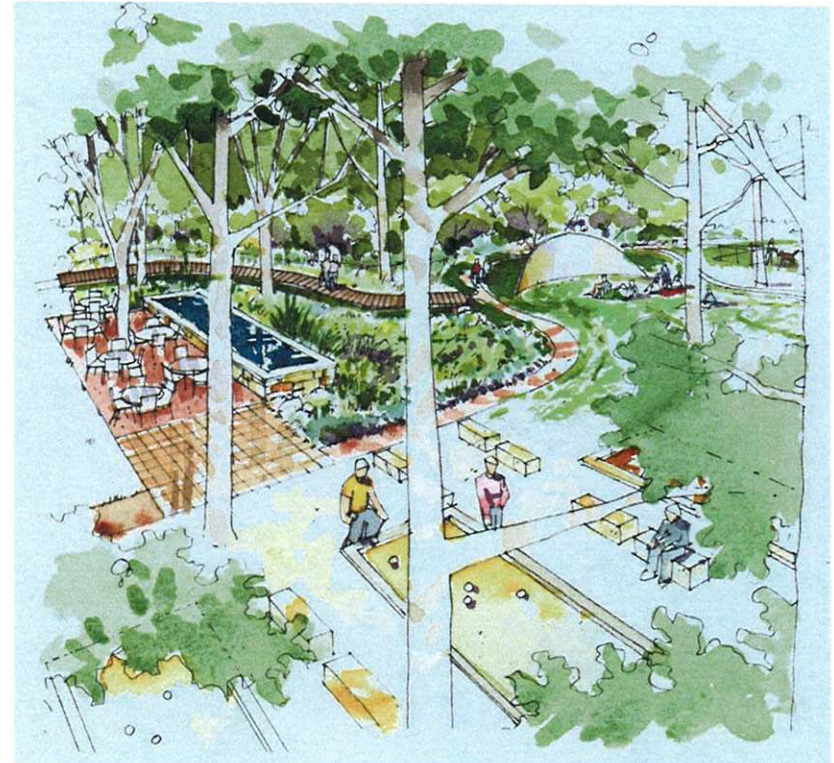
POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	2,400	\$ 21,600
Visitor Center/Exhibits	0	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	4 each	\$ 3,200
Performances	1/month	\$ 400
Total	3,200	\$ 28,000

OPTION #2A
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 3 DIMENSIONS)



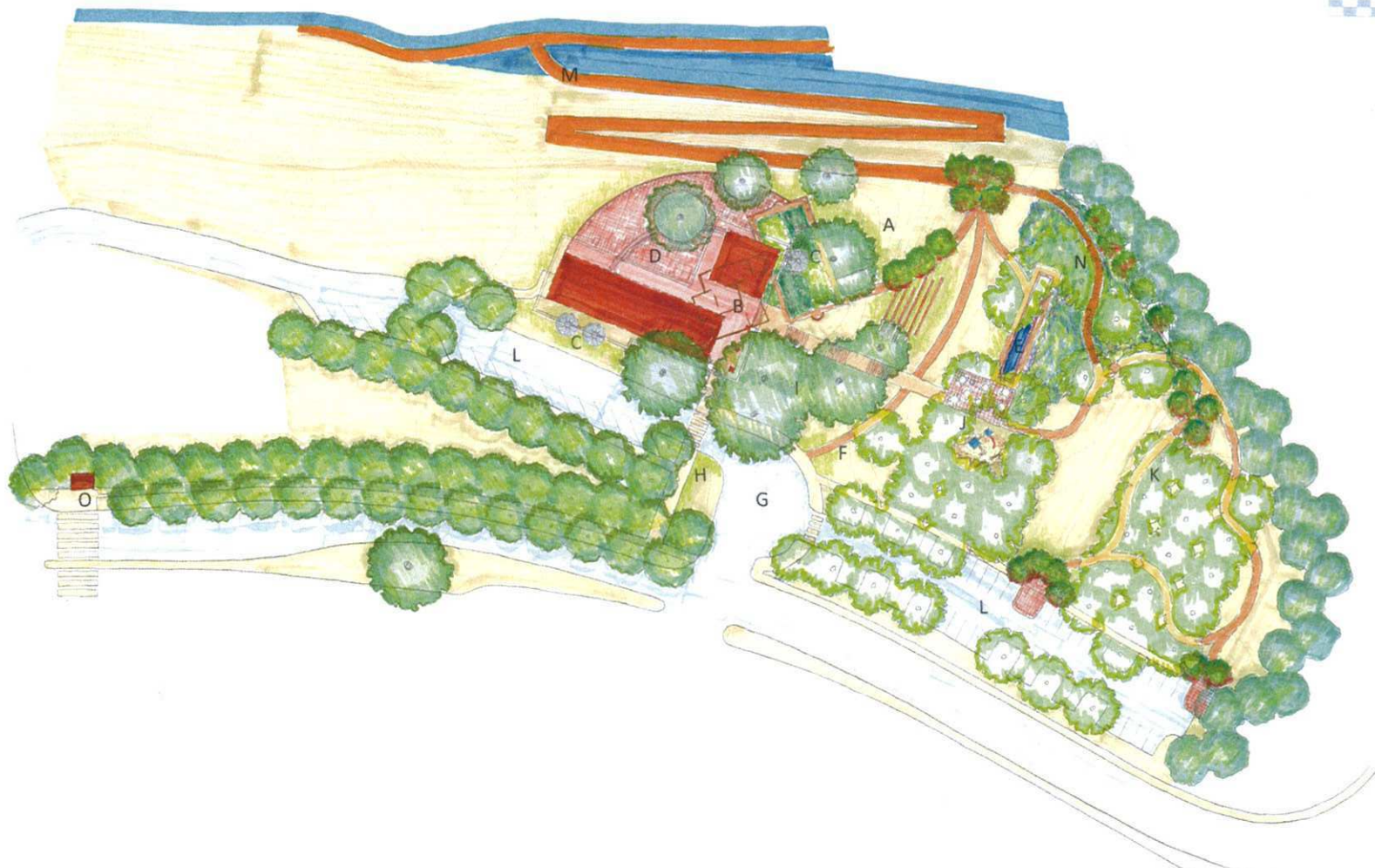
Illustrated by Baron Wilson



Illustrated by Baron Wilson

OPTION #2A
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 3 DIMENSIONS)





Option #2B
New Facility Reflecting Historical Past
(in 2 dimensions)

LEGEND

- A. Historic Zoning
- B. Construct new building and patio reflecting the Norwood House and Ornamental Garden on the ground plain of new structure and patio
- C. Rainwater harvesting tanks
- D. Add new Patio with views to downtown
- E. Create new water feature in place of pool
- F. Remove inner drive
- G. Expand Edgecliff vehicular entrance with drop-off area and access to parking (will require median cut in Riverside Drive)
- H. Add accessible sidewalks from Riverside Drive to all facilities throughout the park
- I. Preserve heritage trees
- J. Create picnic area and playscape in pecan orchard
- K. Expand pathways through pecan orchard
- L. Off-street parking along Edgecliff Terrace and along Riverside Drive (57 spaces)
- M. Connect to Boardwalk
- N. Water Quality Pond
- O. Connection to future Rail Stop

USES

- 1. Information Center
- 2. Park Ranger Station
- 3. Restrooms
- 4. Trailhead
- 5. Rental Facility
- 6. Concession
- 7. Gallery
- 8. Lawn Games
- 9. Passive Park
- 10. Play Areas
- 11. Educational
- 12. Performance
- 13. Water Amenity
- 14. Sustainable Design Demonstration

COST OF CONSTRUCTION

New Structures	\$	2,218,000
Site Work	\$	130,100
Special Uses	\$	183,600
Connection Boardwalk	\$	500,000
Parking	\$	199,500
Landscaping	\$	718,740
Water Quality	\$	100,000
Utilities	\$	100,000
Construction	\$	4,149,940
Project Fees (25%)	\$	1,037,485
Subtotal	\$	5,187,425
Contingency (30%)	\$	1,556,228
Project Budget	\$	6,743,653

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	4,600	\$ 41,400
Visitor Center/Exhibits	1,600	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	0	\$ 0
Performances	1/month	\$ 400
Total	7,000	\$ 44,600

OPTION #2B
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 2 DIMENSIONS)



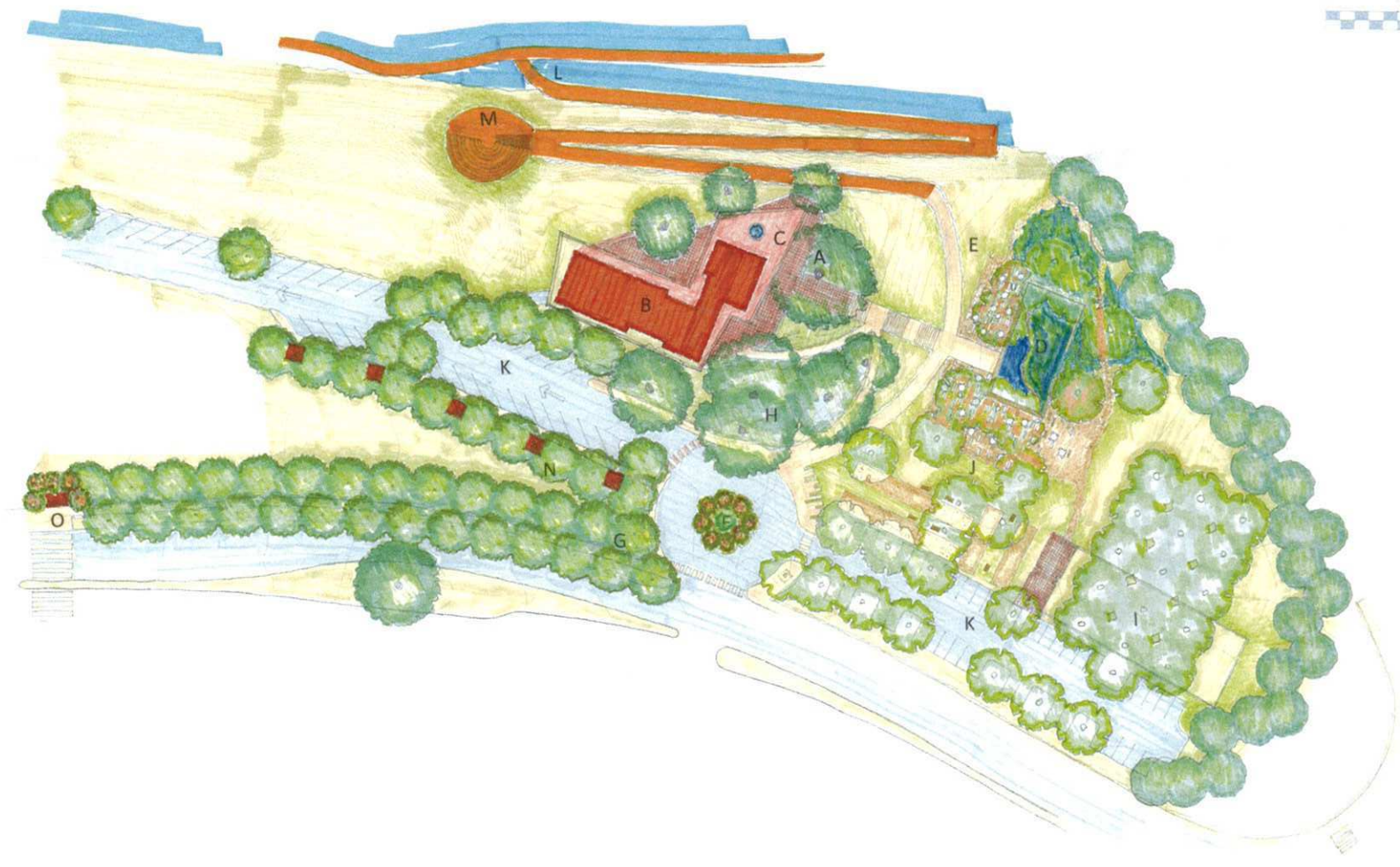
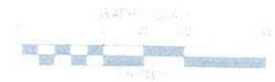
Illustrated by Baron Wilson



Illustrated by Baron Wilson



OPTION #2B
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 2 DIMENSIONS)



Option #3A
New Park and Facilities



Norwood Park

Condition Assessment and Feasibility Report

Stakeholder Meeting #3: July 20, 2011



LEGEND

- A. Historic Zoning
- B. Construct new building and patio with views to downtown
- C. Building entry plaza
- D. Pool integrated into water quality pond
- E. Remove inner drive
- F. Create "rotary" vehicular entrance (will require median cut in Riverside Drive)
- G. Add accessible sidewalks from Riverside Drive to all facilities throughout the park
- H. Preserve heritage trees
- I. Off-Leash Dog Area (7500 square feet)
- J. Create picnic area and lawn games in pecan orchard
- K. Off-street parking along Edgecliff Terrace and along Riverside Drive (77 spaces)
- L. Connect to Boardwalk
- M. Amphitheatre along bank of Lady Bird Lake
- N. Vendor Kiosks
- O. Connection to future Rail Stop

USES

- 1. Information Center
- 2. Off-Leash Dog Area
- 3. Park Ranger Station
- 4. Restrooms
- 5. Trailhead
- 6. Rental Facility
- 7. Concession
- 8. Gallery
- 9. Performance Area
- 10. Lawn Games
- 11. Passive Park
- 12. Play Areas
- 13. Educational
- 14. Water Amenity
- 15. Sustainable Design Demonstration

COST OF CONSTRUCTION

New Structures	\$	2,130,000
Site Work	\$	155,100
Special Uses	\$	25,600
Connection Boardwalk	\$	500,000
Amphitheatre	\$	200,000
Parking	\$	269,500
Landscaping	\$	718,740
Water Quality	\$	150,000
Utilities	\$	100,000
Construction	\$	4,248,940
Project Fees (25%)	\$	1,062,235
Subtotal	\$	5,311,175
Contingency (30%)	\$	1,593,353
Project Budget	\$	6,904,528

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	4,400	\$ 39,600
Visitor Center/Exhibits	1,000	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	5 each	\$ 5,000
Performances	1/month	\$ 400
Total	6,200	\$ 47,800

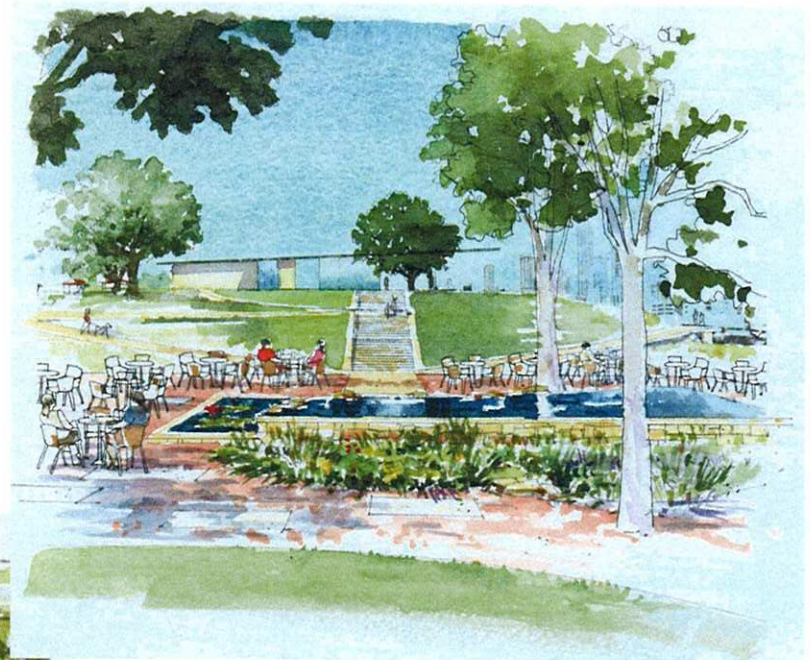
OPTION #3A NEW PARK AND FACILITIES



Norwood Park Condition Assessment and Feasibility Report

Stakeholder Meeting #3: July 20, 2011





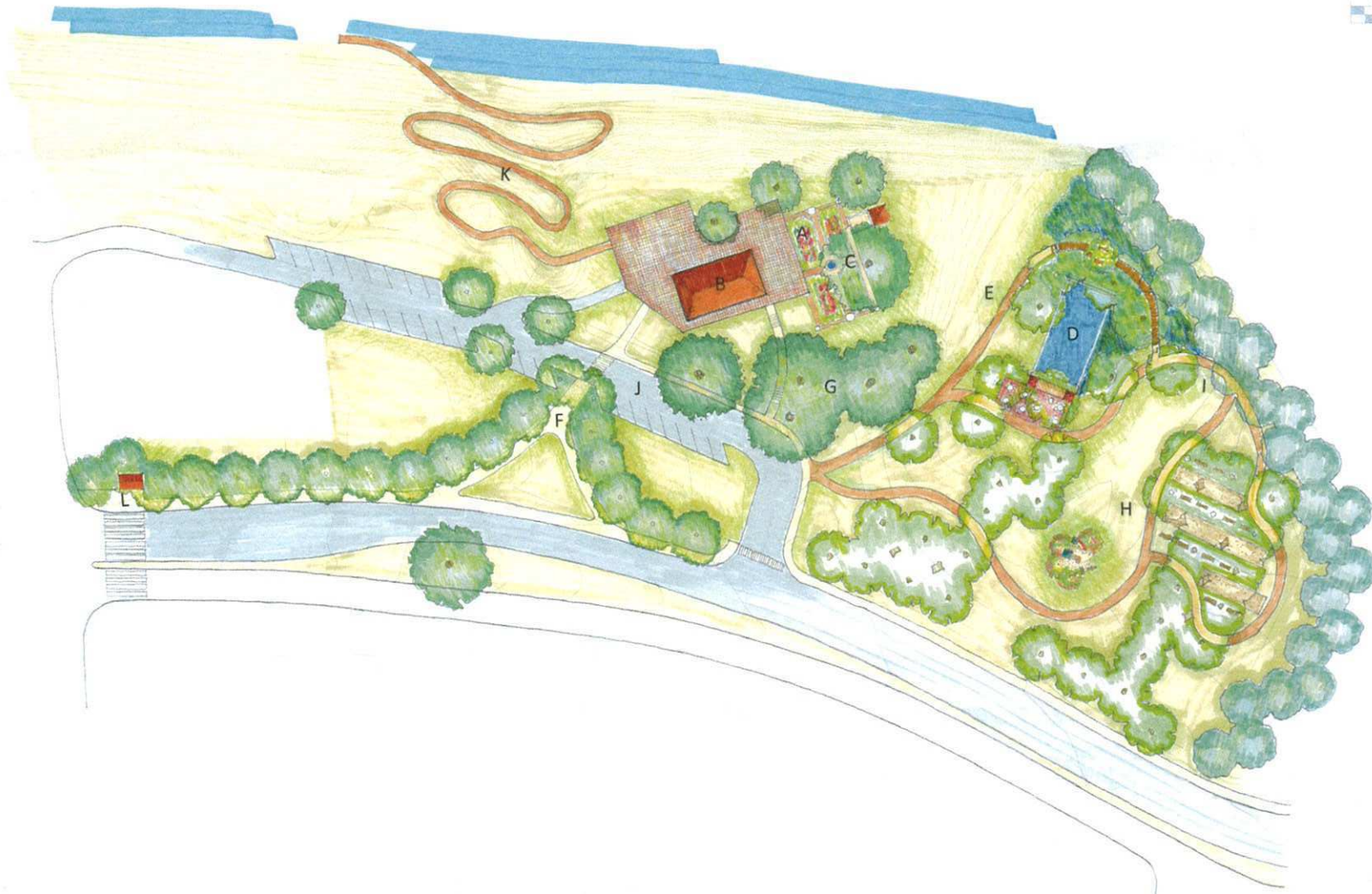
Illustrated by Baron Wilson



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OPTION #3A
NEW PARK AND FACILITIES



Option #3B
New Park "Minimal Design"



Norwood Park

Condition Assessment and Feasibility Report

Stakeholder Meeting #3: July 20, 2011



LEGEND

- A. Historic Zoning
- B. Construct open air pavilion and patio with views to downtown
- C. Interpret ornamental garden
- D. Pool integrated into water quality pond
- E. Remove inner drive
- F. Add accessible sidewalks from Riverside Drive to all facilities throughout the park
- G. Preserve heritage trees
- H. Create picnic area, playscape, and lawn games in pecan orchard
 - I. Expanded pathways through pecan orchard
- J. Off-street parking along Edgecliff Terrace (28 spaces)
- K. Connect to Boardwalk
- L. Connection to future Rail Stop

USES

- 1. Restrooms
- 2. Trailhead
- 3. Rental Facility
- 4. Lawn Games
- 5. Passive Park
- 6. Play Areas
- 7. Water Amenity

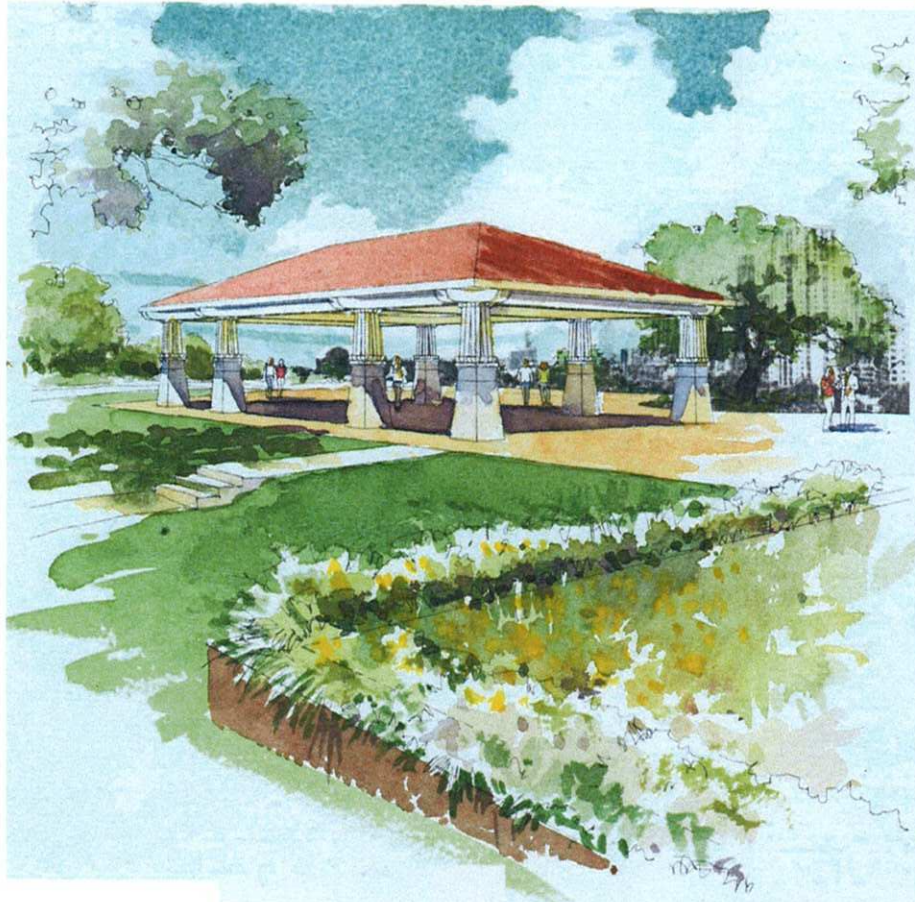
COST OF CONSTRUCTION

New Structures	\$	925,600
Site Work	\$	13,600
Special Uses	\$	175,600
Connection Boardwalk	\$	500,000
Parking	\$	98,000
Landscaping	\$	718,740
Water Quality	\$	50,000
Utilities	\$	20,000
Construction	\$	2,501,540
Project Fees (25%)	\$	625,385
Subtotal	\$	3,126,925
Contingency (30%)	\$	938,078
Project Budget	\$	4,065,003

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	2,000	\$ 12,000
Visitor Center/Exhibits	0	\$ 0
Offices	0	\$ 0
Kiosks (Commercial)	0	\$ 0
Performances	0	\$ 0
Total	2,000	\$ 12,000

OPTION #3B
NEW PARK - MINIMAL DESIGN



Illustrated by Baron Wilson



Illustrated by Baron Wilson

**OPTION #3B
NEW PARK - MINIMAL DESIGN**

Community Comments - Stakeholder Mtg #3 - July 20, 2011	
Use	Comments on cards
Dog Park	Please combine the Norwood House and immediate gardens but keep the dog park in its entirety.
Dog Park	The current size of the dog park area is perfect. Dogs need to run/owners need to see them at all times. Large enough for social groups to develop.
Dog Park	Make Norwood House into a Welcome Center with info on "pet friendly" businesses. PARD amenities
Dog Park	The dog park is; a showcase of diversity and gateway to a pet-friendly, diverse city. We have low and high income diverse ethnic groups, families & diverse breeds of dogs. There is nothing like it in Austin. You can't move a 17 year old community & expect it to retain its vitality. We need the dog park in Travis Heights!
Boardwalk	All options connect to the Boardwalk which, as a Travis Heights homeowner (on Travis Heights Blvd.), I fear would bring way too much traffic to our neighborhood & to an already congested area (IH35 & Riverside). After the Riverview project (across I35 on riverside) is completed, we will have even more pressure on our neighborhood.
Boardwalk	A boardwalk connection will bring many people to the area who are interested in access to the Boardwalk, not necessarily to the Norwood Park, hence creating significant demand for parking.
Boardwalk	Connection to the Boardwalk will create too much congestion/pressure on Edgecliff Terrace and Travis Heights neighbors.
Boardwalk	Please consider putting the trailhead on the east side of Riverside (perhaps near the hostel) or by the Crab Shack, west of Norwood which is already commercial.
Pool	Don't need a pool (City can't even afford a lifeguard for little Stacy).
Water feature	Water feature OK.
Performance	I35 is Noisy! Not good locale for movies or weddings.
House/garden	Restore Norwood & immediate gardens/tea house/ greenhouse
Boardwalk	No Boardwalk connection
Dog Park	Keep Dog Park as is but beautify. Tie into Norwood house.
Pool	Don't need pool (can't even get lifeguards for little Stacy)
Water feature	You could consider a water feature & restrooms in Area C but definitely leave everything else for the dog park.
Light Rail	Can (see) use in future for light rail stop (not full station)

CasaBella Architects

Third:land

SWCA

Urban Design Group

Steinman Luevano Structures

Dog Park	No real effort to keep a useable off-leash dog park
	The visions reflect creative thinking, but they are not appropriate for this estate. Norwood is worthy of much more.
House/garden	The home itself, and the site, deserve to be restored. There are ways to do this that are economically feasible but probably require a new model - a public private partnership.
House/garden	The home must not be removed or demolished! Return it to the people.
House/garden	Save the house now before you talk the project to death and it is too late to save the house. The decision on plans for the park can come later.
Boardwalk	Good decision for connection to Boardwalk and amphitheatre on Option 3A.
Amphitheatre	Good decision for connection to Boardwalk and amphitheatre on Option 3A.
Commercial kiosks	Why vendor kiosks?
Dog Park	No dog park
Trees	Save the trees, perhaps include wild flower area for photography - bluebonnet pics
Option 3B	I like Option 3B with the house restored, but also like pavilion with architectural elements of the house.
Option 3B	Like pool/picnic area in 3B.
House/garden	Keep house, tea house and greenhouse
Pavilion	Like pavilion with town views and water views
Pool	Reflecting pond in pool area
Picnic area	Picnic area in tree orchard
Boardwalk	Path connecting to Boardwalk with amphitheatre
Dog Park	No dog park
House	Still love to keep house
Pavilion	Like pavilion idea and deck with views
Pool/pond	Like water reflecting pond feature in pool location with restrooms
Trees	Preserve pecans and oaks
Park	Like park setting in trees, tables, picnic area in orchard
Amphitheatre	Amphitheatre is a great idea on lake side
Option 3A	Like Option 3A access to Boardwalk.
Dog Park	No dog park
Info Center	Use house for information center or gallery

Pool	I am upset at the lovely effort of the professionals on these designs when swimming pools are closed in East Austin. This amount of money could keep one swimming pool open for some period of time.
2A	Like kiosks
1B	Like balance of restoration & new rentable facility
2B	Like concept of outline of house balanced with new facility
2B	Like concept of creative water & UL pond balanced with educational component.
All	Keep reservable use closer to house footprint
1B	Probably best is 1B with kiosks - think weddings
1A	PARD and CasaBella have done a great job synthesizing input into 6 options. They have demonstrated the potential of the creative design and community partnership. Let us continue this. I vote for option 1A. I love the appreciation of history here, and the simplicity and low cost. Include Dog park (9900SF in Option 2A) and this will be close to a lovely affordable win-win solution.
	Historic preservation is important and the spirit of that grand old space would be a nice juxtaposition to the futuristic looking feel of much recent Austin architecture.
	This can be done while keeping alive a present and thriving space. The past means nothing without the living to animate it.
	Thank you for your efforts. We can fund and appreciate this win-win option for years to come.
Dog Park	Only 2 of 6 options have a dog park. The dog owners in this community need & want & would benefit from a dog park in this area. We have come to meetings to say that.
Dog Park	Only the two most expensive options have a dog park. An off-leash dog ark is not expensive and could/should be part of all options.
Dog Park	An off-leash dog park should be larger than the 7,500 or 9,900 SF options provided.
Dog Park	Please design other option with a larger dog park.
Dog Park	I am concerned that the 2 options with a dog park are also the most expensive. I would like to see a dog park incorporated into a less expensive plan such as 1A. That way the Posse and dog park can peacefully co-exist. I think it vital that a dog park remain at this location.
1B	Looks like the best starting point. Preserve the house and add on from there. Some elements from other option may fit. I will give more feedback via e-mail.
Trees	Thank you for preserving the heritage trees in all options. They are essential to the feel of the park.

Dog Park	I am very disappointed that the two options that have the off leash dog park have them so small. That is totally unacceptable to me. I am also concerned that only two of six plans have a dog park.
Dog Park	The only two plans to include a dog park have areas about the size of our current small dog area. This seems like a token mention of dogs, without any thought about what is appropriate or needed by dogs and their owners.
House	Restore Norwood Estate as Phase #1 of any plan. This would take advantage of citizen commitments to funding & move project ahead.
Estate	It is a valuable asset - Norwood Estate & we have donor funds matching to implement restoration. Let's do it.
Estate	Prefer restoration with combo of other features.
Estate	Use community funds for restoration of house as Phase 1.
Estate	Then break additional features into additional phases.
Estate	Restore pool
Estate	Restore teahouse and gardens
Estate	Add community gardens
House	Keep exist house, re-hab for rental use (1A - 1B)
House	Take advantage of community offer to restore house from donations
House	Minimize any additions
House	Keep historic architectural fell to house & site
Dog Park	Relocate dog park
Site	Develop grounds to reflect historic state
Site	Add new facilities carefully & compatible with historic house.
Boardwalk	Connect to hike & bike trail
1A	The only options I feel the house & the estate deserve is Option 1A or 2A. Anything proposing to destroy it and build a new structure is an insult to all of us who know and love its history. Listen to and work with the Posse. Do it for Austin.
1A	Photo representing the restored house doesn't do justice to the original.
House	Does "restoration" include the possibility for duplicating the image without using the original materials?
1B	Additional facilities are too modern looking and not geared to produce income.
2A	I didn't see any reflection of the historical past.
2B	I liked the stepped auditorium, the wild flowers and the boardwalk.



MEMORANDUM

TO: Kelly Snook ASLA, Assistant Director
Austin Parks and Recreation Department

FROM: Marty Stump RLA, Project Management Supervisor
Austin Parks and Recreation Department

DATE: August 28, 2011

SUBJECT: Norwood – Staff Recommendations to CasaBella Architects to complete
Conditions Assessment and Feasibility Report

Below is a summary of staff recommendations to CasaBella Architects based upon work to date on the Norwood Park Conditions Assessment and Feasibility Report, specifically feedback on six alternatives prepared and presented on July 20, 2011.

With approval of PARD Director, these recommendations will be sent to CasaBella for their integration into final report. The final report will be the basis for future planning, design and budgeting for recommended improvements to the Norwood Site.

Project Objectives:

Until now the absence of a comprehensive plan for the Norwood House and grounds has made it difficult for the City of Austin to allocate resources toward improvements to this site. The findings set forth within the Norwood Park Conditions Assessment and Feasibility Report are intended to provide the foundation for future decisions regarding this parkland, its facilities, and the cost of improvements. In addition to the physical assessment, this process included stakeholder and public input regarding the park, the historic significance of the house and grounds, and explored opportunities and constraints that the house and grounds have as a public facility for the City of Austin and park users. Estimates for short-term and long term costs (construction, maintenance and operations) as well as revenue generating potential were also explored.

Summary of Preliminary Conditions Assessment and Feasibility Report

After completion of physical and historical investigations, and after developing a list of potential site uses based upon stakeholder and public input, CasaBella Architects prepared a series of six alternatives for Norwood Park as follows:

- 1A Total Restoration / Reconstruction
- 1B Total Restoration / Reconstruction with Additional Facilities
- 2A New Facility Reflecting Historical Past (in 3 Dimensions)
- 2B New Facility Reflecting Historical Past (in 2 Dimensions)
- 3A New Park and Facilities
- 3B New Park “Minimal Design”

Illustrations of these six conceptual alternatives, with associated Legend, Uses, Cost of Construction, and Potential Revenue are attached for reference.

PARD Staff Recommendations

Upon review of the six alternatives PARD staff is recommending that the following combination of improvements be included in the final concept plan for the Norwood Tract

- In general concepts 1B Total Restoration / Reconstruction with Additional Facilities and 2A New Facility Reflecting Historical Past are the most preferable, though some improvements illustrated in the other concepts are applicable as noted below.
- Restoration / Reconstruction of the house be done with appropriate layout and materials to maximize efficiency, sustainability, durability and flexibility of uses as driven the by overall project program.
- New facility shall be code compliant and accessible in all regards.
- Building architecture to be respectful and expressive of site history
- Landscape architecture to be representative of original landscape design, expressed with sustainable site-appropriate plant selection and minimal irrigation requirements.
- Restore/reconstruct Tea House, Greenhouse, Bathhouse, pergolas and other historical accessory structures
- To the extent that existing building materials are used in reconstruction the selective use of these materials shall be done with sustainability in mind. New exterior materials shall be selected to match as closely as possible the appearance of original. Based upon structural engineering and architectural review, it is likely that the house will effectively be disassembled and reconstructed. Alterations to the existing floor plan (to create open floor plan, flexibility and code compliance, will likely require significant framing modifications).
- Project program (main Norwood House building, accessory structures and site)to include:
 - Floor plan for flexibility of use
 - Reserveable facilities for public use
 - Office space for PARD or other COA staff
 - Add +/- 10,000 s.f. of building space (enclosed conditioned space or open air pavilion) for public use
 - Adaptive reuse of historic pool area as non-swim amenity (lawn parterre for play, patio/terrace, performance platform, etc
 - Public restroom facilities
 - Commercial kitchen
 - Concession/vending opportunities

- Educational/interpretive elements including reference to Norwood estate.
- Adequate on-site parking for general park use (with appropriate, limited reliance upon off-site parking, with shuttle provision, to support public building use)
- Enhanced connectivity to public transportation (Riverside Drive)
- Connectivity to boardwalk (west of house as shown in concept 1B)
- Trailhead amenities
- Maximize view potential with select clearing, development of terraces and overlooks
- Preserve/protect existing trees
- Minimize adverse impact upon immediate neighborhood
- Water quality element to be design as an amenity
- Removal of remnants of internal driveway
- Screening/buffering of I-35 and frontage road
- On site landscape/garden improvements as appropriate to uses
- Landscape enhancements at Riverside as major entry portal to City

Implementation and Partnering Strategy

The Norwood Posse has expressed interest in a partnering approach to the restoration/reconstruction of the Norwood House and submitted a written Preliminary Proposal to PARD on July 19, 2011.

Prior to entering into a formal park development agreement with Norwood Posse or another partnering group intent upon restoring the Norwood estate PARD staff recommend that the following conditions be clearly articulated and agreed to in writing by all interested parties:

- Project Program (project components and intended facility uses) be clearly defined
- Project Scope to include the entirety of Norwood Tract (approx 9.5 acres) including, but not limited to the house, accessory buildings, gardens, roadway and parking, utilities, pedestrian improvements, and other park and recreation amenities as outlined in the feasibility study and approved by PARD
- Business, Operations and Maintenance Plan (including funding component and operating pro forma) be completed prior to commencement of construction
- Full amount of project funding be secured prior to commencement of construction
- Partnering group will actively participate in all levels of design, permitting, boards and commission review, and project implementation
- A time limit of 12 months be established for the partnering group to raise necessary funds

It is PARD's preferred approach to this project to issue and RFQ for final design services through traditional City of Austin process under Contract and Land Management. The final design will be done as a collaborative process with stakeholders. Funding for construction will be through a partnering arrangement between City of Austin and stakeholders, neither of whom currently have adequate funding available. Bidding and construction contract shall be in compliance with City of Austin process and contracting requirements. In order to merge public and private dollars for this project a partnering agreement in the form of a Park Development Agreement will be executed prior to initiation of bidding and construction phase.

Next Steps

PARD staff recommends the following Boards and Commission briefings on the final Norwood Park Conditions Assessment and Feasibility Report :

Parks Board Land and Facilities Committee
Parks Board
Landmarks Commission
Planning Commission
City Council

RRF