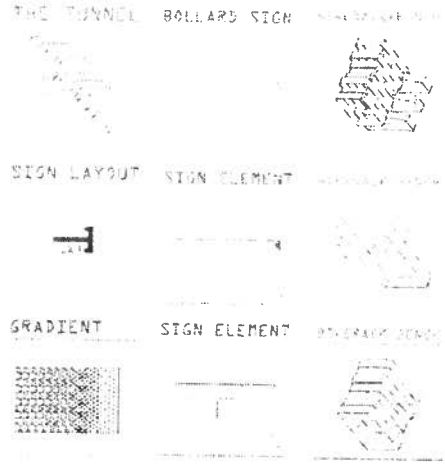


1/23/2007

## ELEMENTS



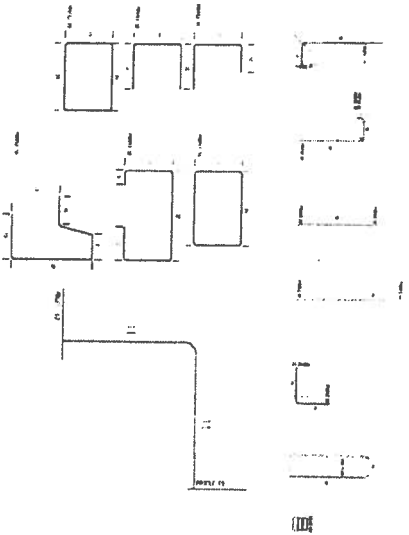
## FONT - OCR A EXTENDED

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

## COLOR SWATCHES



## ASSEMBLY PARTS



## LAB 110106 ADAPTIVE LAYER

**NEXTPROJECT'S** strategy for the development and implementation of an 'integrated artwork' along the six mile **Lance Armstrong Bikeway (LAB)** is to create a strong visual identity which celebrates/communicates the city's commitment to sustainable transportation solutions for evolving urban environments. **NEXTPROJECT'S** proposal defines the new eastwest bicycle route/corridor with a series of striking yellow markers. Each element clearly identifies the bikeway's presence in the landscape and links it to the larger framework of Central Austin and Central Texas' growing intermodal light rail, pedestrian, and bicycle transportation network. The LAB will mark Austin's commitment to being a leader in diverse, forward-thinking and healthy urban development strategies.

### LAB:

Successful transportation programs throughout the country often have acronyms that evolve into nicknames: BART (San Francisco), MARTA (Atlanta), MAX (Portland), RTD (Denver). Cycling advocates in Austin already refer to the bikeway as LAB. A primary identifying element of the **NEXTPROJECT** proposal is the inscription of LAB on the bikeway markers.

### COLOR:

During the 1919 Tour de France, it occurred to Tour organizers that the race leader ought to wear something distinctive so race spectators could easily identify who was the front runner. Austin, Texas' Lance Armstrong wore this yellow jersey across the finish line 7 times. The Lance Armstrong Foundation, with the help of Austin based Milkshake Media, extended the yellow phenomenon and raised over 50 million dollars for cancer research with the **LIVESTRONG** bracelet, which has been called the most successful buzz-marketing campaign in history. **NEXTPROJECT'S** proposal builds on this well-established color reference. Yellow = Leader. Yellow = Austin. Yellow = LAB.

### SIMPLE PALETTE / ADAPTABLE ELEMENTS:

At the moment, the proposed bikeway route is made up of sections that are on-road and off-road. It has sections which are marked with signage and others with road stripes, parts which are busy and others which are calmer. No doubt these conditions will change over time. In response, **NEXTPROJECT** has developed a simple palette of materials and forms that can adapt to these shifting circumstances.

### ROAD PAINT:

Start simple. Make a large stencil and apply it at regular intervals along the route. Paint can be reapplied as needed, or added to the bikeway as it develops.

### BOLLARD / SIGN ATTACHMENT:

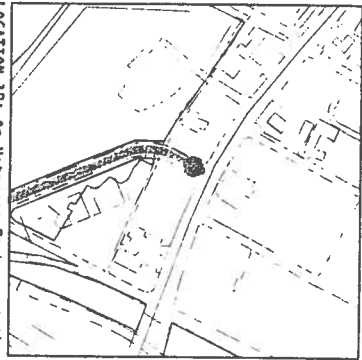
Free-standing or attached to an existing sign post. Signs mark mileage increments and provide navigation information such as intersecting streets and alternative transportation routes nearby. Signs contain a solar light to illuminate the path for early morning and evening commuters and exercisers.

### BENCH / BIKERACK:

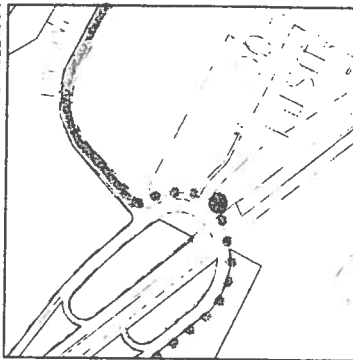
Benches and bike racks provide rest spots and work into an already existing urban furniture language along the route. The construction of these elements is a variation of established methods of currently being used throughout the city. The design allows each element to be tuned to its specific location.

### TUNNEL:

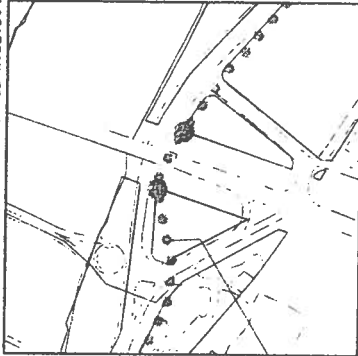
Large steel ribbon sculptures channel cyclists into the route. Using the same materials and design language as the markers, the tunnels communicate LAB's identity at a larger scale and to a larger audience.



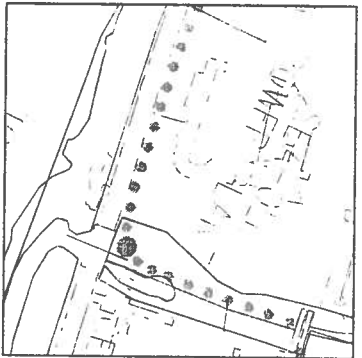
LOCATION 1P: On Veterans Parkway at the corner with Lake Austin Blvd; beginning of Bikeway



LOCATION 2P: At beginning of off street path adjacent to Austin High School and Cesar Chavez Bridge.



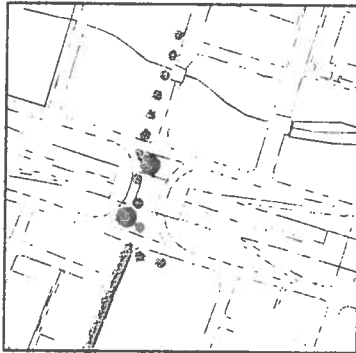
LOCATION 3P: On off street path underneath Laefer Bridge



LOCATION 4P: At off street path where path turns away from Cesar Chavez.



LOCATION 5P: Corner of Nueces and 3rd where Phase One Bikeway ends.



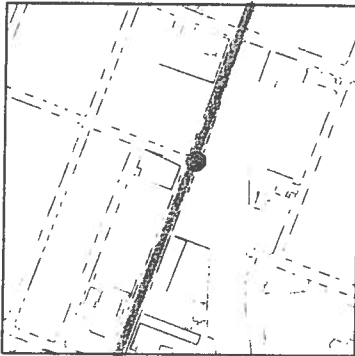
LOCATION 6P: Underneath I-35 Bridge; at beginning of second half of Phase One Bikeway.



LOCATION 7P: At Comal St where path turns from 4th onto 5th street.



LOCATION 8P: At Chicam St. where path jogs along 5th street.



LOCATION 9P: Corner of San Saba and 5th Street where Bikeway turns from dedicated lanes to signage only.

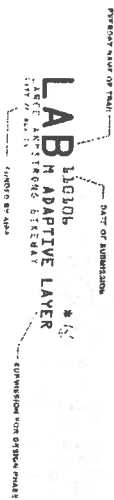


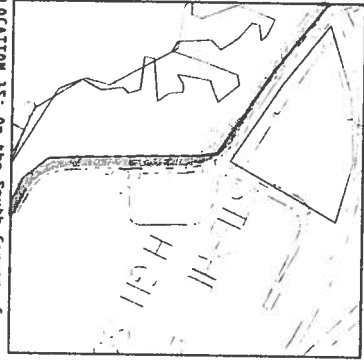
LOCATION 10P: Shady Lane and 5th Street; where Phase One Bikeway ends.

NOTES: All red dots indicate two 4' x 12' gradient installations; one gradient paint application in each direction of the bikeway.

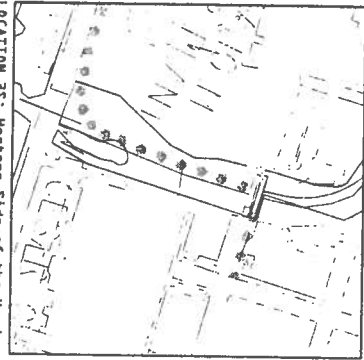
NOTES: All locations subject to the approval of various city of Austin entities and coordination with the construction of the bikeway.

SCALE:  $\frac{1}{32}'' = 1'$





LOCATION 15: On the South Corner of Stephen F Austin Blvd adjacent to SF Austin High School.



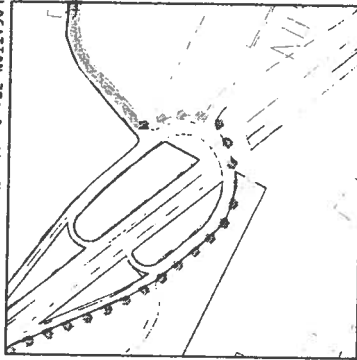
LOCATION 35: Western Side of the Wooden Bridge East of the Seaholm Power Plant.



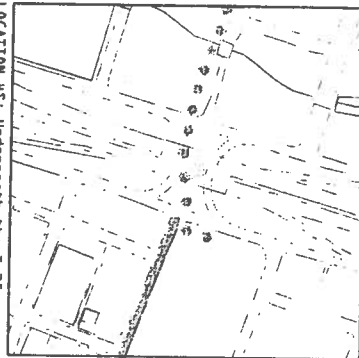
LOCATION 55: On East 5th Street near Chicon Street.



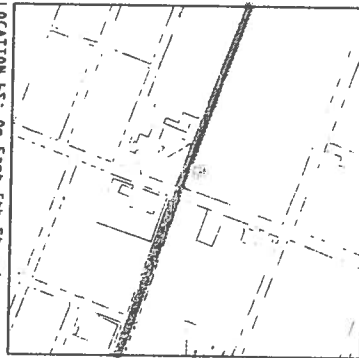
LOCATION 75: Near the Corner of East 5th and Tillery.



LOCATION 25: On the North Side of the off street bike path adjacent to the Cesar Chavez Underpass East of SF Austin High School.



LOCATION 45: Underneath the I-35 overpass



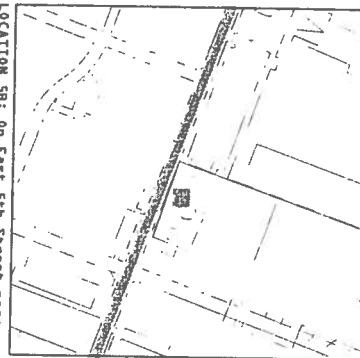
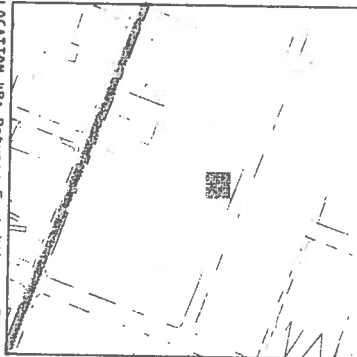
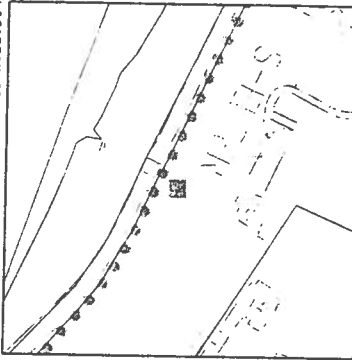
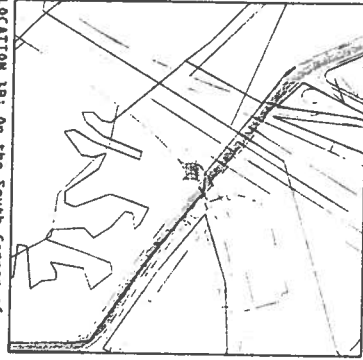
LOCATION 65: On East 5th Street near the intersection of Paredonals.



LOCATION 85: At the Corner of Springdale and East 5th.

NOTES: All locations subject to the approval of various city of Austin entities and coordination with the construction of the bikeway.

SCALE:  $\frac{1}{32}'' = 1'$



NOTES: All locations subject to the approval of various city of Austin entities and coordination with the Construction of the bikeway.

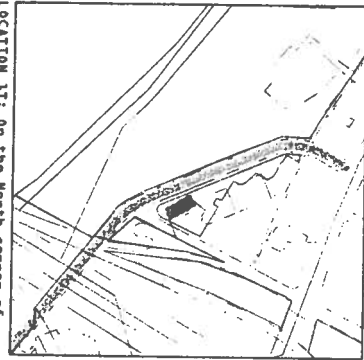
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LAB 10105  
MFG  
LAB M ADAPTIVE LAYER  
LAYER ADAPTIVE LAYER  
LAYER ADAPTIVE LAYER

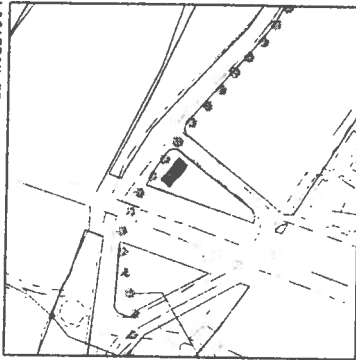
RECEIVED MAR 1967

DATE OF RECEIPT

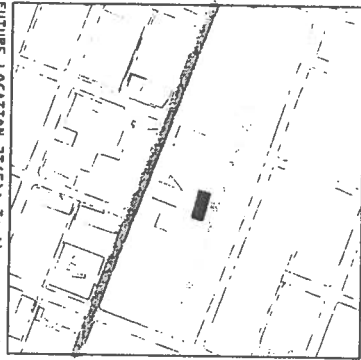
TRANSMISSION FOR RECORD



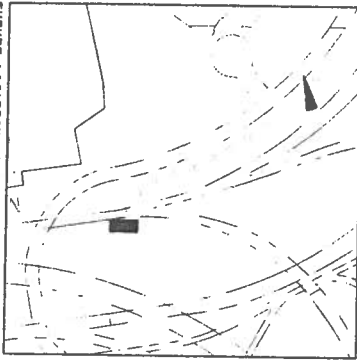
LOCATION 1T: On the North corner of Veterans Parkway and Atlanta Blvd.



LOCATION 2T: On the North Side of Cesar Chavez between Lamar Blvd and Bridge Reynolds Dr.



FUTURE LOCATION 3T(F): In the proposed bike path between J-35 and Waller between E 4th and E 5th.

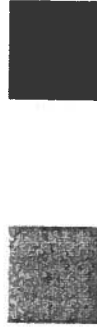


FUTURE LOCATION 4T(F): At the Eastern Terminus of LAB at the Northern end of Montopolis Bridge.

NOTES: All locations subject to the approval of various city of Austin entities and coordination with the construction of the bikeway.

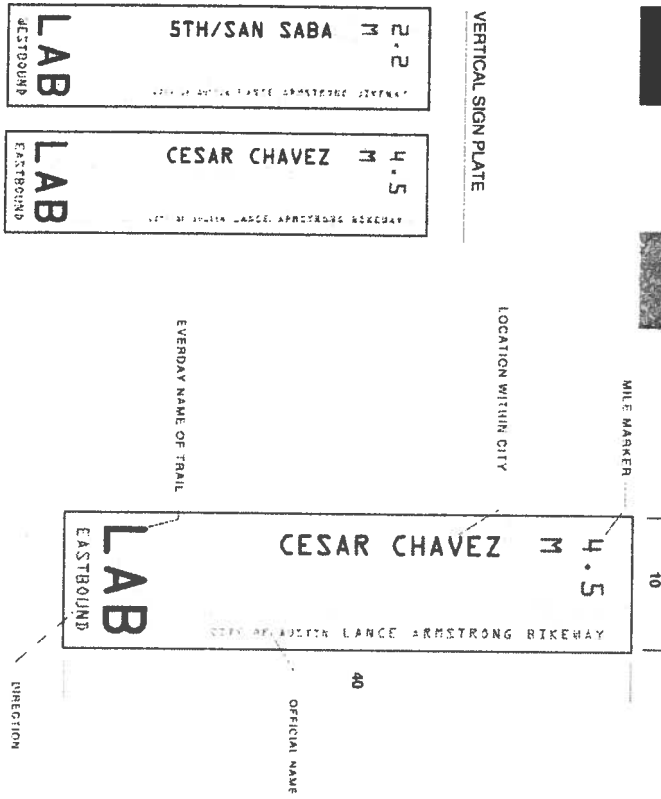
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# COLOR SWATCHES

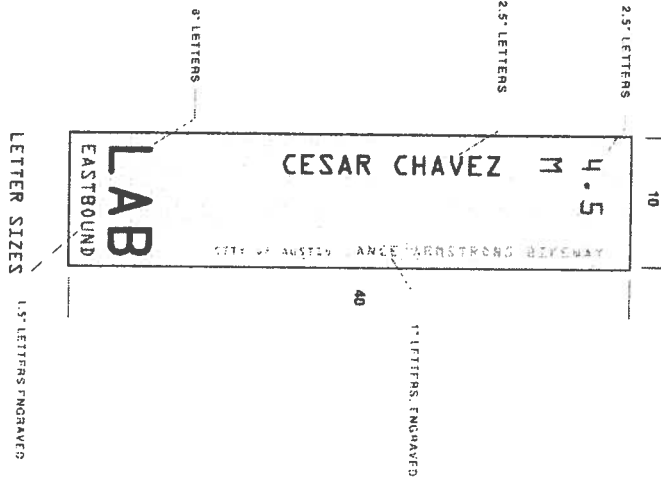


# VERTICAL SIGN TEXT ARRANGEMENT

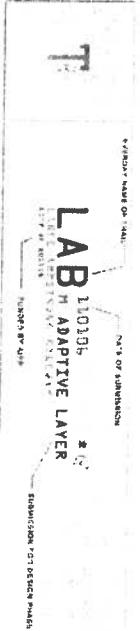
SIGN DIAGRAM



# SIGN EXAMPLE



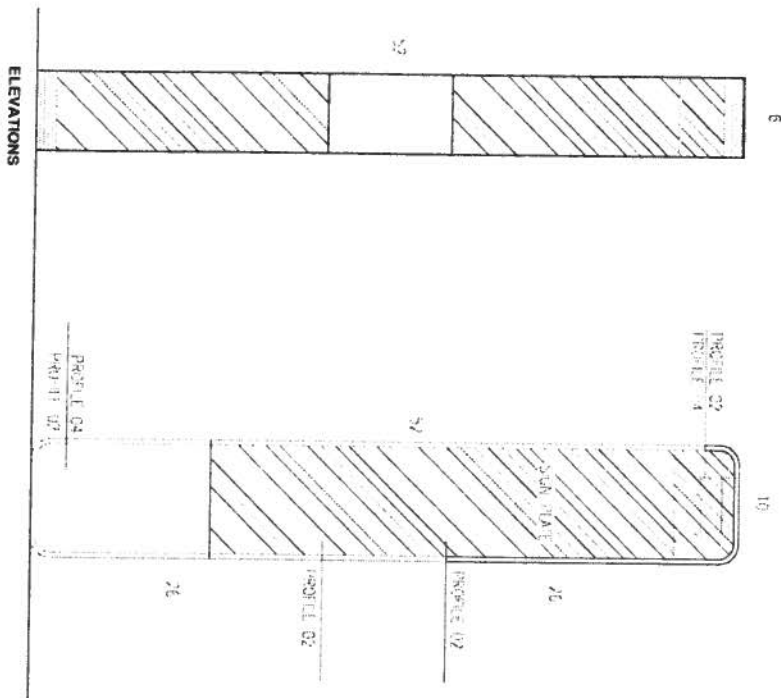
# SIGN LAYOUT





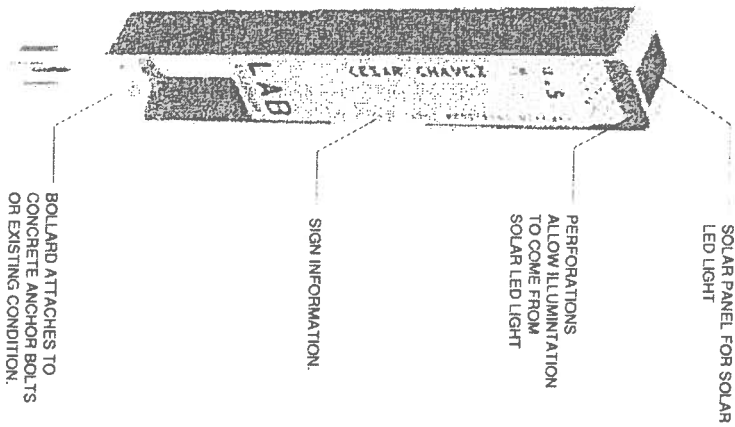


PLAN

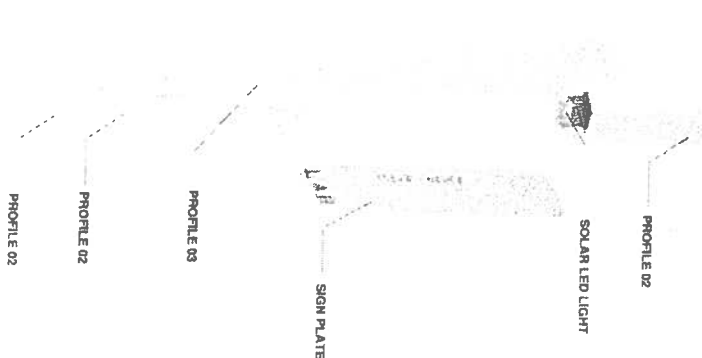


ELEVATIONS

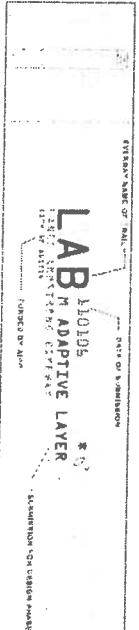
BOLLARD ELEMENT



ASSEMBLY DIAGRAM



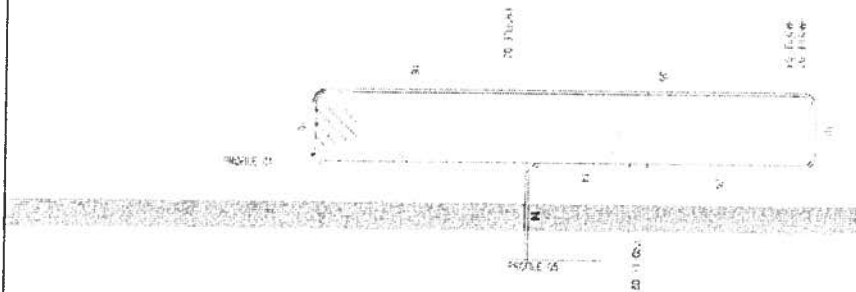
BOLLARD SIGN



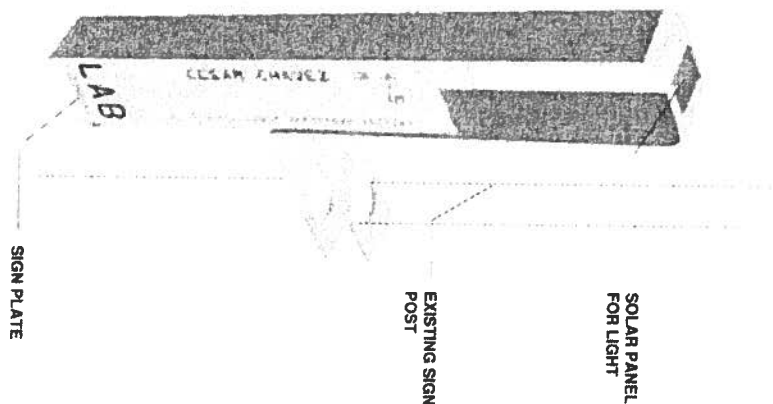
ALL PROFILES ARE 4" OR 6" STL. BAR BENT AT 2" RADIUS TO MAKE INDIVIDUAL PROFILES. THE PROFILES ARE THEN SEEN WELDED TOGETHER ALONG THEIR CONNECTING SURFACES. THIS ASSEMBLY MAKES A RIGID ELEMENT THAT ENCASES A SOLAR LED LIGHT.



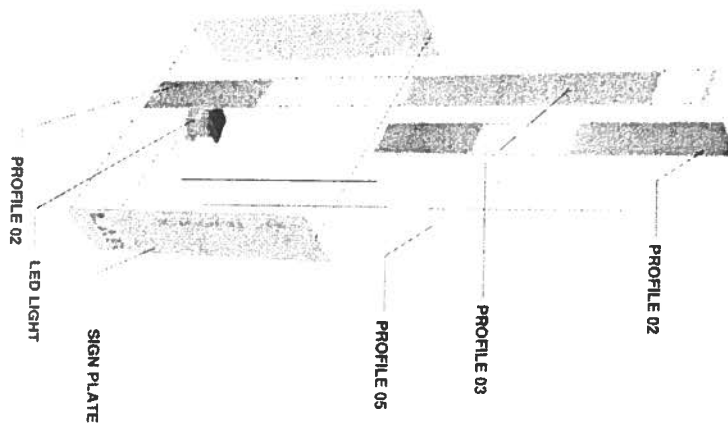
# ELEVATION OF SIGN ATTACHMENT ELEMENT



## SIGN ATTACHMENT ELEMENT



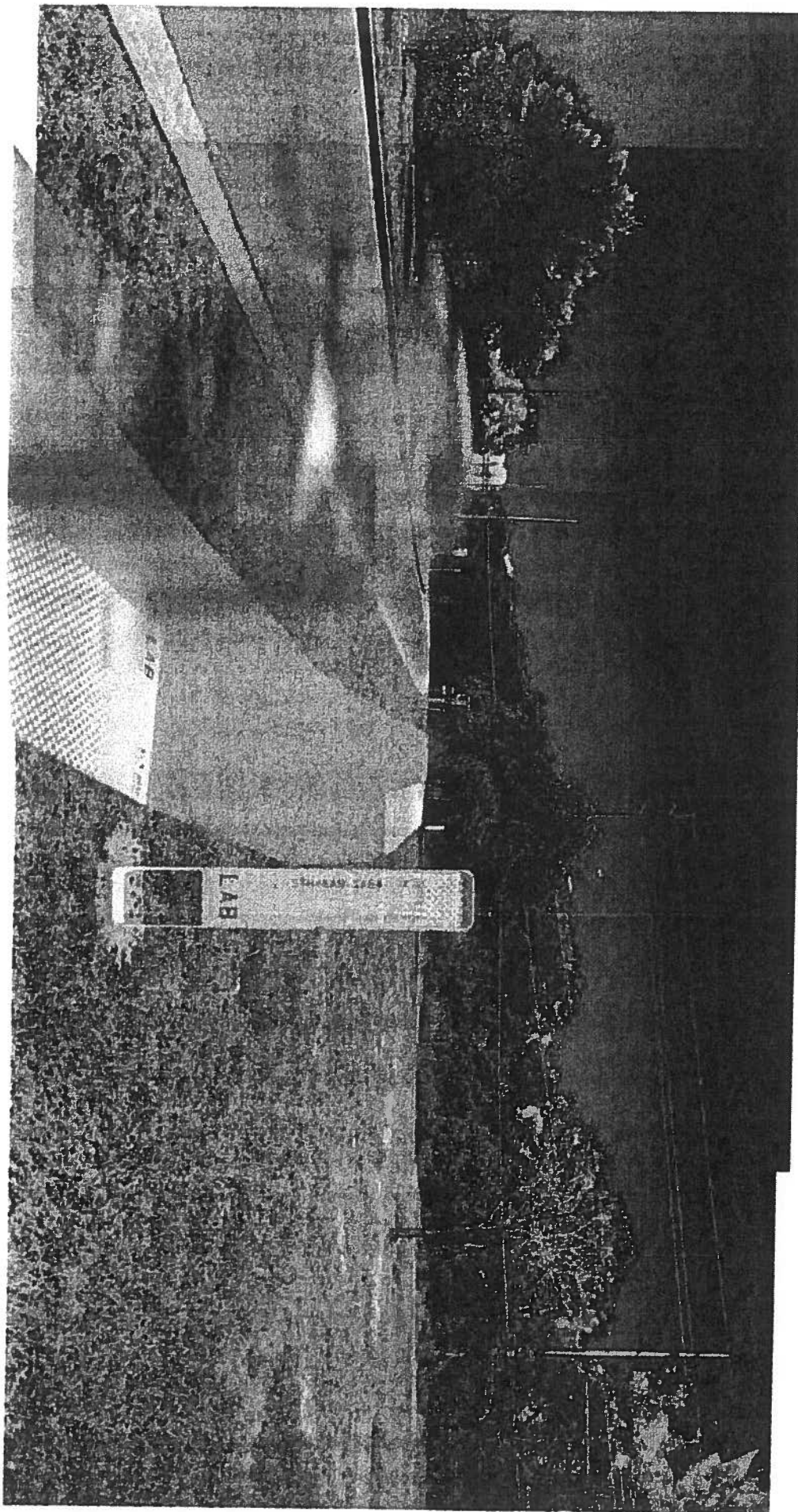
## ASSEMBLY DIAGRAM



ALL PROFILES ARE 4" OR 6" STL BAR BENT AT 2" RADIUS TO MAKE INDIVIDUAL PROFILES. THE PROFILES ARE THEN SEEN WELDED TOGETHER ALONG THEIR CONNECTING SURFACES THIS ASSEMBLY MAKES A RIGID ELEMENT THAT ENCASES A SOLAR LED LIGHT.

## SIGN ELEMENT





GRADIENT

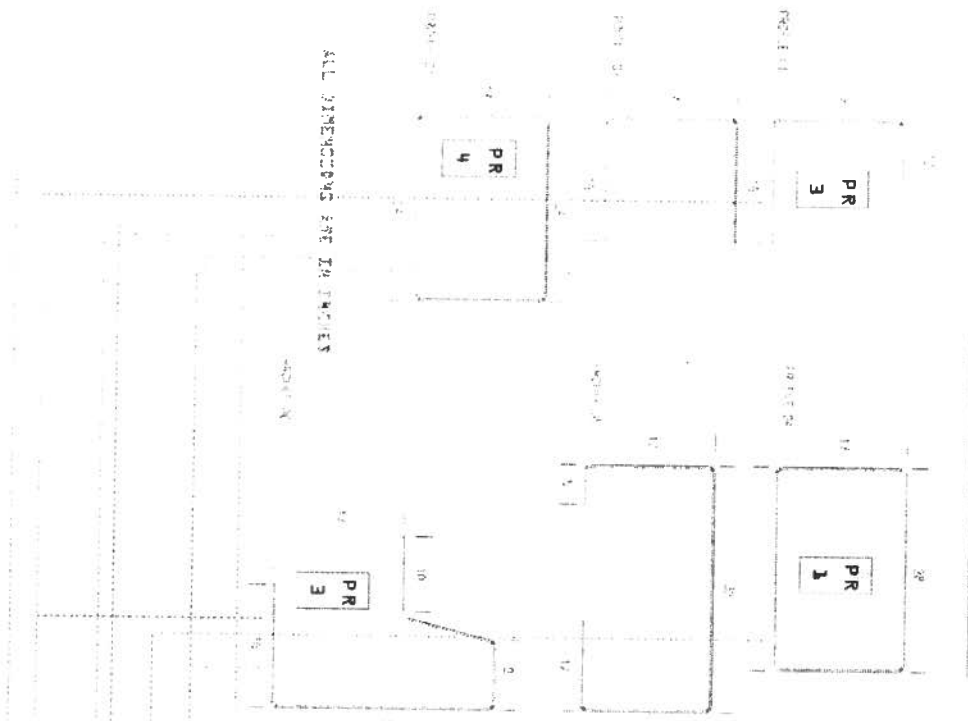


nextproject

leah davis robert gay jack senders

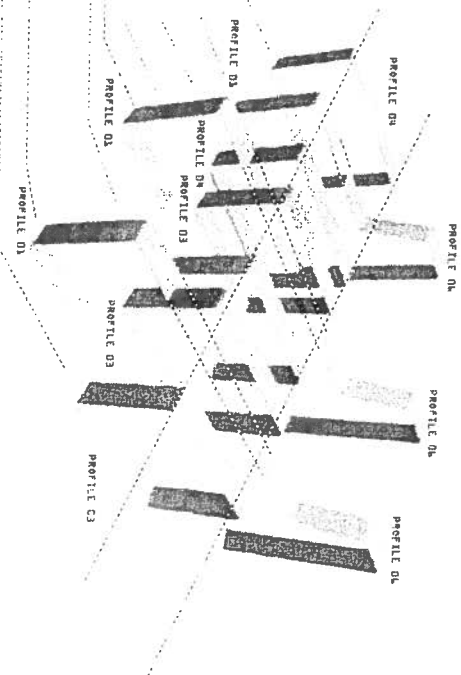
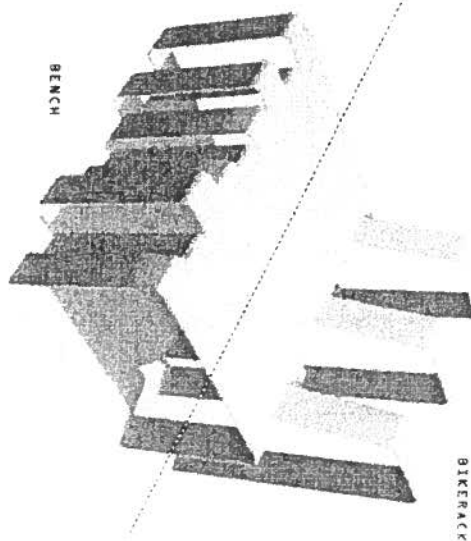
STREET CONCEPTS

# STEEL PROFILES FOR POSSIBLE CONFIGURATIONS

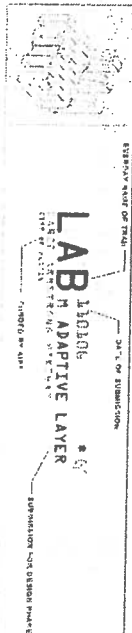


## CONFIGURATION 01 ASSEMBLY NOTES

ALL PROFILES ARE 4" OR 6" STL BAR BENT AT 2" RADIIUS TO MAKE INDIVIDUAL PROFILES. THE PROFILES ARE TO BE SEAM WELDED TOGETHER ALONG THEIR CONNECTING SURFACES THIS ASSEMBLY MAKES A RIGID ELEMENT. THE COORDINATION OF PROFILES ALLOWS FOR THE ELEMENT TO HAVE DUAL FUNCTIONS ONE AS A BIKEPARK AND THE OTHER AS A BENCH. THIS ELEMENT IS THEN BOLTED TO ALREADY EXISTING URBAN FURNITURE WITHIN THE CITY WHERE APPLICABLE.



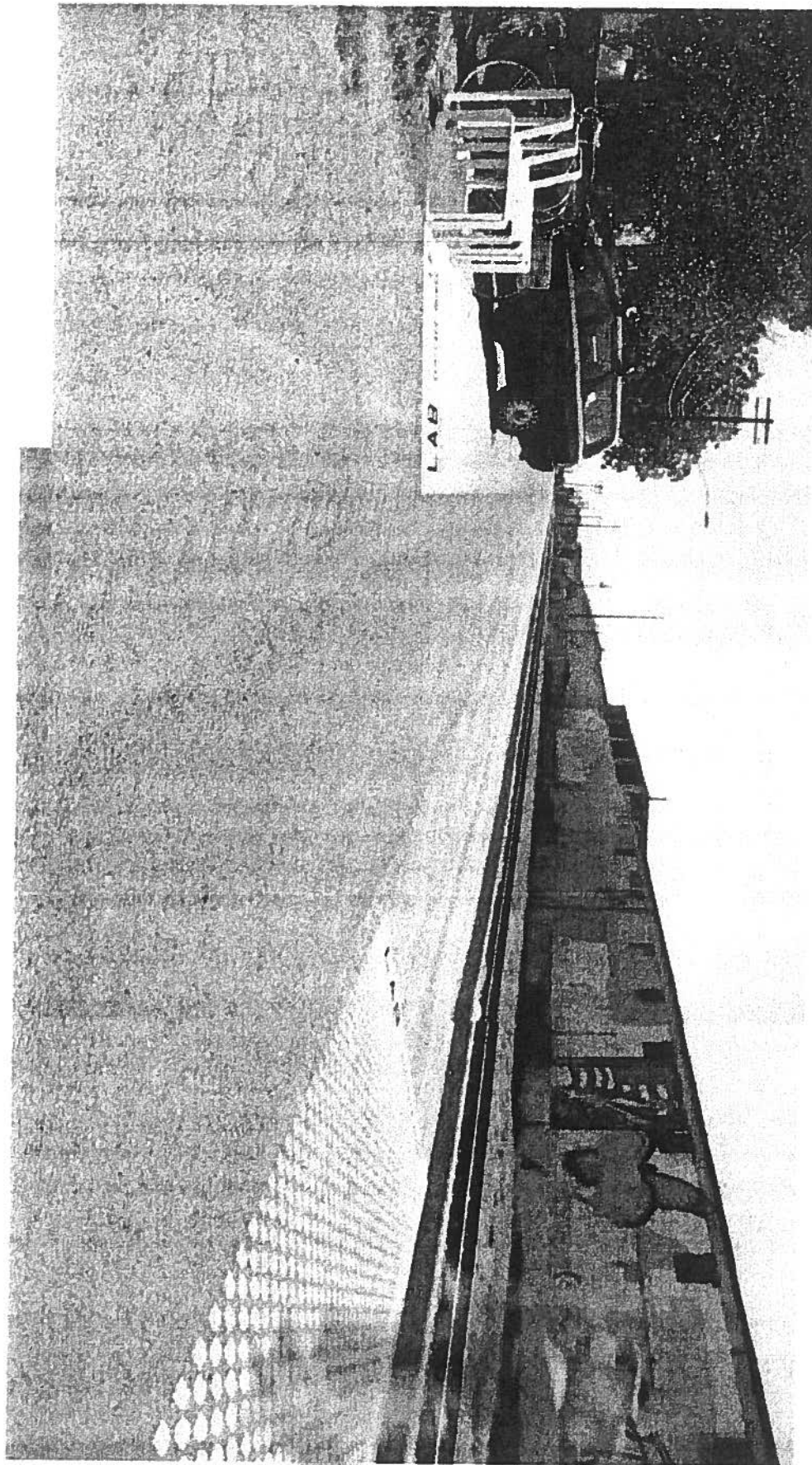
## BENCH/BIKERACK



nextproject.

leah davis robert gay jack sanders

BENCH/BIKERACK



GRADIENT

PERMANENT MARK OF TRAIL

24" OF DIMENSION

LAB 110106

LAB IN ADAPTIVE LAYER

21" BY 12" BY 12"

PERMANENT IN ADP

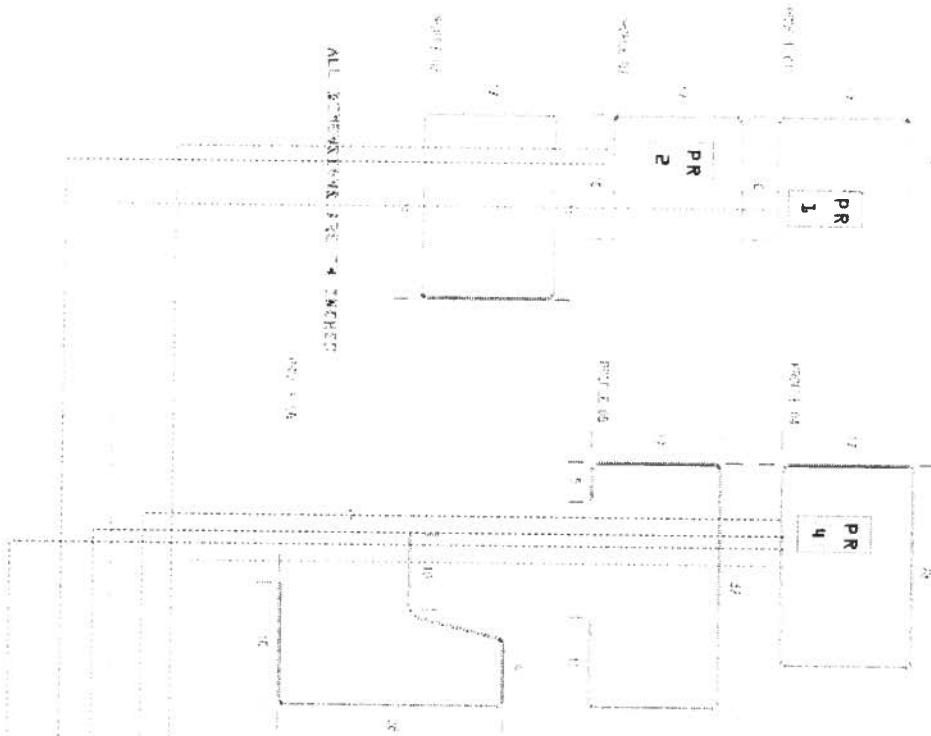
LABORATORY FOR LAMINATE PHASE

nextproject,

leah davis robert gay jack sanders

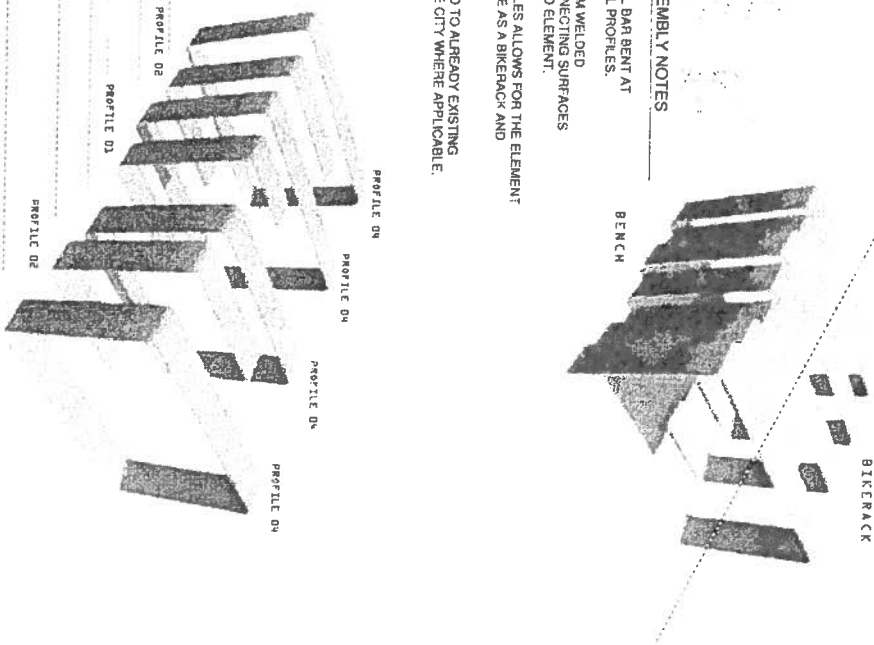
STREET CONCEPTS

# STEEL PROFILES FOR POSSIBLE CONFIGURATIONS

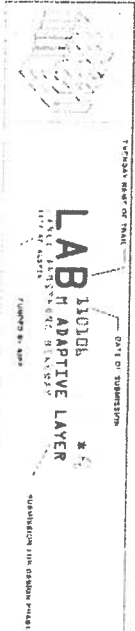


## CONFIGURATION 02 ASSEMBLY NOTES

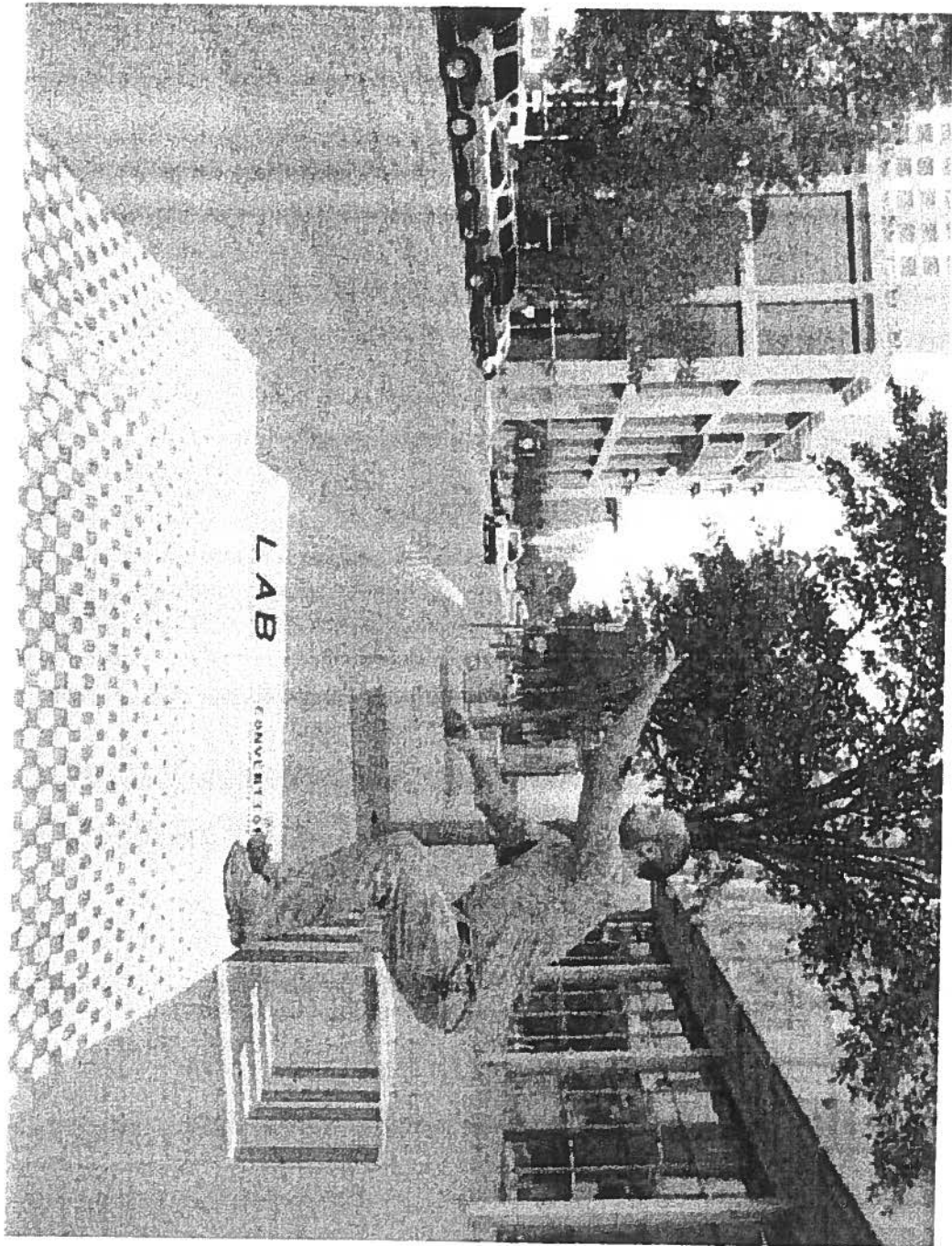
ALL PROFILES ARE 4" OR 6" STL BAR BENT AT 2" RADIUS TO MAKE INDIVIDUAL PROFILES.  
 THE PROFILES ARE TO BE SEEN WELDED TOGETHER ALONG THEIR CONNECTING SURFACES  
 THIS ASSEMBLY MAKES A RIGID ELEMENT.  
 THE COORDINATION OF PROFILES ALLOWS FOR THE ELEMENT TO HAVE DUAL FUNCTIONS ONE AS A BIKERACK AND THE OTHER AS A BENCH.  
 THIS ELEMENT IS THEN BOLTED TO ALREADY EXISTING URBAN FURNITURE WITHIN THE CITY WHERE APPLICABLE.



## BENCH/BIKERACK







PERFORMANCE BENCH



EVERETT WALK OF PAUL

PAUL D. WILKINSON

LAB ADAPTIVE LAYER

PERFORMANCE BENCH

CONCEPTS FOR DESIGN PHASE

nextproject.

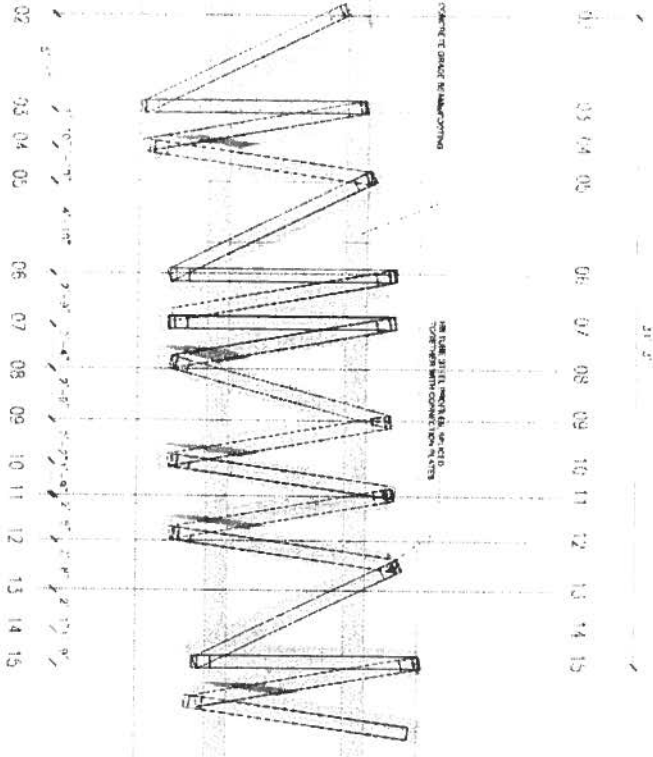
leah davis robert gay jack sanders

STREET CONCEPTS

ALL DIMENSIONS ARE IN FEET

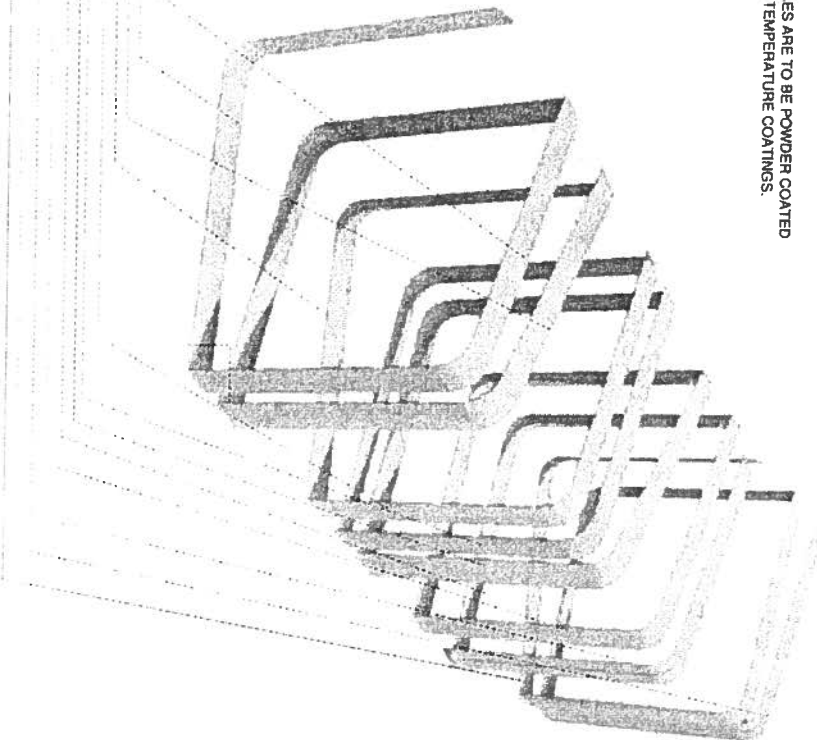
PR  
1.7

11  
SCALE OF



# GENERAL NOTES ABOUT CONSTRUCTION

ALL PROFILES ARE 1" X 8" X 1/4" HS TUBE WITH 4 RADIUS ON CORNERS. THESE L PROFILES WILL BE CONNECTED WITH BOLT CONNECTION PLATES, STANDARD FEMALE/MALE CONNECTION.  
EACH PROFILE WOULD BE CONNECTED TO A CONCRETE GRADE BEAM/FOOTING.  
ALL PROFILES ARE TO BE POWDER COATED WITH HIGH TEMPERATURE COATINGS.



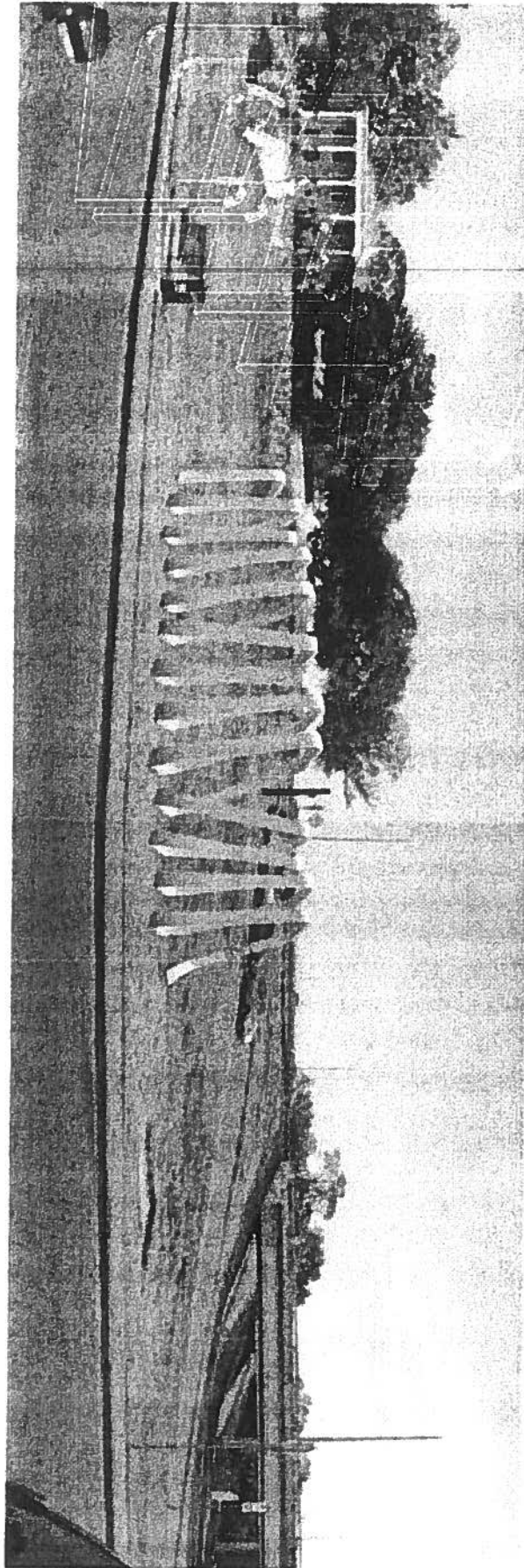
THE TUNNEL

LIBRARY MADE OF TUBES  
DA 1' 10" SUBSTITUTION  
LAB 110106  
TUNNEL ADAPTIVE LAYER  
DESIGNED BY GAY  
INSPIRED BY GAY

nextproject,

leah davis robert gay jack sanders

THE TUNNEL



VETERAN'S PARKWAY TUNNEL INSTALLATION PROPOSAL  
 15 FT OFF OF ROADWAY IN LEVEL PORTION  
 OF SITE.  
 30FT LONG X 12' WIDE X 12' HEIGHT

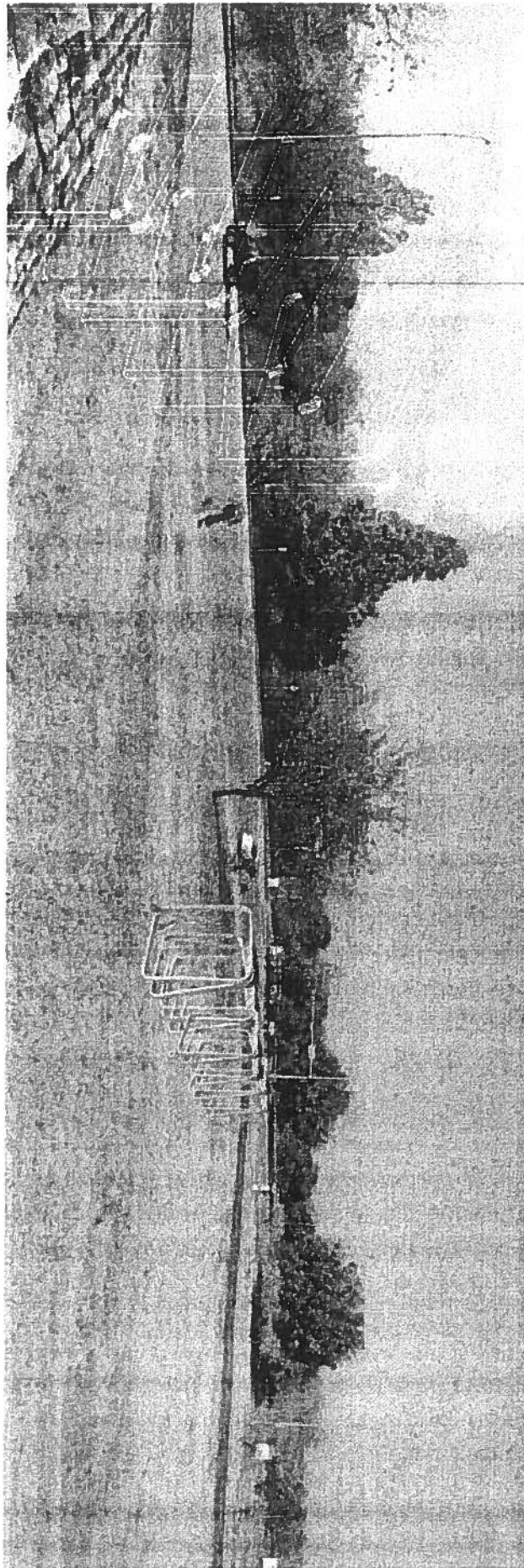
THE TUNNEL

LAB 11010H  
 LAB IN ADAPTIVE LAYER

OFFICE OF SUBMISSION

EXHIBITION AND DESIGN PLAN





LAMAR TUNNEL INSTALLATION PROPOSAL  
 30 FT OFF OF ROADWAY IN LEVEL PORTION  
 OF SITE.  
 30FT LONG X 12' WIDE X 12' HEIGHT



PLAN



nextproject,

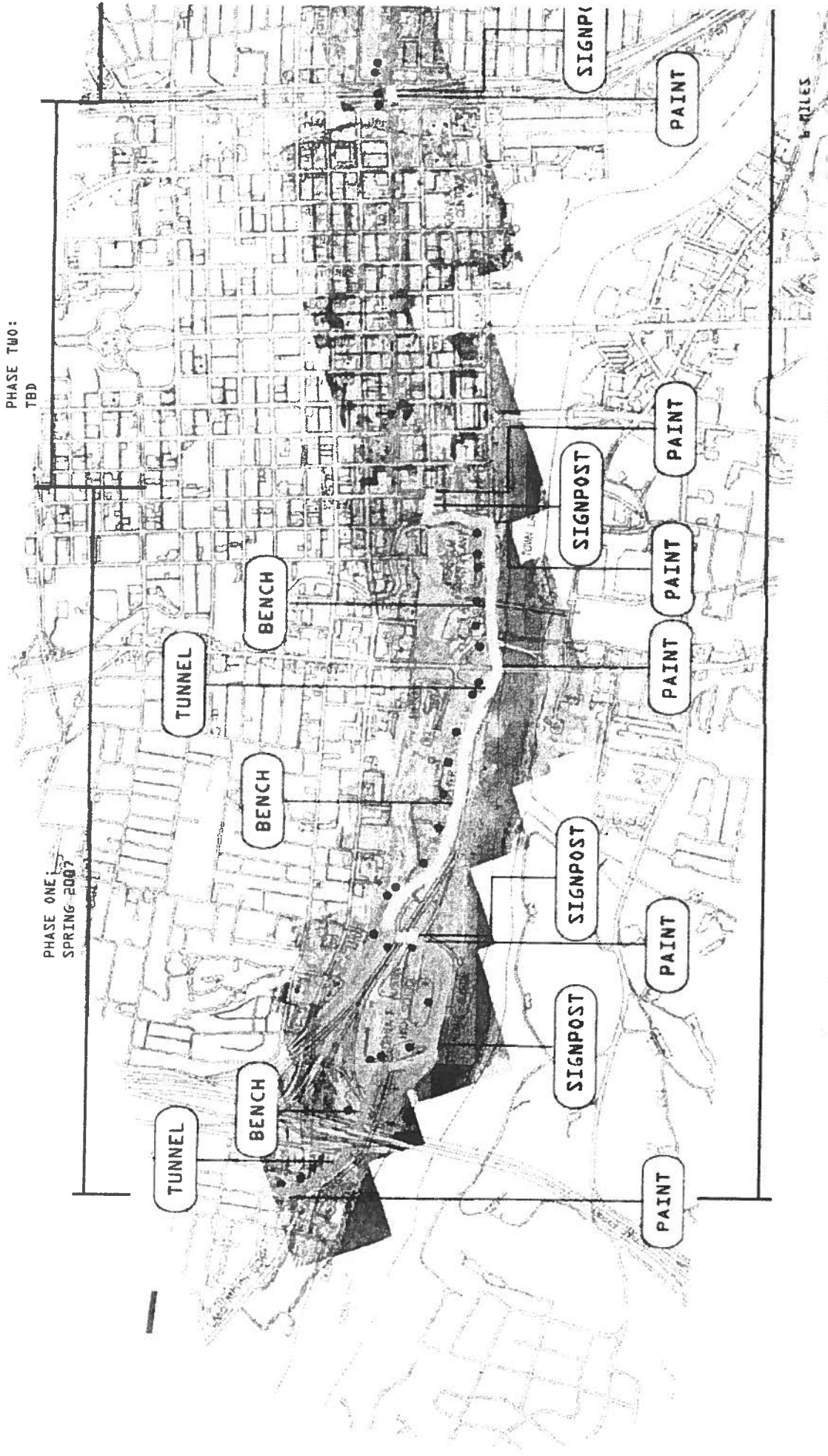
leah davis robert gay jack sanders

THE TUNNEL CONCEPT

12

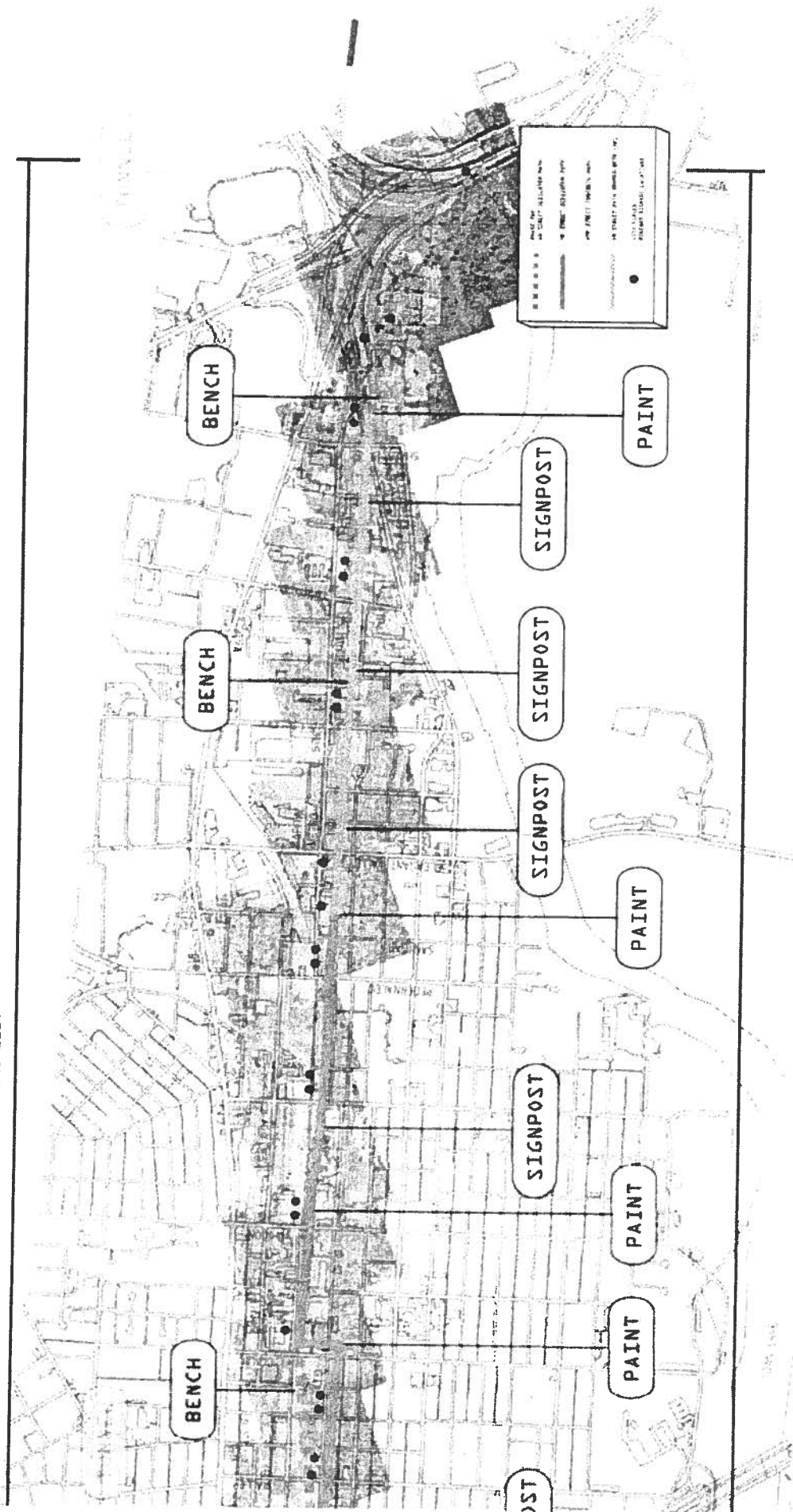
PHASE TWO:  
TBD

PHASE ONE:  
SPRING 2007



STATE OF NEW YORK  
LAB  
LIVING WITH ADAPTIVE LAYER  
FOR THE NEXT 100 YEARS  
PLANNING FOR THE FUTURE  
CONSTRUCTION WITHIN PHASE

PHASE ONE:  
SPRING 2007



110106  
LAB M ADAPTIVE LAYER  
LIVABLE STREET  
LIVABLE STREET  
LIVABLE STREET



## **2005-2006 Annual Report and 2006-2007 Workplan for:**

**(Austin Parks and Recreation Department)**

### **PART I – Annual Report**

*For the Reporting Period October 1, 2005 through September 30, 2006*

#### **1. List the board's objectives and functions:**

To advise the Austin City Council and City Manager on matters pertaining to the acquisition, development, sound management, maintenance and use of parks, recreational facilities and leisure services owned or controlled by the City of Austin.

#### **2. State the ordinance, resolution or other authority establishing the board:**

Created February 8, 1934, City Code, Volume a, Chapter 24, Article II, section 24-3 amended 15, 1951, Ordinance No. 5590604-F, amended further by Ordinance No. 771013-0, Ordinance No. 780223-F and Ordinance No. 780223-G.

#### **3. Provide a brief summary of the work of the board during the past year:**

During the past year the Parks and Recreation Board's summary of reviews and recommendations were:

- (12) Navigational Issues (Boat Docks and Bulk Heads)
- (5) Concession Contracts
- (4) Park Land Use Agreements
- (1) Recommendation for the Child Care Ordinance
- (2) Resolutions

#### **4. List the name, occupation, address and ethnicity of current members (enter below):**

# Board and Commission Reports and Workplans

October 1, 2004

Page 2

Name	Occupation	Address	Ethnicity
Linda Guerrero	Educational Consultant	3204 Fairfax Walk Austin, Tx (05)	HF
Jeb Boyt	Attorney	5423 Shoalwood Ave. Austin, Tx (56)	WM
Jeff Francell	National Audubon Society	2602 Rockingham Dr. Austin, Tx. (04)	WM
Clint Small	Business Owner	4209 Prickly Pear Austin, Tx. 931)	WM
Marilyn Bostick	Community Liaison	7920 San Felipe Blvd. Austin, Tx. (29)	BF
Hector Ortiz	Business owner	1810 Pompton Dr. Austin, Tx. (57)	HM
Danette Chimenti	Business Owner	200 The Circle Austin, Tx. (04)	WF
Mark Vane	Attorney	3612 S. 2 <sup>nd</sup> . St. Austin, Tx. (04)	WM
Stephen Shang	Business Owner	4400 Switch Willo #20 Austin, Tx. (27)	API
Roberta Crenshaw	Park Board Emeritus	2515 El Greco Cove Austin, Tx. (03)	WF

## 5. Provide the attendance records of all members of the board (enter below):

Name	No. of meetings attended out of Total (Example: 10 out of 12)
Linda Guerrero	9 out of 9
Jeb Boyt	8 out of 9
Mark Vane	7 out of 9
Clint Small	8 out of 9
Danette Chimenti	N/A appointed 10/06
Marilyn Bostick	6 out of 9
Hector Ortiz	6 out of 9
Jeff Francell	8 out of 9
Stephen Shang	N/A appointed 11/06

\* Meetings reflect 9 documented meetings and 1 cancellation

## 6. Reference all reports and recommendations presented to the city council:

- Approve 04-05 Concession Report
- Approve staff recommendation regarding Canoe Concession in Zilker Park
- Approve for staff issuance of RFP's for 2 new concession contracts

## Board and Commission Reports and Workplans

October 1, 2004

Page 3

- Make recommendation to Council regarding Chapter 26 use of Parkland by AISD for Southeast Elementary School and Water Easement
- Make recommendation on the construction of a break water for Lake Austin Marina located at 2215 Westlake Drive
- Make a recommendation to the City Council regarding the Standards of Care for Children's Recreation Programs
- Public Hearing for Food Beverage Concession at Emma Long Metro Park - Jay Stone
- Make recommendation to Director regarding variance request to Waterfront Overlay Zone Requirements for Crescent Machinery Site at 127 E. Riverside Dr.
- Make recommendation to Council regarding Use Agreement for Water and Wastewater Lines in Onion Creek Park (Goodnight)
- Make recommendation to Council regarding Use Agreement for Electric Transmission Lines in Yett Creek Park.
- A resolution requiring the Director and Staff to study possible ordinance changes regarding commercial boat docks and marinas – Clint Small
- Approve the construction of a Wave Break at Lake Austin Marina located at 2215 Westlake Drive
- Approve the construction of a 2-slip addition to the Laguna Loma boat docks at 1701 Lake Shore
- Approve the construction of a single-slip boat dock at 10806 River Terrace
- Approve the construction of a 2-slip boat dock at 3203 Brass Buttons Trail
- Make a recommendation to the Zoning and Platting Commission on the proposed CR Zoning at 1703 River Hills Rd.
- Make a recommendation on the construction of a 2-slip dock and bulkheading at 7917 Big View Dr.
- Approve the construction of single-slip boat dock at 1614 Barton Springs Rd.
- Approve the expansion of the Rowing Dock on Town Lake
- Make a recommendation to City Council on naming of Morrison Ranch Tract to "John Trevino Jr. Park at Morrison Ranch."
- Presentation and action on recommending to the Director of Parks and Recreation a conceptual plan and placement of a Cancer Survivor Park by the H & R Block Foundation.
- Consideration of Resolution that supports the construction of a private velodrome outside of Central Austin parkland.
- Approve the construction of a single-slip boat dock at Lake Austin, 10806 River Terrace Dr.
- Make a recommendation to the Zoning and Platting Commission on the proposed CR (Commercial Recreation) zoning at 1703 River Hills Rd.
- Recommendation to the City Council on naming of the Fiesta Gardens Pavilion
- Recommendation to the City Council on naming of Mexican American Cultural Center
- Recommendation to the City Council on naming of the Fiesta Gardens East Meeting Hall
- Recommendation to the City Council on naming of the Medina Street Plaza
- Recommendation to the City Council regarding a Use Agreement for the Lance Armstrong Bikeway on Town Lake Park Land
- Consider approval to construct an additional single slip boat dock on a lot with an existing pier at Pyhrr Boat Dock 10806 River Terrace
- Consider approval of a concession contract with Sea Tow Central Texas to provide Boat Towing services on Lake Austin
- Brief on the National Agenda for Urban Parks and Recreation Initiative
- Consider approval of Tom Herod Boat Dock 1617 Westlake Drive

Board and Commission Reports and Workplans

October 1, 2004

Page 4

- Make recommendation to City Council to approve an ordinance amending section 8-1-13 of the City Code relating to fees for parks use and adding section 8-1-15 to the City Code relating to Park Film-making activity
- Make recommendation to the City Council to approve a Use Agreement for a waterline on parkland near Highway 183 and E. 51<sup>st</sup>.

**7. Number of meetings held by the board:**

Board Meetings – 9

Board Meeting Canceled - 1

Retreats – 2

Subcommittee meetings - 33

**8. Number of public hearings conducted by the board:**

- (1) Green Water Treatment Plant
- (2) Action on Chapter 26 use of Parkland
- (1) Concession Public Hearing on Emma Long

**9. Amount of money, if any, expended in support of the board:**

City Staff - \$28491.00

Postage \$ 150.00

Supplies \$ 100.00 (tapes, manuals etc...)

Printing \$ 100.00

**Total \$28891.00**

**10. List city personnel who regularly assist the board and estimate time spent by each employee on board business (enter below):**

<b>Name (City Personnel)</b>	<b>Time Spent (In Hours)</b>
<b>Office of Director</b>	<b>294 hrs/yr.</b>
<b>Board Liaison</b>	<b>96 hrs/yr.</b>
<b>Division Manager- Planning, Design, Construction</b>	<b>72 hrs/yr</b>
<b>Board Liaison – Navigation subcommittee</b>	<b>72 hrs/yr</b>
<b>Board Liaison/Land/Facility Subcommittee</b>	<b>36 hrs.yr.</b>
<b>Board Liaison – Programs subcommittee</b>	<b>18 hrs/yr.</b>

**11. Provide a summary of action taken to reduce the cost of city staff support during the previous year.**

**Parks Board meetings (including subcommittee meetings) are now held once a month instead of twice a month.**



**PART II – Workplan**

*For the Projected Period October 1, 2006 through September 30, 2007*

- 1. List tasks or projects which the City Council assigned to the board and the estimated time for completion.**

None at this time

- 2. List any specific projects, studies or initiatives requiring staff assistance or budgeted resources which the board proposes to undertake during the coming calendar year, along with a justification for each.**

Specific Projects or Initiatives:

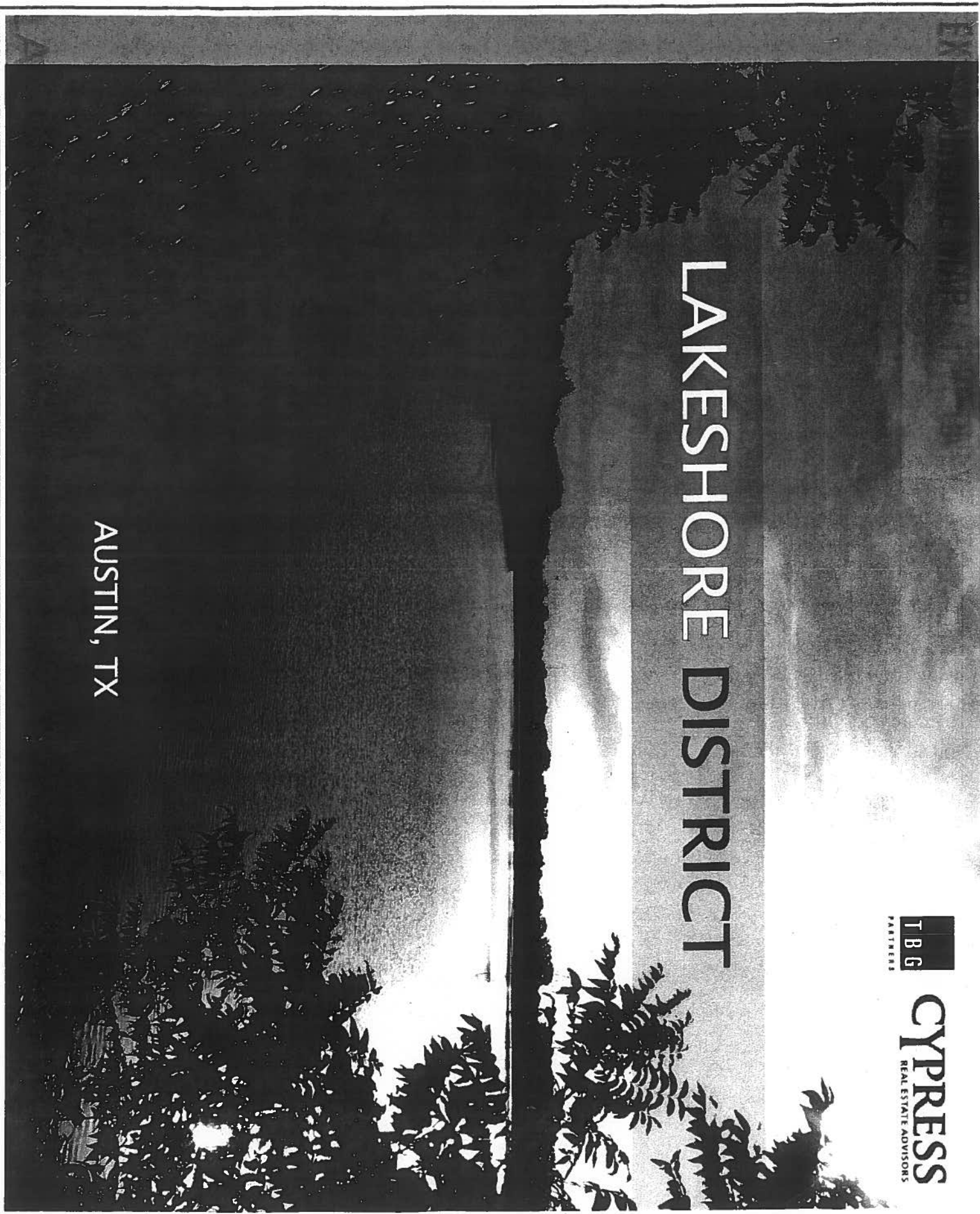
- Waterfront Overlay Districts
- Parkland Dedication Ordinance
- Mediation between the BCP and Friends of Turkey Creek Stakeholders on Lease Free Dog Trail
- Amendment to the ByLaws and Development of Board Procedures
- Lake Austin Boating Study
- Marina Ordinance Revision
- Lake Austin Tour
- Three site visits on current projects



**CYPRESS**  
REAL ESTATE ADVISORS

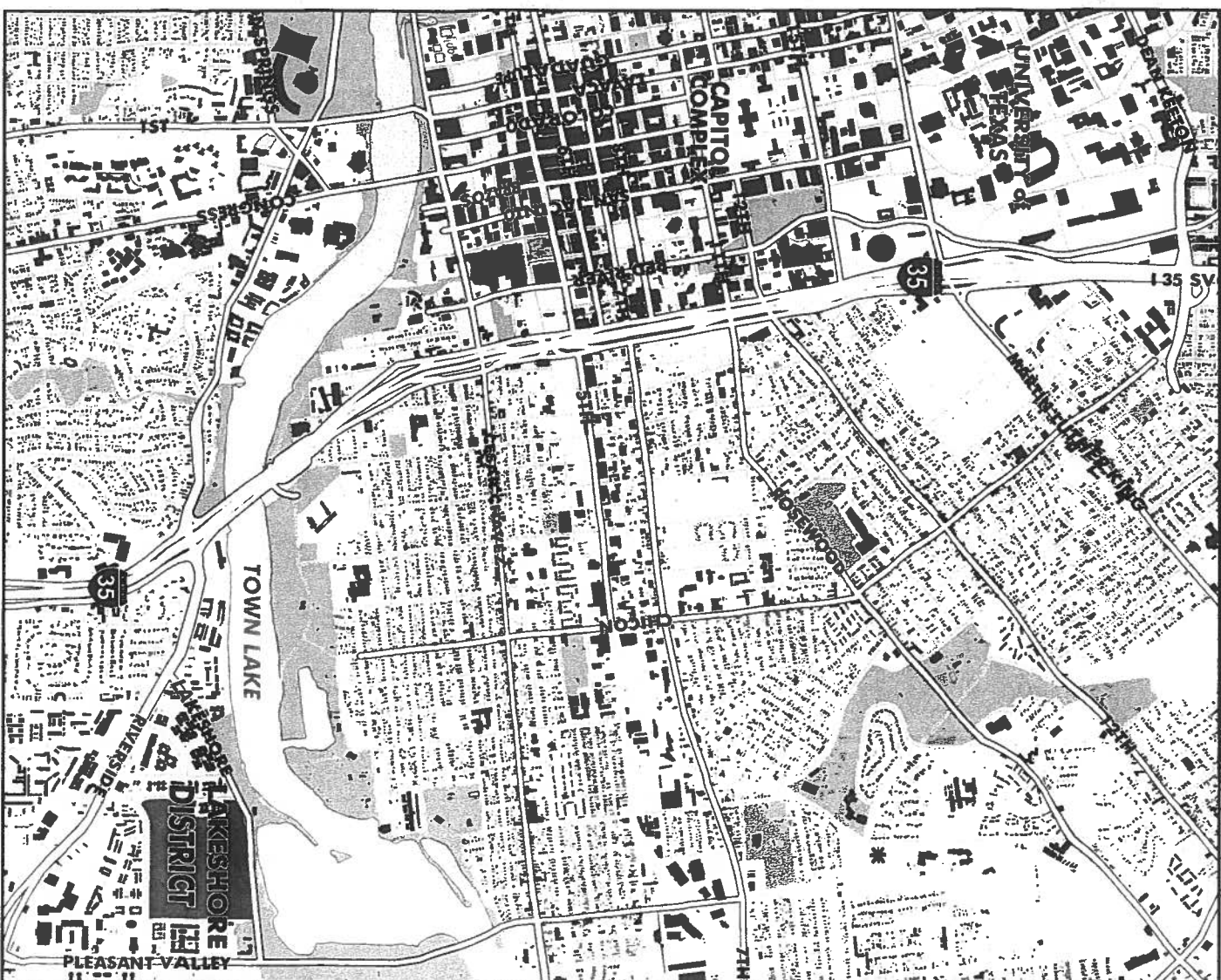
# LAKE SHORE DISTRICT

AUSTIN, TX



# LOCATION

The location of Lakeshore is optimal for it's proximity to downtown and Town Lake and the convenience of hike and bike trails and public transportation.



# LAKESHORE DISTRICT

CYPRESS  
REAL ESTATE ADVISORS

TBG  
PARTNERS

## VISION

On the inviting shores of Town Lake, Lakeshore seamlessly blends together all aspects of a vibrant community into a sleek, beautiful, pedestrian-oriented urban oasis. Designed for a high-quality of life, Lakeshore offers live, work, and play amenities – all masterfully integrated with tree-lined sidewalks, a community park, fountains, benches, ponds, and lake-front trails. With street lamps lining wide sidewalks and “eyes on the street”, Lakeshore’s lively streetscapes are safe, active, and encourage connectivity to all parts of the urban village. Picturesque town homes and smaller-scale flats line the outer edges of Lakeshore relating to the scale of the neighborhood. Towards the center of the district, mid-rise condos and 8-story flats gracefully ascend to a peak where the innermost condos overlook the community park. The project’s connectivity and pedestrian orientation allow for integrated retail commercial and live-work uses thru-out the project.

Lakeshore is conveniently located minutes from downtown Austin, allowing for quick commutes by bike, trail, or public transit easily accessible on Lakeshore Boulevard. Lakeshore is crucial in the transition from what was previously an under-utilized area of town to a vibrant urban alternative to crowded and expensive downtown living. The urban village capitalizes on this untapped opportunity and offers an amazing lifestyle at an attractive price point. Ownership options are available for many of Lakeshore’s condos and town homes, an appealing draw for young professionals and families alike. This mixed-use, high-density neighborhood expertly combines unique living spaces, sidewalk cafes and shops, parks, trails, and stunning views of downtown and Lake Austin. Bringing people together, Lakeshore offers an unbeatable and uniquely Austin urban experience.

## LAKESHORE DISTRICT

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REAL ESTATE ADVISORS

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PARTNERS



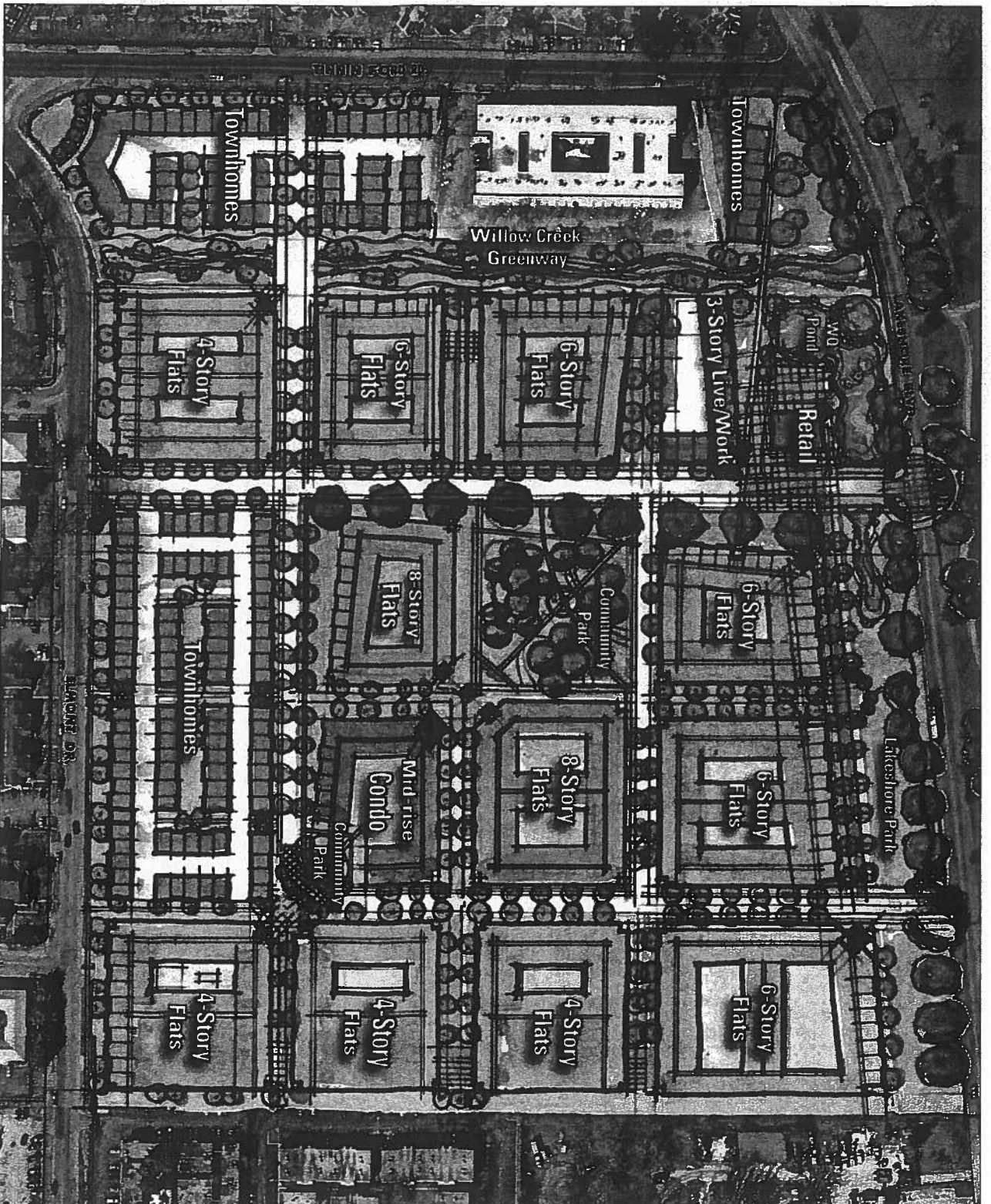
# EXISTING SITE MAP



# LAKE SHORE DISTRICT

SITE PLAN - ILLUSTRATIVE ONLY

DRAFT - CONCEPTUAL ONLY



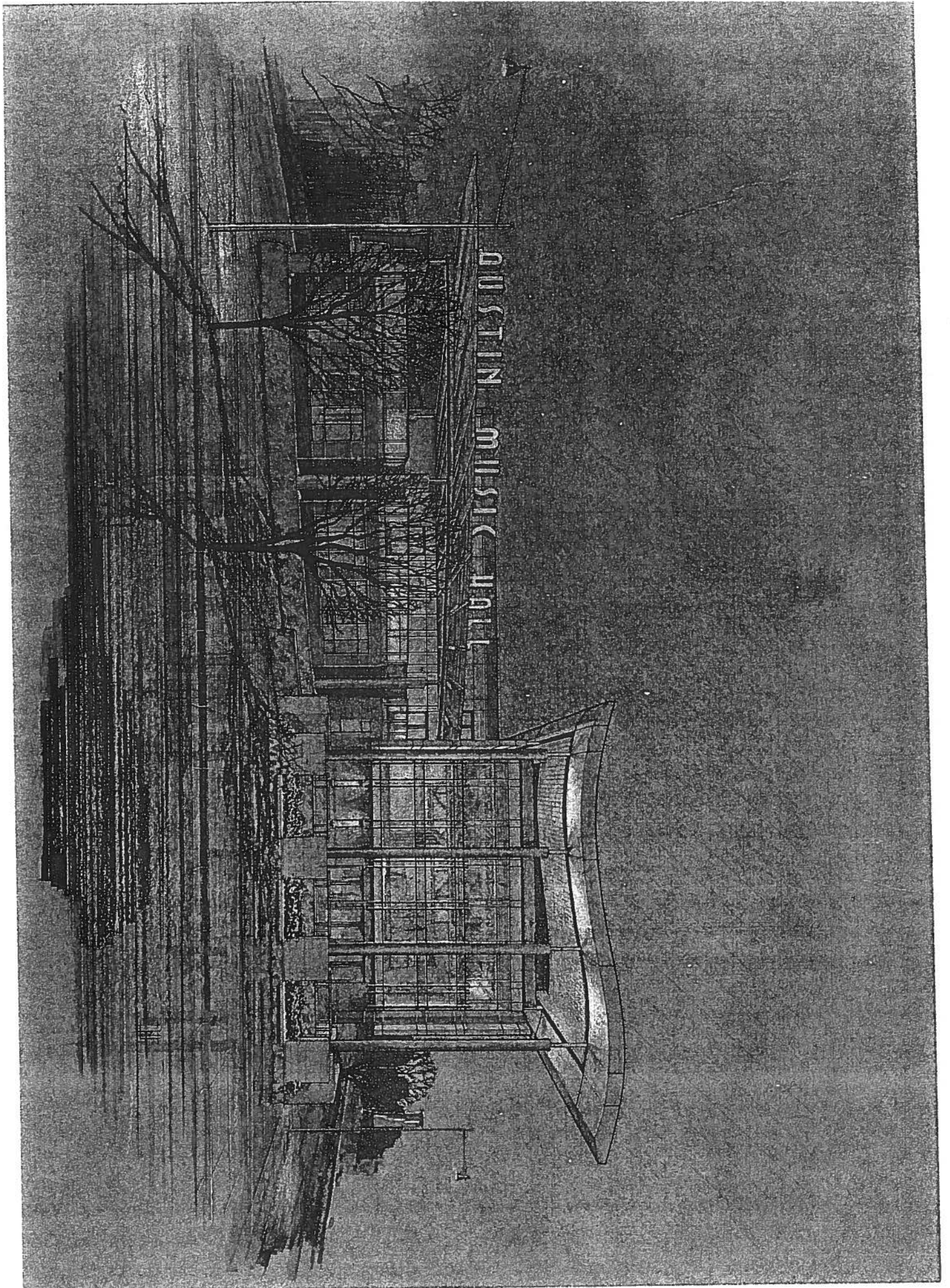
All imagery shown is conceptual in nature and subject to change without notice.

LAKESHORE DISTRICT

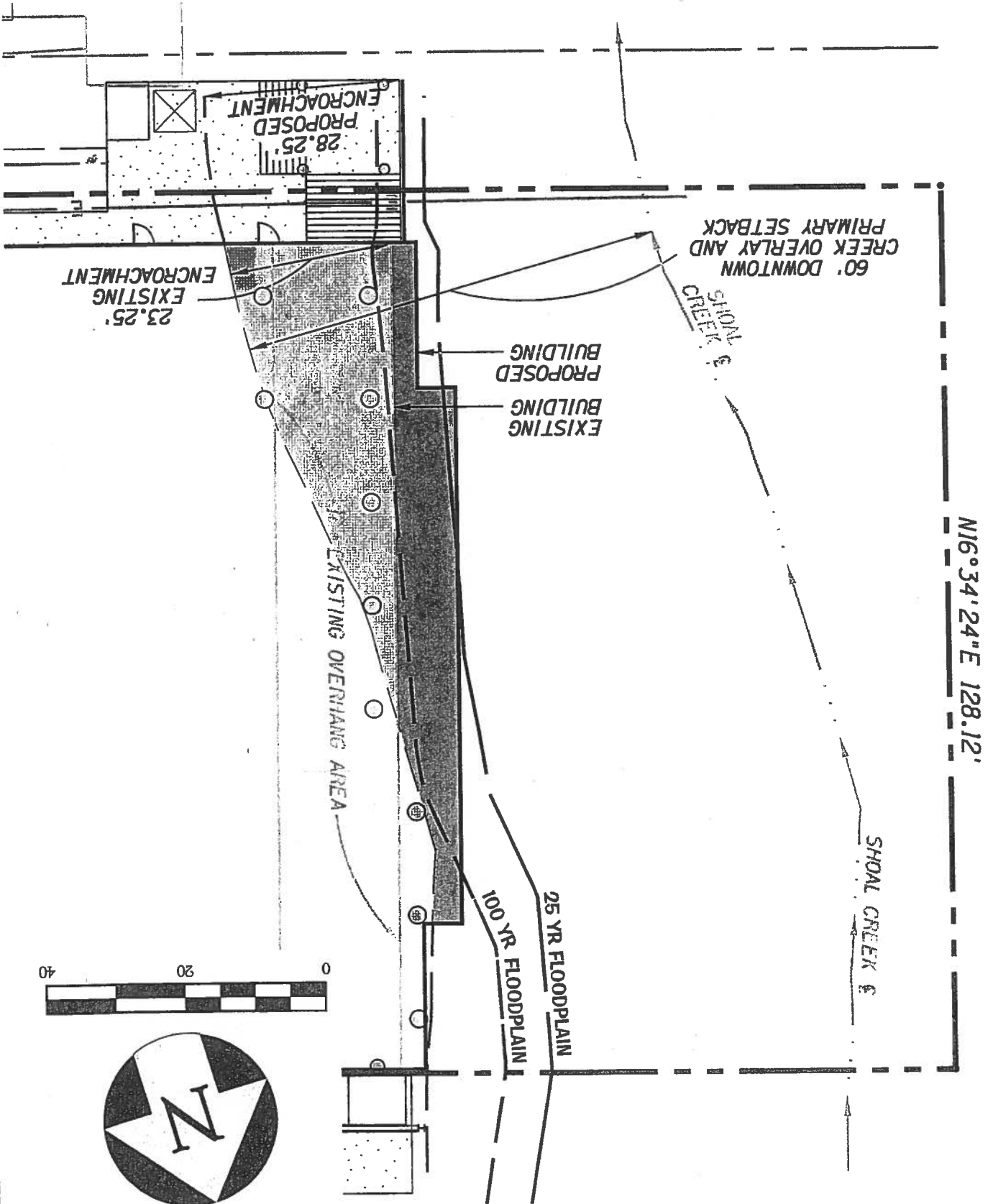
CYPRESS  
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T B G  
PARTNERS



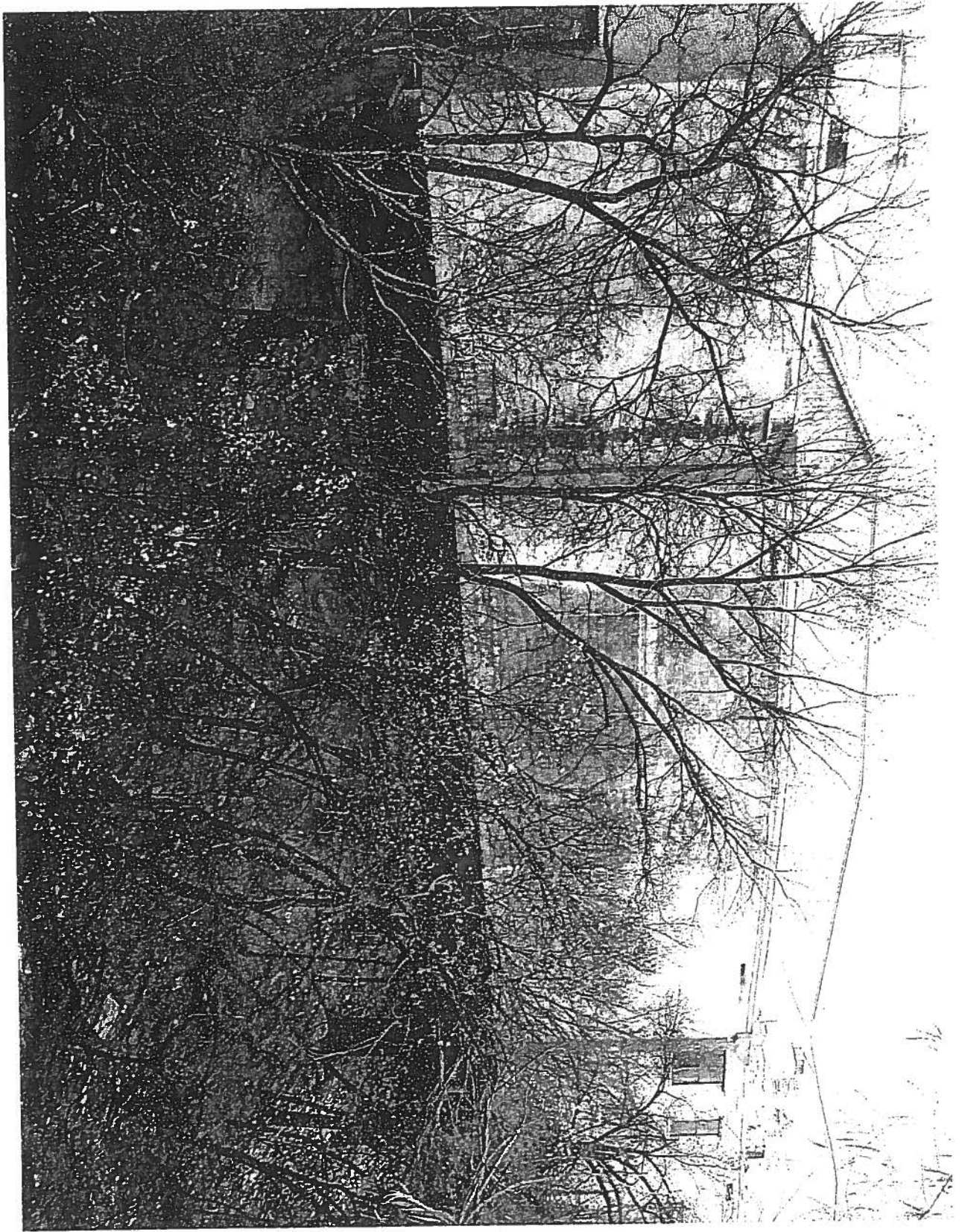


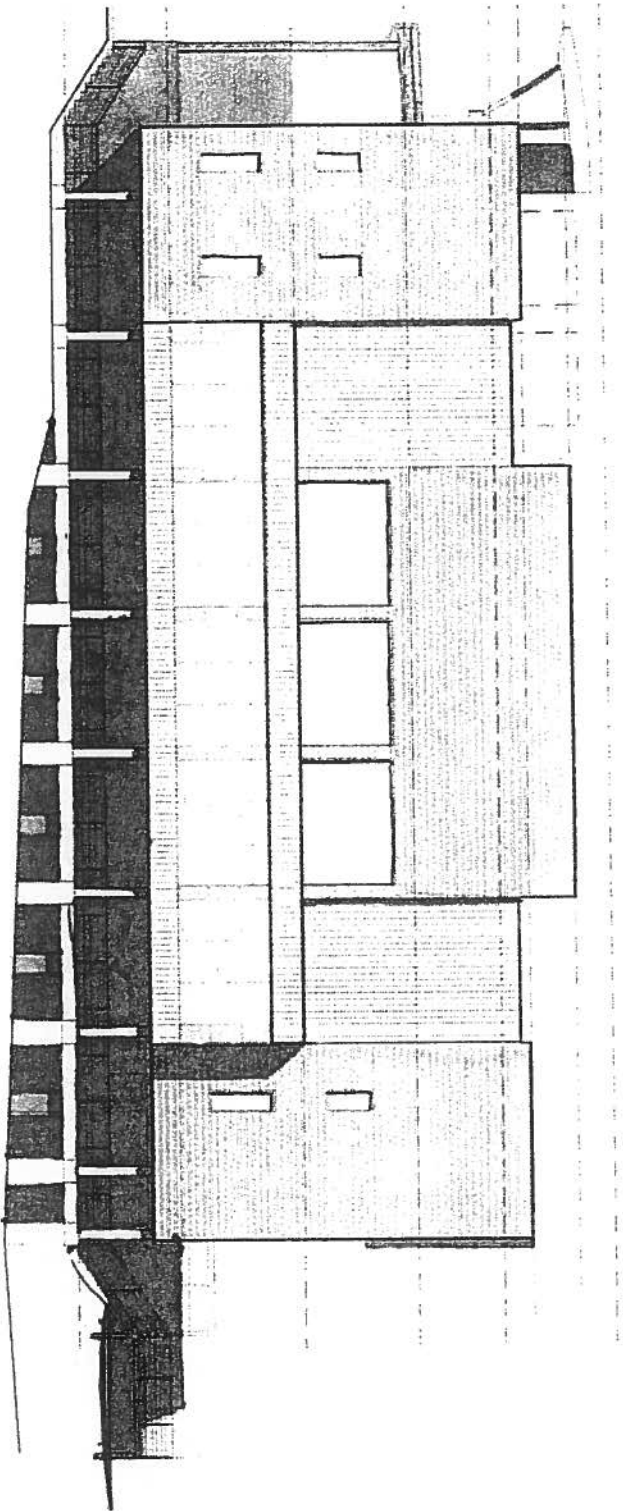
# EXHIBIT A



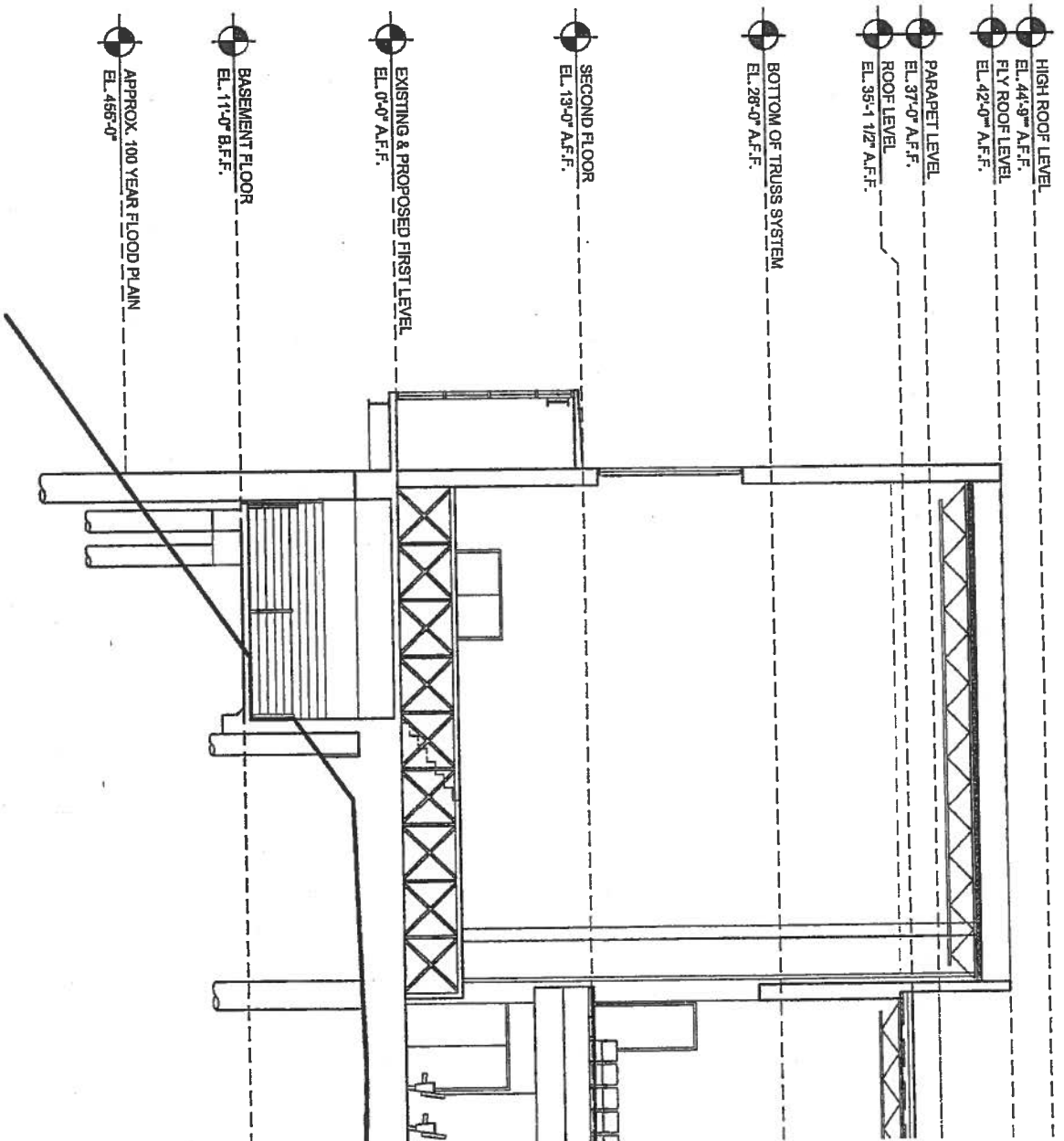




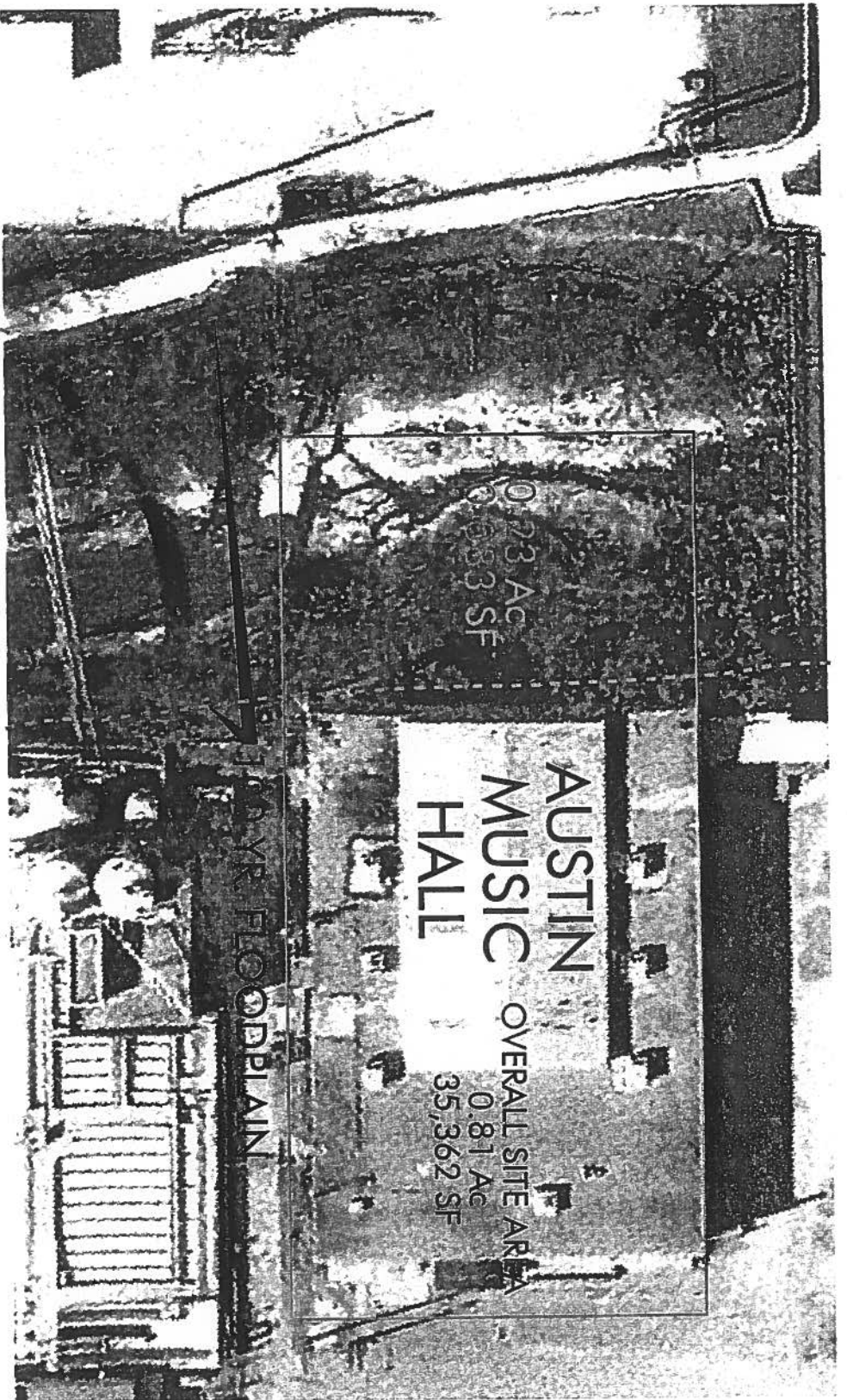




**WEST ELEVATION**

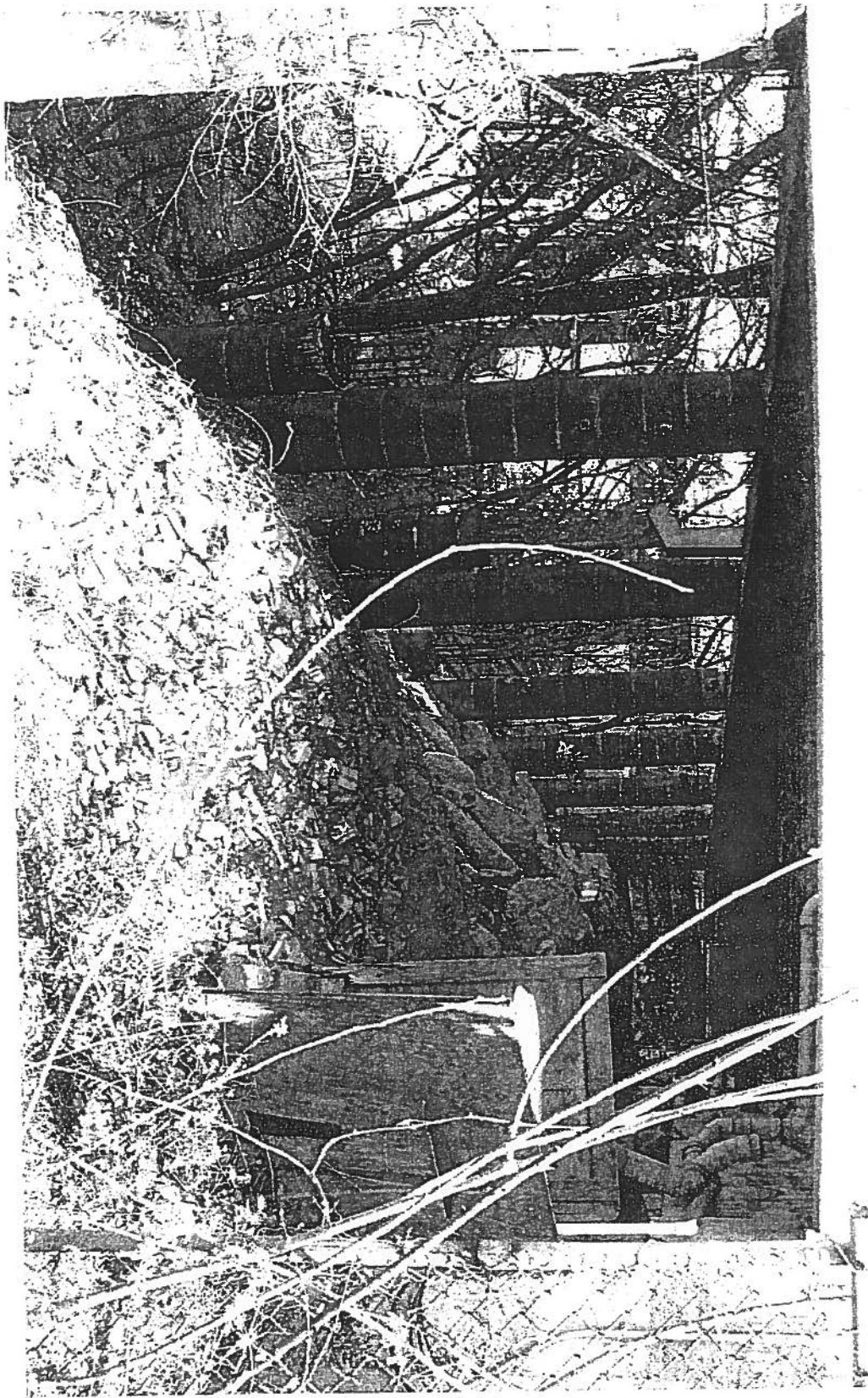












## **Austin Music Hall Creek Enhancements**

- I. The architectural elevation at the rear of the building is a great improvement over the uninterrupted large green and gray block wall that currently faces the creek.
  - A. The new building will better complement the 360 Condominium Project, the Seaholm/Green Project, and the overall modernization of Austin's urban core.
  - B. The new façade will add texture, depth, and even light (at night) to the creek corridor that is currently not available with the existing building.
- II. The improvements at the back of the building will greatly improve the view of the stream bank from the Seaholm Hike & Bike trail.
  - A. There are two areas that are heavily eroded because of the downspouts at the back of the building. The improvements proposed with Austin Music Hall are to now collect the downspouts that serve the entire building and tie them to a system draining a portion of the south alley and discharge them on the limestone shelf at the bottom of the creek.
  - B. Those areas currently eroded by the existing downspouts will be covered with topsoil and planted with a shade tolerant, drought tolerant grass mix.
  - C. The area underneath the Austin Music Hall is currently unsightly. This space currently facilitated vandalism and vagrancy but will be replaced by attractive limestone retaining walls and a covered walk.
- III. The egress stair and walkway can become an integral part of the park trail system, connecting pedestrian traffic to the footbridge.
  - A. Austin Music Hall is committed to working with the Green Plant developers to tie their pedestrian elements into our creek improvements and provide connectivity all the way to Cesar Chavez and the lake on the east side of the creek.



**Information Packet  
For Parkland Use Agreement**

**ACWP –Manor/Comal/ Rosewood Ave Wastewater Improvements  
Project CIP 4570-2307-4569  
Subproject ID No. 4926.095**

**Prepared by the  
Austin Clean Water Program**

**on behalf of the  
City of Austin  
Austin Water Utility  
and  
Department of Public Works**

## **Introduction**

The Austin Clean Water Program (ACWP), on behalf of the Austin Water Utility (AWU) and the Department of Public Works, is proposing to install 839 linear feet (LF) of new 12-inch wastewater line on parkland adjacent to the Carver Library and Museum. The line will tie into a proposed 12-inch wastewater line at Rosewood Avenue at the south end of the tract and tie into a proposed 12-inch wastewater line at Pennsylvania Avenue to the north end of the tract. The new line will replace an aging, deteriorated 8-inch line.

The proposed wastewater line will extend 839 LF from Rosewood Avenue, from the south end to an existing of 5 foot by 5 foot box drainage culverts located approximately 350 LF into the Carver Library Tract. The proposed wastewater line will be bored for 79 LF under the existing 5 foot by 5 foot box drainage culverts. The proposed wastewater line will be extended another 410 LF to Pennsylvania Avenue beyond the bore pits by open trench construction methods..

The contractor will access work sites from both the north side on Pennsylvania Avenue and the south side on Rosewood Avenue and will travel along the designated temporary and permanent easements. Currently, the proposed alignment is parallel to the existing water and wastewater line in the Carver Library Tract. The access route shall be kept clear of all construction equipment except for those en route to and from the work zone. A temporary staging and storage area located on the Southeast corner of the Carver Library Tract will be used to minimize the transport of equipment over surrounding streets. Any movement of equipment out of the Carver Library Tract shall be escorted by 2 flag men, one preceding the equipment and another trailing. The Watershed Protection Development and Review Department (WPDRD) have approved all plans.

## **Project Need and Justification**

The ACWP was developed to provide wastewater system improvements that addressed overflows related to deteriorated infrastructure and insufficient capacity. The United States Environmental Protection Agency (EPA) issued an Administrative Order to the City of Austin mandating the elimination of all overflows. In order to ensure that no future wastewater overflows occurred in this area, the AWU directed the ACWP to design and construct the new line in the same general location, so that the existing private property lateral lines could easily be connected. The EPA directed that all wastewater lines contributing to wastewater overflows be replaced or rehabilitated by June 2009.

## **Alternatives to the use of Parkland**

Based on the existing alignments, no practical or cost effective alternative was feasible. The project was designed with the intent to minimize disturbance to the area as well as improve local watershed conditions within the Govalle 4 watershed basin.

## **Project Description and Schedule**

The total project includes the installation of 16,650 LF of wastewater main line and 138 manholes. The segment of wastewater line within the Carver Library Tract boundary contains 839 LF of 12-inch wastewater pipe and 3 proposed manholes.



The entire project, of which the Carver Library Tract is one of 10 segments, is scheduled to begin in October 2007 and completed in October 2008.

It is anticipated that work in the Carver Library Tract area will occur within the first 6 months of construction and will last approximately 6 to 8 weeks. The AWU is requesting that the existing 10 LF permanent wastewater easement be expanded by 15 feet for a total of 25 LF. The AWU is seeking 11,823 square feet of permanent easements and 6,631 square feet of temporary workspace easements for this single project.

### **Short Term Effects of Construction**

AT THE REQUEST OF THE LIBRARY STAFF, the contractor will install a chain link security fence on both sides of the work area for the entire length of the project within this segment.

During construction it is anticipated that the adjacent playground be closed for the length of active construction at this particular site because of its close proximity to the work area and limited access to the site. The adjacent swimming pool will be available for regular business operations. Due to the fencing around work area, access will be limited to the west side of the tract only. The parking area on the North West end the project, near Comal Street, will have a reduction of 10 parking spaces during the length of active construction.

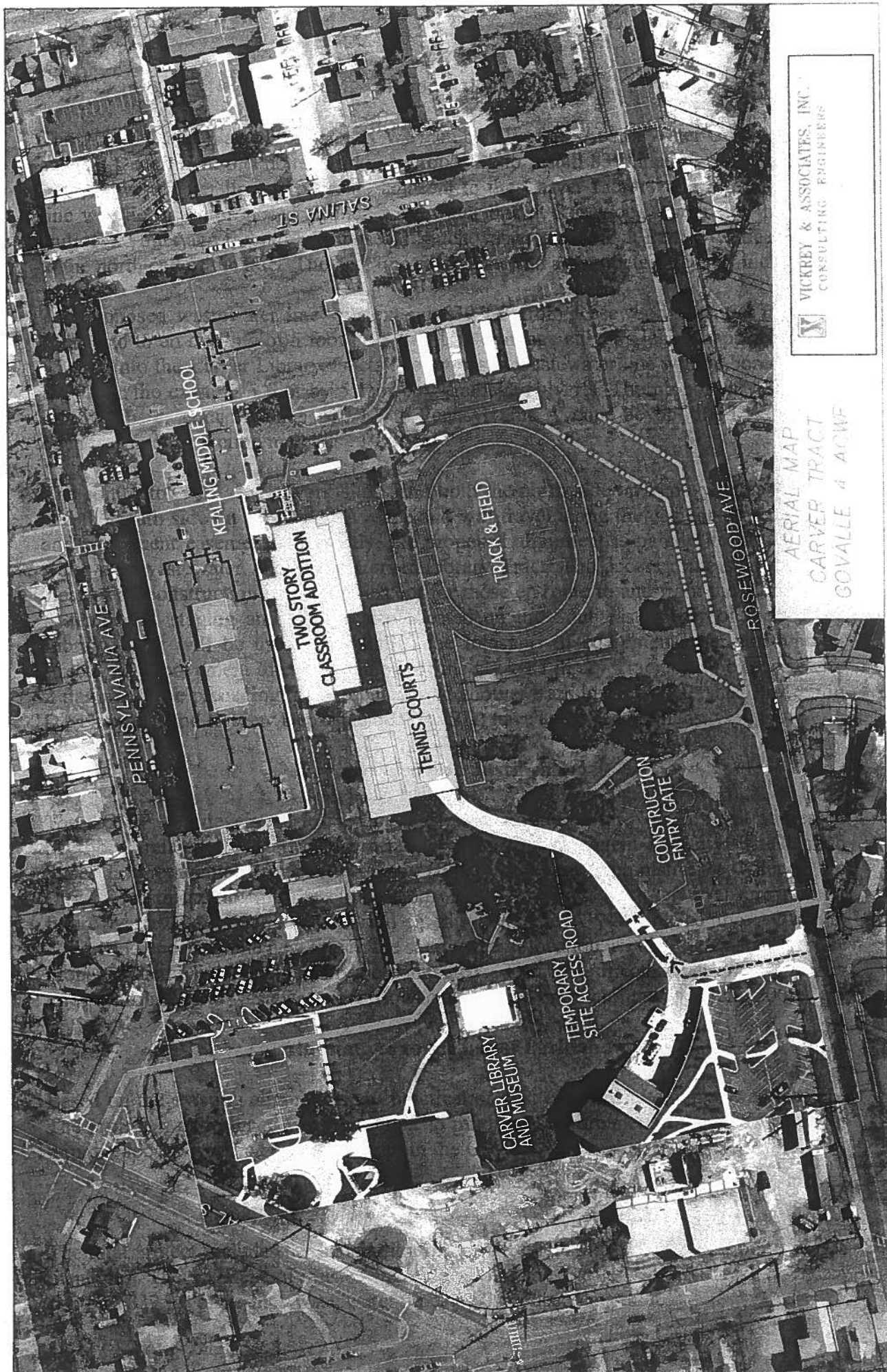
Any trees that are adjacent to the work areas will be protected. No trees will be removed as part of the project; however, at the direction of the WPDRD's environmental inspector low hanging branches will be trimmed.


### **Long Term Effects of Construction**

There will be no adverse long-term affects of this project. Construction of the proposed wastewater line will allow for the current wastewater line to be decommissioned and ultimately eliminating sewage overflows.

### **Restoration Plan**

All disturbed land will be restored and revegetated to existing or better conditions using native species. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard of Specifications and Construction Standards of the City of Austin*. All construction and site restoration for this project within parkland shall be completed in accordance with PARD's *Construction in Parks Specification*. As with all City construction projects, the Contractor will be required to provide a one-year warranty of his work including restoration and revegetation.

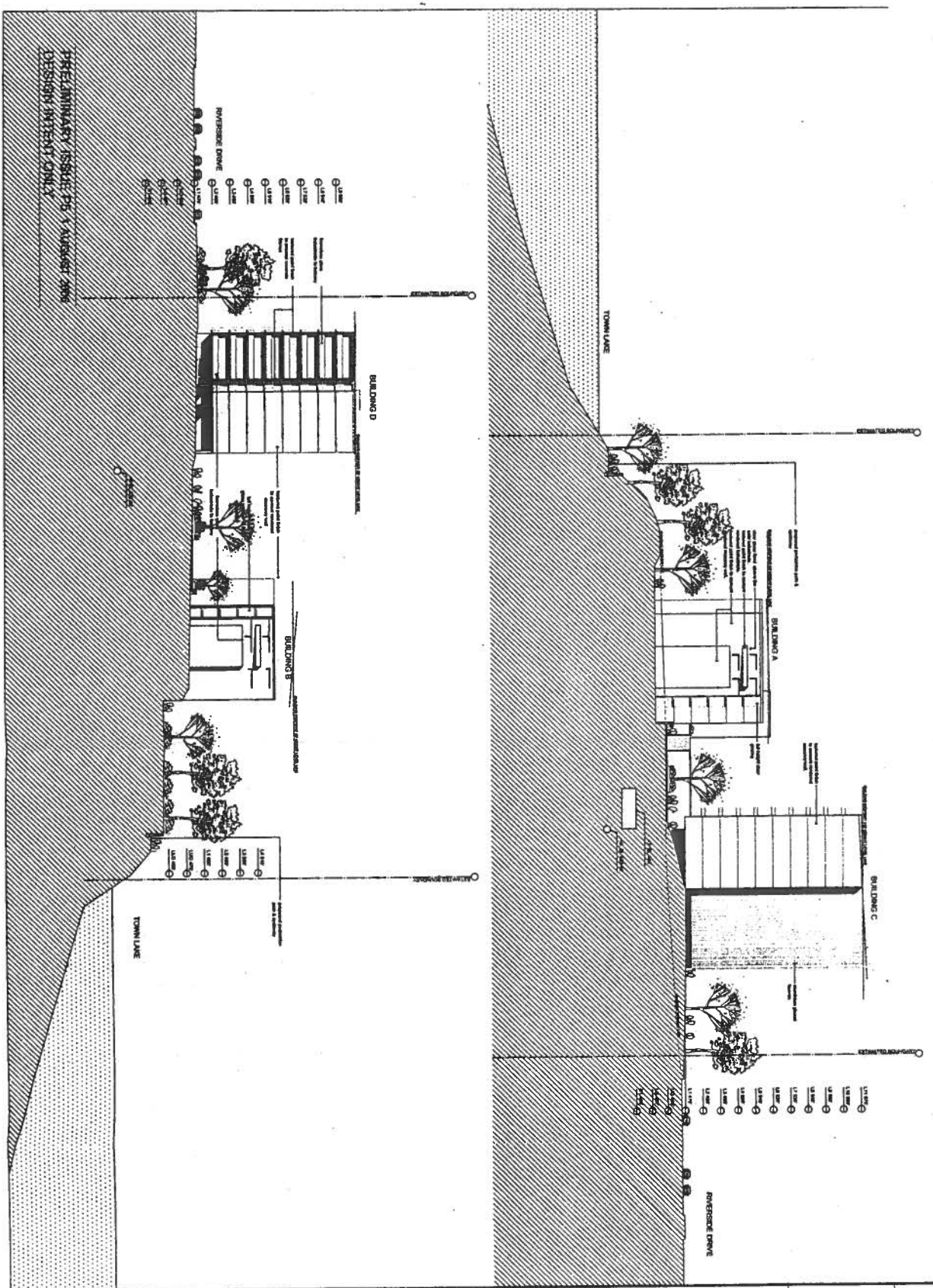


 VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS

AERIAL MAP  
CARVER TRACT  
GOVALL & ACWE

Start Summer '07

**IMPORTANT NOTES:**  
 1. This drawing is to be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by others.  
 3. The architect is not responsible for the construction of the project.  
 4. The architect is not responsible for the safety of the project.  
 5. The architect is not responsible for the health of the project.



PRELIMINARY ISSUE: PS 1 AUGUST 2006  
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**marchese + partners**  
**International**  
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 AUSTIN, TEXAS 78701  
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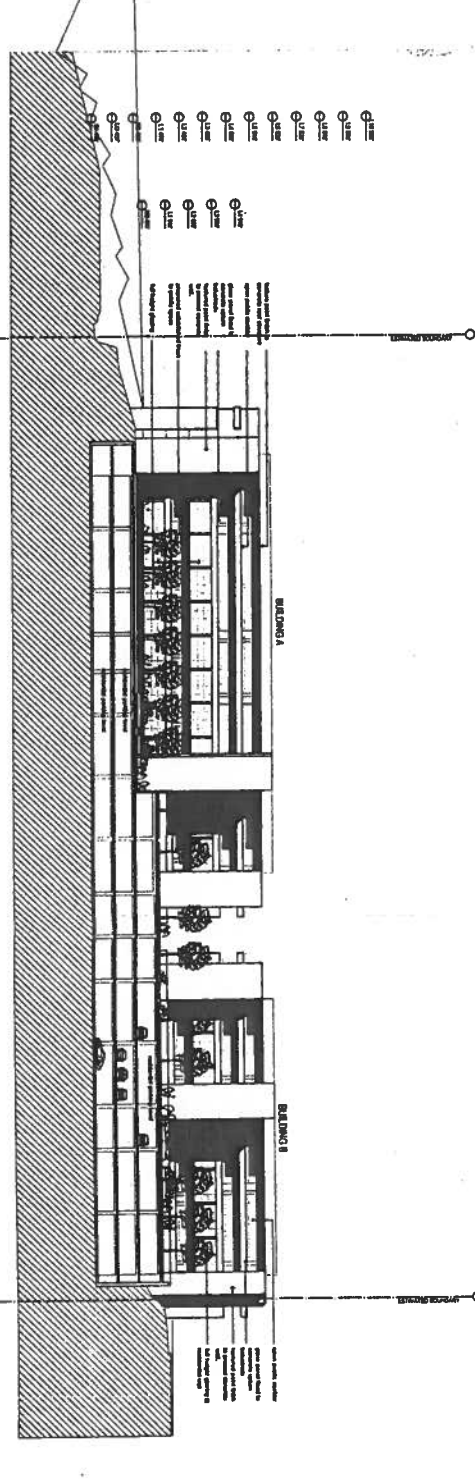
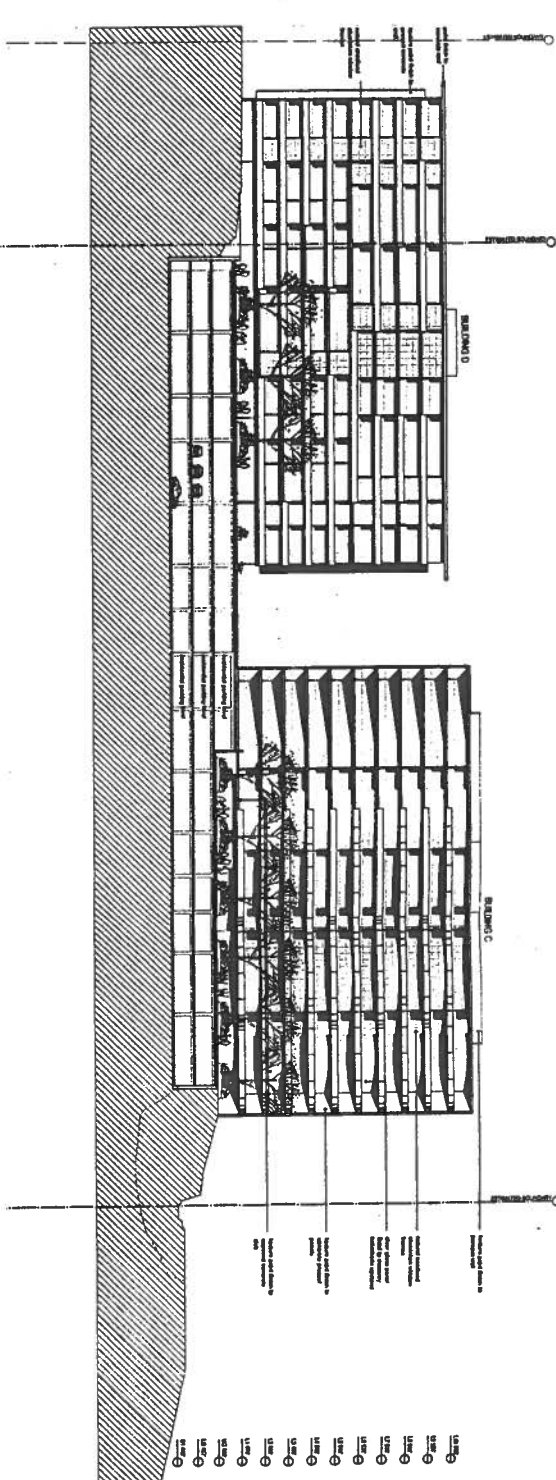
**CLIENT**  
 CONSTELLATION  
 PROPERTY GROUP

**PROJECT**  
 CONCEPT PLAN

**PROJECT**  
 STAR Riverside  
 RIVERSIDE DRIVE  
 AUSTIN TEXAS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	08/01/06	ISSUED FOR PERMIT	PS
2	08/01/06	ISSUED FOR PERMIT	PS
3	08/01/06	ISSUED FOR PERMIT	PS

**IMPORTANT NOTES:**  
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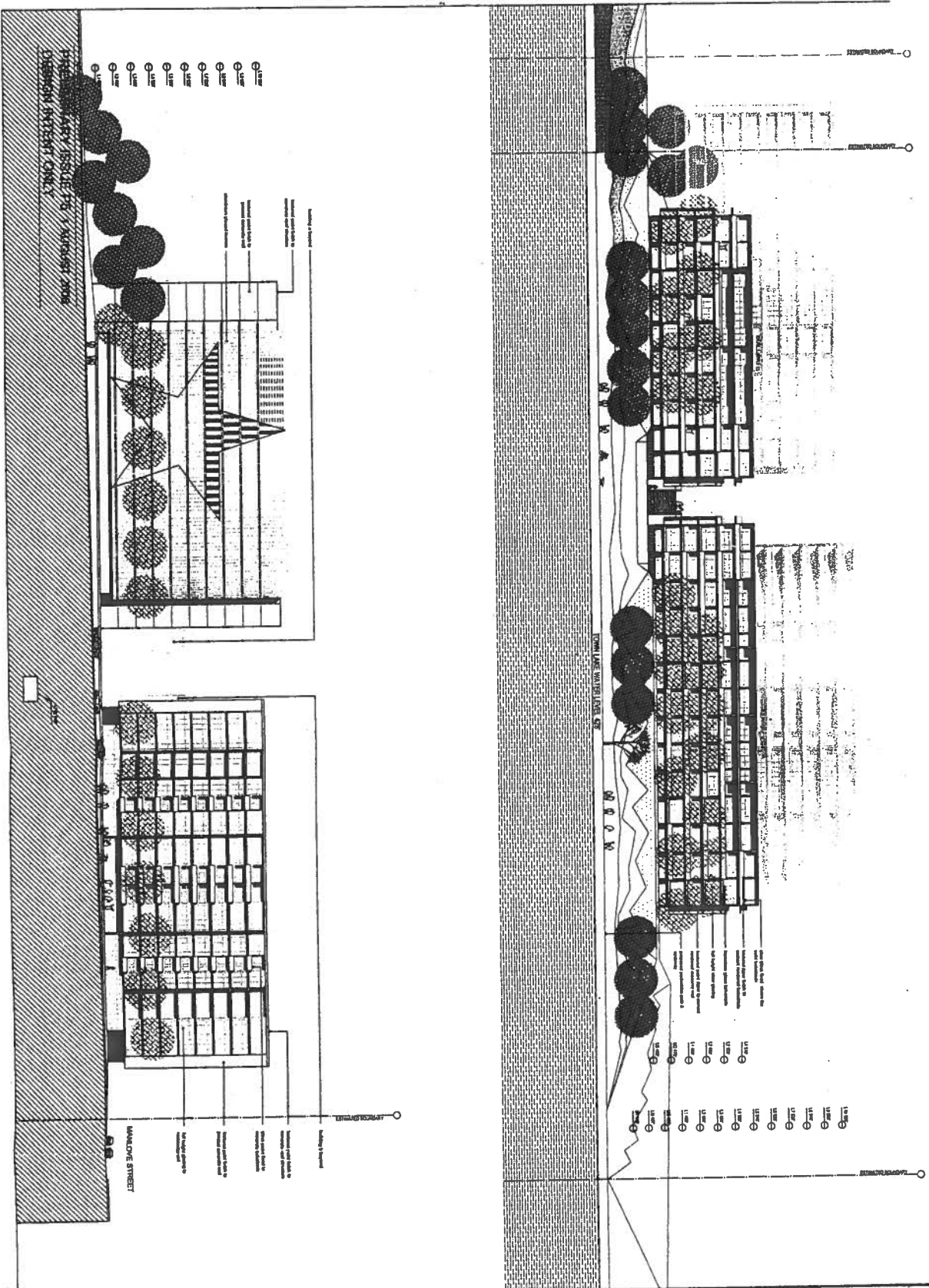


**marcuse + partners**  
**International**  
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 Email: info@marcuse.com  
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**PROPERTY GROUP**  
**PROJECT**  
**CONCEPT PLAN**  
**PROJECT**  
**STAR Riverside**  
**RIVERSIDE DRIVE**  
**AUSTIN TEXAS**

DRAWING TITLE			
ELEVATION NORTH & SOUTH (INTERNAL)			
DATE	SCALE	DESIGNED BY	CHECKED BY
10/10/05	1/8" = 1'-0"	10/10/05	10/10/05
10/10/05	1/8" = 1'-0"	10/10/05	10/10/05





**ARCHITECTURAL INTENT**

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DATE: 08/01/08  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**PROJECT**

STAR Riverside  
RIVERSIDE DRIVE  
AUSTIN TEXAS

**CLIENT**

Constellation  
PROPERTY GROUP

**DESIGNER**

Star Design Group, Inc.  
10000 N. Mopac Expressway, Suite 100  
Austin, Texas 78753  
Tel: 512.335.1000  
Fax: 512.335.1001  
Email: info@star-design.com

**DATE**

08/01/08

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/01/08	Initial Design

**SCALE**

1" = 100'



PRELIMINARY INTENT  
 This drawing is a preliminary sketch of the proposed development. It is not to be used for construction or other purposes without the approval of the architect. The architect assumes no responsibility for the accuracy of the information shown on this drawing.



Marchessault + Partners  
 International

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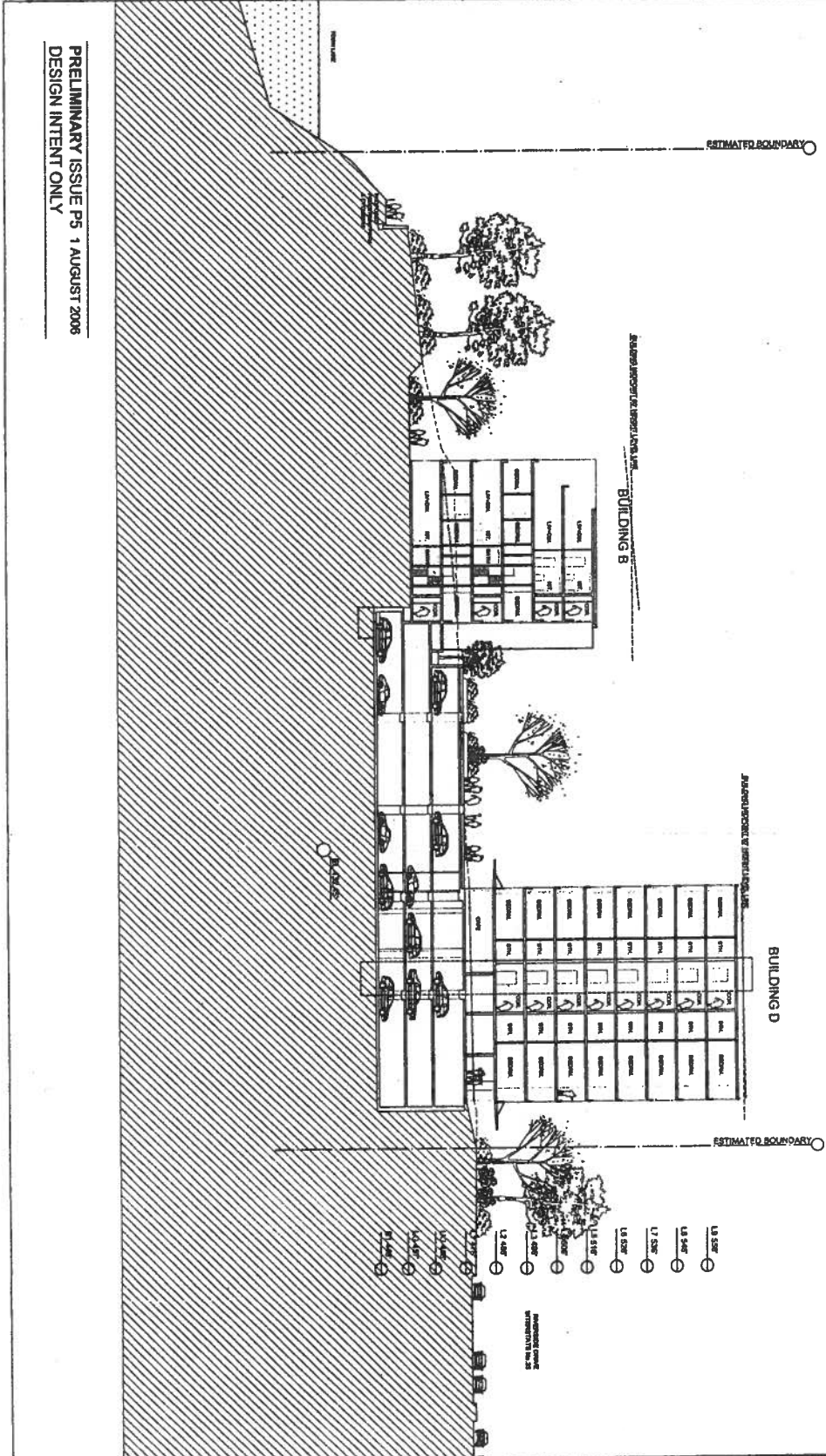
PROJECT  
 CONCEPT PLAN

PROJECT  
 STAR Riverside  
 RIVERSIDE DRIVE  
 AUSTIN TEXAS

SECTION B-B  
 BUILDING B & D

DATE	REVISION	BY	CHKD
10/10/06	1	AMC	AMC
10/10/06	2	AMC	AMC
10/10/06	3	AMC	AMC
10/10/06	4	AMC	AMC
10/10/06	5	AMC	AMC
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10/10/06	100	AMC	AMC

PRELIMINARY ISSUE P5 1 AUGUST 2006  
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CONSTELLATION  
PROPERTY GROUP

---

PHASE  
CONCEPT PLAN

**STAR Riverside  
RIVERSIDE DRIVE  
AUSTIN TEXAS**

Proposed Title <b>SECTION AA</b> <b>BUILDING A &amp; C</b>		ROAD 1/4" = 1'	SHEET 001 OF 001	DATE 10/12/22	DRAWN [Signature]	CHECKED [Signature]	PROJECT 050063
--	--	-------------------	---------------------	------------------	----------------------	------------------------	-------------------

# ARMBRUST & BROWN, L.L.P.

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

January 19, 2007

Parks and Recreation Board  
City of Austin  
200 S. Lamar Boulevard  
Austin, TX 78704

Re: Lakeshore Planned Unit Development (the "PUD"), Case No. C814-06-0109

Dear Parks and Recreation Board Members:

The following information is being provided as a summary of the Lakeshore PUD, a mixed use development proposed at Tinnin Ford Road and Lakeshore Drive, which will be discussed at the January 23, 2007 Parks Board meeting. The Lakeshore PUD is a proposed project which plans to redevelop a site presently zoned for 1,760 multifamily units into approximately 2,500 residential units and up to 100,000 square feet of commercial uses. The site is currently improved with 760 multi-family units. The northern 50 feet of this site along Lakeshore Boulevard is located within the South Lakeshore subdistrict of the Waterfront Overlay (WO) combining district, as shown on the attached land use plan.

As part of this PUD plan, the developer is seeking two variances. The first is a variance to Section 25-2-721 Waterfront Overlay (WO) Combining District Regulations of the Land Development Code. While the developer is not locating any buildings within the overlay (and in fact is creating a greater setback off Town Lake than is required), the owner would like the ability to extend a portion of a wet water quality pond into the WO. The developer believes such a design would result in a more visually appealing landscape/streetscape along Lakeshore Blvd than would otherwise occur. The pond would be designed as a natural extension of the creek and Town Lake and would include a walking path, park benches and other park furnishings.

The second variance is to Section 25-8-262, Critical Water Quality Zone (CWQZ) Street Crossings of the Land Development Code to allow pedestrian and vehicular/pedestrian bridges to cross the Willow Creek Greenway. Please note that Section 25-8-262 allows arterial, collector and residential streets to cross a critical water quality zone of any waterway. The environmental variance included within this PUD would create less disturbance than what code allows, since the pedestrian and vehicular/pedestrian bridges would likely have smaller cross sections than public streets. Additionally, the bridges would span the high banks of the creek, thus keeping the core areas of construction out of the critical area with minimal disturbance to the creek. The Lakeshore PUD project and variance were voted on and approved by the Environmental Board on December 20, 2006.

2500  
760 existing  
+ 1740 units  
= 2500  
\$7000  
1044  
1931000\$

As part of this PUD, we are offering several items that will benefit the City and community. Below is a list of some of these items which may be of particular interest to the Parks Board:

1. *Current Setback and Additional Setback.* The Owner shall set aside a 100 foot building setback from the right-of-way of Lakeshore Boulevard (the "Waterfront Reserve") to visually expand the open space. The Waterfront Reserve shall include the 50 foot Waterfront Overlay setback along the property fronting Lakeshore Boulevard and an additional 50 foot setback. Furthermore, all development located 25 feet beyond the expanded setback will be restricted to 40 feet in height. The Waterfront Reserve will include Class A shade trees, planting beds with native vegetation, trails and site furnishings.
2. *Water Feature.* The Owner will construct a wet water quality pond, which shall serve as an amenity feature that can be enjoyed by the general public. The pond will be designed in an attractive manner with aquatic vegetation so that it appears as a natural extension of the creek and Town Lake. A walking path and park benches will be provided and located in close proximity to the pond for the public's benefit.
3. *Willow Creek Greenway Restoration.* The tributary running through the property and connecting hydraulically with Town Lake is an unattractive and underutilized area within the community. The Owner has committed to the removal of trash and debris to improve upstream water quality. The Owner shall work with the City of Austin Environmental Department to remove many invasive plant species and introduce native plants and trees.
4. *Pedestrian Trail Corridor.* The Willow Creek Greenway will be improved to function as a pedestrian connection between the community south of the PUD and Town Lake. The Owner will construct a six foot wide hike and bike trail adjacent to the creek. The trail will include park benches and trash receptacles.
5. *Internal Open Space.* The project will include over nine acres of internal open space, including a Community Park located at the center of the development and various green links. While the open space has yet to be programmed, it will include landscaping, trails, site furnishings and other community amenities.

Upon your review of this information, please feel free to contact Kris Kasper (435-2325), Lynn Ann Carley (435-2378) or me (435-2301) if you have any questions.

Very truly yours,



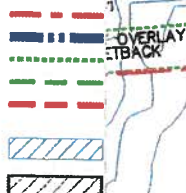
David B. Armbrust

Enclosures

cc: David Cox

- LEGEND**
- PARCEL BOUNDARIES
  - SURVEY BOUNDARY
  - WATERFRONT RESERVE
  - WILLOW CREEK GREENWAY
  - TOWN LAKE CRITICAL WATER QUALITY ZONE
  - PRIVATE DRIVEWAYS
  - EXTERNAL ROADS

NOTE: THE TOWN LAKE CRITICAL WATER ZONE COINCIDES WITH THE 425.0 FOOT CONTOUR LINE AS ESTABLISHED IN LDC 25-5-92 (B) (1)(c).



AREA 11  
MUM BUILDING  
HEIGHT 75'

AREA 12  
MUM BUILDING  
HEIGHT 90'

AREA 13  
MUM BUILDING  
HEIGHT 60'



**Bury+Partners**  
ENGINEERING SOLUTIONS  
3845 Zoo Cares Road, Suite 200  
Austin, Texas 78748  
Tel. (512) 822-0011 Fax (512) 822-0025  
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## EXHIBIT A LAND USE PLAN

LAKESHORE PROPERTIES  
2201 - 2401 LAKESHORE BLVD.

CRV SHORELINE, L.P.

PLOTTING SCALE: 1" = 1'  
DATE PLOTTED: 11/30/06  
FILE: G:\1489\03\EXHIBITS\132704\EXH18  
DRAWN BY: PFG/DBK  
DESIGNED BY: PFG/DBK  
REVIEWED BY: RJR  
PROJECT NO.: 1489-03.00

SHEET

1

OF

2



January 22, 2007

Board Members  
Austin Parks and Recreation Dept.  
Planning Design & Construction  
200 S. Lamar Blvd  
Austin, TX 78704

Re: Austin Music Hall Variance  
Case No. SP-06-0502C  
Longaro & Clarke, L.P. Project No. 291-01

Dear Board Members:

The Austin Music Hall (AMH), located at 208 Nueces Street, is currently processing a site development permit to expand and update its facilities. The building backs up to Shoal Creek and lies in the Downtown Creeks Overlay District and the West Area of the North Shore Central Sub-district of the Waterfront Overlay District. A portion of the building currently lies in the primary setback and is 36.75 ft from the centerline of the Shoal Creek. The proposed improvements will place a portion of the egress stairs 31.75 ft from the centerline of the creek. This is an increase of the encroachment by 5 ft. As such, AMH is requesting a primary setback variance from Section 25-2-738, in order to construct the emergency egress, and slightly extend the back of the building.

The egress under the cantilever portion of the building was suggested by the Fire Department, and the first floor extension at the back of the building is for egress at the back of the stage. It is the only egress from the north side to the south side of the building backstage, and as shown on the "Modest Expansion" exhibit and the first floor plan.

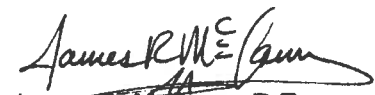
The building currently sits on pier and overhangs the high bank of the creek. Under proposed conditions the building will also sit on piers and overhang the high bank, only slightly more. Please see attached Exhibit A. Also attached are photographs of the current condition of the creek behind AMH and architectural renderings of the proposed improvements.

Some trees will be cut down with the expansion, but they will be mitigated by replacing trees at locations instructed by PARD up to an equal number of caliper inches removed, or by paying a fee in lieu of replacement.

Attached is a list of the enhancements to the creek brought about by the Austin Music Hall renovation, for your review.

Thank you for your consideration of this matter and please call with any questions.

Very Truly Yours,  
LONGARO & CLARKE, L.P.

  
James R. McCann, P.E.

G:\291-01\DOCS\IPARD Summary Letter 012207.doc

## **Austin Music Hall Creek Enhancements**

- I. The architectural elevations at the rear of the building are a great improvement over the uninterrupted large green block wall that currently faces the creek.
  - A. The new façade will better complement the 360 Condominium Project, the Seaholm/Green Project, and the overall modernization of Austin's urban core.
  - B. The new façade will add texture, depth, and even light (at night), that is currently not available with the existing building.
- II. The improvements at the back of the building will greatly improve the view of the stream bank from the Seaholm Hike & Bike trail.
  - A. There are two areas that are heavily eroded because of the downspouts at the back of the building. The improvements proposed with Austin Music Hall are to now collect the downspouts that serve the entire building and tie them to a system draining a portion of the south alley and discharge them on the limestone shelf at the bottom of the creek.
  - B. Those areas currently eroded by the existing downspouts will be covered with topsoil and planted with a shade tolerant, drought tolerant grass mix.
  - C. The area underneath the Austin Music Hall is currently unsightly. This space currently facilitated vandalism and vagrancy but will be replaced by attractive limestone retaining walls and a covered walk.
- III. The egress stair and walkway can become an integral part of the park trail system, connecting pedestrian traffic to the footbridge.
  - A. Austin Music Hall is committed to working with the Green Plant developers to tie their pedestrian elements into our creek improvements and provide connectivity all the way to Cesar Chavez and the lake on the east side of the creek.



**Information Packet  
For Parkland Use Agreement**

**ACWP –Manor/Comal/ Rosewood Ave Wastewater Improvements  
Project CIP 4570-2307-4569  
Subproject ID No. 4926.095**

**Prepared by the  
Austin Clean Water Program**

**on behalf of the  
City of Austin  
Austin Water Utility  
and  
Department of Public Works**

## **Introduction**

The Austin Clean Water Program (ACWP), on behalf of the Austin Water Utility (AWU) and the Department of Public Works, is proposing to install 839 linear feet (LF) of new 12-inch wastewater line on parkland adjacent to the Carver Library and Museum. The line will tie into a proposed 12-inch wastewater line at Rosewood Avenue at the south end of the tract and tie into a proposed 12-inch wastewater line at Pennsylvania Avenue to the north end of the tract. The new line will replace an aging, deteriorated 8-inch line.

The proposed wastewater line will extend 839 LF from Rosewood Avenue, from the south end to an existing of 5 foot by 5 foot box drainage culverts located approximately 350 LF into the Carver Library Tract. The proposed wastewater line will be bored for 79 LF under the existing 5 foot by 5 foot box drainage culverts. The proposed wastewater line will be extended another 410 LF to Pennsylvania Avenue beyond the bore pits by open trench construction methods..

The contractor will access work sites from both the north side on Pennsylvania Avenue and the south side on Rosewood Avenue and will travel along the designated temporary and permanent easements. Currently, the proposed alignment is parallel to the existing water and wastewater line in the Carver Library Tract. The access route shall be kept clear of all construction equipment except for those en route to and from the work zone. A temporary staging and storage area located on the Southeast corner of the Carver Library Tract will be used to minimize the transport of equipment over surrounding streets. Any movement of equipment out of the Carver Library Tract shall be escorted by 2 flag men, one preceding the equipment and another trailing. The Watershed Protection Development and Review Department (WPDRD) have approved all plans.

## **Project Need and Justification**

The ACWP was developed to provide wastewater system improvements that addressed overflows related to deteriorated infrastructure and insufficient capacity. The United States Environmental Protection Agency (EPA) issued an Administrative Order to the City of Austin mandating the elimination of all overflows. In order to ensure that no future wastewater overflows occurred in this area, the AWU directed the ACWP to design and construct the new line in the same general location, so that the existing private property lateral lines could easily be connected. The EPA directed that all wastewater lines contributing to wastewater overflows be replaced or rehabilitated by June 2009.

## **Alternatives to the use of Parkland**

Based on the existing alignments, no practical or cost effective alternative was feasible. The project was designed with the intent to minimize disturbance to the area as well as improve local watershed conditions within the Govalle 4 watershed basin.

## **Project Description and Schedule**

The total project includes the installation of 16,650 LF of wastewater main line and 138 manholes. The segment of wastewater line within the Carver Library Tract boundary contains 839 LF of 12-inch wastewater pipe and 3 proposed manholes.



The entire project, of which the Carver Library Tract is one of 10 segments, is scheduled to begin in October 2007 and completed in October 2008.

It is anticipated that work in the Carver Library Tract area will occur within the first 6 months of construction and will last approximately 6 to 8 weeks. The AWU is requesting that the existing 10 LF permanent wastewater easement be expanded by 15 feet for a total of 25 LF. The AWU is seeking 11,823 square feet of permanent easements and 6,631 square feet of temporary workspace easements for this single project.

### **Short Term Effects of Construction**

AT THE REQUEST OF THE LIBRARY STAFF, the contractor will install a chain link security fence on both sides of the work area for the entire length of the project within this segment.

During construction it is anticipated that the adjacent playground be closed for the length of active construction at this particular site because of its close proximity to the work area and limited access to the site. The adjacent swimming pool will be available for regular business operations. Due to the fencing around work area, access will be limited to the west side of the tract only. The parking area on the North West end the project, near Comal Street, will have a reduction of 10 parking spaces during the length of active construction.

Any trees that are adjacent to the work areas will be protected. No trees will be removed as part of the project; however, at the direction of the WPDRD's environmental inspector low hanging branches will be trimmed.

### **Long Term Effects of Construction**

There will be no adverse long-term affects of this project. Construction of the proposed wastewater line will allow for the current wastewater line to be decommissioned and ultimately eliminating sewage overflows.

### **Restoration Plan**

All disturbed land will be restored and revegetated to existing or better conditions using native species. Any land used for the proposed work will be restored to original grade. All site restoration will be completed in accordance with the *Standard of Specifications and Construction Standards of the City of Austin*. All construction and site restoration for this project within parkland shall be completed in accordance with PARD's *Construction in Parks Specification*. As with all City construction projects, the Contractor will be required to provide a one-year warranty of his work including restoration and revegetation.