

Austin Green

Urban Transportation Commission

December 10, 2019



Steven Spears, FASLA, AICP, PLA and Kathy Smith, PE, PTOE

Project Team

- Land Owner
 - Martin Marietta Materials, Inc.
- Developer
 - GroundWork (MG Realty Investments, LLC)
- Design Team
 - Kimley Horn – *Civil, Utilities, Drainage & Survey*
 - Lionheart – *Planning, Urban Design, & Landscape Architecture*
 - HDR – *Transportation*
 - Jackson Walker – *Legal*
 - ACI – *Environmental*
 - Terracon – *Geotechnical Engineering*
 - RCLCO – *Market Analysis*
 - Capitol Market Research – *Market Analysis*

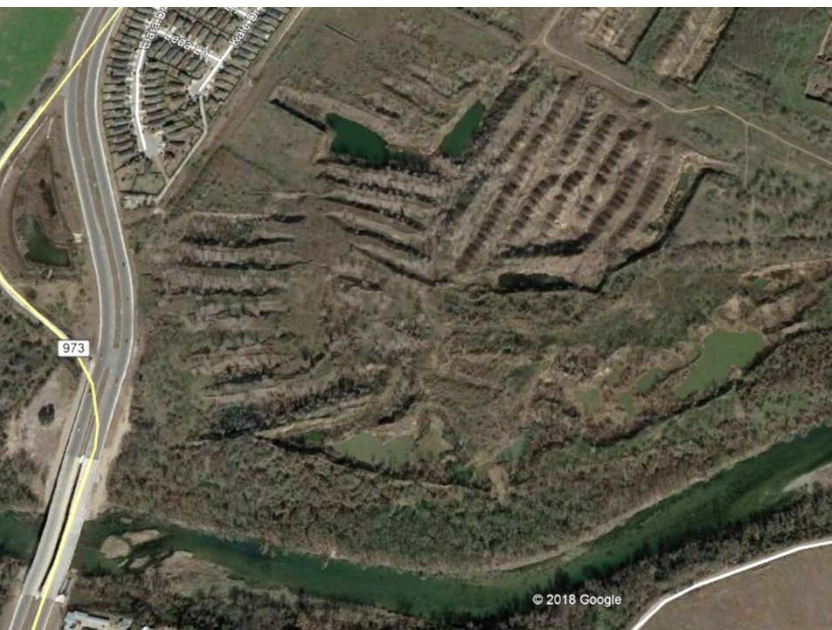


Austin Green Property

- Approximately 2,126 acres
- Approximately 8 miles from Downtown
 - 29% of employment in the entire MSA is within 3 miles of downtown Austin
- Approximately 2 miles from ABIA
- 3.2 Miles of Colorado River Frontage
- +50 years of sand and gravel operations
- 5 separate parcels

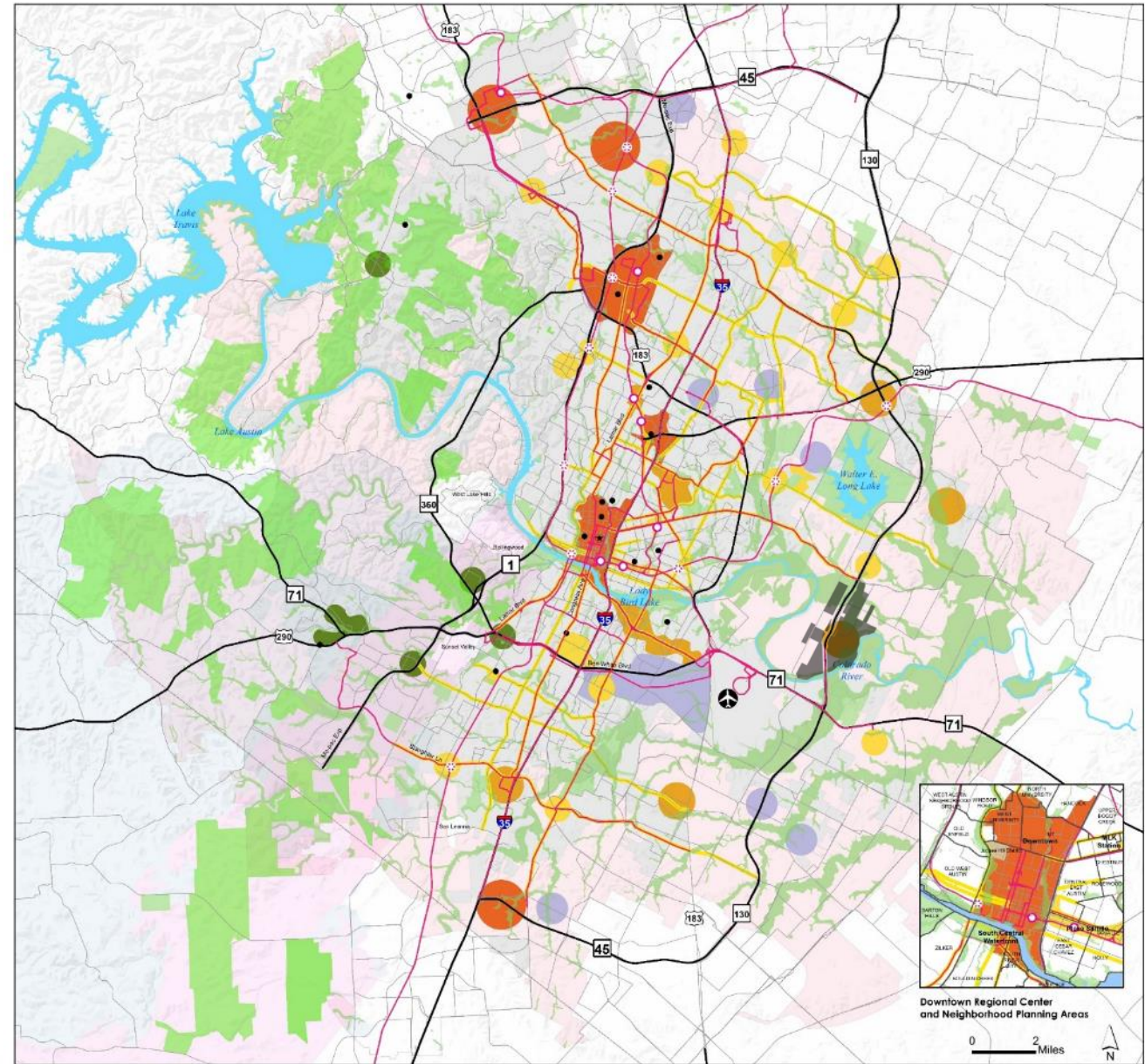






Imagine Austin

- Mixed use – work and live
- Large and small employers with regional customer and employee bases
- Hubs for high capacity transit systems
- Town centers range between:
 - 10k-30k people
 - 5k-20k jobs



Austin to Bastrop Corridor Plans

“To support sustainable development and a healthy riparian ecosystem along the Austin to Bastrop River Corridor.”

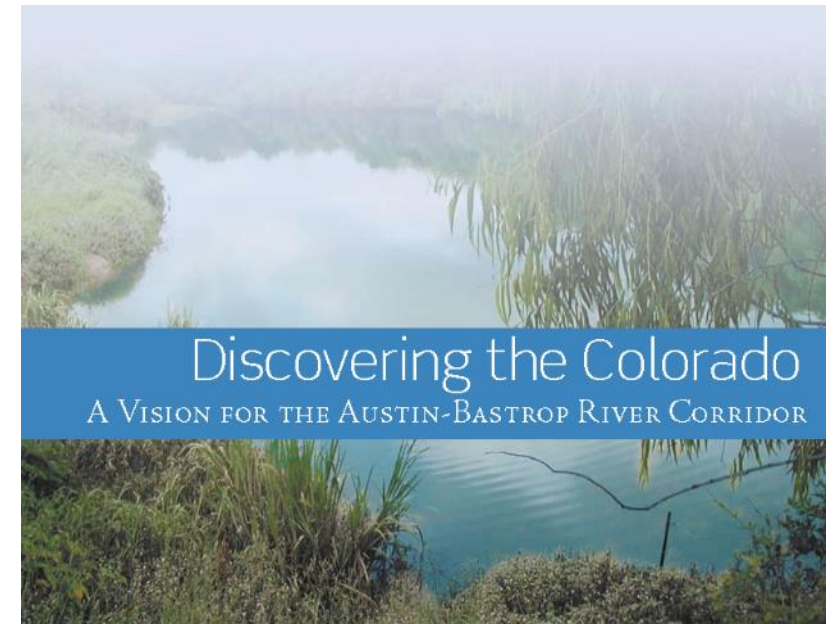
- Trail Connectivity
- Reclamation
- Ecological Enhancements
- Resiliency

Colorado River Corridor Plan
A Sustainable Future



Travis County, Texas | Transportation and Natural Resources: City of Austin & LCRA

BOSSE



The Challenge

“ Austin Green has contributed to life in Austin for centuries – first for agricultural production and now for resource extraction. As the land transitions again from its current industrial use, how do we create a physical environment in a manner that reflects a strong connection to the environment and meets the expectations of a mixed-use town center, the new vision of Imagine Austin? ”

The Vision

“ To collaborate with the stakeholders to create a world-class community reflecting both the natural assets of the site and the needs of the Austin-area market. ”

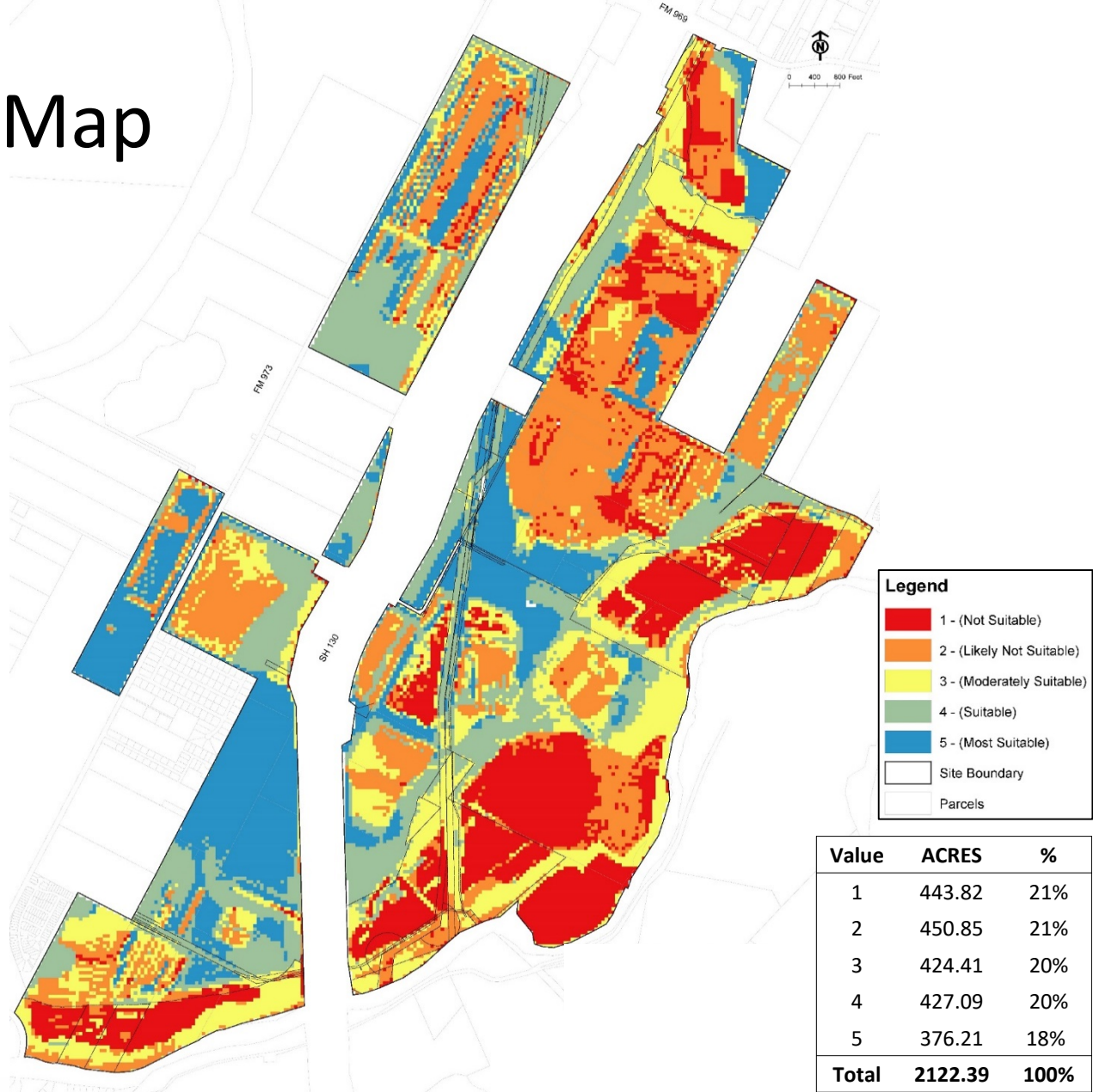
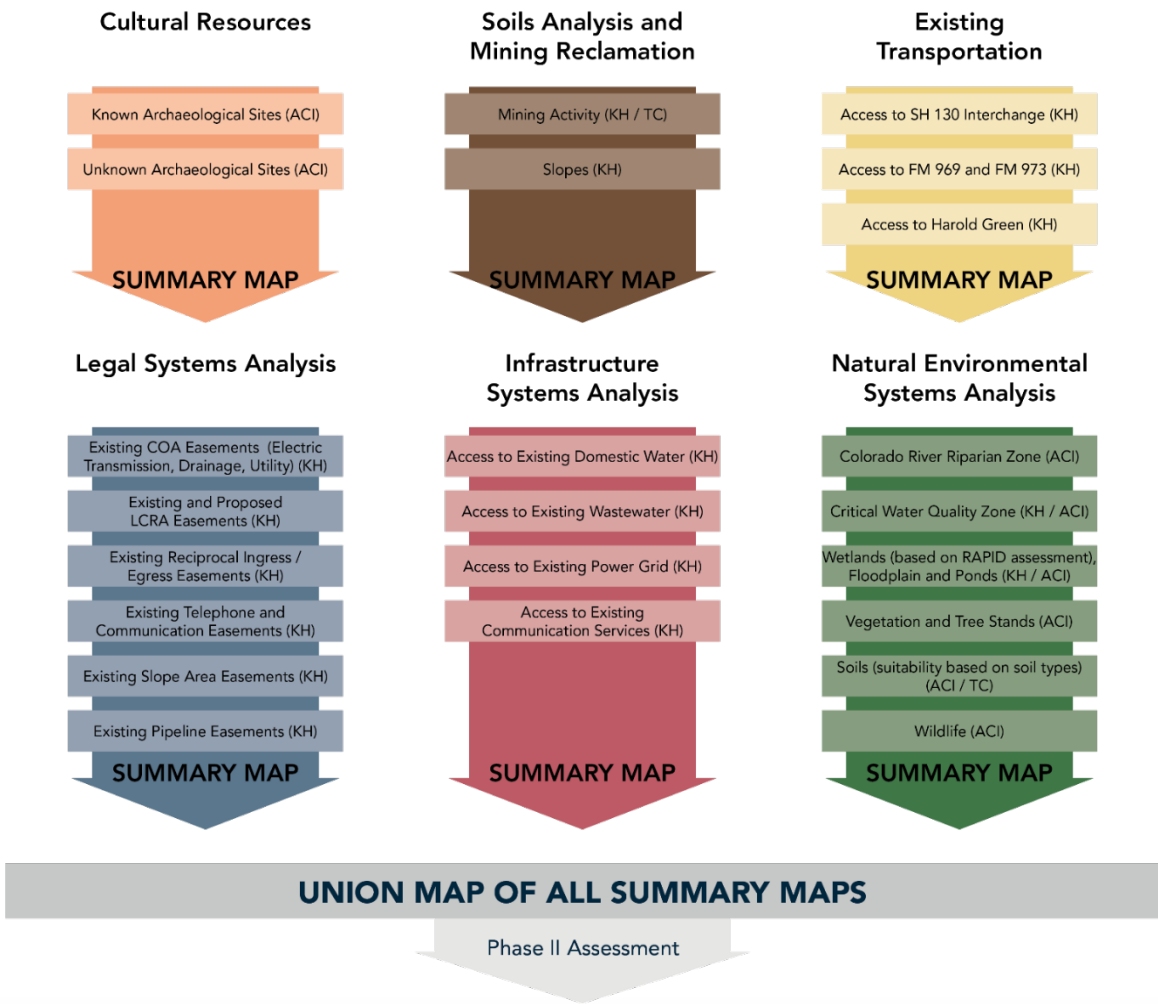
Goal Setting



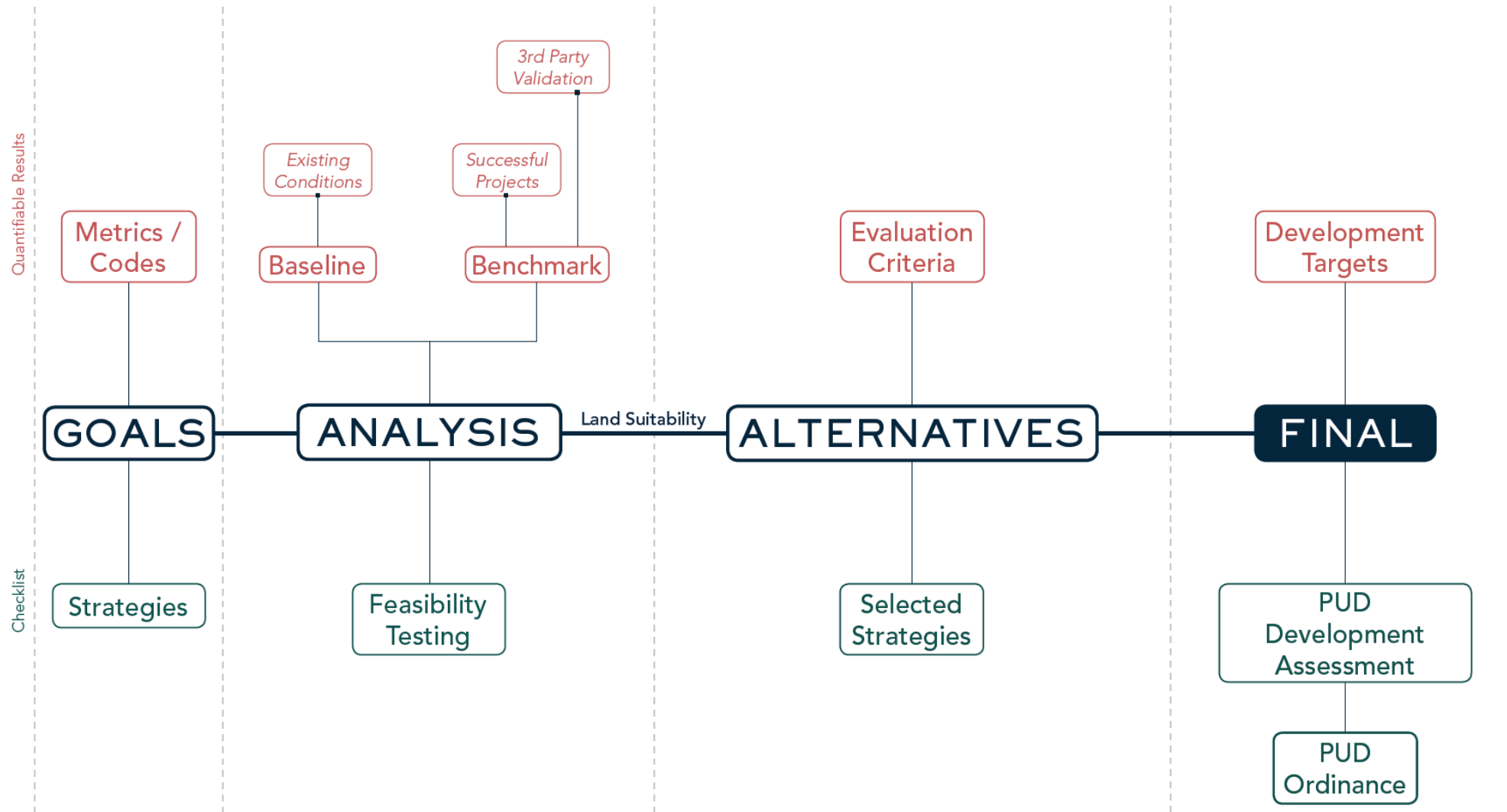
Key Project Goals

- Capitalize on location, access and visibility.
- Balance development, recreation, ecology and open space.
- Align transportation goals from various agencies with practical solutions.
- Set the vision for a model development project.
- Catalyze the Colorado River Corridor.
- Embrace the outdoor environment as part of the living experience.
- Define a genuine and marketable identity for new development in far east Austin.

Suitability Approach – Union Map



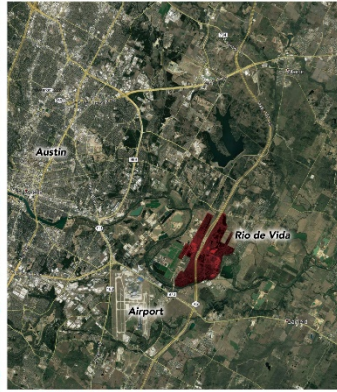
Baselines and Benchmarks



Benchmarks



SITE PLAN



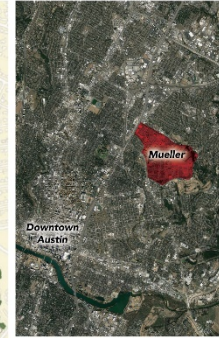
LOCATION MAP

Rio de Vida

- Austin, Texas ETJ
- 2,130 acres
- 8,000 units
- 12 Million SF Commercial space



SITE PLAN



LOCATION MAP

Mueller

- Austin, Texas
- 700 acres
- 6,450 units
- 5.33 Million SF Commercial Space



SITE PLAN

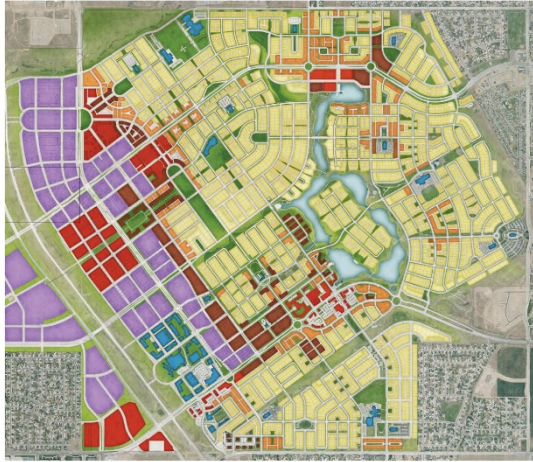


LOCATION MAP

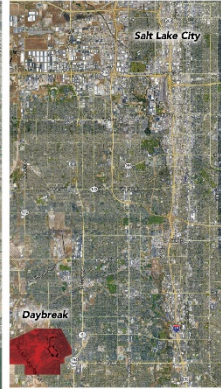
Easton Park

- Austin, Texas
- 2,200 acres
- 14,300 units (max)
- 5.35 Million SF Commercial Space

Benchmarks



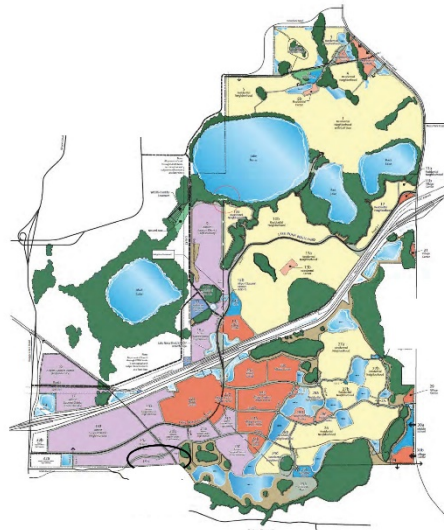
SITE PLAN



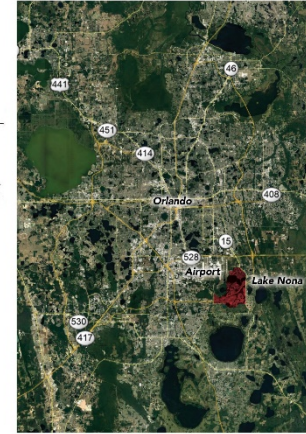
LOCATION MAP

Daybreak

- South Jordan, Utah
- 4,126 acres
- 20,000 units
- 9.1 Million SF Commercial Space



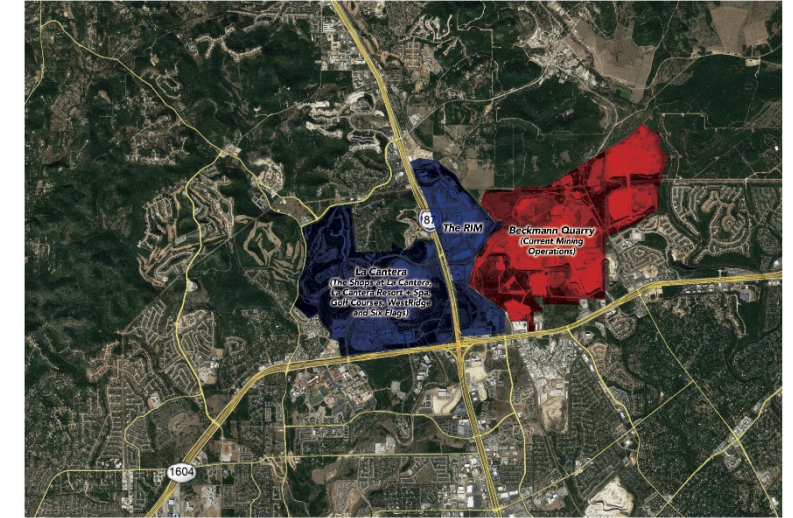
SITE PLAN



LOCATION MAP

Lake Nona

- Orlando, Florida
- 6,969 acres
- 9,000 units
- 6.3 Million SF Commercial Space



DEVELOPMENT AND LOCATION MAP

Beckmann Quarry

- San Antonio, Texas
- La Cantera, Fiesta Texas, golf courses and resorts

Sustainability : It is about Optimizing



Optimizing
Community Development

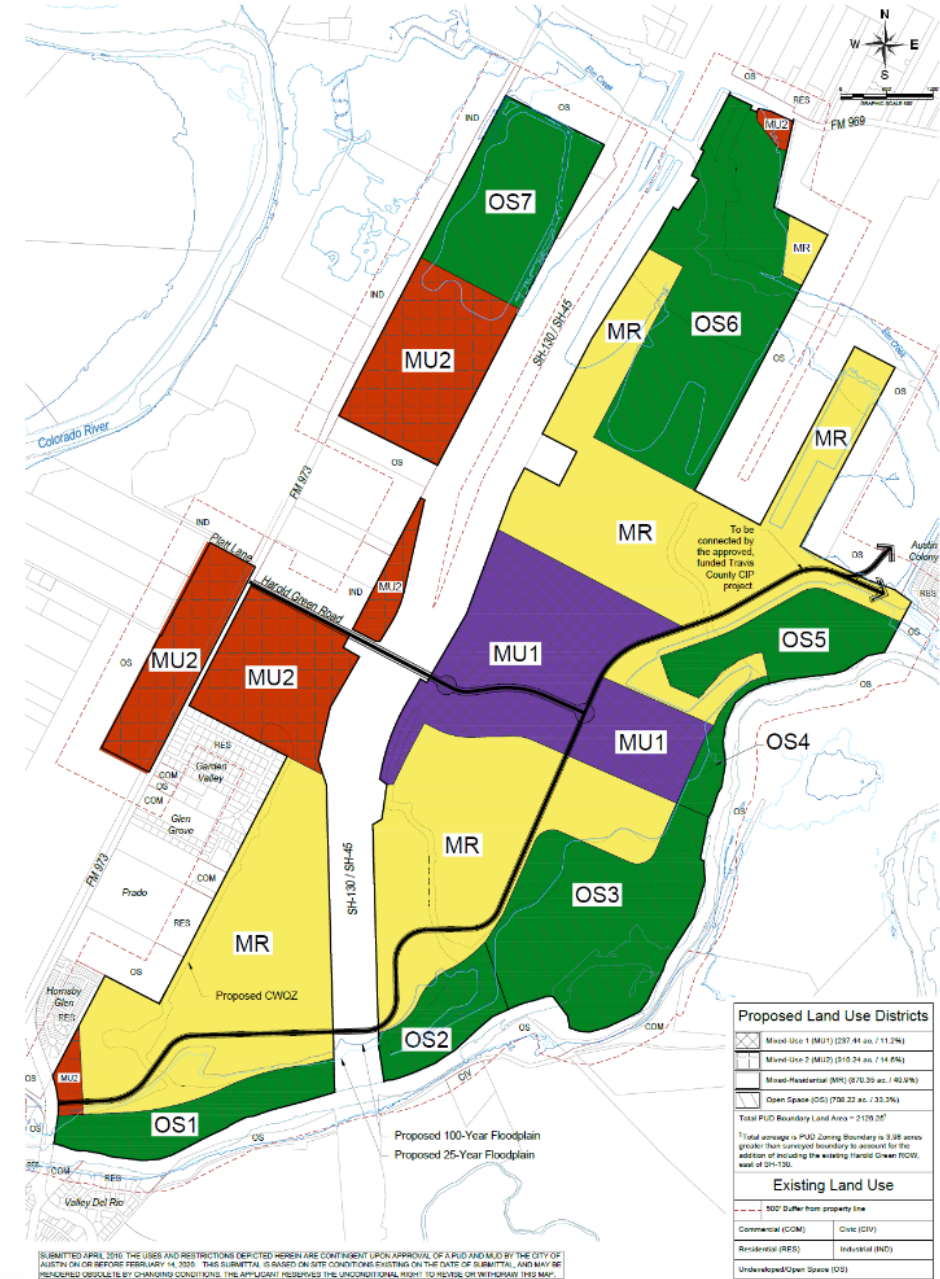
Optimizing
Connections with Nature
and Ecology

Sustainability : Connecting People with Nature



The Planned Unit Development

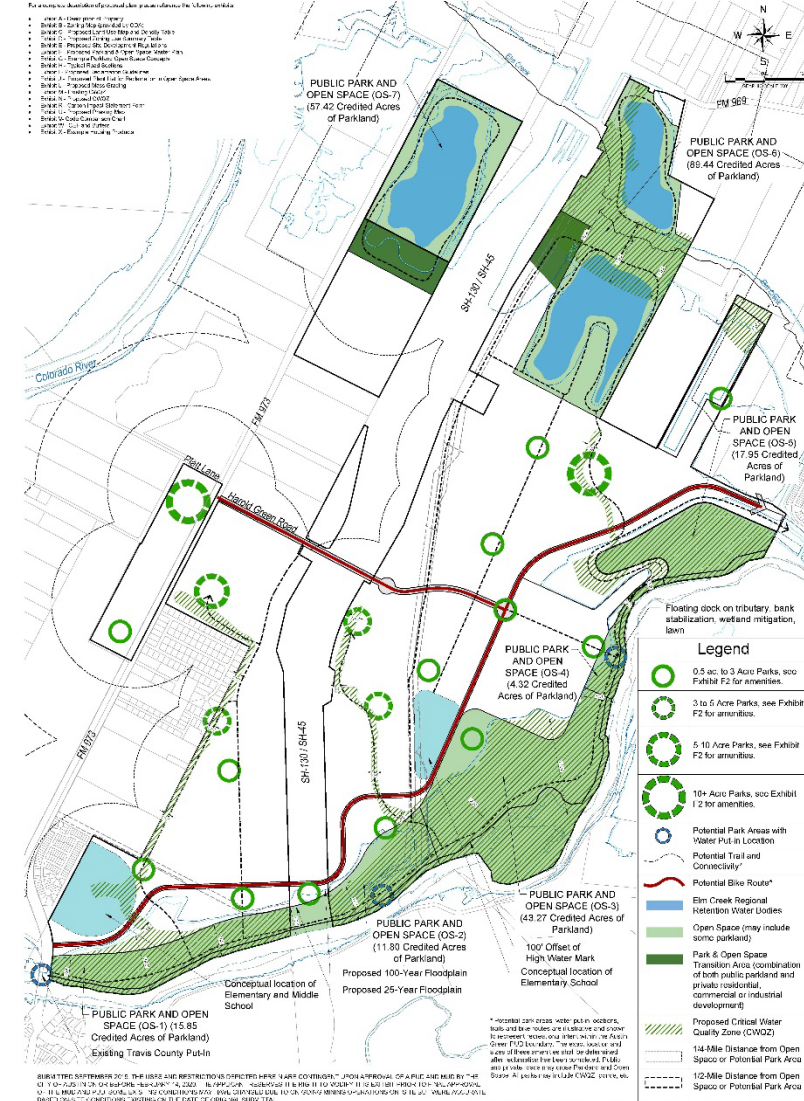
- Development Program
 - 12,800 residential units (app. 10.5 units/acre)
 - 2.25M Square Feet of Commercial (app. 1:1 jobs/housing balance)
- Building from City's Six Strategic Outcomes to create Community Benefits
 - **Economic Opportunity and Affordability**
 - Fulfilling Imagine Austin
 - Multi-generational, attainable and affordable housing options
 - 15% of rental units to 60% MFI for 40 years
 - 5% of for sale units Affordable to 80% MFI (fixed equity/resale for 99 years)
 - Vision is for "missing middle/attainable" market rate units
 - Local commercial service needs
 - **Mobility**
 - CapMetro transit
 - Harold Green Extension (Travis County)
 - Improved off sites (FM 969, FM 973)
 - Walkable, multi-modal street network
 - Compacted and connected
 - **Safety**
 - Local and regional floodplain solutions (Atlas 14)
 - Fire/EMS location
 - **Health and Environment**
 - 858 acres of parks and open space
 - 6 miles of trails
 - **Culture and Lifelong Learning**
 - Library
 - 3 School Sites
 - Arts Master Plan
 - **Government that works for all**
 - PUD, MUD, SPA
 - City of Austin, Travis County, TxDOT



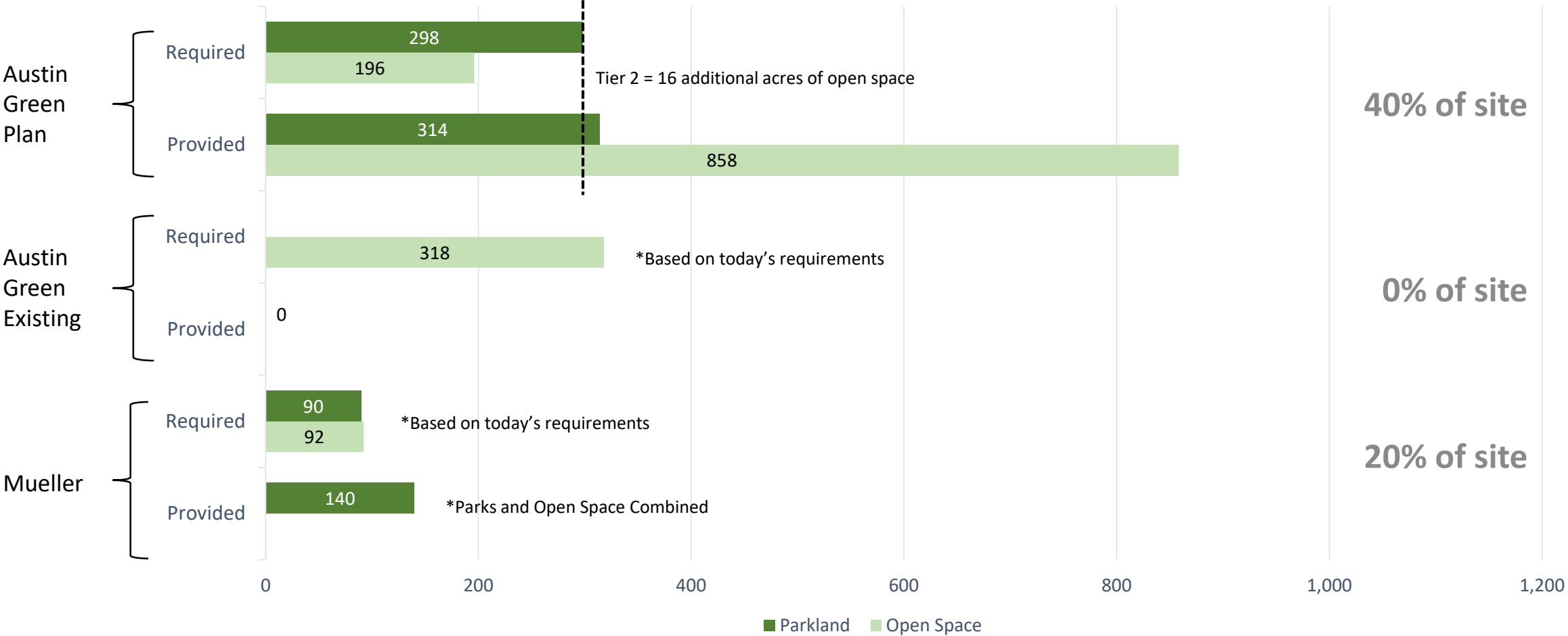
Fulfilling Imagine Austin



- Removing deficiency
- 40% (858 acres) to Park and OS
- Colorado River public frontage
- Elm Creek public frontage
- 708 acres (Open Space 1-7)



Parkland and Open Space (Acreage)





COLORADO RIVER

BOTTOMLAND
HARDWOOD FOREST
RESTORATION

RESTORED WETLANDS

MULTI USE TRAIL

COLORADO RIVER PARK
AND OPEN SPACE
NETWORK

TOWNHOME AND
MULTI-UNIT HOUSING

MULTI USE TRAIL

RAIN GARDEN

SINGLE FAMILY AND MULTI
UNIT HOUSINGS

SINGLE FAMILY AND MULTI
UNIT HOUSING



COLORADO RIVER PARK
AND OPEN SPACE
NETWORK

ELEMENTARY SCHOOL

SINGLE FAMILY AND MULTI
UNIT HOUSING

BOTTOMLAND
HARDWOOD FOREST
RESTORATION

VILLAGE CENTER

VILLAGE PARK

KAYAK/CANOE SLIP

COLORADO RIVER



SINGLE FAMILY AND
MULTI-UNIT HOUSING

GREEN INFRASTRUCTURE
DRAINAGE NETWORK

TRAILS

ELEMENTARY
SCHOOL

REGIONAL
TRAIL
NETWORK

COLORADO
RIVER

BOTTOMLAND
HARDWOOD FOREST
RESTORATION

COLORADO RIVER PARK
AND OPEN SPACE
NETWORK

TOWNHOME AND
MULTI-UNIT HOUSING

MEDIUM DENSITY
HOUSING

PONDS AND WETLANDS

Transportation Demand Management

- TDM measures at various stages of development.
 - Roadways providing sidewalks and bike lanes or a shared use path,
 - 6 miles of trails
 - 858 acres of open space for walking and biking
 - Bicycle parking
 - Bicycle maintenance stations and repair stations
 - Commercial spaces with high commuter rates will be encouraged to provide showers and lockers
 - Car share parking
 - Wayfinding signage
 - Real time transportation information displays
 - Land for both transit stops, transit oriented development/park and ride
 - Unbundled parking
 - Priced parking
 - Reduced parking supply
- In summary, Austin Green has committed to implement TDM measures to achieve a **minimum 10%** vehicle trip reduction, which will help to reduce its impact to the traffic network.

- 8 of 11 proposed street sections include SUP/bike lanes
 - *Inspired by ATD Draft Street Guide*
- 6+ miles of trails connecting community hubs
- CAPMetro Park and Ride and future TOD site
 - *Within MU-1 (the Town Center)*



TIA Status

- Phase 1 of the TIA was submitted on 12/17/18
- Comments on Phase 1 were received in February and March from the four agencies reviewing the TIA (City of Austin, Travis County, TxDOT, and TxDOT Toll Division)
- Phase 2 of the TIA was submitted on 3/29/19
- Comments on Phase 2 were received in June and August
- Updated TIA was submitted to all agencies on 9/20/19
- Final TIA memo was received on 11/20/19

Fiscal Contribution

The TIA final memo has identified a pro-rata share amount for roadway improvements of approximately

\$22.3 Million.

The amount will go to improving FM 973 between SH 71 and FM 969, installing nine traffic signals, several turn lanes, and a roundabout on Harold Greed Road on the east side of SH 130.

This does not include ROW dedication for Harold Green Road.

Austin Green and the ASMP

Design criteria that focuses on five safety policies:

1. Manage for safe speeds
 - Internal roadways will be designed for speeds of 35 MPH or less.
2. Minimize the potential for conflicts between transportation users
 - Street sections provide dedicated space for each mode and pedestrian crossings will be reasonably spaced.
3. Integrate safe design principles into the built environment:
 - Lighting will be designed to enhance visibility of all users
 - Access management policies will be implemented for commercial driveways
 - Development will primarily be alley-load to minimize conflict points
 - Raised medians will be used to prohibit unsafe movements.
4. Improve the ability of all transportation users to see and be seen
 - In addition to lighting, clear sight lines for all modes of traffic will be provided at intersections.
5. Minimize the safety risk of highways
 - The project is coordinating directly with TxDOT to ensure the intersections along FM 973 (and other roadways) are designed in ways that promote safety.

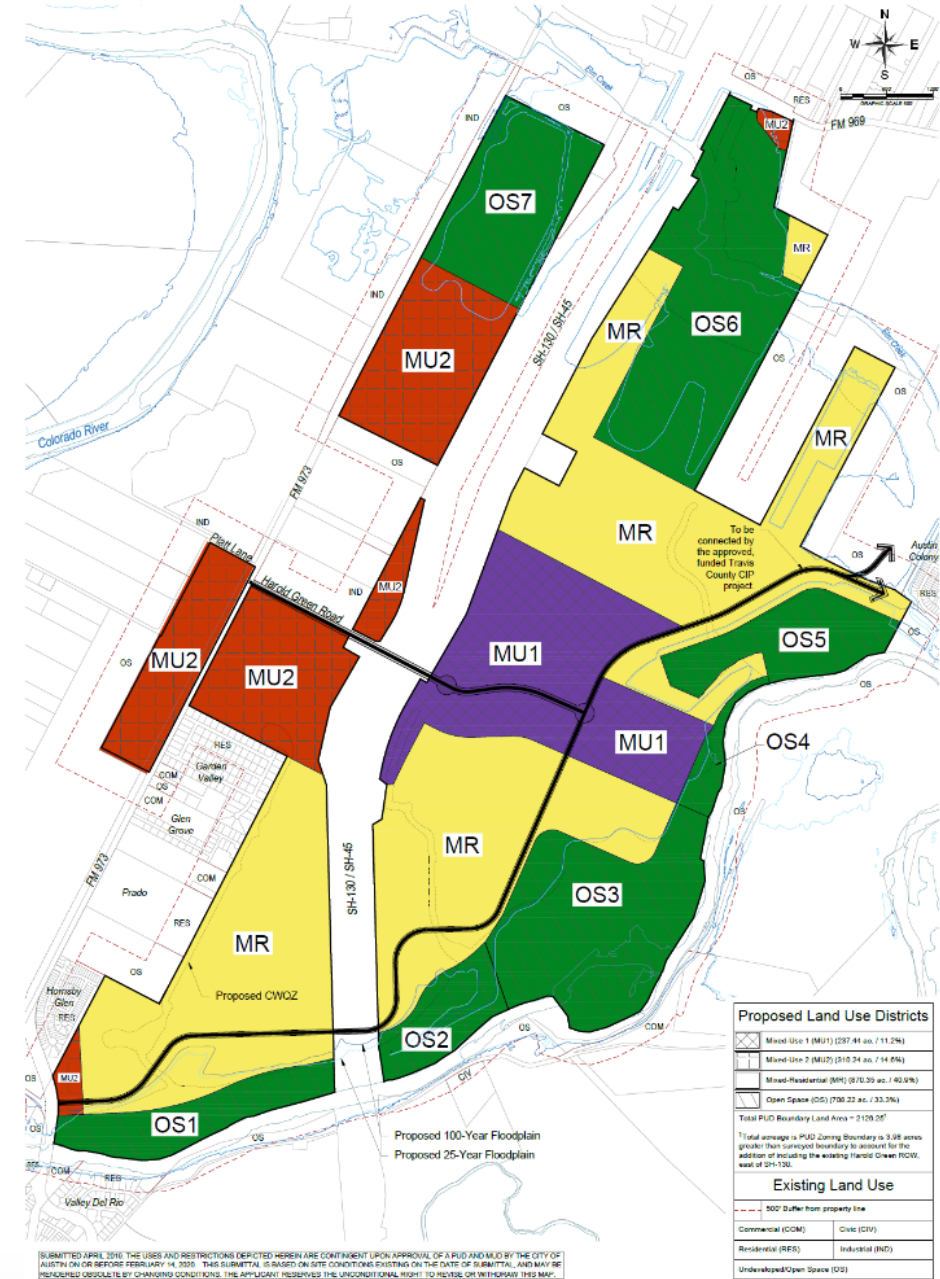
Austin Strategic Mobility Plan



Adopted April 11, 2019

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Next Steps

Conducted approximately 110 meetings with City and County Departments, other agencies and elected officials to discuss the project.

