

SUPPLEMENTARY DOCUMENTS



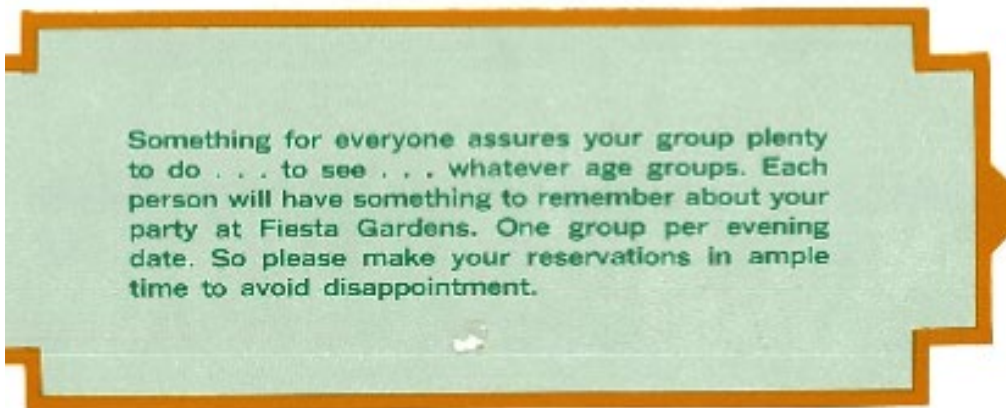
SITE HISTORY

INITIAL PRIVATE DEVELOPMENT

- Originally constructed in 1965-1966
- Conceived as privately-owned tourist attraction on northeast shore of newly created Town Lake, now Lady Bird Lake, around a gravel pit-turned lagoon
- Attractions included botanical landscape, an excursion boat, hiking trail with scenic overlooks, and ski show grandstand
- Property borders the East Cesar Chavez neighborhood, historically a working-class Mexican-American residential enclave
- Design was modernist interpretation of the Spanish Colonial-Pueblo Revival style
- Was popular with tourists, but ultimately not profitable

TRANSITION TO CITY PROPERTY

- City of Austin purchased in 1967
- Property became a popular water-based event center and home base for civic events; the site was pivotal in shaping development of the lake's northern shore
- In the 1970s, the community advocated to end annual drag boat races, the cause of noise and light pollution and major traffic
- Around the same time, the city pursued expansion efforts that lead to displacement of low-income residents
- Community leader Jesse Segovia and the newly formed East Town Lake Citizens Neighborhood Association negotiated financial relocation assistance for residents. These victories were important milestones for the burgeoning social and environmental justice movement in East Austin.



Austin May Adopt Relocation Policy for Displaced Residents

The Town Lake Development Plan, a large quantity of federal money and a heavy dose of history have combined to produce a new city policy for dealing with displaced property owners. The incident which brought all these ingredients to a froth occurred on Bergman Street, a the Fiesta area. This was due to the local Bi-Centennial Commission's focus on Austin's water including lakes, streams, creeks and lagoons. The purchase of the Bergman Street properties, since 1968 a lost project included in the massive CIP, suddenly gained a high priority.

The city will recommend to city council Thursday at a 7 p.m. public hearing for the Fiesta Gardens residents that Austin officially adopt a relocation policy for all displaced property owners. "We've probably recognized the owner can do his own thing ahead of the game," Morahan said. According to his estimates, Morahan said the average cost per property owner in the Fiesta Gardens area will be \$4,000. That is in addition to the value of their property. Morahan said the initial task contracted to the Urban Renewal Agency, long accustomed to such procedures because they spend federal money almost exclusively. Morahan also recommended that relocation benefits be retroactive to January 1, 1974 to include residents of the

MODERN USE

- Family reunions, weddings, memorial services, and quinceañeras.
- Festivals:
 - Cinco de Mayo Austin
 - Dragon Boat Festival
 - Texas Craft Brewers Festival
 - Texas Veg Fest
 - Austin Celtic Festival
 - Hot Sauce Festival
 - Austin Pride Festival
 - SXSW Music Festival
 - Ice Cream Festival
 - Dia de los Muertos Music Festival
- Parks and Recreation Department (PARD) offices and maintenance and equipment depot

HISTORIC DESIGNATION

- In 2019, complex was listed in the National Register of Historic Places for its significance in the areas of Community Planning and Development, Social History, and Entertainment and Recreation
- Designation provides funding opportunities and guides future restoration





STAKEHOLDER INPUT

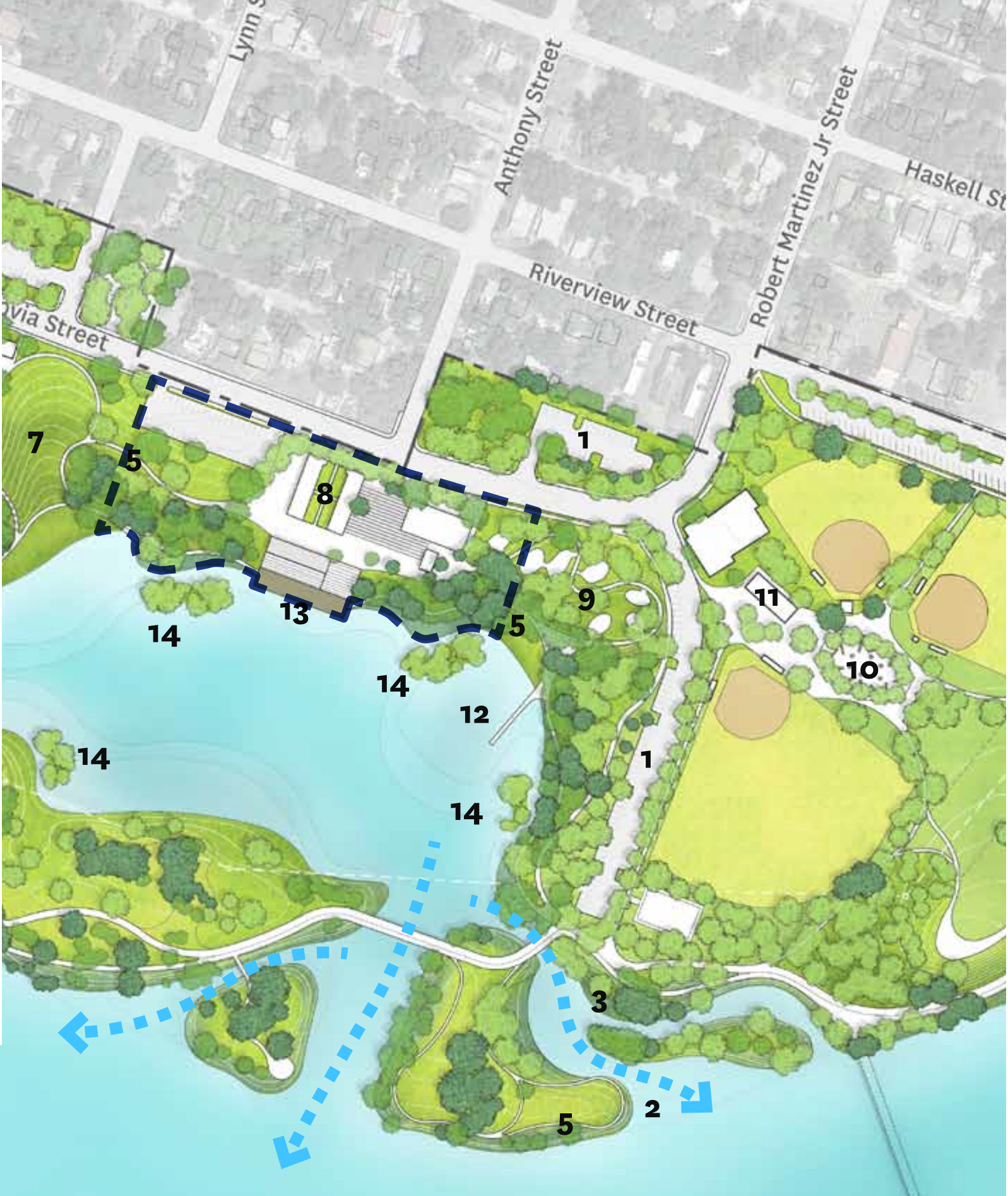
Earth

MASTER PLAN INTRODUCTION

- 2012: City of Austin hired team to prepare Park Improvement Master Plan
- Includes 9.3 acres of newly dedicated parkland at Holly Street Power Plant, 91 acres of existing parkland
- 2012 - 2014: team worked with surrounding neighborhood communities, city staff, stakeholders to create a plan to generate public interest, support, and funding for development, improvement

EXCERPT REGARDING FIESTA GARDENS

“Fences around Fiesta Gardens and along Jesse E. Segovia Street will be taken down, and the PARD operations relocated from Fiesta Gardens, which will be opened to the public for community use focused on youth and senior programs. All of these changes will make the lagoon a more welcoming area better integrated with the surrounding park and life of the neighborhood.”



LEGEND

- 1. Existing Parking
- 2. New Lake Channels
- 3. Enhance Lake Edge Habitat
- 4. Boat Launch
- 5. ADA Accessible Paths
- 6. Retain Existing Jonny Degollado Pavilion
- 7. Sloped Event Lawn
- 8. Opened & Enhanced Fiesta Gardens
- 9. Playground
- 10. Picnic Garden
- 11. Concessions
- 12. Canoe Launch
- 13. Steps and Deck
- 14. Wetland Habitat

The existing Fiesta Gardens Complex consists of the Fiesta Gardens Building, which is used as a public rental venue for events and parties, and the two “Mercado” Buildings, constructed in the 1960s, which are used by the Parks Department for maintenance and storage purposes. They have a unique location in the heart of the park, overlooking

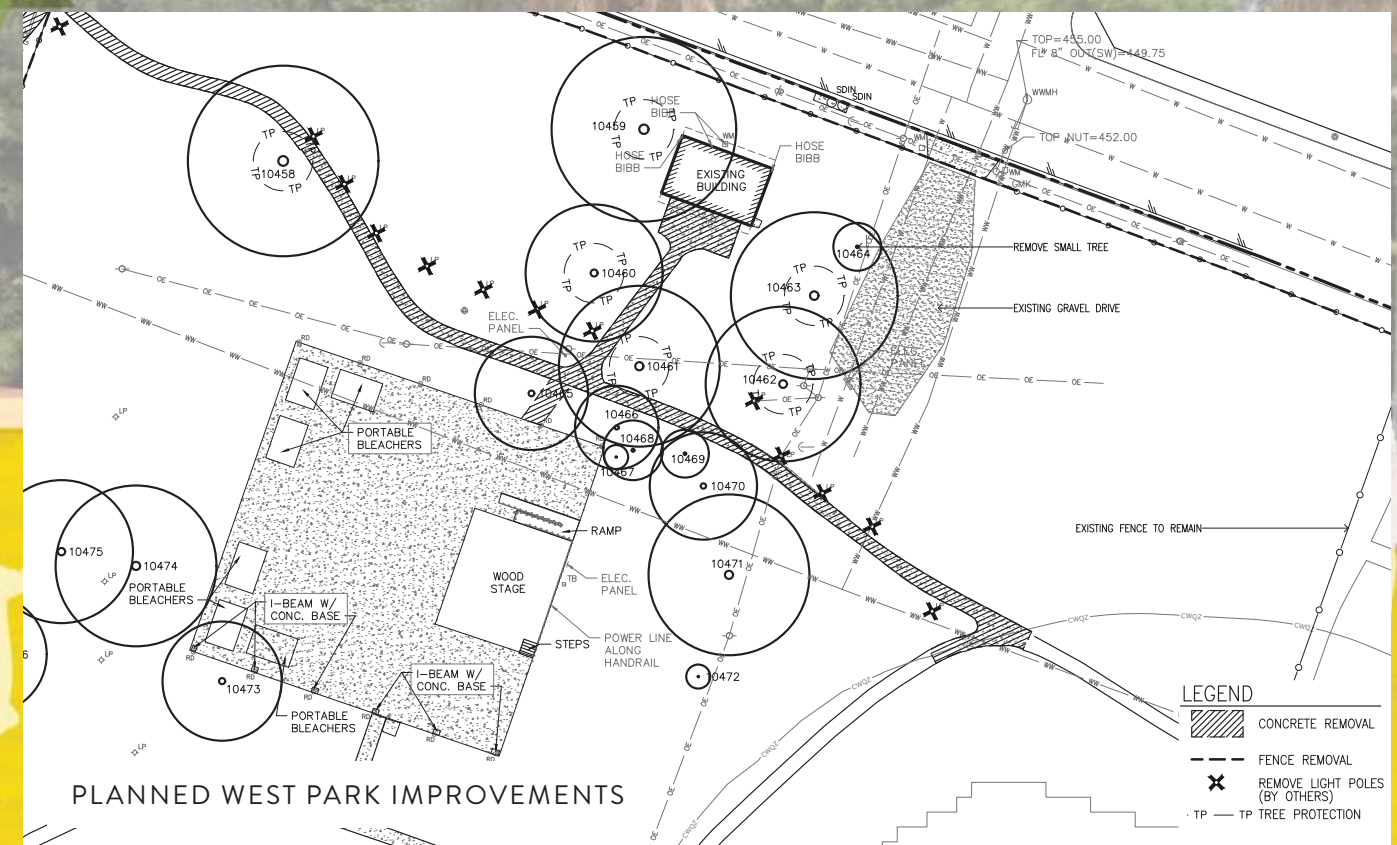
the Lagoon, yet this area is surrounded by high fences and is most of the time inaccessible to the community. The Master Plan proposes that these buildings be unfenced, opened to the public for community use and linked to the adjacent parkland and to the Lagoon edge.



EXCERPT FROM MASTER PLAN RECOMMENDATIONS



CURRENT EAST PARK IMPROVEMENTS



PLANNED WEST PARK IMPROVEMENTS

PUBLIC ENGAGEMENT PROCESS

PARD and its design team developed a Public Engagement Plan under these principal goals:

- 1. Create awareness and educate the community of the Fiesta Gardens Complex, the public input needed, and the restoration and rehabilitation process.
- 2. Present information in a manner that overcomes language barriers and is culturally sensitive.
- 3. Provide a variety of means for public participation that are accessible in terms of location and time so that certain individuals or groups are not precluded from participating in the process.
- 4. Gain substantive insights from the public input process that establishes a common vision for the restoration and rehabilitation, and informs the project team’s approach.

In Fall 2020, the team distributed a series of surveys to previous renters and neighborhood residents. These same stakeholders were invited to a series of virtual presentations on the site analysis and proposed rehabilitation strategies.

Feedback was recorded via questionnaires to attendees and followup meetings. The results were published online and analyzed by the designers for incorporation into the project plan.

EXCERPT REGARDING PROPOSED IMPROVEMENTS

“I appreciate that you are upgrading a building with historical significance, and the plans look to thoughtfully respect that history, while modernizing and restoring those spaces It’s exciting to have this space restored so that celebrations can be held in a beautiful, East Austin location and at a reasonable price.”

Q8: When considering the general site, what are the most important features that could be improved? (Check all that apply)

Answered: 46 Skipped: 4

Q6: What form(s) of transportation do your guests use to access Fiesta Gardens? (Check all that apply)

Answered: 49 Skipped: 1

Q7: As an event venue, what qualities of Fiesta Gardens do you most appreciate?

Answered: 48 Skipped: 2

- 1 The size of the venue
- 2 Atmosphere
- 3 The views/beauty, on-site bathrooms, H/V
- 4 scenery / vie of Lady Bird Lake to the S
- 5 Location, overlooking lake, plant life
- 6 The size of it and the location next to th
- 7 location, tables, chairs, outside decor, a
- 8 Location and lakeview scenery
- 9 The natural beauty, the cute little stage,
- 10 View. Distinctive southwestern look. Loc
- 11 it's the right size and has a kitchen area
- 12 Location, price, the option of an in & out
- 13 Building, bathrooms, A/C, location, amb
- 14 Clean, spacious, pavilion, Mexican cul
- 15 Central location, parking availability, loc
- 16 It is a large space with available chairs,
- 17 closeness to downtown and IH-35 acce
- 18 the view. like that it is indoor and outdo
- 19 large open space, good location
- 20 Flexibility of space, reasonable cost, ind

Fiesta Gardens Complex Rehabilitation | Facility Use & T



Acompañenos Join Us!

QUÉ: Reunión Pública Virtual
Rehabilitación del Complejo Fiesta Gardens

CUANDO: 16 de noviembre del 2020
7:00-8:00PM

DÓNDE: Inscribase a la reunión por Zoom en
<https://rebrand.ly/FiestaGardens>

Obtenga más información acerca del proyecto en nuestra página de internet en austintexas.gov/department/fiesta-gardens-rehabilitation

o envíe preguntas por correo electrónico a HistoricAustinParks@austintexas.gov

Vea los diseños esquemáticos propuestos para la restauración y rehabilitación del Complejo Fiesta Gardens, y comparta sus opiniones sobre los mismos.

El alcance del proyecto se enfocará en conservar y restaurar los elementos arquitectónicos que definen el carácter de los edificios y estructuras históricas, y al mismo tiempo hacer la rehabilitación necesaria para cumplir con los códigos actuales y mejorar el uso del complejo.

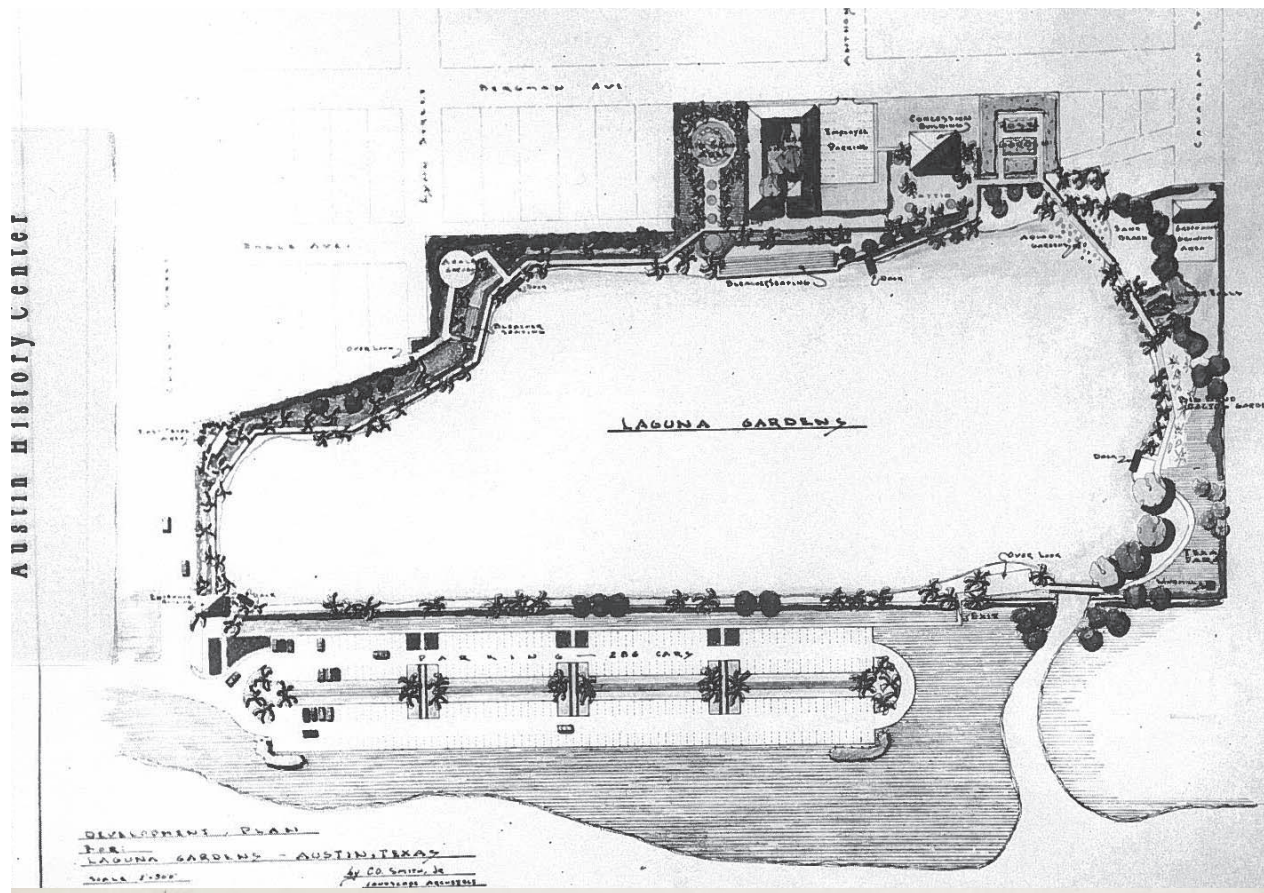
En cuestiones de programación, el enfoque será el mismo: Fiesta Gardens continuará siendo un lugar para eventos especiales por alquiler para eventos comunitarios y celebraciones familiares tales como reuniones, fiestas de quinceañera, bodas, y otras fiestas. El complejo también seguirá sirviendo al área del festival hacia el oeste durante los eventos del festival.



La Ciudad de Austin está comprometida con el cumplimiento de la Ley para Estadounidenses con Discapacidades. Se proveerán modificaciones razonables o igualdad de acceso a las comunicaciones si se solicita. Para obtener ayuda, por favor llame al teléfono (512) 974-3914 o a Relay Texas 7-1-1.



CHARACTER DEFINING FEATURES



SITE DESIGN

ORIGINAL VISION

- Entertainment venue featuring series of connected landscapes surrounding a man-made lagoon
- Landscape featured two styles, formal and picturesque

FORMAL LANDSCAPE ELEMENTS

- Mercado & plaza
- Rose garden & gazebo
- Azalea Garden
- Fruit tree garden adjacent to Mercado

PICTURESQUE LANDSCAPE ELEMENTS

- Path along lagoon
- Specialty gardens along path (planned, but not all are documented to have been built)

OTHER LANDSCAPE ELEMENTS

- Sand beach
- Bleacher seating (3)
- Gravel parking lots
- Overlook as south parking lot
- Boat docks (3)





DINING HALL

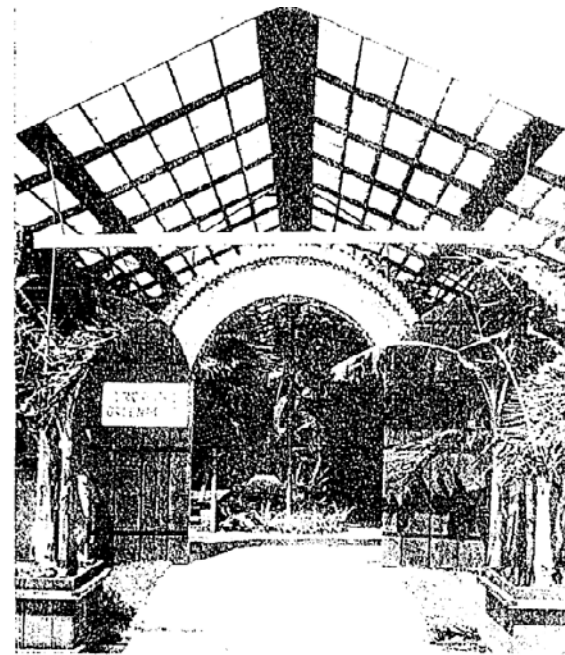
- Large rectangular assembly space with primary doors and windows facing away from street
- Medium-textured exterior stucco was originally off-white
- Wood timbers (vigas) extend from all but street facing exterior and were originally stained wood that extended further
- The interior features decorative wood beams and posts that divide the room.
- A significant portion was dedicated to restrooms, storage, mechanical room, and kitchen, which have since been reconfigured





MERCADO

- Organized around central arcade & courtyard
- East & west sides have enclosed rooms with doors and windows facing inward
- North and south sides have simple courtyard walls, masonry arched gates, small brick-framed niches.
- Clad in medium-textured stucco with wood decorative vigas
- Wood timbers extend from all exterior walls and were originally stained wood that extended further
- Original gable structure most likely did not feature a permanent garden
- Historic paving layout is unknown; current pathway is rustic limestone
- Existing garden and path installed by City of Austin maintenance staff



THE TROPICAL GREENHOUSE IS FILLED YEAR ROUND
Plants and citrus fruits flourish around winding stream of water





GRANDSTAND

- Simple steel structure on concrete piers follows landscape
- Thin round-tube structure supports wood framed metal roof
- Wood bleachers, steps painted
- Faces lagoon, south peninsula, and Lady Bird Lake



"The large lagoon is surrounded by palm trees, banana trees and a profusion of flowers and other plants. An excursion boat, frequently used to pick up visitors at lakeside hotels, offers tours of the lagoon and transportation to the grandstand area. Billy Garcia, a bare-foot boy with cheeks of tan, is making a big splash here in a spectacular water ski show featured at a unique new tourist attraction, 'Fiesta Gardens'."—Jimmy Banks, Dallas Morning News.



EXISTING CONDITIONS





DINING HALL

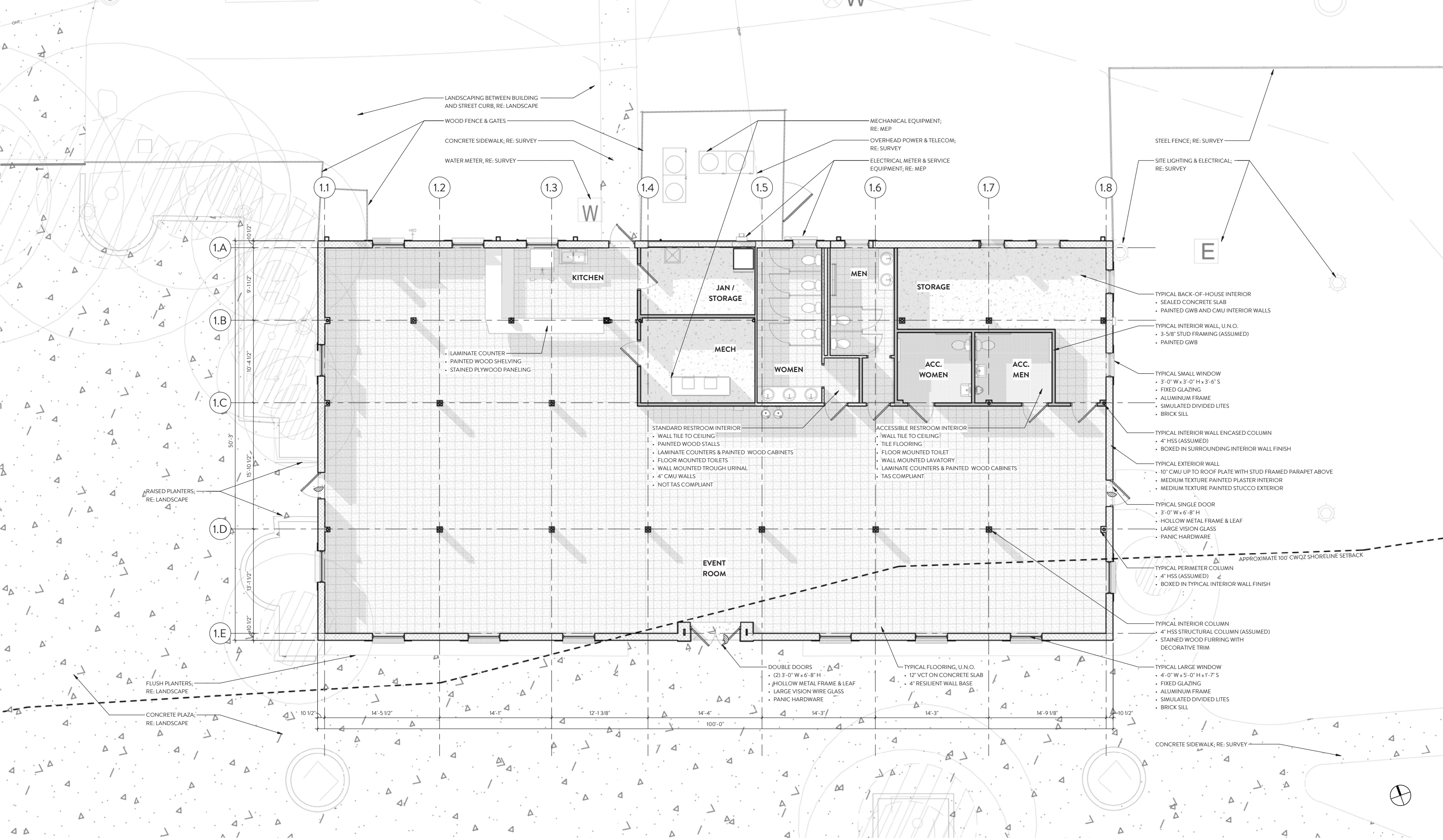
STRUCTURE

- Uninviting street presence
- Non-original paint and stucco in need of repair
- Limited layout and seating flexibility
- Restrooms open directly into the assembly room
- Entrances not well-defined
- Original windows replaced with aluminum windows
- Original vigas lost original impact

M.E.P. SYSTEMS

- Mechanical yard feeds large air ducts that divide the space
- Overall restroom arrangement is not TAS compliant







MERCADO

LANDSCAPE

- Uninviting street presence with non-original stone gate & combination chain-link & wood fence
- The courtyard is beautifully planted and maintained

STRUCTURE

- Non-original paint and stucco in need of repair
- Extensive rot
- Not ADA accessible

M.E.P. SYSTEMS

- Exposed plumbing and electrical conduits
- Electrical and HVAC provisions in need of replacement



