

DOVE SPRINGS PUBLIC HEALTH FACILITY

CITY OF AUSTIN

DESIGN COMMISSION APPLICATION

DECEMBER 15, 2021

MarmonMok
ARCHITECTURE



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION | ANGEL R. GARCIA #19077

Design. Done.

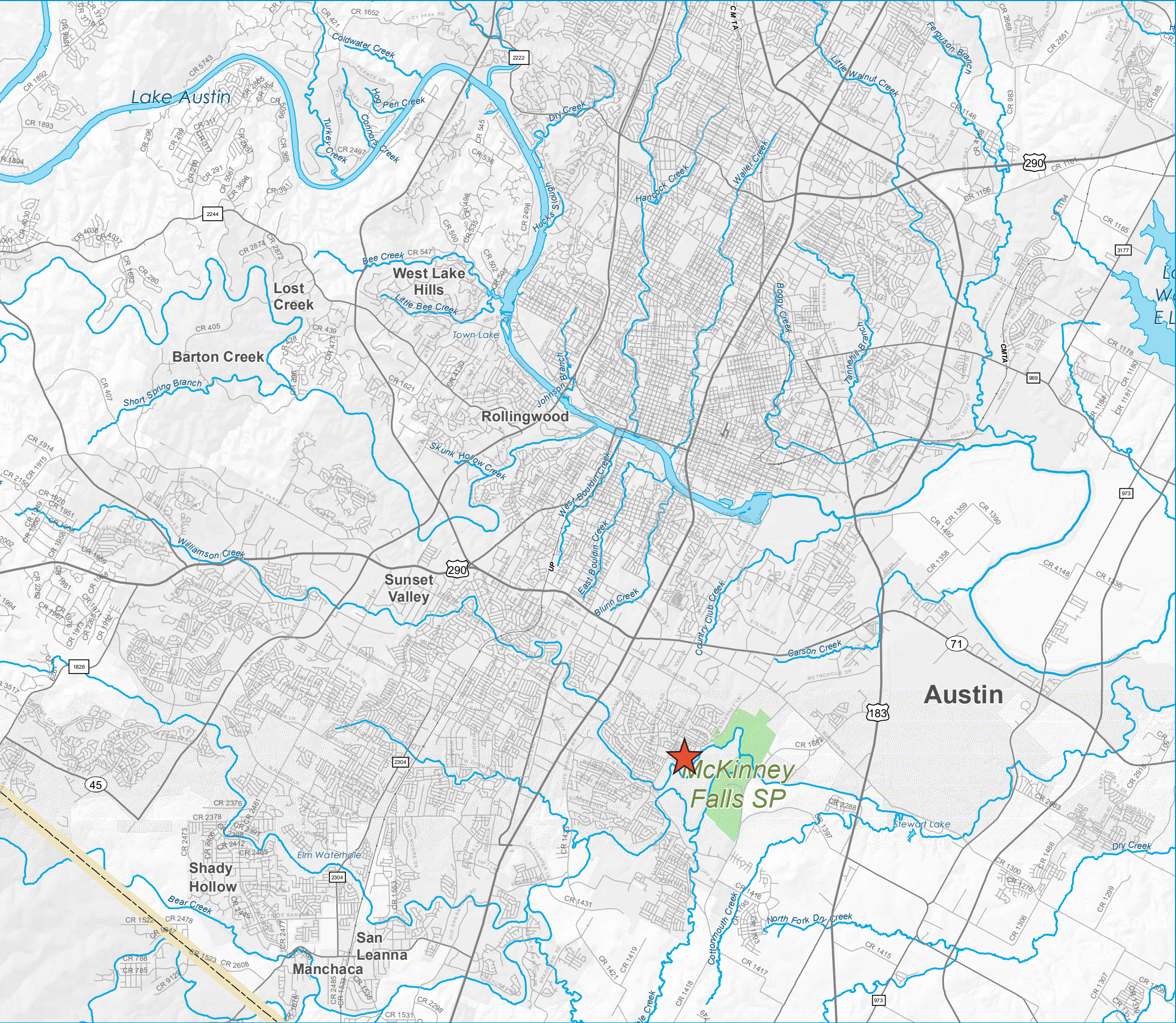
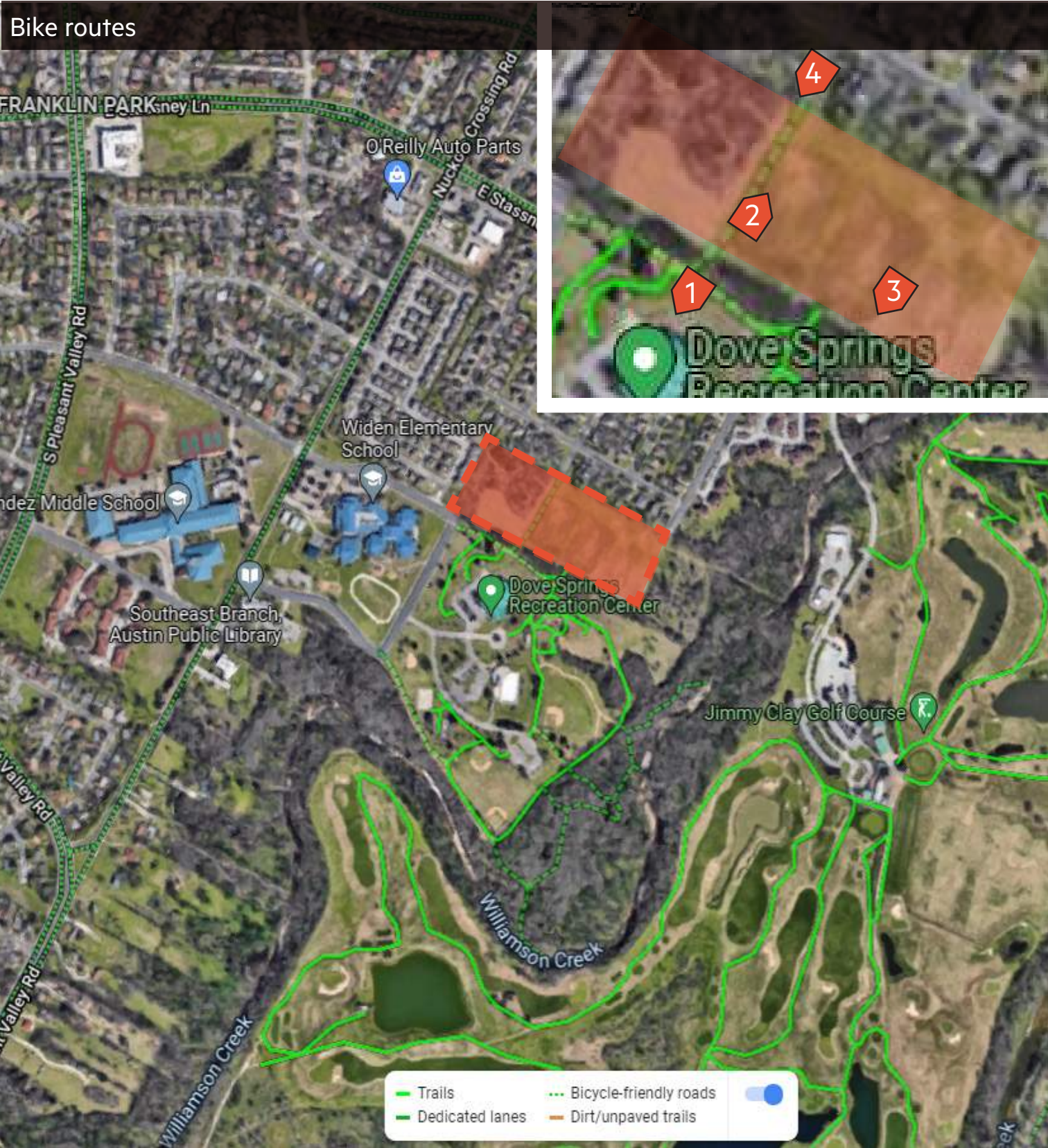


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CONTEXT



1. George Morales Dove Springs Recreation Center



2. Existing path and lighting

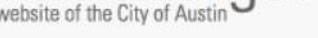


3. Existing soccer field conditions



4. Existing trees to remain

ZONING CLASSIFICATIONS



austintexas.gov
the official website of the City of Austin

Zoning Profile Report

5801 palo blanco ln

Q


Questions? [Click here for help and contact information.](#)

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

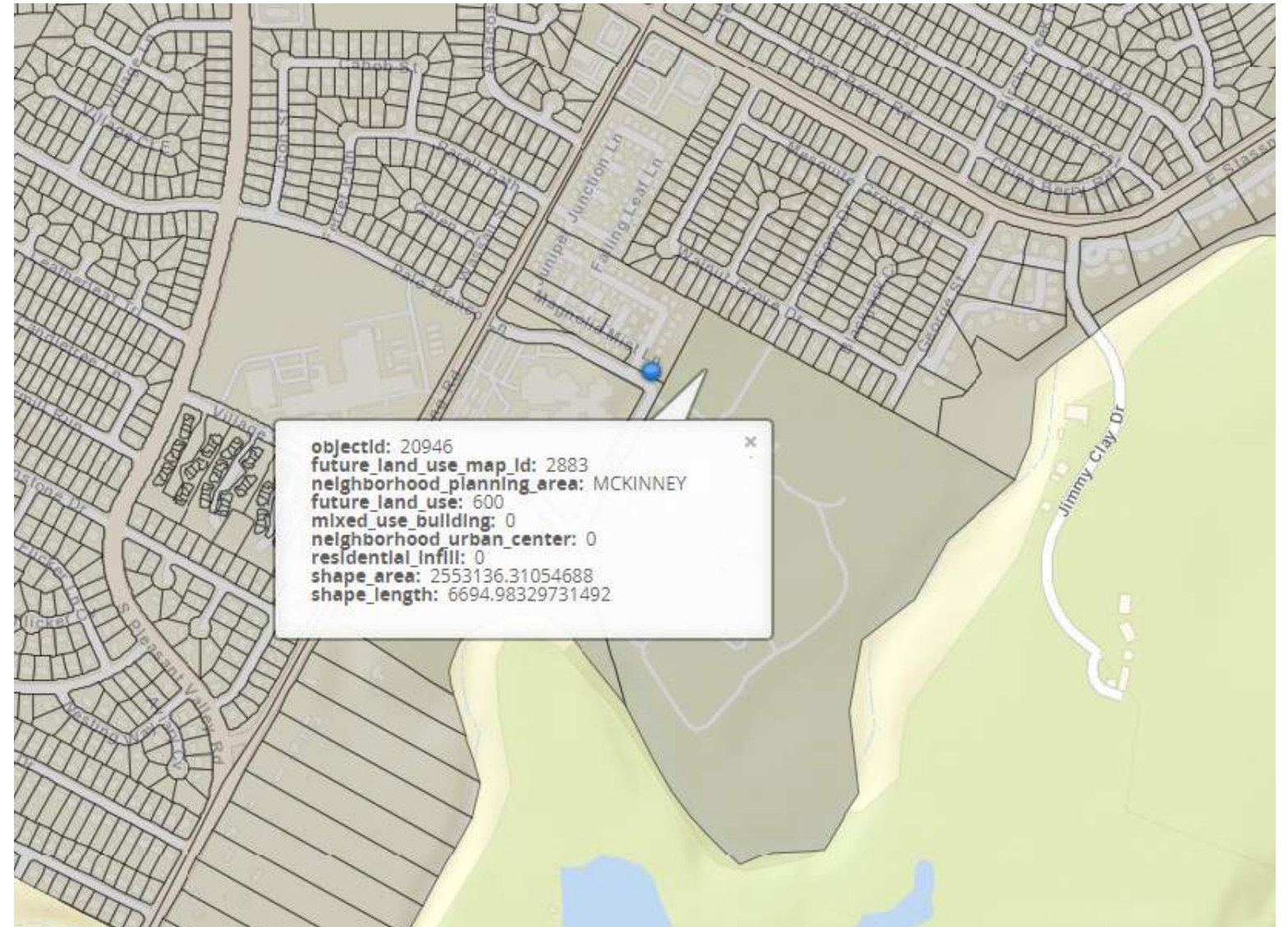
Location:	(3,116,736.05, 10,041,950.99)
Grid:	J15
Future Land Use (FLUM):	Civic
Regulating Plan:	
Zoning:	P-NP
Zoning Case:	
Zoning Ordinance (Mostly after 2000):	99-0225-70(b) 021010-12b
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA <div style="margin-left: 20px;"> ■ MCKINNEY ■ Southeast Combined NPA </div>



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General

Current zoning: P-NP (Public - Neighborhood Planning Area)

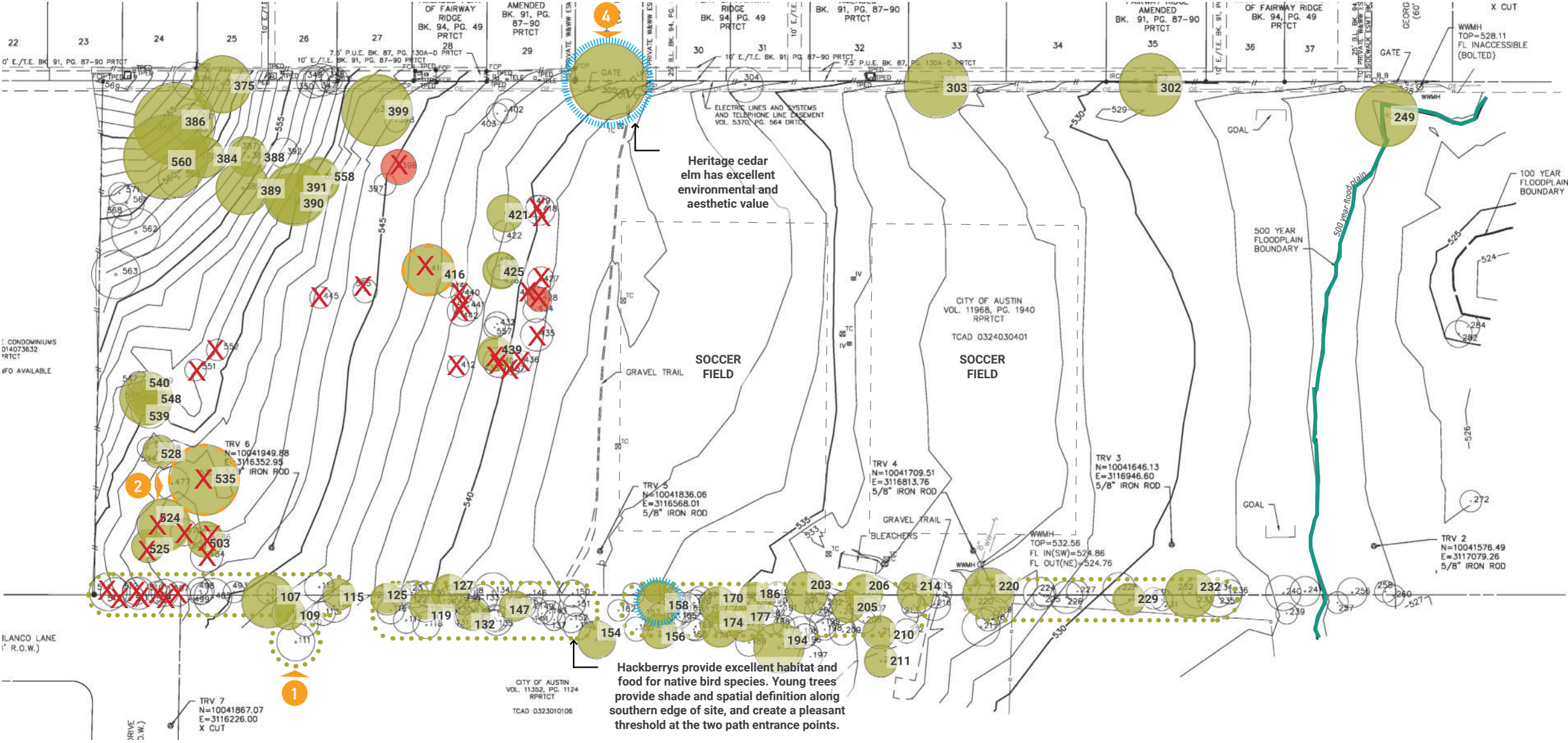


Future Land Use: 600 (Civic)

VICININTY MAP



TREE CONSERVATION



- Key**
- Protected Tree
 - Heritage Tree
 - Tree observed to be in poor health
 - Surveyed tree
 - Invasive
 - Tree to be removed

- Key Findings:**
- A small subset of trees are large enough and appear healthy enough to prioritize in the design; most trees will not require mitigation.
 - Hackberrys around the southern and western edges provide spatial definition and value for wildlife; recommended to preserve these trees where possible.
 - Some larger multistem Hackberrys and Mesquites are in poor health.

TREE OBSERVATIONS

1



Cedar Elm 111 near southwest corner has an upright growth pattern and can be seen from the south entrance.

2



Tree 535 is a large multi-trunked Honey Mesquite that appears to be in poor health.

3



Scrub and early succession species such as Hackberry, Mesquite and Juniper dominate the eastern side of the site. Most growth is relatively small, with a dense understory. Hackberry is the most common tree species onsite.

4

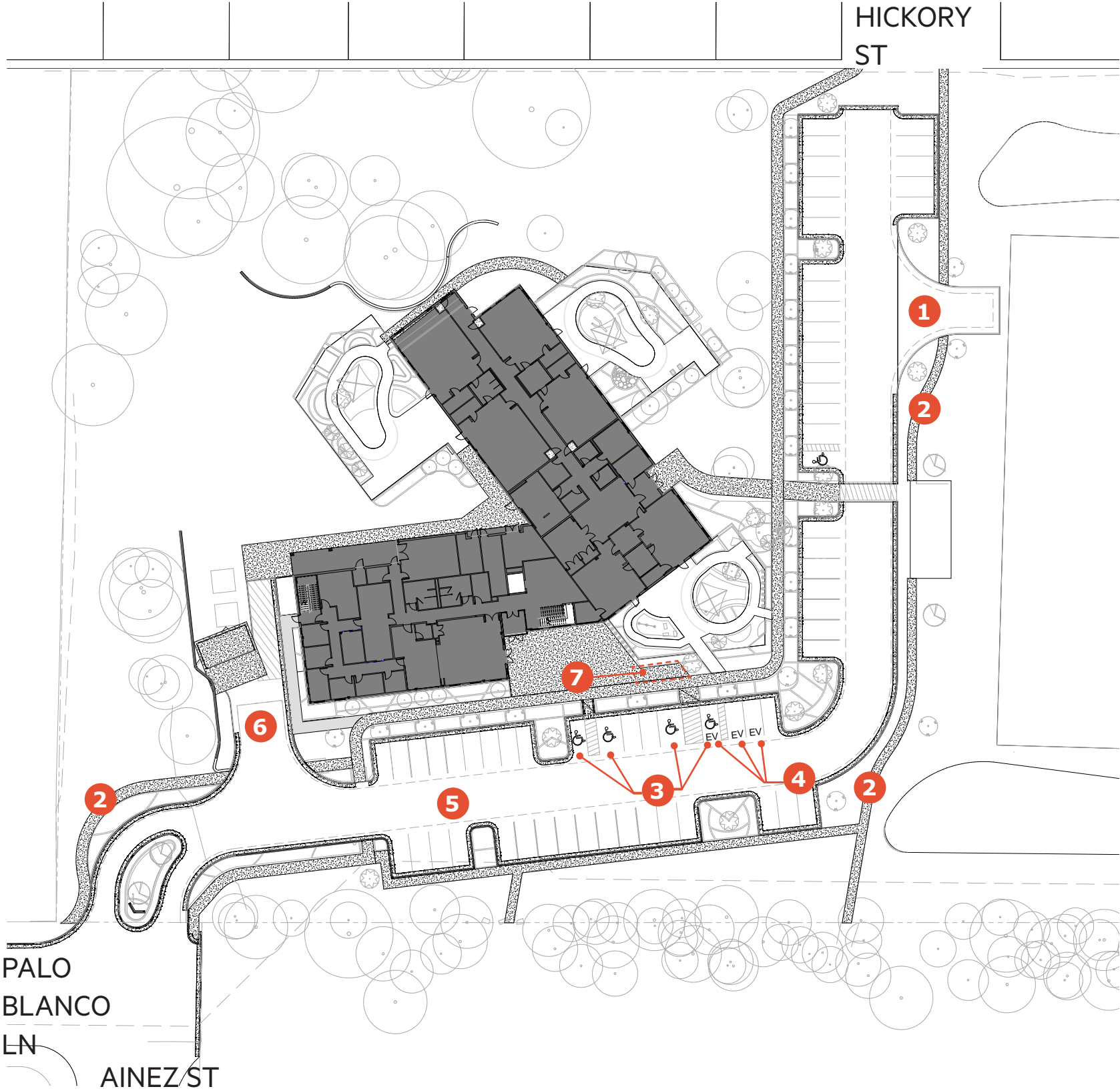


A large Cedar Elm sits at the property line at the end of Hickory Street. This tree is likely in conflict with the proposed fire lane.

SITE PLAN



SITE TRANSPORTATION ELEMENTS



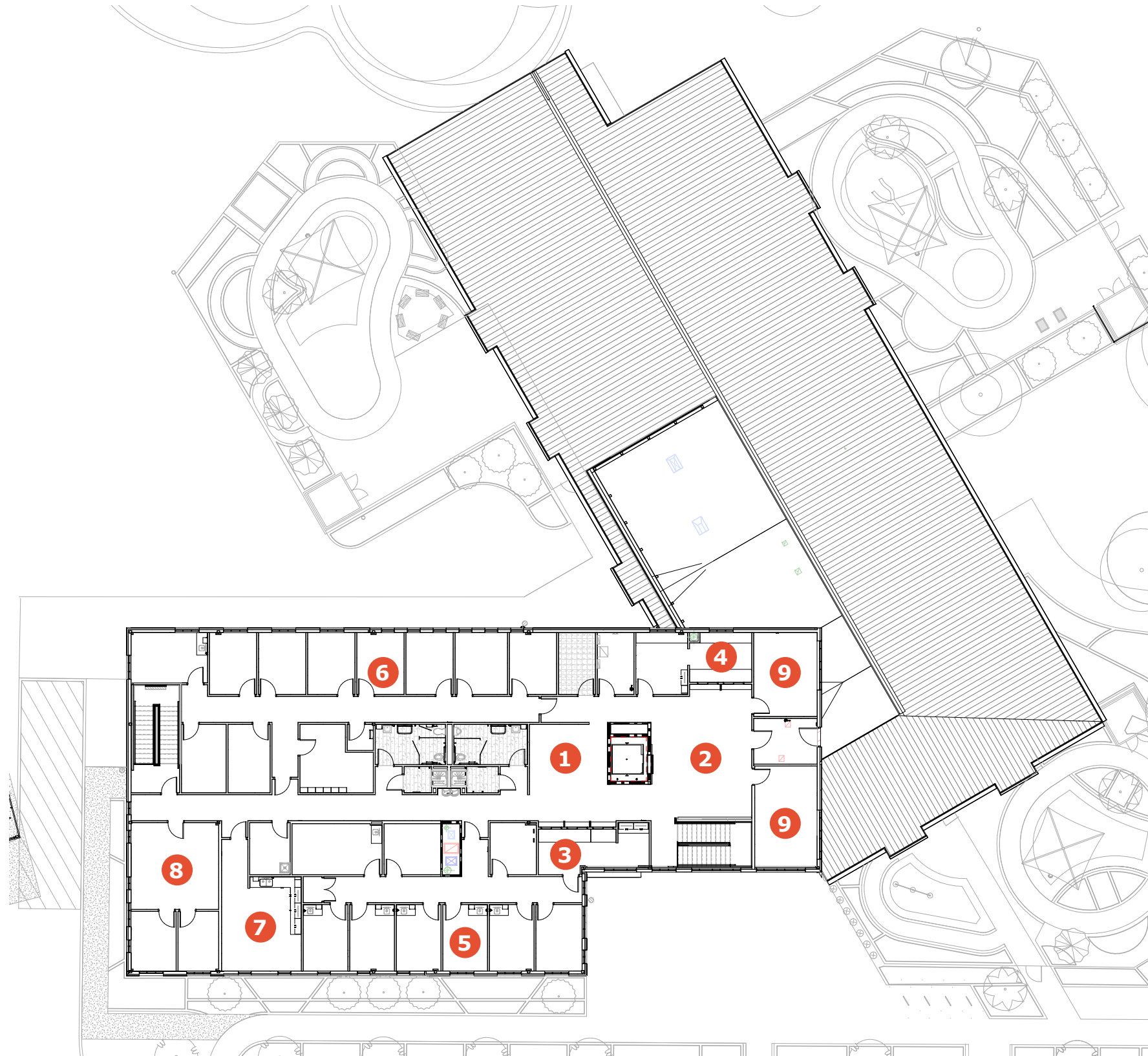
- 1 - GRASS PAVED FIRE TURN-AROUND
- 2 - WALKING PATHS CONNECTING TO EXISTING NETWORK
- 3 - ACCESSIBLE PARKING SPOTS (5 TOTAL)
- 4 - ELECTRIC VEHICLE CHARGING SPOT (3 TOTAL)
- 5 - TOTAL PARKING SPOTS: 63
- 6 - SERVICE DRIVE
- 7 - BICYCLE PARKING

LEVEL 1 FLOOR PLAN



- 1 - MAIN ENTRY VESTIBULE
- 2 - RECEPTION
- 3 - COMMUNITY ROOM
- 4 - WIC WAITING ROOM
- 5 - WIC OFFICES
- 6 - FOOD PANTRY
- 7 - CHILDCARE ENTRY
- 8 - CHILDCARE KITCHEN
- 9 - ADMINISTRATION OFFICES
- 10 - INFANT CLASSROOM
- 11 - TODDLER CLASSROOM
- 12 - TWO'S CLASSROOMS
- 13 - PRE-SCHOOL CLASSROOMS
- 14 - OUTDOOR LEARNING AREA

LEVEL 2 FLOOR PLAN



- 1 - IMMUNIZATION CLINIC WAITING
- 2 - NEIGHBORHOOD CENTER WAITING
- 3 - IMMUNIZATION CLINIC INTAKE
- 4 - NEIGHBORHOOD CENTER INTAKE
- 5 - IMMUNIZATION OFFICES
- 6 - NEIGHBORHOOD CENTER OFFICES
- 7 - BREAK ROOM
- 8 - COMMUNITY YOUTH DEV. OFFICES
- 9 - CONFERENCE ROOMS

COMMUNITY ENGAGEMENT

DOVE SPRINGS PUBLIC HEALTH FACILITY TASK FORCE

Group of involved Dove Springs community leaders along with four Council District 2 Boards and Commissions appointees who served to assist the City of Austin Project Team with communications and to provide general input. The Task Force concept was presented at an initial key community stakeholder meeting on April 3rd, 2019 and suggestions were made for appropriate, engaged community representatives.

Task Force Member	Association
Frances Acuna	GAVA
Anna Aquirre	Southeast Combined Neighborhood Plan Contact Team (SCNPT)
Barbara Garcia	George Morales Recreation Center
Robert Kibbie	Community Leader
Gloria Lugo	Community Leader
George Morales	Community Leader
Irene Magana-Noverola	Southeast Library Manager
Gina Saenz	PARC Manager
Ofelia Zapata	Austin Interfaith
Monic Maldonado	President, Dove Springs Proud
District 2 Appointees	
Anna Di Carlo	Parks Board
Alberto Mejia	Community Development Commission
Matt Worthington	Early Childhood Council

TASK FORCE MEETINGS:

Meetings were primarily scheduled for every fourth Monday of the month, 4:00 - 5:30 pm which was the date and time voted on by the group as the most convenient for the majority. Virtual Zoom meetings have been how the meetings are held due to pandemic conditions. As the project moved further into Design, Task Force meetings in 2021 have been held less frequently but there has been email communication. Meeting dates through November 2021:

2020	2021
June 29, 2020	January 25, 2021
July 27, 2020	May 17, 2021
August 24, 2020	June 21, 2021
September 28, 2020	September 27, 2021
October 26, 2020	
December 14, 2020	

COMMUNITY ENGAGEMENT

Survey Results

Question: Community, Family, Neighborhood, and Welcoming are a few words chosen by the Dove Springs community to represent the vision of the facility: How do you feel these images reflect the words and the community vision for the facility? **(31 Respondents)**



21



7



3

- "I think these images do a great job evoking the words above. The design promotes an open space and relaxed environment, where people can come to have an experience rather than just run an errand."
- " I like the design of the building because it looks inviting and accessible. I am happy the pavilion, play area and green space were incorporated into the design."
- "Unity, togetherness, working together as one."
- "I like the solar panels on the pavilion and the splash pad behind the building. The high and open entrance with all the windows is beautiful."

Highlights:

- 92 Survey Participants
- 13 Spanish, 79 English
- Strong support for associated words and design concepts from previous outreach efforts

COMMUNITY ENGAGEMENT

Survey Results

Question: What about the building in the images do you like? **(29 Respondents)**

Most common words used:

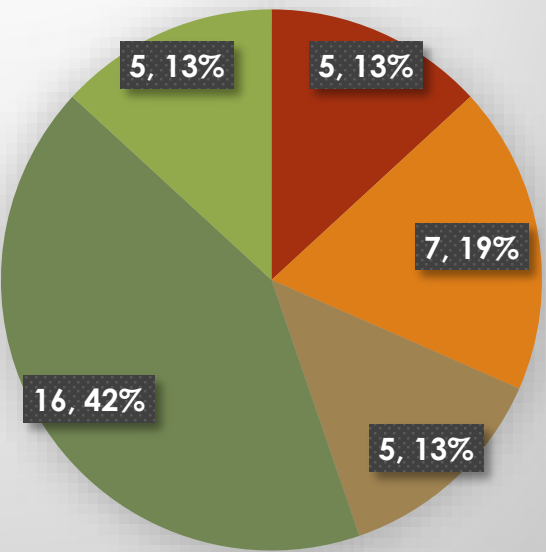
- Building Design (Modern, Front entrance, Solar panels, Colorful) - 16
- Inviting, Welcoming, Openness - 8
- Childcare Center, Kid-friendly - 5
- Windows/Natural Light - 5
- Outdoor areas, Pavilion, Shade - 5

Questions/Comments: Anything else you would like us to know? **(23 Respondents)**

- What will the interior look like?
- Connections to public transit?
- How will this be funded?
- How will you encourage people to use the recreation center and other parts of the park?
- Would like to see more shaded areas.

What about the building in the images do you like?

- Childcare Center/Kid-friendly
- Inviting, Welcoming, Openness
- Natural Light, Windows
- Building Design, Modern, Front entrance, Solar panels, Colorful
- Outdoor areas, Pavilion, Shade



COMMUNITY ENGAGEMENT



Hear updates and share your thoughts

VIRTUAL PUBLIC MEETING

The Dove Springs Public Health Facility is starting the design phase! Join us to meet the Design-Build team and to talk about the project.

STEP 1: Choose a meeting time

OPTION 1

THURSDAY
October 15, 2020
5:30 – 7 p.m.

OR

OPTION 2

SATURDAY
October 17, 2020
9 – 10:30 a.m.

We want to hear from you!

Please invite your neighbors!

STEP 2: Join the meeting online or via phone

HOW TO JOIN THE MEETING

JOIN ONLINE VIA ZOOM:

Link: <https://zoom.us/j/93345057914>

JOIN BY PHONE:

(346) 248-7799, ID: 933 4505 7914



Scan by opening your phone camera

For more information or to ask for meeting materials by mail, please contact:

(512) 974-7262

Elizabeth.Ferrer@austintexas.gov



Serving the families of Dove Springs



CENTRO DE SALUD PÚBLICA DE DOVE SPRINGS

Escuche noticias y comparta su opinión

REUNIÓN PÚBLICA EN LÍNEA

¡El Centro de Salud Pública en Dove Springs está comenzando la fase de diseño! Únase para conocer al equipo del Diseñador - Constructor y hablar sobre el proyecto.

PRIMERO: Elija una hora de reunión

OPCIÓN 1

JUEVES
15 de octubre, 2020
5:30 – 7 p.m.

O

OPCIÓN 2

SÁBADO
17 de octubre, 2020
9 – 10:30 a.m.

¡Acompáñenos!

¡Por favor invite a sus vecinos!

SEGUNDO: Únase a la reunión en línea o por teléfono

COMO UNIRSE A LA REUNIÓN

PARTICIPE EN LÍNEA POR ZOOM:

Link: <https://zoom.us/j/93345057914>

PARTICIPE POR TELÉFONO:

(346) 248-7799, ID: 933 4505 7914



Escanee con a la cámara de su teléfono celular

Para obtener más información o para pedir materiales de la reunión por correo, comuníquese con:

(512) 974-7262

Elizabeth.Ferrer@austintexas.gov



Sirviendo a las familias de Dove Springs

COMMUNITY ENGAGEMENT

Please provide your opinion on the design of the Dove Springs Public Health Facility by taking a survey. The design will be finalized and presented to the community in **Spring 2021**.

Por favor, brinde su opinión sobre el diseño del Centro de Salud Pública de Dove Springs participando en una encuesta. El diseño se finalizará y se presentará a la comunidad en **la primavera de 2021**.

For more information or to ask for printed information by mail, please contact/Para obtener más información o para pedir materiales de la reunión por correo, comuníquese con:



(512) 974-7262



Elizabeth.Ferrer@austintexas.gov



Austin Public Health
P.O. Box 1088
Austin, TX 78767

To see project information and take the survey/Para ver información del proyecto y participar de la encuesta:

► austintexas.gov/DoveSpringsPHfacility

Survey available through
FEB. 7, 2021

Encuesta disponible hasta
7 de FEBRERO, 2021



Scan with
phone
camera
Escanee con
a la cámara
de su
teléfono
celular

COMMUNITY ENGAGEMENT



ACCENT



FIELD



TEXTURE





SITE ENTRY



MAIN ENTRY



CHILDCARE CENTER ENTRY

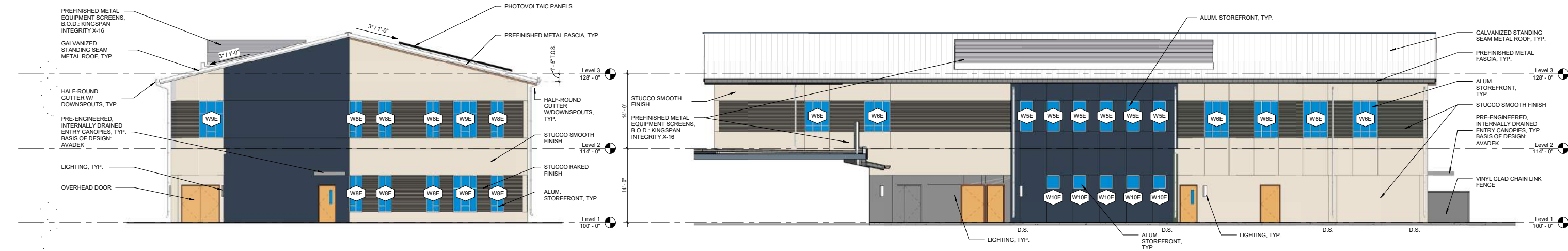


OUTDOOR LEARNING

BUILDING ELEVATIONS



B1 SOUTH ELEVATION
1/8" = 1'-0"



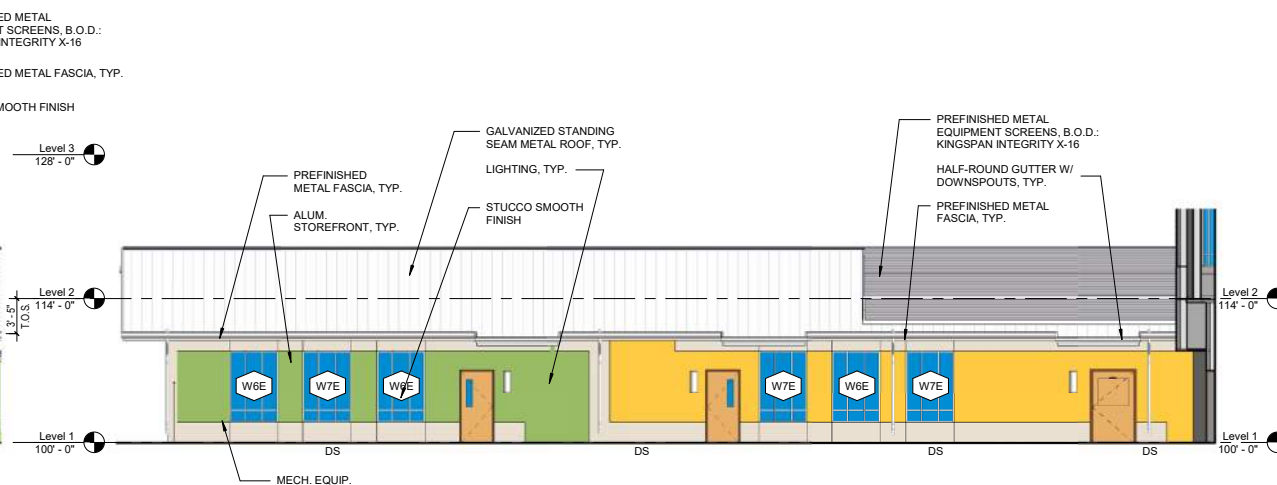
C1 WEST ELEVATION
1/8" = 1'-0"

C3 NORTH ELEVATION
1/8" = 1'-0"

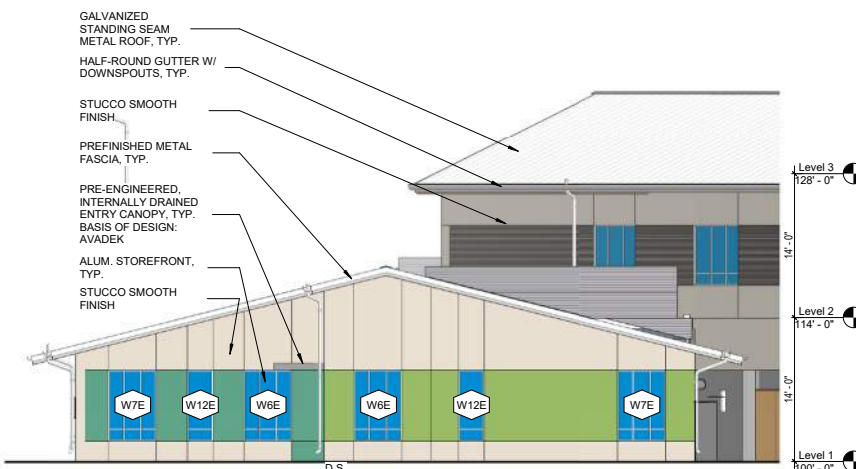
BUILDING ELEVATIONS



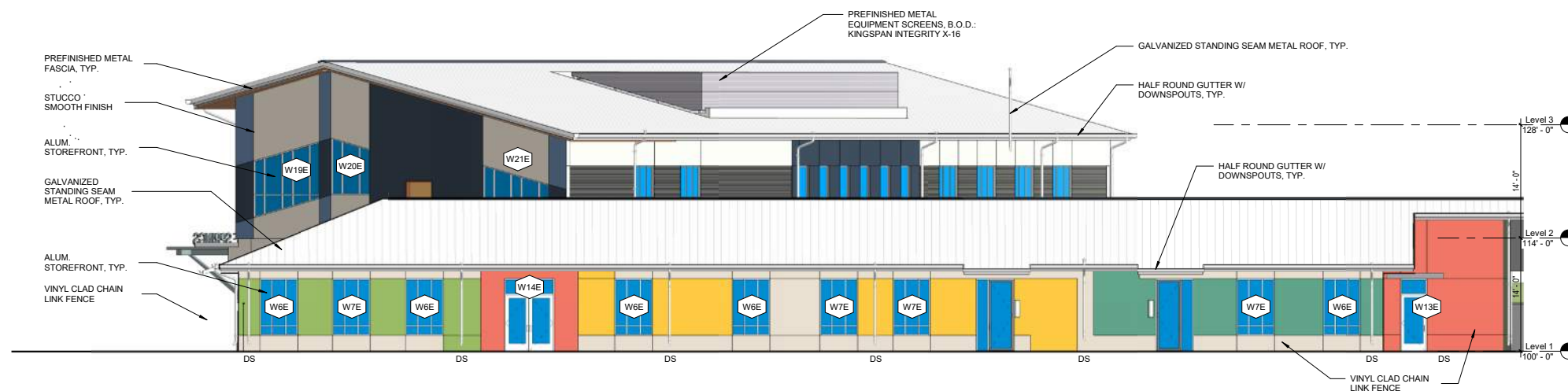
D1 EAST ELEVATION
A301 1/8" = 1'-0"



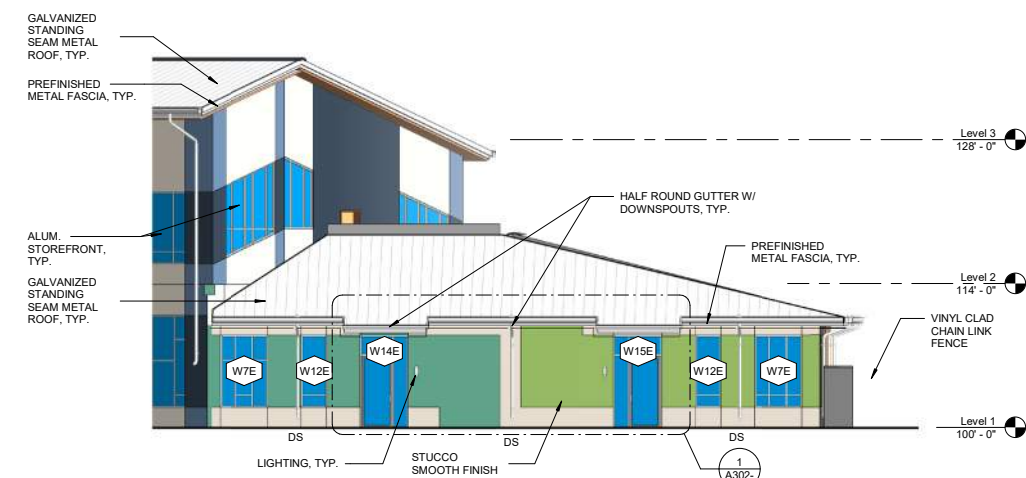
D2 WEST ELEVATION - CHILD CARE
A301 1/8" = 1'-0"



D5 NORTH ELEVATION - CHILD CARE
A301 1/8" = 1'-0"



E1 EAST ELEVATION - CHILD CARE
A301 1/8" = 1'-0"



E5 SOUTH ELEVATION - CHILD CARE
A301 1/8" = 1'-0"