A photograph of a white pergola on a green lawn. In the background, the Texas State Capitol dome is visible through the trees. The sky is blue with some clouds.

WOOLDRIDGE SQUARE_phase one: site analysis + discovery

2015 /11/25



lead consultant
planning + design
dwg.

sub-consultants

accessibility
Altura Solutions

civil engineer
Axiom

cost estimating
EudaCorp

STAKEHOLDER MEETING #1 - Agenda

- Project Introduction
- Analysis
- Priorities
- Goals and Opportunities
- Design Palette
- Next Steps

Phase 1 Site Analysis + Discovery

- identify character-defining features and materials
- analyze and review previous planning and programming studies
- address the recommendations outlined in the Downtown Parks and Open Space Master Plan
- investigate recent and future adjacent upgrades
- incorporate an active stakeholder process formulated to allow participation and involvement
- understand and recognize the the historic relevance of the project site

Phase 2 Preliminary Plan

- create a programmatic plan and landscape design vision in engaged coordination with stakeholder groups and PARD
- create a design vision that incorporates an economic phasing plan based on Class D Estimate of Construction Cost

HISTORIC INVENTORY





Square revival inspires longstanding community participation and investment

local and national politicians host rallies at the bandstand

community hosts weekly concert series

Square experiences severe decline

1839

1900

1909

1910

1917

1930

Edwin Waller designates Wooldridge Square as one of four public squares in Austin proper

City installs an eighteen inch culvert to collect and reroute Shoal Creek through the Square

Mayor Wooldridge successfully campaigns the community to rehabilitate the Square

Mayor Wooldridge installs Greek Revival Bandstand

City adds sidewalk from southeast to northwest corner

Travis County Courthouse opens to the public at 10th and Guadalupe

Period of Historic Significance

square revival

political rallies

Square experiences decline in public interest

1960

1971

1979

2008

2012

2013

Governor Lee O'Daniel holds last political rally at the bandstand

Travis County Historical Survey Committee erects Historical Marker

National Register of Historical Places nominates the Square

Texas Historical Commission dedicates the Square as a Texas State Antiquities Landmark

PARD closes Square for rehabilitation

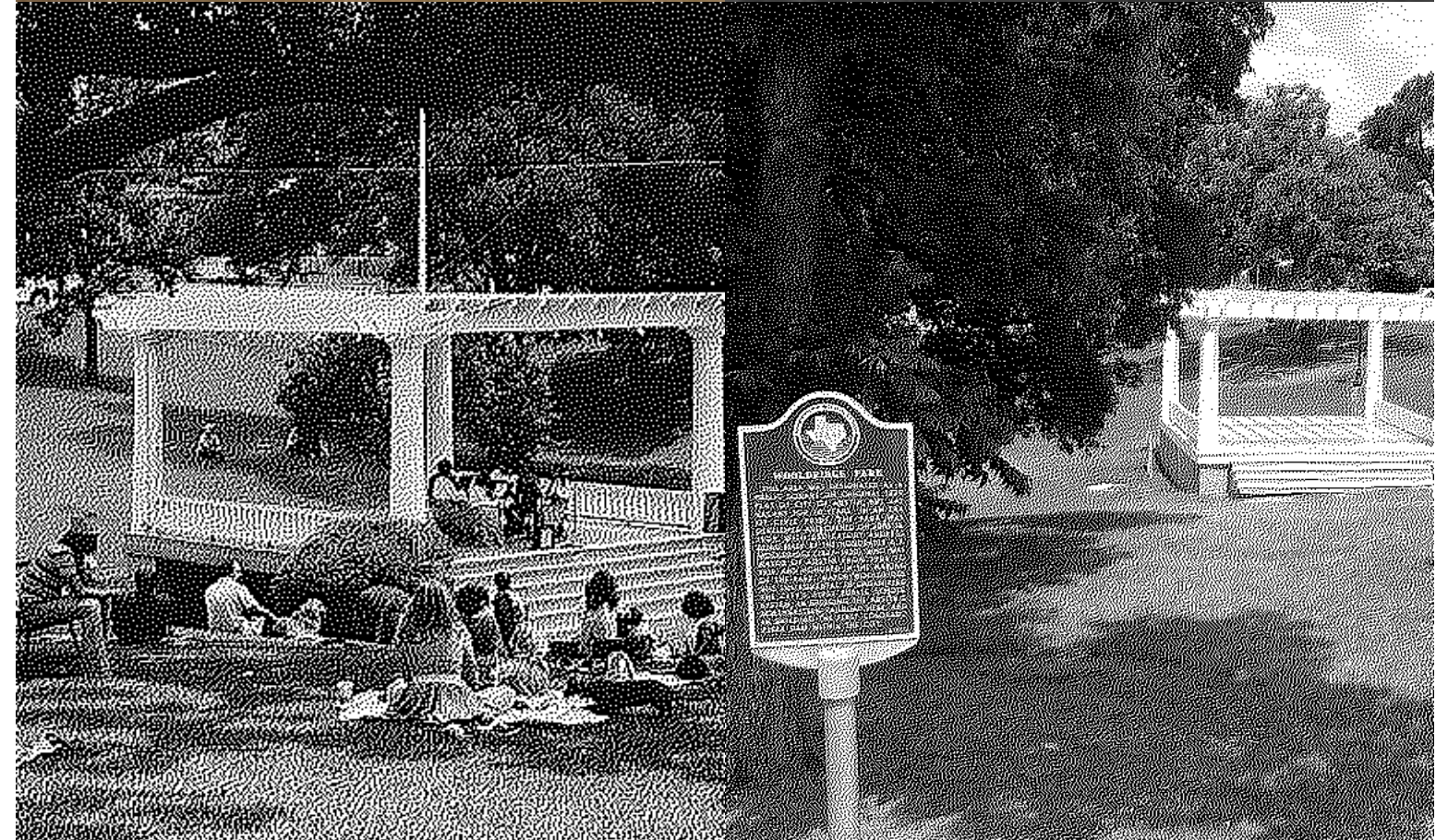
PARD reopens square in March, nine months after it was closed for rehabilitation

NATIONAL PARK SERVICE (NPS) PRESERVATION BRIEF

Wooldridge Square has been designated at both the national and state level as a place of historic and cultural significance. *The National Park Service's Preservation Brief* for cultural and historic landscapes provides a step-by-step guide to *ensure a successful balance between historic preservation and change.*

NPS Preservation Guide

1. Inventory existing conditions
2. Evaluate historic integrity
3. Establish a treatment approach
4. Develop a maintenance strategy



TREATMENT FOR CULTURAL LANDSCAPES

The National Park Service outlines **four treatment standards** for cultural landscapes: 1. preservation, 2. rehabilitation, 3. restoration and 4. reconstruction. **Rehabilitation is recommended for cultural landscapes that have contemporary needs and uses.**

Rehabilitation 1.0

Rehabilitation recognizes the need for landscape modifications to meet continuing and developing needs while retaining historic integrity. **Collaboration with the Texas Historical Commission** and other stakeholder groups **will aid in sensitive and compatible design solutions.**

Rehabilitation 2.0

Rehabilitation is a flexible treatment option that allows for change over time. **Landscape modifications are compatible with the historic character and use,** striking a balance between change and historic conservation.



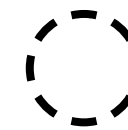


SITE ANALYSIS + DISCOVERY



TREE RESTORATION

Wooldridge Square has a robust tree canopy made up of young and mature trees. In 2012, PARD prepared a comprehensive conditions assessment and proposed tree planting plan for the Square.



Existing Heritage

Over **half of the existing trees** in the Square are granted heritage designation.



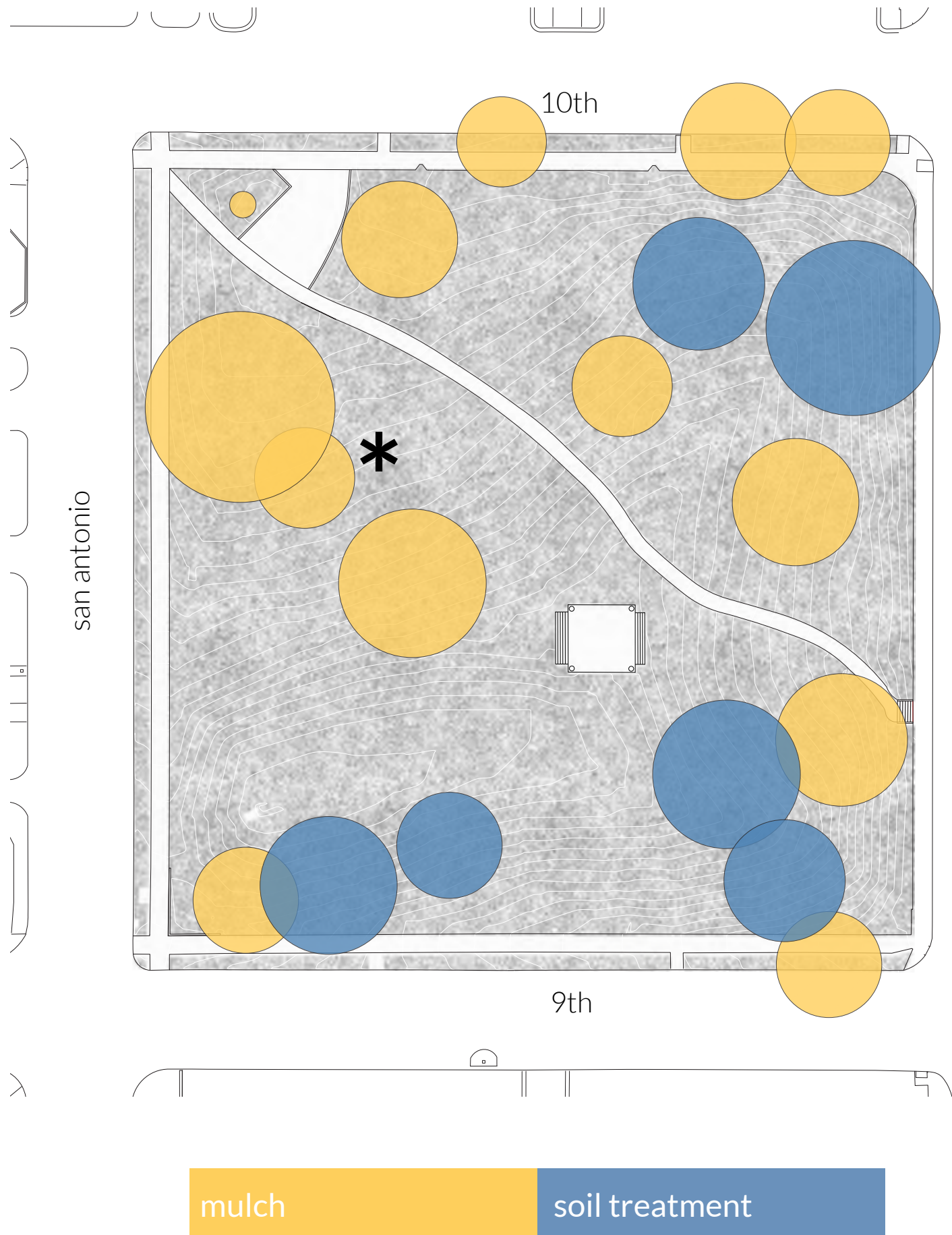
Future Heritage

The 2013 landscape improvements included the introduction of **13 new shade trees of various species** into the Square. Once mature, these trees will significantly enhance canopy and species diversity coverage on site.



Tree Loss

In November 2015, **a cedar elm in the northwest corner of the Square fell and was subsequently removed**. An ArborPro study conducted in 2013 found the tree to be in declining health.



TREE RESTORATION

PARD initiated a fertilizer and soil treatment program for the existing trees in 2011 to improve soil chemistry, soil compaction and keep moisture in the critical root zone.



Soil Treatment

Cultivate the soil to a depth of six inches around the stem of tree to the extent of one half of the critical root zone. Incorporate compost and other amendments per soil analysis.



Mulch

Native hardwood mulch applied to a depth of three inches to the extent of the 1/2 critical root zone.



Tree Loss

In November 2015, a cedar elm in the northwest corner of the Square fell and was subsequently removed.

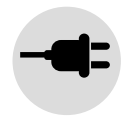
UTILITIES

The 2013 improvements upgraded the power supply. Lighting remains limited to a small area leading to safety concerns. The introduction of a reclaimed water line provides an opportunity to connect to the network and irrigate the landscape with reclaimed water.



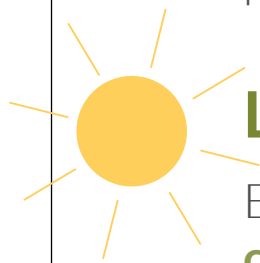
Reclaimed Water Network

The Mains to Capitol Complex project will **expand the reclaimed water pipe network in Fall 2015** that will run parallel to 10th. This gives Wooldridge the opportunity to connect to the network.



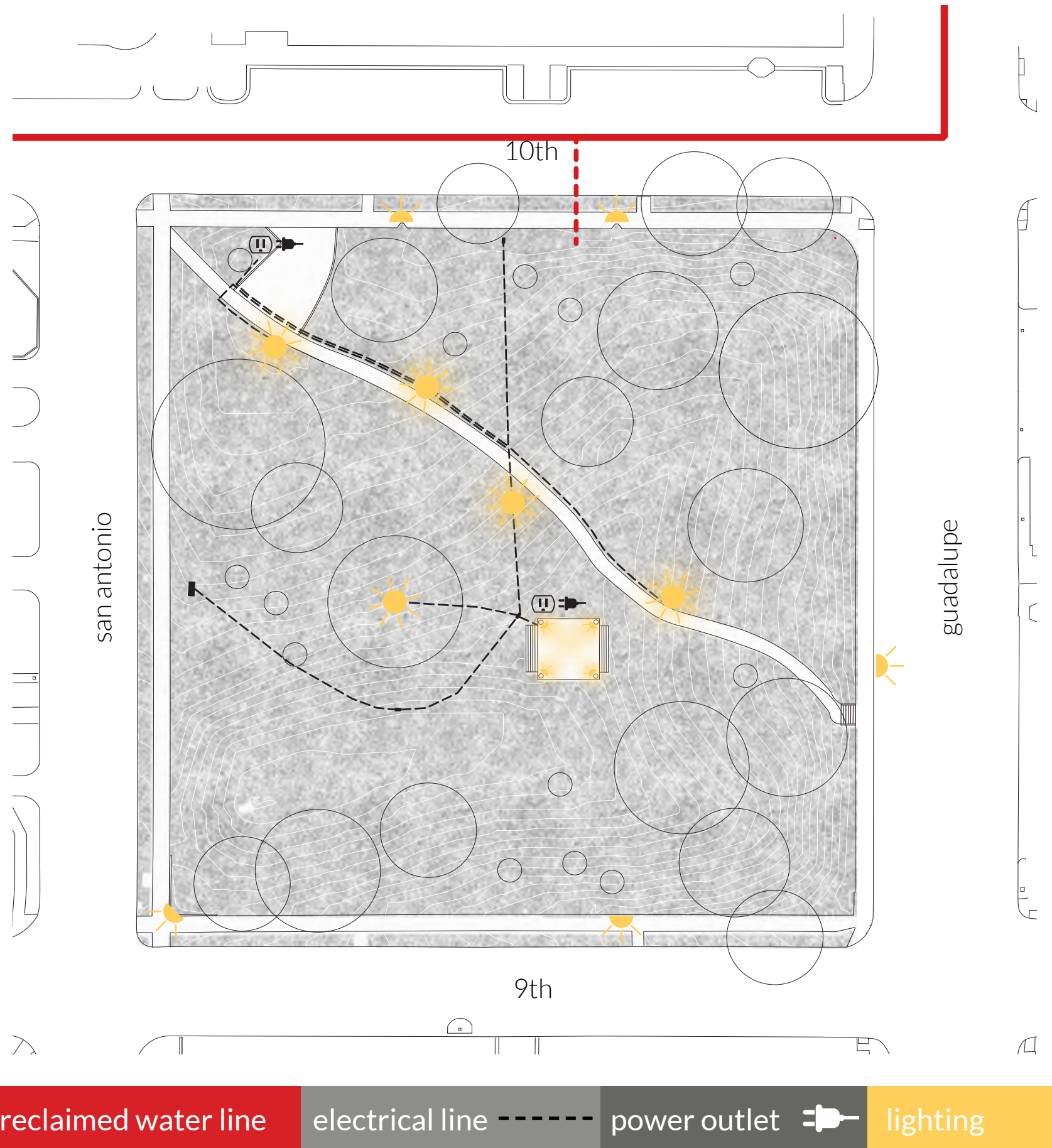
Power Supply

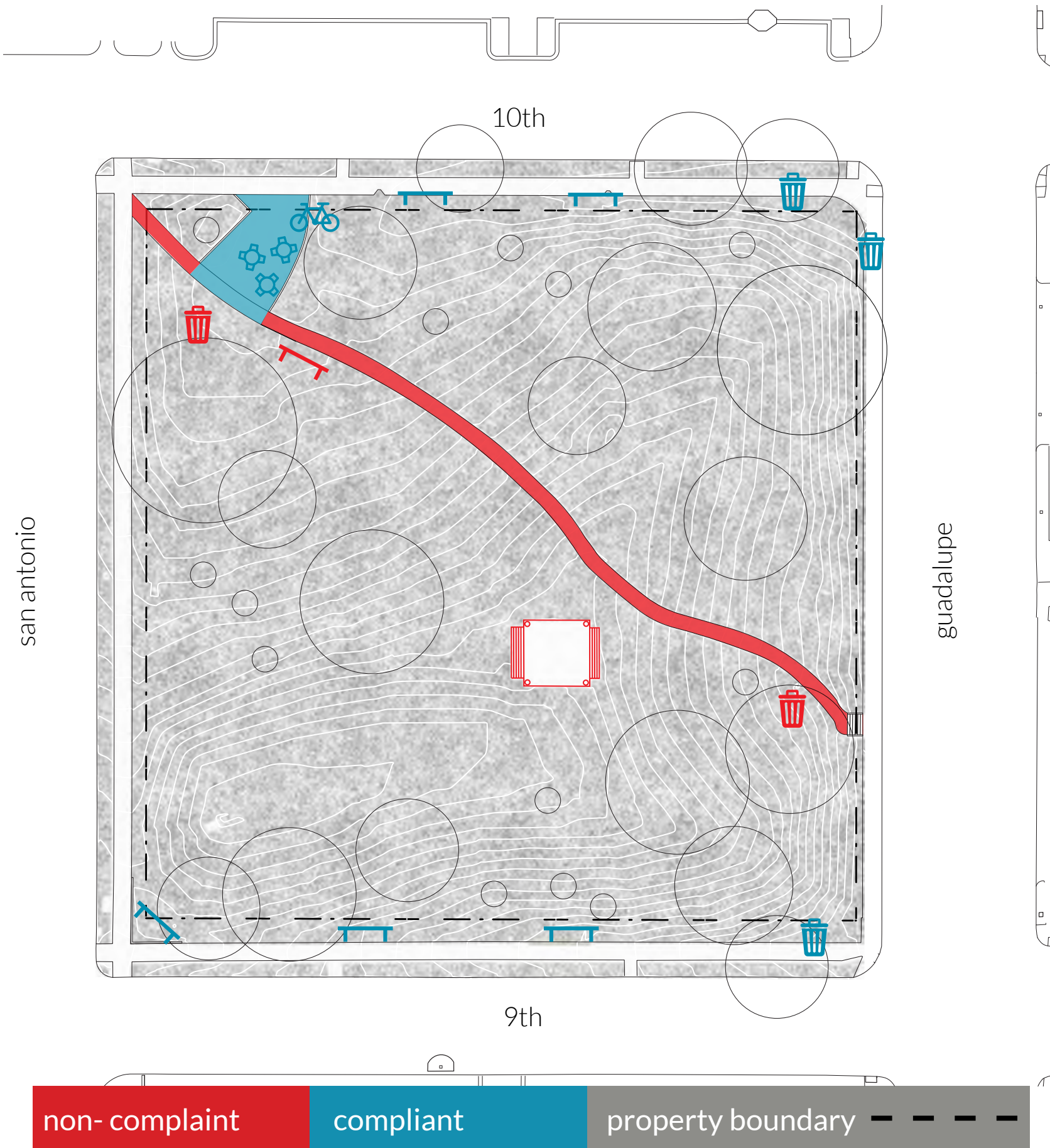
Both the Bandstand and Plaza have 100 amp service. This is enough to **individually power a small lighting and sound event**. A generator could provide additional power if needed.



Lighting

Existing **lighting is limited to the bandstand, central pathway and ROW street lighting**, limiting night use to these three areas.





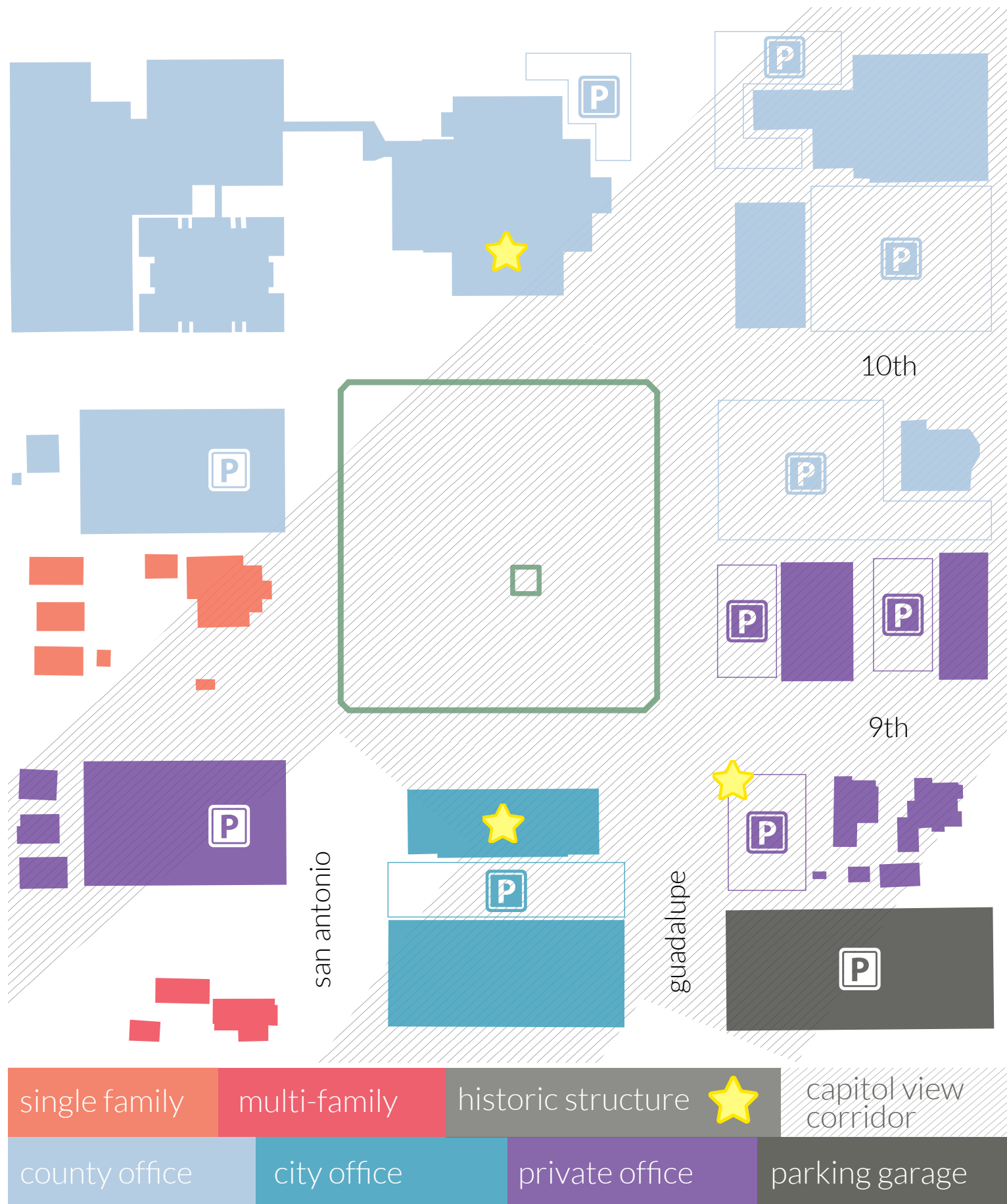
ADA ACCESS

An ADA accessibility study performed in September 2015 found the pathway and some site furnishings do not meet ADA standards outlined in the TAS Code.

- **Pathway**
 The pathway **exceeds 8.3% slope at multiple points**, the maximum slope acceptable for an accessible path. The stairs at the east end also limit accessibility into the site.

- **Site Furnishings**
 Any site furnishing including benches and trashcans are required to be ADA accessible. To date, there are a **limited number of fixed trashcans and benches that are ADA accessible on site.**

- **Bandstand**
 The Bandstand is considered a significant element of the Square. **As a significant element accessibility is a requirement per current ADA standards.**



ADJACENT LAND USE

When the Square was founded, the adjacent land use was mostly residential. Today, the majority of the surrounding land use is public or private office buildings making the primary user a 9 to 5 office employee.

- 

Residential

Single and multi-family residences make up **less than 20%** of the existing land use within a block of the square.
- 

Surface Parking

There are **ten surface and covered parking areas** within a block radius of the Square, nine of which are closed to the public.
- 

Historical Designation

The Square is located next to **three structures recognized locally and nationally for their historic significance**- Travis Country Courthouse, Austin History Center and the Moon Tower.

PROPOSED FUTURE LAND USE

In the next ten years, the fabric of the neighborhood will change. As Travis County looks to expand, Aspen Heights, a new apartment high rise will dramatically increase residential density in the area.



Capitol View Corridor



Travis County

2011 Travis Country Central Campus Study

proposes two additional buildings with retail and open space.



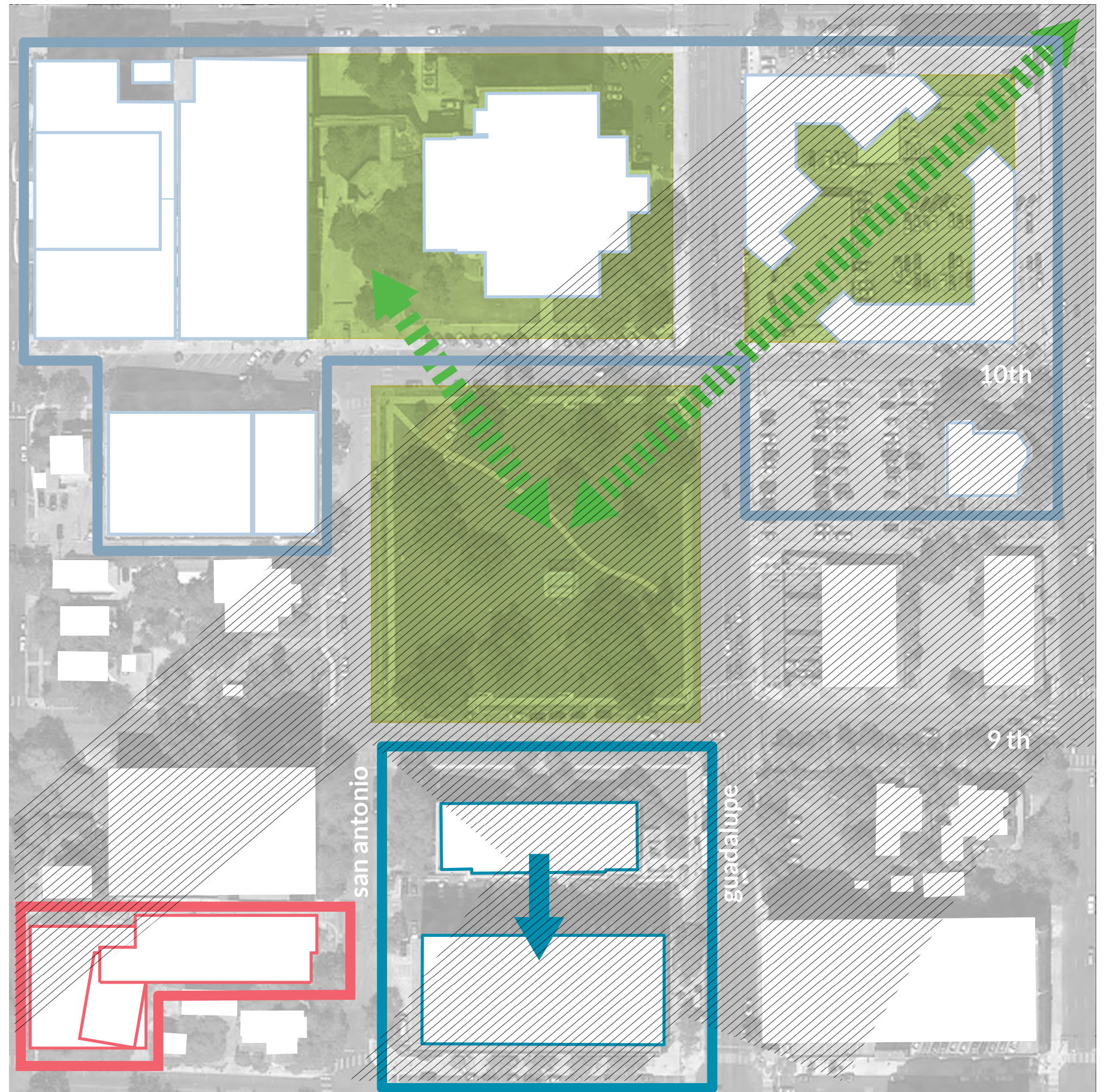
Austin History Center

In 2016, the **Austin Public Library will relocate** to its new location on Cesar Chavez. The Austin History Center proposes to expand their operations into the former library.



Aspen Heights





Aspen Heights will add **196 new apartment dwellings** with **22 stories** and parking garage scheduled for completion in 2015.





PROPOSED FUTURE LAND USE

Cap Metro Service Plan 2020, proposes a transit hub in downtown Austin. Two possible sites are adjacent to or near the square.

- 
Capitol View Corridor
- 
Potential Joint Development
 Cap Metro proposed a joint development to bookend the transit center. The Capitol View Corridor limits future development in this area, with respect to height.
- 
Potential Transit Center
 All local and terminating routes would be within a one to one and a half block of each other, which would significantly ease transfers for bus users.
- 
Proposed Bus Stop
 A bus stop on the west side of Guadalupe would be located across the transit center for bus lines continuing southbound.

PARKING

Wooldridge Square relies primarily on paid street parking for vehicular access. While there are a number of surface parking garages and lots in the vicinity, most are reserved for private use.

P On-Street Parking

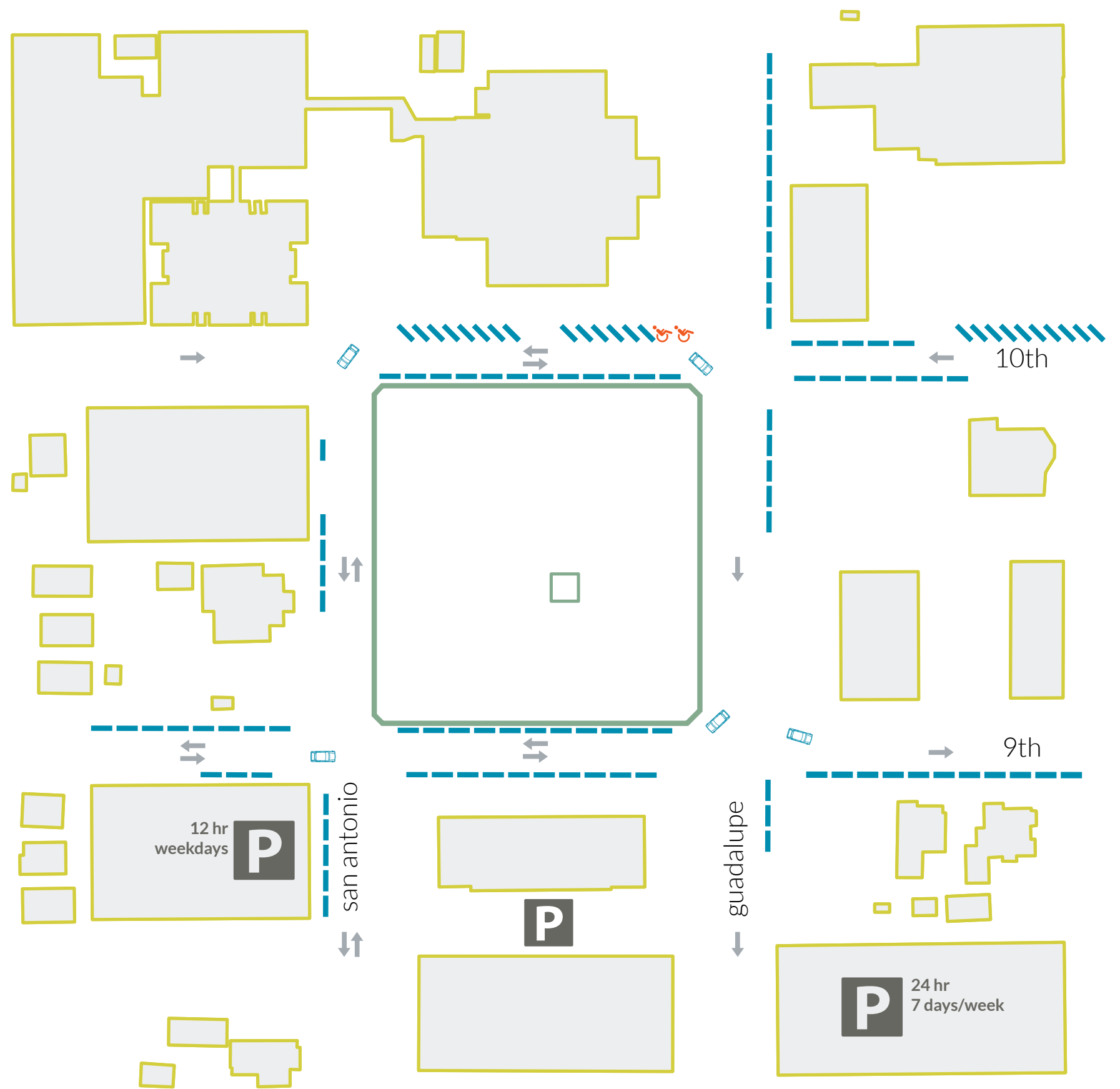
There are **122 paid parking spots** within a block of the Square, most of which are occupied during working hours.

ADA

Currently there are only **two ADA on-street** parking spots within one block of the Square.

Garage + Surface Parking

There are two parking garages and one surface parking lot available for public use within one block of the Square



TRANSPORTATION SERVICES

Wooldridge Square is in a prime location for major bus and bike routes. Proposed expansions would add additional bike lanes and a B-Cycle station.



Bus Routes

Guadalupe currently serves as a **major bus route** for both local and rapid lines as well as a **sharrow lane** for bus and bicycle traffic.



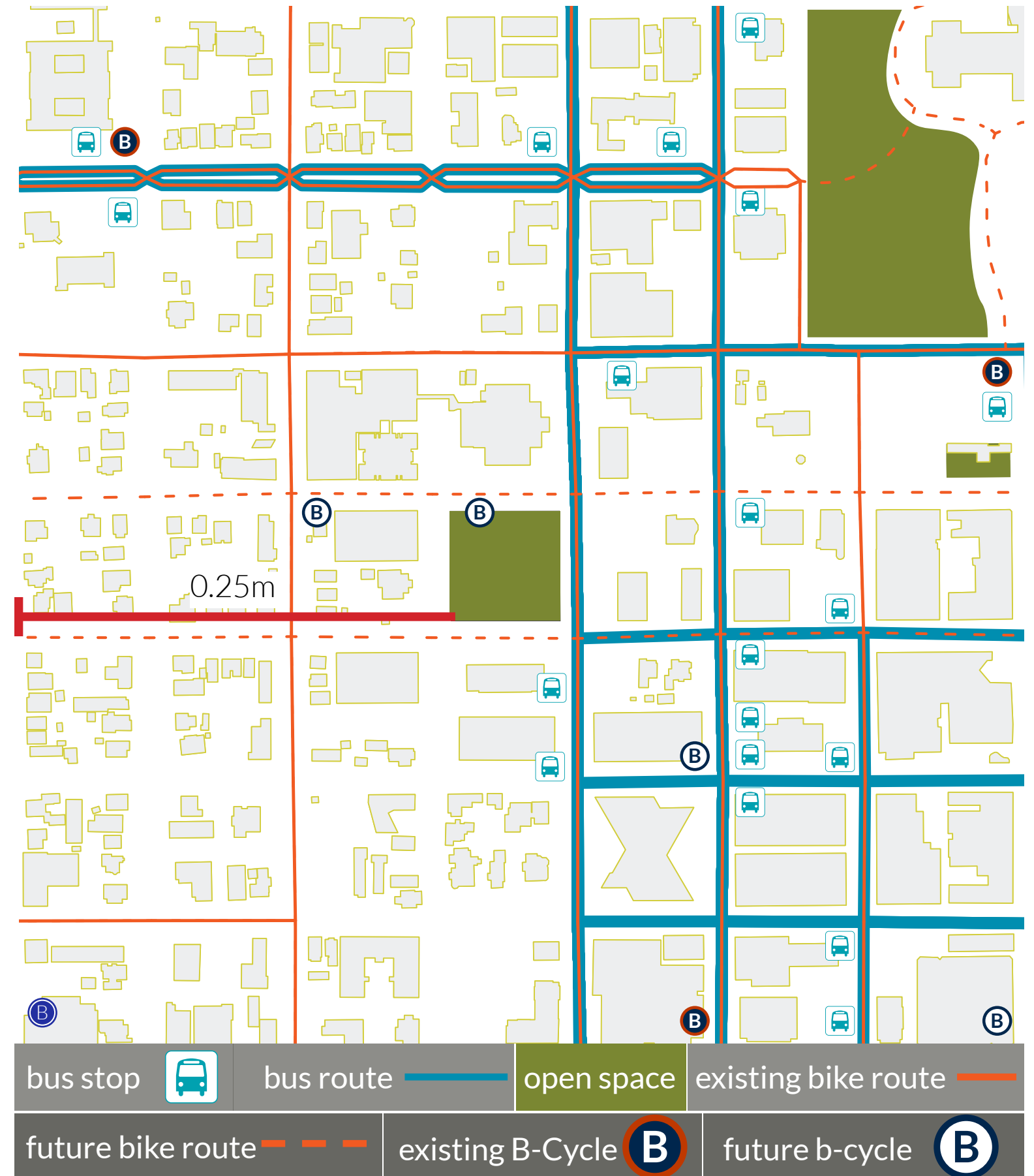
Bike Route

The COA 2009 Bike Master Plan proposes **two additional bike routes** on the north and south end of the square.



B-Cycle

The nearest B-Cycle station is at least four blocks from the Square. The preliminary expansion plan would add **two additional B-Cycle stations** near the site.



AUSTIN
PARKS &
RECREATION
Cultural Places, Natural Spaces

Wooldridge Square

LESSONS LEARNED- THE 2013 REOPENING OF WOOLDRIDGE SQUARE REPORT

DOWNTOWN AUSTIN

kxan WOOLDRIDGE SQUARE PARK REOPENING

5:07 78°

Tomorrow: Partly cloudy with an afternoon/evening shower possible.



LESSONS LEARNED - THE 2013 REOPENING OF WOOLDRIDGE SQUARE REPORT

The report identified short and long term park infrastructure that supports and sustains both spontaneous and intentional use.

Short-Medium Term Investment

Short term infrastructure is identified by public and programming groups as **basic park infrastructure** needed to support basic programming.

Long Term Investment

Long term investment identifies to a **long range master plan** to integrate **permanent and designated infrastructure** for ongoing programming.



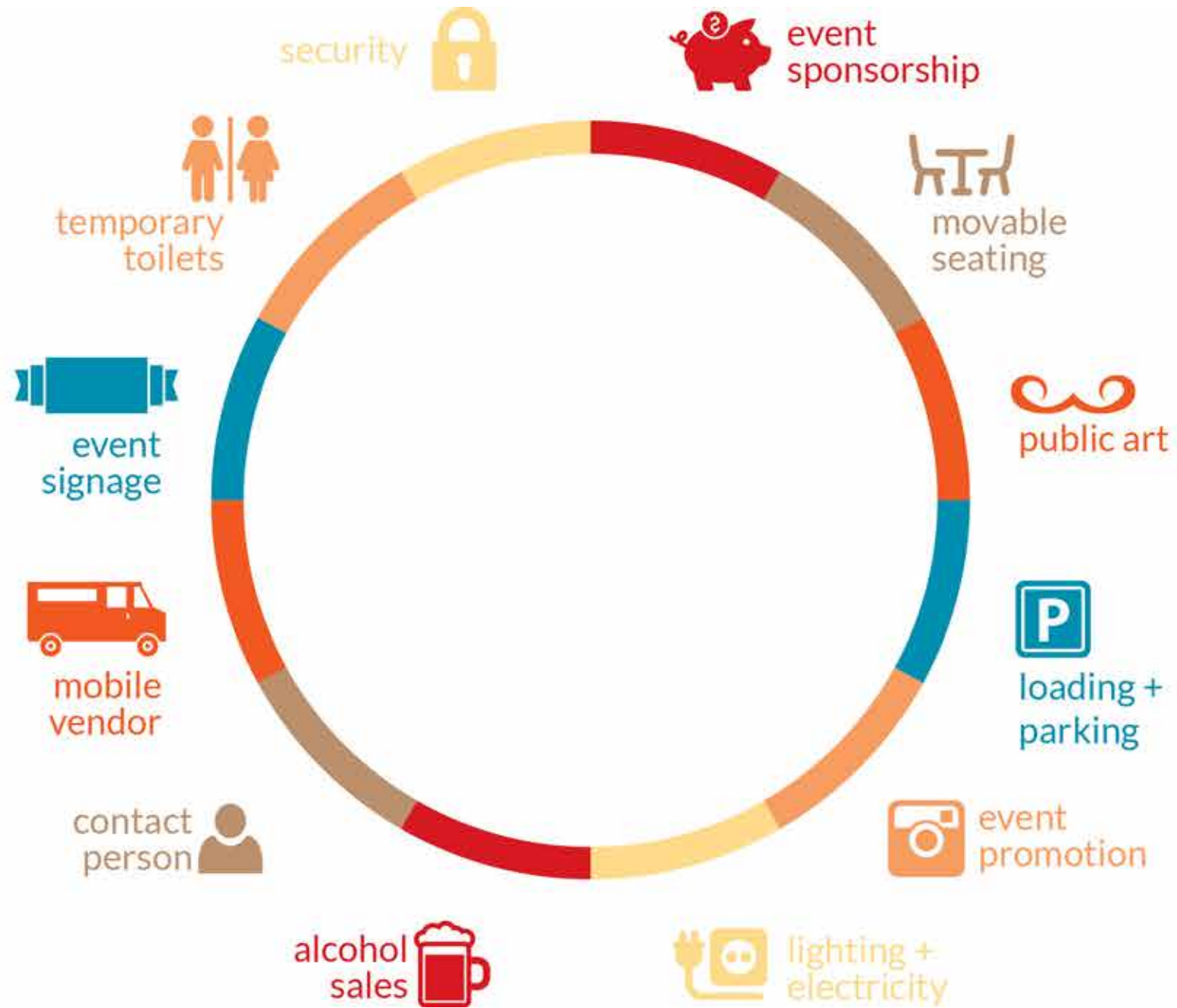
Lessons Learned

The 2013 Reopening of Wooldridge Square

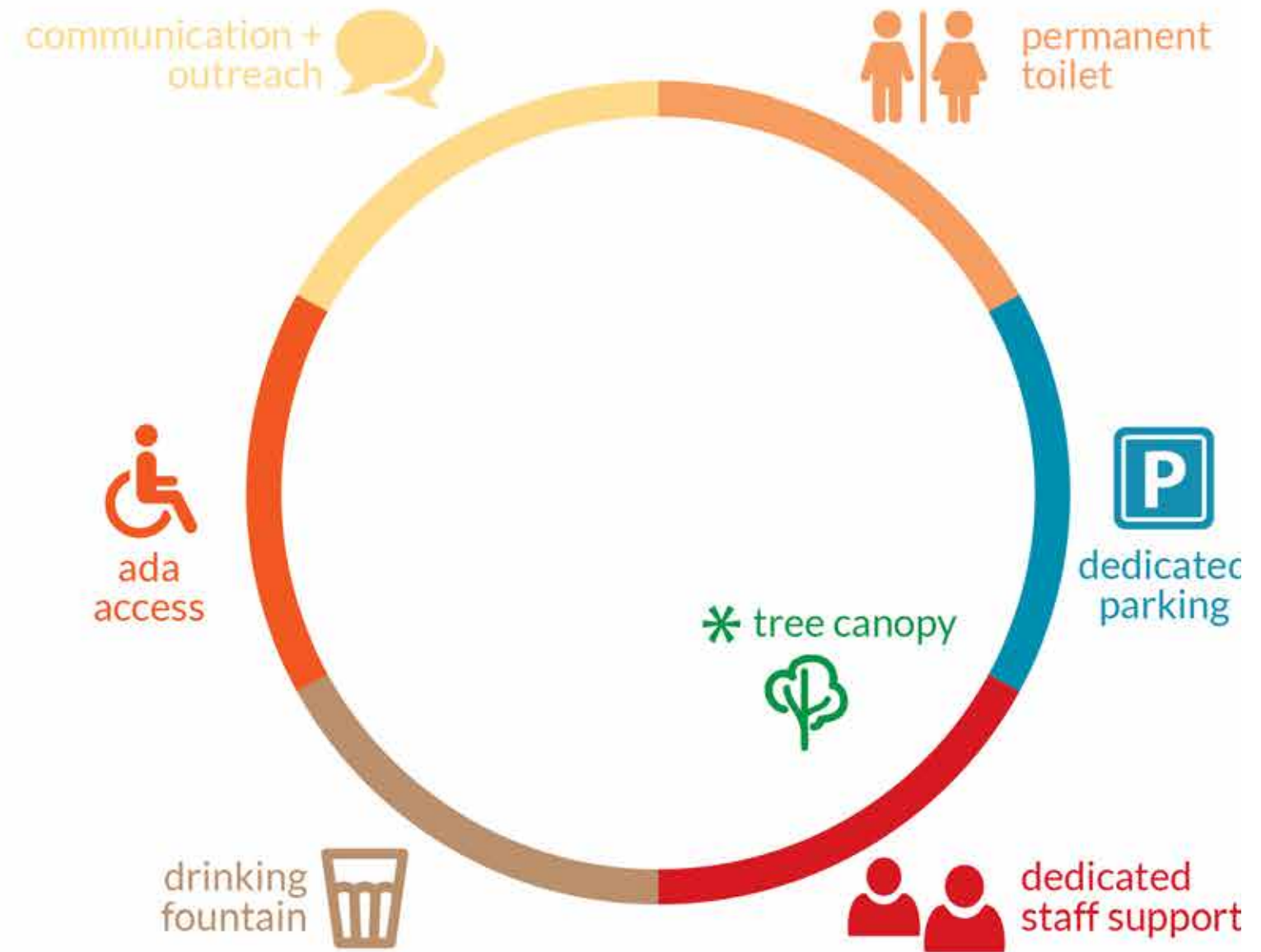
Ann S. Graham, Project Consultant for
the Reopening of Wooldridge Square Park, 2013

April 2014

proposed short term infrastructure investment



proposed long term infrastructure investment



implemented short term
infrastructure investment

implemented long term
infrastructure investment



communication +
outreach

