



SPOTLIGHTS 2016

MODEL PROJECTS

ACTIVATING THE IMAGINE AUSTIN COMPREHENSIVE PLAN

Recognizing private-sector projects that advance Imagine Austin priorities for a compact, connected and sustainable future.



A project of the Imagine Austin
Invest in a Compact and Connected Priority Program
Implementation Team

COMPACT + CONNECTED: ONE SOLUTION, MANY BENEFITS FOR AUSTIN

FROM IMAGINE AUSTIN

“ Austin’s strong private sector ... shares responsibility for shaping the future ... and can do many things city government cannot.”

“ Seeing visible results steadily emerge from this comprehensive plan will be important.”

“ The whole community must sustain the work that enacts the plan, through projects small and large.”

“ The greatest benefit of a comprehensive plan is that it is a single playbook from which everyone works.”

“ Austin’s long-term sustainability requires a fresh focus on redevelopment and infill within the city’s developed areas.”

“ In adopting this plan, the City of Austin is inviting everyone to partner to realize the plan.”

“ Austinites are compassionate; we hope to bring everyone along as we move ahead into a bright future.”

ABOUT SPOTLIGHTS

The 2016 SPOTLIGHTS recognize recently completed development projects. The projects featured are developments that serve to advance Austin's Compact and Connected future.

As the *Imagine Austin Comprehensive Plan* states, the private and public sectors must work together to translate the Imagine Austin vision into reality over time. SPOTLIGHTS encourage efforts by the private sector and non-City of Austin entities by featuring examples of real, on the ground-projects that complement City of Austin investments and policies. No project is perfect, but the projects recognized each include features that support a more sustainable, compact and connected future for our community.

ABOUT THE IMAGINE AUSTIN COMPACT AND CONNECTED PRIORITY PROGRAM IMPLEMENTATION TEAM(C&CPPIT)

This cross departmental City of Austin staff team is charged with advancing the Imagine Austin Comprehensive Plan Priority Program #1: "Invest in a compact and connected Austin." SPOTLIGHTS is an educational initiative of C&CPPIT; its members collaboratively select the projects recognized.

Each Priority Program with Imagine Austin has its own cross-departmental implementation team. To learn more, visit <https://austintexas.gov/imagineaustin>

SEAHOLM POWER PLANT Seaholm Power Plant Redevelopment, LLC



THE WORKS at PLEASANT VALLEY LifeWorks



ACC HIGHLAND CAMPUS Austin Community College District



Photo by: BGK Architects

LAMAR UNION Greystar

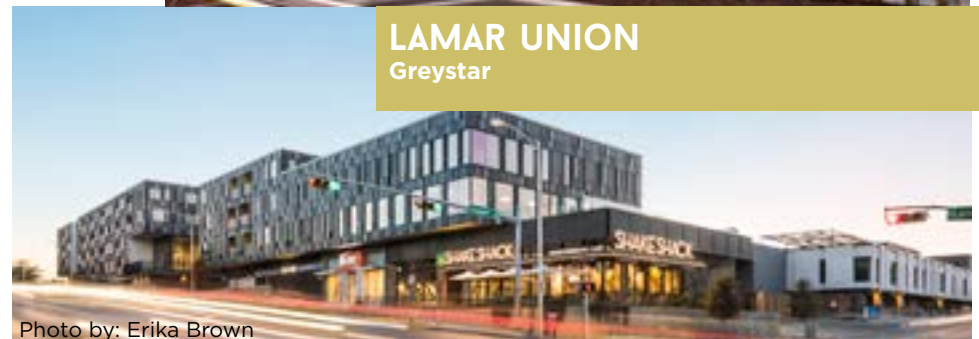


Photo by: Erika Brown

SEAHOLM POWER PLANT REDEVELOPMENT

Seaholm Power Plant Redevelopment, LLC

800 W Cesar Chavez Street
Austin, Texas 78701

Redevelopment of former municipal power plant into a mixed-use anchor for the Seaholm district within Downtown Austin. This \$130 million redevelopment includes a mix of 143,151 SF of office space, 280 high-rise condos, 48,363 SF of retail shops and restaurants, and meeting space; surrounding an accessible plaza. Redevelopment includes two new buildings, a 540 car underground parking garage, green roof plaza and adaptive re-use of the original generator building. The project is being developed by a private developer under the provisions of a Master Development Agreement (MDA). The MDA also includes a provision for profit sharing to recoup the public investment. The new tax base is estimated at over \$100 million.

AFFORDABILITY

Once Tax Increment Financing debt is retired, future property taxes on the site would be dedicated to affordable housing. (Development on other formerly city-owned sites within the Seaholm District will pay 100% of property taxes into the Austin Housing Trust Fund beginning in October 2016).

DESIGN

The project retains the iconic Seaholm Power Plant turbine building through adaptive-reuse. Supports development of a walkable, mixed use community.

CONNECTIVITY

Creates a walkable, mixed-use site. Extends the downtown street grid into the Seaholm property. Located within Austin Central Business District with easy access to multi-modal transit and employment.

COMMUNITY BENEFITS

The preservation and adaptive reuse of the historic power plant building is the impetus for the project and the main community benefit. Other community benefits include the plaza and enhanced south lawn and a \$100,000 contribution for [Art in Public Places](#).

NATURAL AND SUSTAINABLE

All three buildings have exceeded the green building thresholds set by the MDA, receiving a 4 Star energy rating from Austin Energy Green Building. In addition, both the Power Plant and mixed-use building have been certified as LEED Gold®; the strategy includes the reuse of underground cooling infrastructure for an innovative rainwater harvesting system that serves both the development parcels and surrounding public infrastructure.

REVIEW PROCESS

Rezoned from P-Public to DMU-CURE-LO-H; Approved through Subdivision and Site Plan Review. Master Development Agreement provides additional specific development requirements on the site.



Photo by: Casey Dunn

THE TEAM

Development Team: Seaholm Power, LLC, State Street Partners, Centro Development, CIM Group, Southwest Strategies Group

Managing Partner: Southwest Strategies Group

Design Architect: STG Design

Landscape Architect: TBG Partners

Residential Marketing: Urbanspace Residential

Public Relations: Columbus Communications LLC

Project Management: CPM



Photo by: Casey Dunn

THE WORKS at PLEASANT VALLEY

LifeWorks

The Works is a 45-unit apartment complex part of the LifeWorks subdivision located at Lyons and Pleasant Valley Roads in East Austin which provides traditional rental housing and permanent supportive housing to youth and families in greater Austin. The complex is co-located with LifeWorks Sooch Foundation Youth and Family Resource Center and is adjacent to the Austin Community College Eastview campus. The project was financed with a mix of public and private funding. The Works at Pleasant Valley completes LifeWork's campus which provides easy access to all of its services in one location.

AFFORDABILITY

The Works includes 20 units for individuals/families that have qualified for Permanent Supportive Housing, 12 units for Young Parents, and 13 units for those eligible from the Austin Community. It will support 78 to 100 individuals per year in households earning 30% (33 units) - 50% (12 units) of median family income. Plans are in development to add an additional 29 affordable units.

DESIGN

Creates pedestrian oriented development that is compatible with surrounding development and enhances the streetscape along North Pleasant Valley.

CONNECTIVITY

Project included upgrade of adjacent sidewalks and streetscape to Land Development Code Subchapter E standards and features internal pedestrian pathways and connections. The site is located within central east Austin and is served directly by two Capital Metro bus routes, as well as sidewalks and bicycle lanes. Site is adjacent to Austin Community College and located within walking distance of several other community-serving facilities including Oak Springs Elementary School. The site includes two electric vehicle charging stations.

COMMUNITY BENEFITS

LifeWorks offers 16 different programs on site including counseling, housing, and workforce/education to empower Austin youth and families towards self-sufficiency.

NATURAL AND SUSTAINABLE

LifeWorks Sooch Foundation Youth and Family Resource Center Building includes solar panels, a 200KW system, through a unique solar-lease funding arrangement coordinated through Austin Energy; Awarded 3 Star Green Building Status.

REVIEW PROCESS

Site is zoned GR-MU-CO-NP and SF-3-NP; Approved through subdivision and site plan review. Land development code required considerably more parking spaces than have been utilized by the development.

2800 Lyons Road
Austin, Texas 78702



THE TEAM

Developer: LifeWorks

Architect: Craycroft McElroy Hendryx Architects

Landscape Architect: Coleman & Associates

Structural Engineer: DCI Engineers

MEP: Jordan & Skala Engineers

General Contractor: Jordan Foster Construction Company



ACC HIGHLAND CAMPUS PHASE 1

Austin Community College District

Redevelopment of the former Highland Mall to create the 200,000 square foot ACC Highland Campus. The project features modern instruction space, science labs, tutoring space, library, student commons, faculty offices, and the ACCelerator (a high-tech learning lab). The ACC Highland Campus will serve as an anchor for the larger redevelopment of the Highland area into a vibrant, walkable, sustainable and mixed-use district. ACC has partnered with Red Leaf Properties to develop the mixed use facilities adjacent to the campus.

AFFORDABILITY

ACC's mission is to provide affordable access to higher education and workforce training in its service area. ACC plays a significant role in boosting earning potential, growing the local tax base, and diminishing the need for social services funded by the tax payers.

DESIGN

The project adaptively re-uses a vacant retail structure; includes significant improvements designed to let in natural light and create an open interior floor plan supporting ACC's educational mission; the exterior building and site improvements increase the pedestrian orientation of the building and site.

CONNECTIVITY

Will serve as an anchor for larger redevelopment of the Highland area into a walkable, mixed use district. Phase 1 began to transform the former Highland Mall surface parking lot into a connected grid of complete streets; it is a convenient walking distance from numerous bus lines as well as the Highland Station for MetroRail.

COMMUNITY BENEFITS

The ACC Highland Campus will become ACC's largest campus when Phase 2 is completed. The former mall, which had declined in popularity, is being revitalized into a regional destination.

NATURAL AND SUSTAINABLE

The Highland Campus is being built to meet at least the LEED® Silver standard for environmental sustainability. Phase 1 achieved LEED® Gold certification; among its sustainable features is the reclamation of rainwater and condensate from air conditioning to use for make-up water in the cooling towers and to convey sewage.

REVIEW PROCESS

Site zoned CS-MU-V-NP; Approved through Site Plan Review.

6104 Highland Campus Drive
Austin, TX 78752



Photo by: Tre Dunham



Photo by: ACC District

THE TEAM

Developer: Austin Community College District
Architect/Engineer: Barnes Gromatzky Kosarek Architects
Landscape Architect: Coleman & Associates
Civil Engineer: MWM DesignGroup
MEP: Aguirre Roden/Shaw Smith
Construction Manager at Risk: Flintco



Photo by: ACC District

LAMAR UNION

Greystar

Redevelopment of 9-acre South Lamar Plaza shopping center into a vertical mixed use project. Project includes 442 apartments and 86,375 square feet of retail, restaurant, and theater space.

AFFORDABILITY

Provides market-rate rental units; under the provisions of the Vertical Mixed Use zoning designation, 42 units will be reserved for households earning less than 80% of Median Family Income for a period of 40 years.

DESIGN

Incorporates three buildings of varying heights with an internal drive that terminates in a pedestrian plaza anchored by the theater; retail tenants include individually designed storefronts; Creates pedestrian oriented development and enhances streetscape along South Lamar. Development heights step down to townhouses along neighborhood street.

CONNECTIVITY

Located adjacent to MetroRapid service along South Lamar; Located along a significant mixed use corridor with improving pedestrian facilities as redevelopment occurs; Included expanded sidewalk along South Lamar as well as a bicycle track on the perimeter of the project.

COMMUNITY BENEFITS

Includes neighborhood-serving pedestrian oriented retail; includes community garden.

NATURAL AND SUSTAINABLE

Innovative environmental design and stormwater features; Redevelopment of a grey field site.

REVIEW PROCESS

Site zoned CS-1-V, CS-V, GR, and GR-V; Project approved through Site Plan Review.

1100 South Lamar Blvd.
Austin, TX 78704



Photo by: Erika Brown



THE TEAM

Developer: Greystar

Architect: Michael Hsu Office of Architecture and BOKAPowell

Landscape Architect: dwg.

Civil Engineer: Big Red Dog Engineering

MEP: EN Incorporated

Structural Engineer: Sterling Engineering Group



THE IMAGINE AUSTIN VISION:

GUIDING PRINCIPLES FROM THE AUSTIN CITY COUNCIL-ADOPTED PLAN DOCUMENT

AUSTIN IS LIVABLE

Development occurs in connected and pedestrian-friendly patterns supporting transit and urban lifestyles and reducing sprawl, while protecting and enhancing neighborhoods.

AUSTIN IS MOBILE AND INTERCONNECTED

Interconnected development patterns support public transit and a variety of transportation choices, while reducing sprawl, congestion, and travel times.

AUSTIN VALUES AND RESPECTS ITS PEOPLE

People across all parts of the city and of all ages and income levels live in safe, stable neighborhoods with a variety of affordable and accessible homes with access to healthy food, economic opportunity, healthcare, education, and transportation.

GROW AS A COMPACT, CONNECTED CITY

More compact growth contains costs by capitalizing on the land and infrastructure already in place. It also enhances human connections, innovation, and urban vibrancy.

INTEGRATE NATURE INTO THE CITY

As we grow into a more compact city, we will also have an increased need for parks and open spaces distributed across these new urban places.

DEVELOP AS AN AFFORDABLE AND HEALTHY COMMUNITY

New mixed-use areas need to have affordably priced housing, be walkable and bikable, and be linked by transit to jobs and other centers, so residents can choose to avoid the costs of car ownership, matching the needs of Austin's increasingly diverse households.

THE STAKES ARE HIGH. WE MUST EMBRACE THE FUTURE
THAT WE WANT AND WORK TO MAKE IT HAPPEN.

