

CIP ID#5201.008

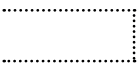
**ESB-MACC Phase 2 Improvements
Schematic Design Presentation**

Miró Rivera-Tatiana Bilbao LLC

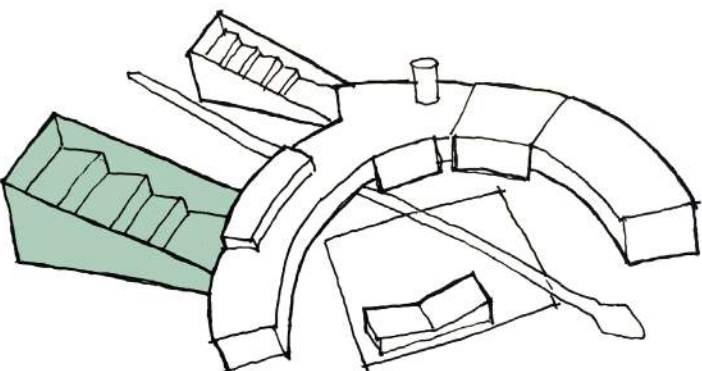
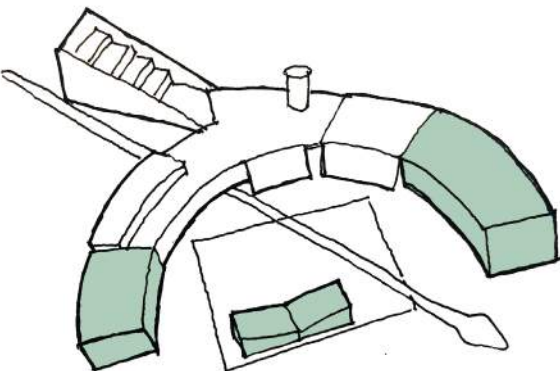
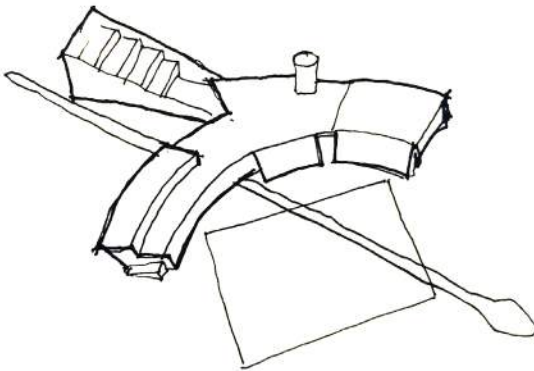
January 24, 2022

MACC DEVELOPMENT

2000: Original Master Plan
2007: Phase 1 = Completed
2010: Phase 1A = Completed
2018: Facilities Expansion Plan
2020: Start of Phase 2



Teodoro González de León



Phase 1
1998 - 2009

Phase 2
2017 onwards

Phase 3
Future

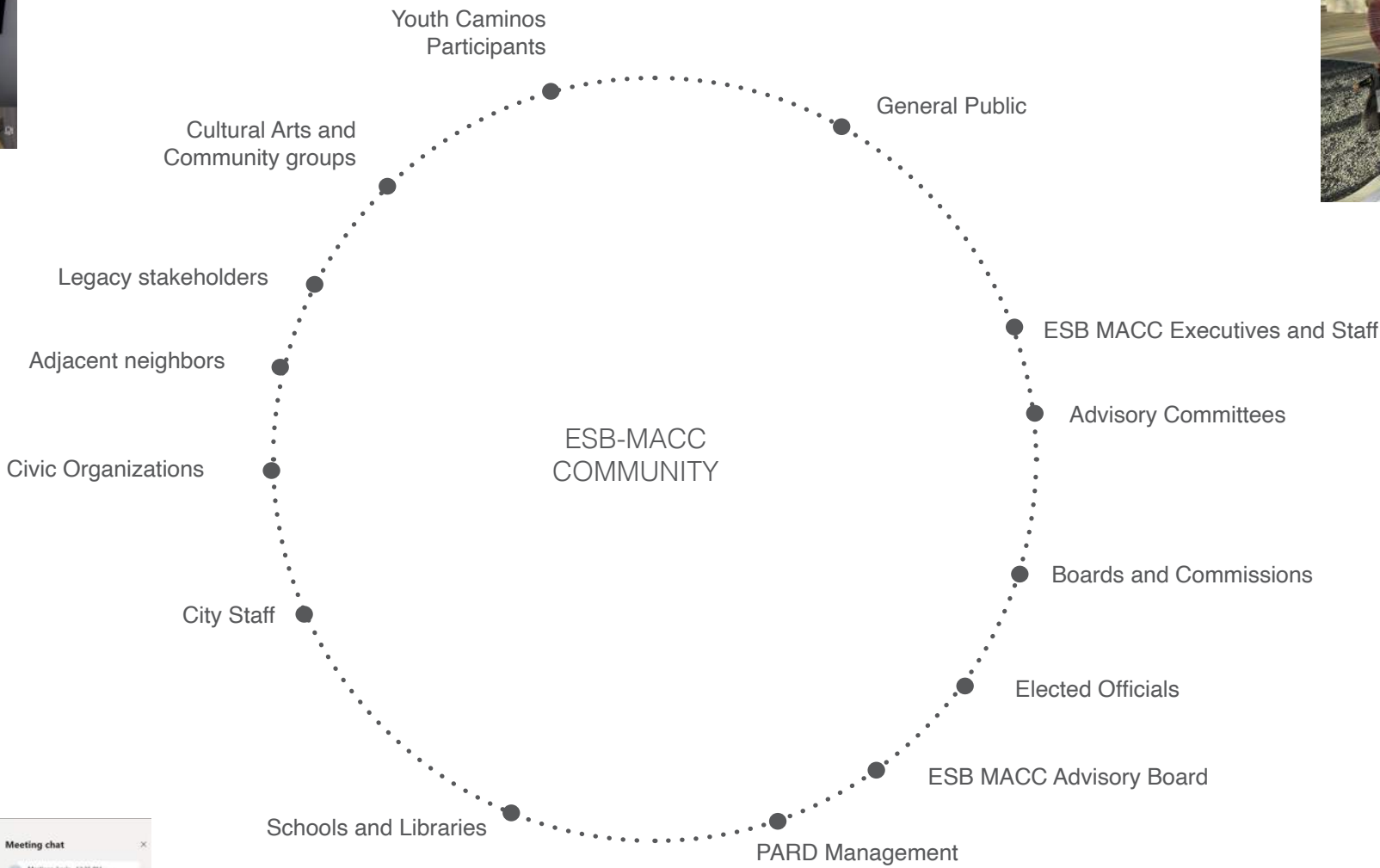


PHASE 2 - MISSION / GOALS

1. Increase visibility and presence
2. Connect to urban fabric
3. Preserve and enhance parkland
4. Elevate civic gathering space
5. Complete Teodoro's original vision



Urban Design Guidelines Goals





Waterloo Greenway
Status: In-progress (2021-2026)

Waterloo Greenway is a 1.5-mile park system that encompasses 35 acres of connected green space, beginning at 15th St. and ending at the edge of Lady Bird Lake (alongside the ESB-MACC).



Pontoon Bridge
Status: Feasibility

A new pontoon bridge is planned to connect the Waterloo Greenway project with South Austin. The floating bridge will provide pedestrian access across Lady Bird Lake.



Red River St. Extension
Status: Feasibility

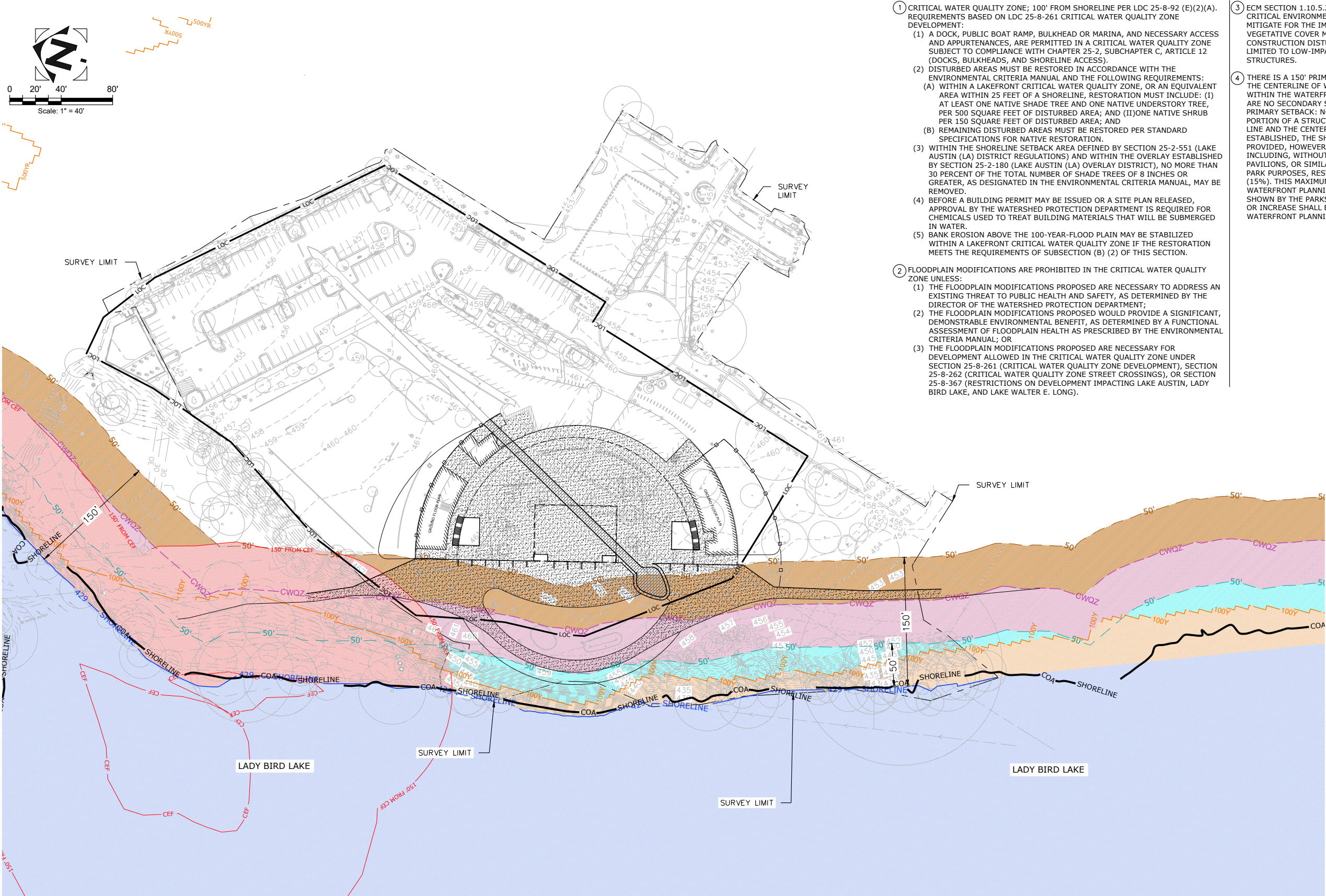
Red River Street Development is a proposal to improve the Rainey Street area, by connecting Cesar Chavez Street with the ESB-MACC. The proposal includes a new pedestrian, bicycle, and vehicle route to improve mobility in the area, and potentially a new CapMetro bus station close to the ESB-MACC campus.



Rainey Street Trailhead Park
Status: Schematic Design

Rainey Street Trailhead Park is a gateway to the riverside trails; an important entry point from Rainey Street that enhances the ecology of the area and provides new recreational uses, increasing amenities for the neighborhood and Trail users.

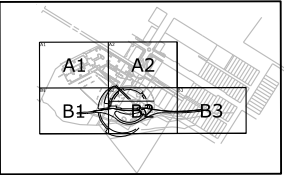




- ① CRITICAL WATER QUALITY ZONE; 100' FROM SHORELINE PER LDC 25-8-92 (E)(2)(A). REQUIREMENTS BASED ON LDC 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT:
- (1) A DOCK, PUBLIC BOAT RAMP, BULKHEAD OR MARINA, AND NECESSARY ACCESS AND APPURTENANCES, ARE PERMITTED IN A CRITICAL WATER QUALITY ZONE SUBJECT TO COMPLIANCE WITH CHAPTER 25-2, SUBCHAPTER C, ARTICLE 12 (DOCKS, BULKHEADS, AND SHORELINE ACCESS).
 - (2) DISTURBED AREAS MUST BE RESTORED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE FOLLOWING REQUIREMENTS:
 - (A) WITHIN A LAKEFRONT CRITICAL WATER QUALITY ZONE, OR AN EQUIVALENT AREA WITHIN 25 FEET OF A SHORELINE, RESTORATION MUST INCLUDE: (I) AT LEAST ONE NATIVE SHADE TREE AND ONE NATIVE UNDERSTORY TREE, PER 500 SQUARE FEET OF DISTURBED AREA; AND (II) ONE NATIVE SHRUB PER 150 SQUARE FEET OF DISTURBED AREA; AND
 - (B) REMAINING DISTURBED AREAS MUST BE RESTORED PER STANDARD SPECIFICATIONS FOR NATIVE RESTORATION.
 - (3) WITHIN THE SHORELINE SETBACK AREA DEFINED BY SECTION 25-2-551 (LAKE AUSTIN (LA) DISTRICT REGULATIONS) AND WITHIN THE OVERLAY ESTABLISHED BY SECTION 25-2-180 (LAKE AUSTIN (LA) OVERLAY DISTRICT), NO MORE THAN 30 PERCENT OF THE TOTAL NUMBER OF SHADE TREES OF 8 INCHES OR GREATER, AS DESIGNATED IN THE ENVIRONMENTAL CRITERIA MANUAL, MAY BE REMOVED.
 - (4) BEFORE A BUILDING PERMIT MAY BE ISSUED OR A SITE PLAN RELEASED, APPROVAL BY THE WATERSHED PROTECTION DEPARTMENT IS REQUIRED FOR CHEMICALS USED TO TREAT BUILDING MATERIALS THAT WILL BE SUBMERGED IN WATER.
 - (5) BANK EROSION ABOVE THE 100-YEAR-FLOOD PLAIN MAY BE STABILIZED WITHIN A LAKEFRONT CRITICAL WATER QUALITY ZONE IF THE RESTORATION MEETS THE REQUIREMENTS OF SUBSECTION (B) (2) OF THIS SECTION.
- ② FLOODPLAIN MODIFICATIONS ARE PROHIBITED IN THE CRITICAL WATER QUALITY ZONE UNLESS:
- (1) THE FLOODPLAIN MODIFICATIONS PROPOSED ARE NECESSARY TO ADDRESS AN EXISTING THREAT TO PUBLIC HEALTH AND SAFETY, AS DETERMINED BY THE DIRECTOR OF THE WATERSHED PROTECTION DEPARTMENT;
 - (2) THE FLOODPLAIN MODIFICATIONS PROPOSED WOULD PROVIDE A SIGNIFICANT, DEMONSTRABLE ENVIRONMENTAL BENEFIT, AS DETERMINED BY A FUNCTIONAL ASSESSMENT OF FLOODPLAIN HEALTH AS PRESCRIBED BY THE ENVIRONMENTAL CRITERIA MANUAL; OR
 - (3) THE FLOODPLAIN MODIFICATIONS PROPOSED ARE NECESSARY FOR DEVELOPMENT ALLOWED IN THE CRITICAL WATER QUALITY ZONE UNDER SECTION 25-8-261 (CRITICAL WATER QUALITY ZONE DEVELOPMENT), SECTION 25-8-262 (CRITICAL WATER QUALITY ZONE STREET CROSSINGS), OR SECTION 25-8-367 (RESTRICTIONS ON DEVELOPMENT IMPACTING LAKE AUSTIN, LADY BIRD LAKE, AND LAKE WALTER E. LONG).

- ③ ECM SECTION 1.10.5.2(A)(2) CRITICAL ENVIRONMENTAL FEATURE BUFFER. A LAND AREA ESTABLISHED TO PROTECT OR MITIGATE FOR THE IMPACTS TO A CRITICAL ENVIRONMENTAL FEATURE (CEF). THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION DISTURBANCE MUST PRESERVE ALL CHARACTERISTICS OF THE CEF AND IS LIMITED TO LOW-IMPACT, MINOR MODIFICATIONS SUCH AS TRAILS AND PROTECTIVE STRUCTURES.
- ④ THERE IS A 150' PRIMARY SETBACK FROM THE SHORELINE AND A 50' PRIMARY SETBACK FROM THE CENTERLINE OF WALLER CREEK PER THE RAINEY STREET SUBDISTRICT REQUIREMENTS WITHIN THE WATERFRONT OVERLAY COMBINING DISTRICT ORDINANCE, NO 86-0717-2. THERE ARE NO SECONDARY SETBACKS IN THIS SUBDISTRICT. PRIMARY SETBACK: NO SURFACE OR ABOVE GROUND PARKING AREA, STRUCTURE, OR PORTION OF A STRUCTURE MAY BE LOCATED ON ANY LAND BETWEEN THE PRIMARY SETBACK LINE AND THE CENTERLINE OF A CREEK FOR WHICH A PRIMARY SETBACK LINE HAS BEEN ESTABLISHED, THE SHORELINE OF TOWN LAKE, OF THE SHORELINE OF THE COLORADO RIVER; PROVIDED, HOWEVER, THAT THE PROVISION SHALL NOT APPLY TO PARK RELATED FACILITIES INCLUDING, WITHOUT LIMITATION, PICNIC TABLES, OBSERVATION DECKS, TRAIL, GAZEBOS, PAVILIONS, OR SIMILAR AMENITIES LOCATED ON LAND DEDICATED OR USED FOR PUBLIC PARK PURPOSES, RESTRICTED TO A MAXIMUM IMPERVIOUS COVER OF FIFTEEN PERCENT (15%). THIS MAXIMUM PERCENTAGE MAY BE INCREASED AS DETERMINED BY THE WATERFRONT PLANNING ADVISORY BOARD WHEN JUSTIFICATION FOR SUCH INCREASE IS SHOWN BY THE PARKS AND RECREATION DEPARTMENT, OR ITS DESIGNEE. SAID ALLOWANCE OR INCREASE SHALL BE HANDLED BY APPLICATION FOR WAIVER SUBMITTED TO THE WATERFRONT PLANNING ADVISORY BOARD.

- | | |
|--|---|
| | 100 YEAR FLOOD PLAN |
| | CRITICAL WATER QUALITY ZONE SETBACK |
| | CRITICAL ENVIRONMENTAL FEATURE SETBACK |
| | 150' SHORELINE SETBACK |
| | 50' SHORELINE SETBACK |
| | LADY BIRD LAKE |
| | 100Y 100 YEAR FLOOD PLAN |
| | CWQZ CRITICAL WATER QUALITY ZONE SETBACK |
| | CEF CRITICAL ENVIRONMENTAL FEATURE SETBACK |
| | 150' FROM CEF 150' SETBACK FROM CRITICAL ENVIRONMENTAL FEATRE |
| | 150' 150' SHORELINE SETBACK |
| | 50' 50' SHORELINE SETBACK |
| | 429 SHORELINE SURVEYED SHORLINE (ELEV 429) |
| | COA SHORELINE COA RECORD SHORELINE (ELEV 429) |



KEY MAP

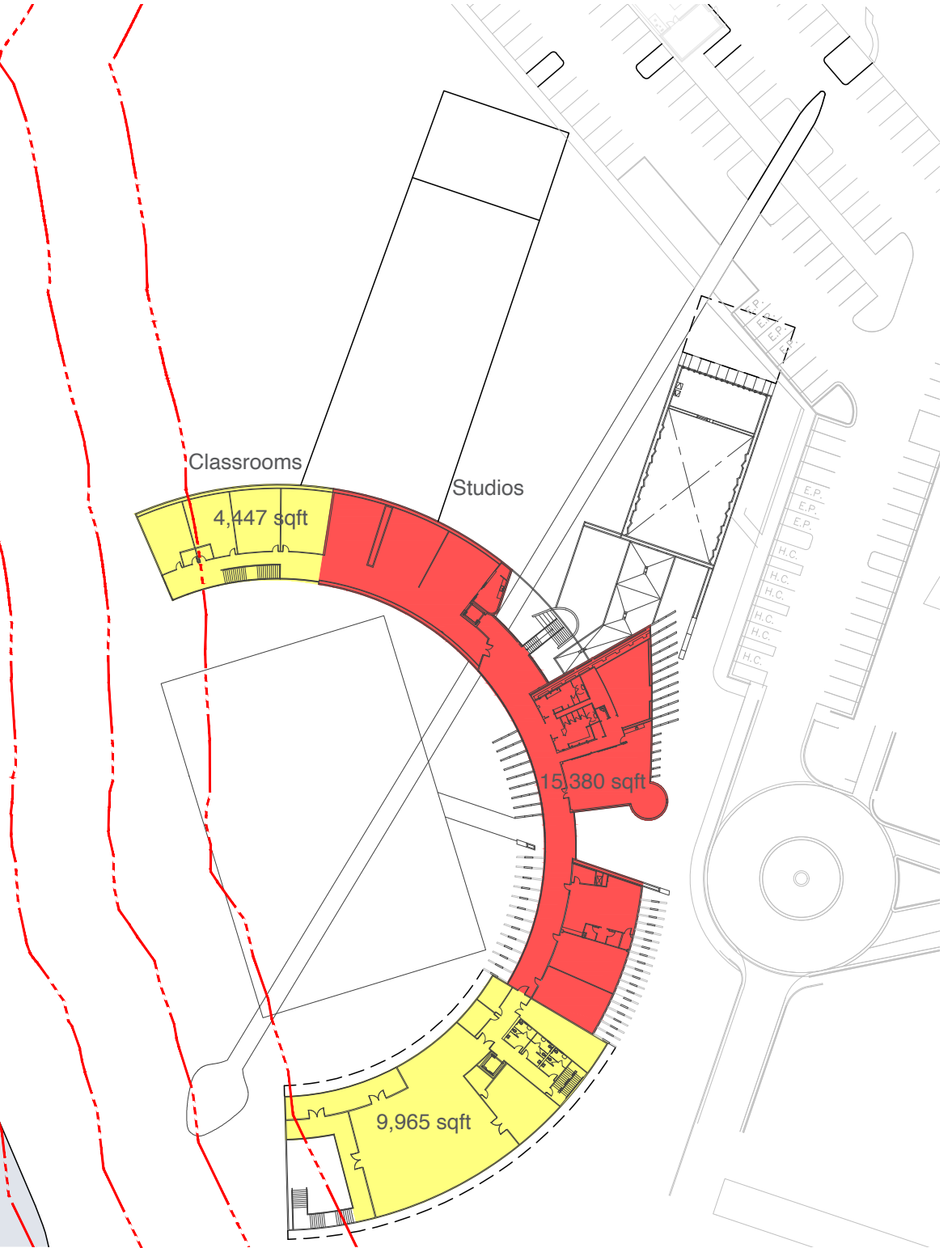
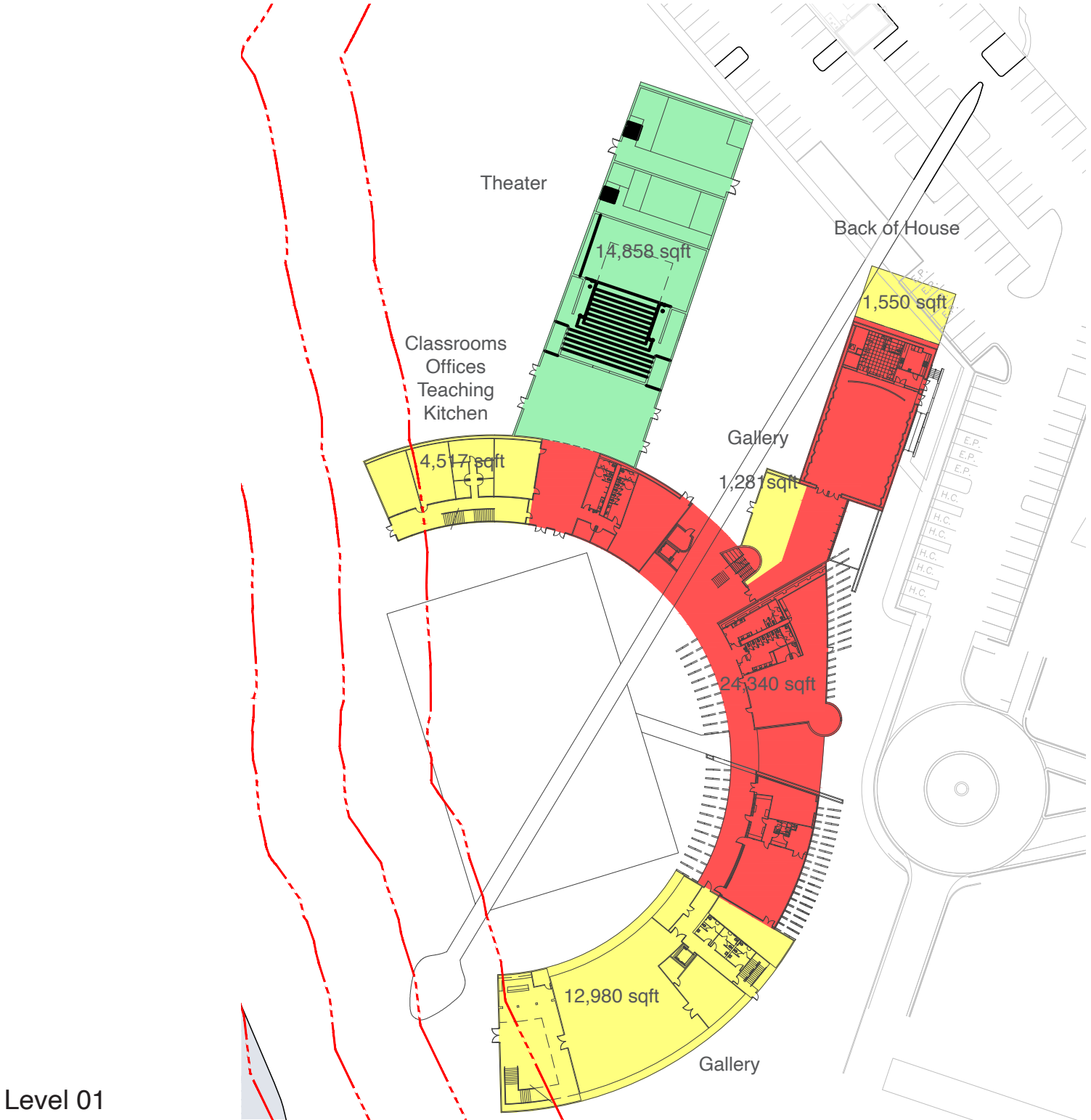
I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THEIR INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SITE PLAN APPROVAL SHEET _____ OF 58
FILE NUMBER: SP-2018-0498CX APPLICATION DATE: OCTOBER 18, 2018
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. ANAIAH
EXPIRATION DATE(25-5-81, LDC) CASE MANAGER JOHNSON
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ_X_D02

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING I-RR
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

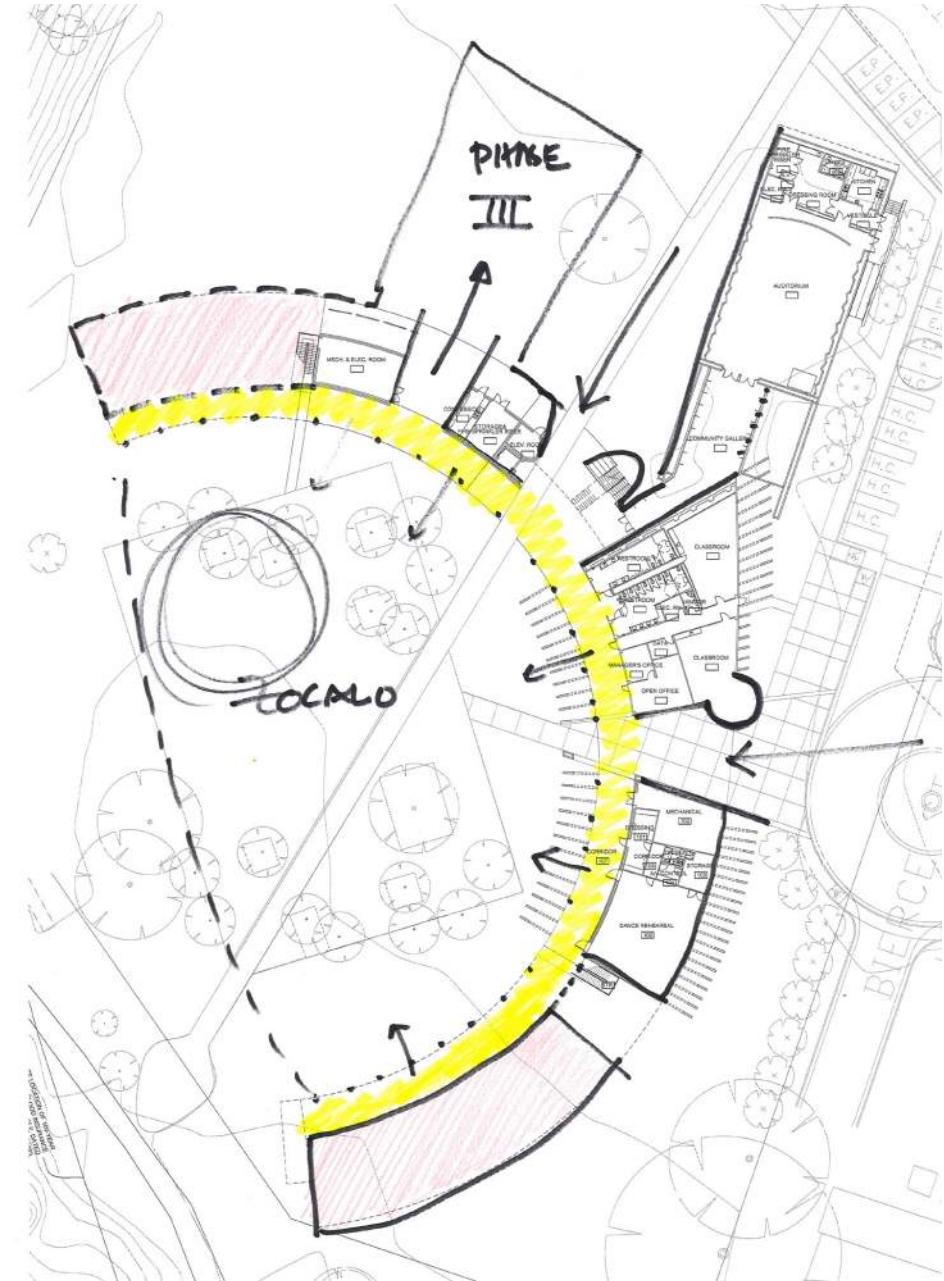
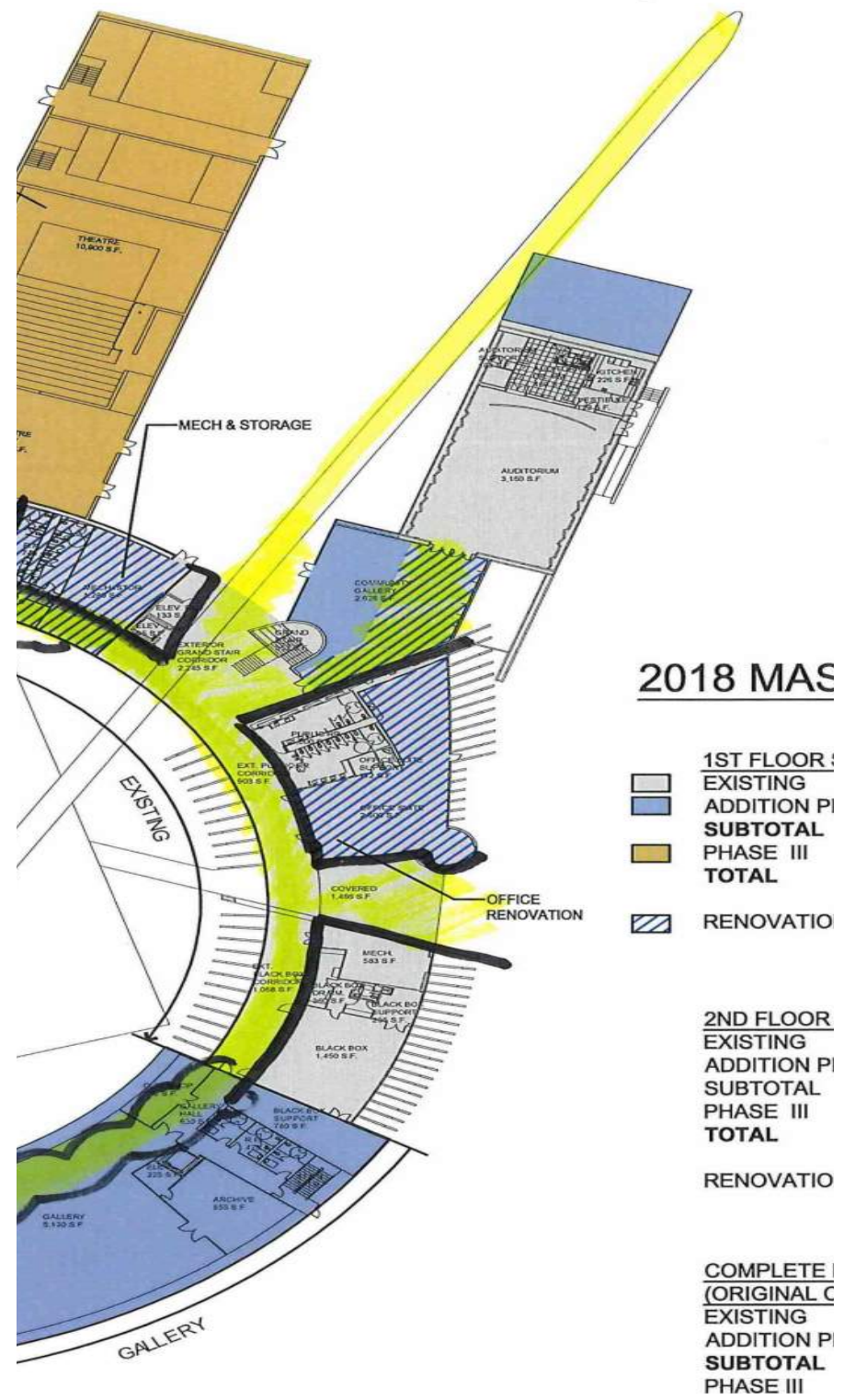
Final Plot must be recorded by the Project Expiration Date, if applicable.
Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

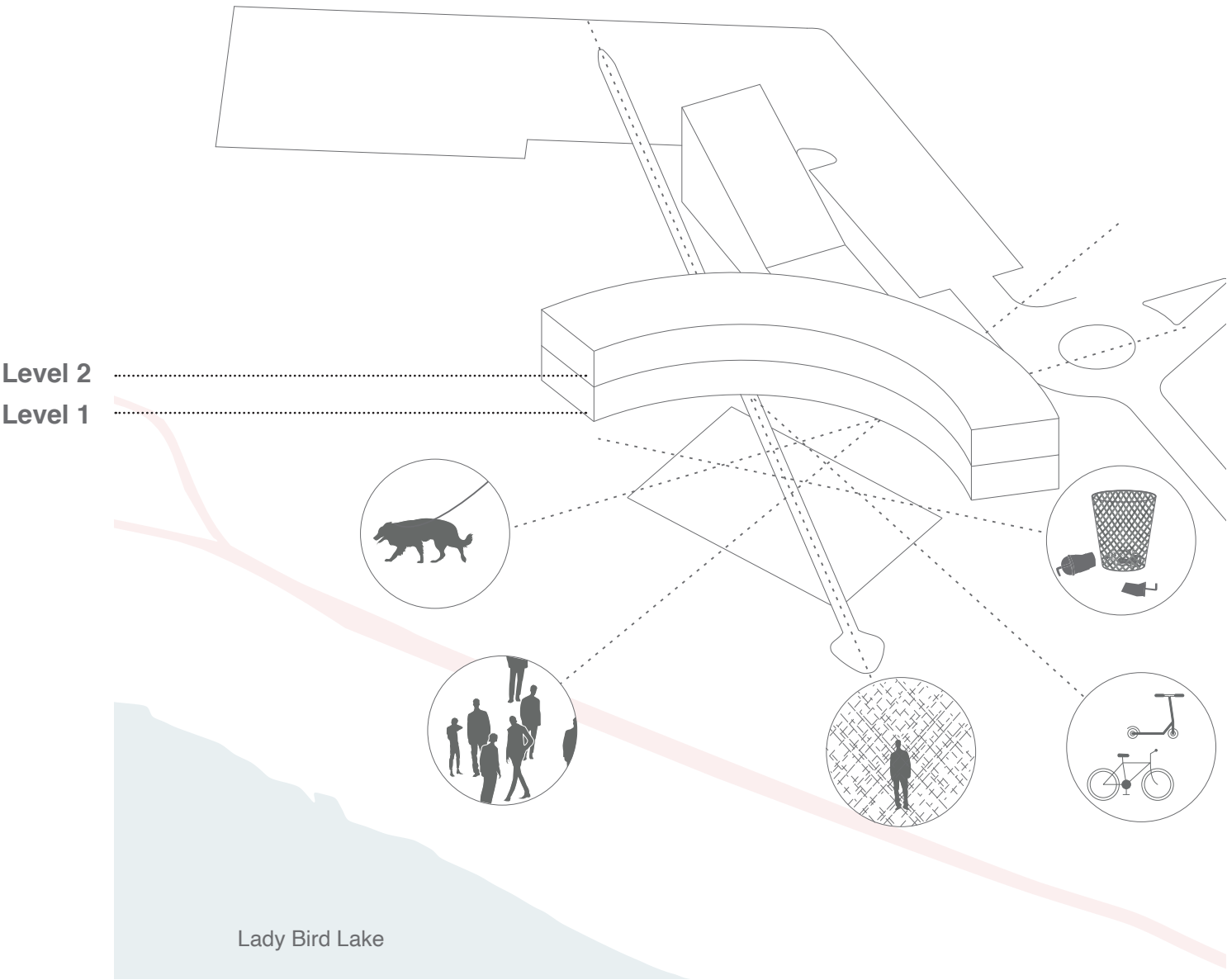
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



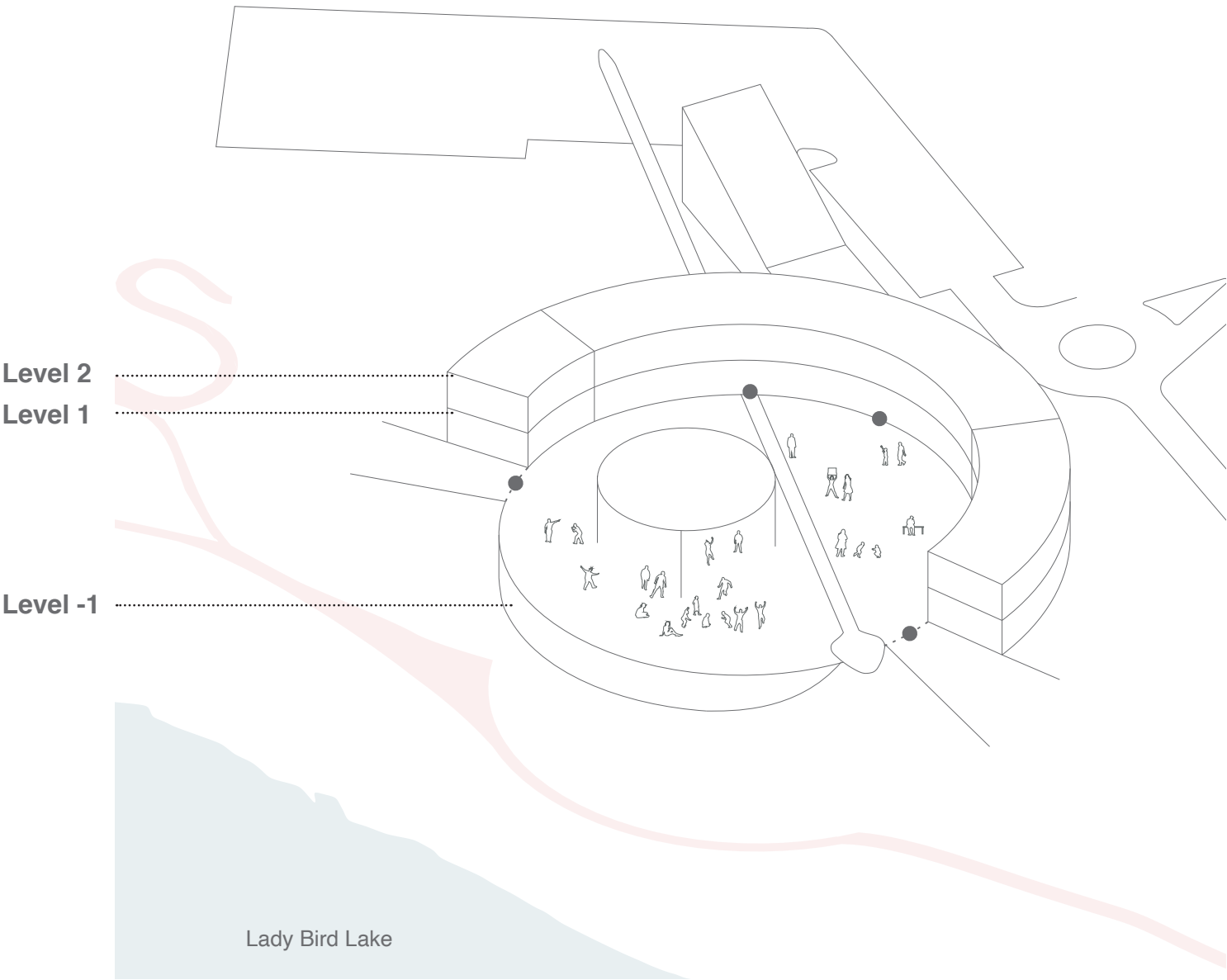
- Existing Phase 1
- New Construction in Phase 2
- New Construction in Phase 3

2018 Plan

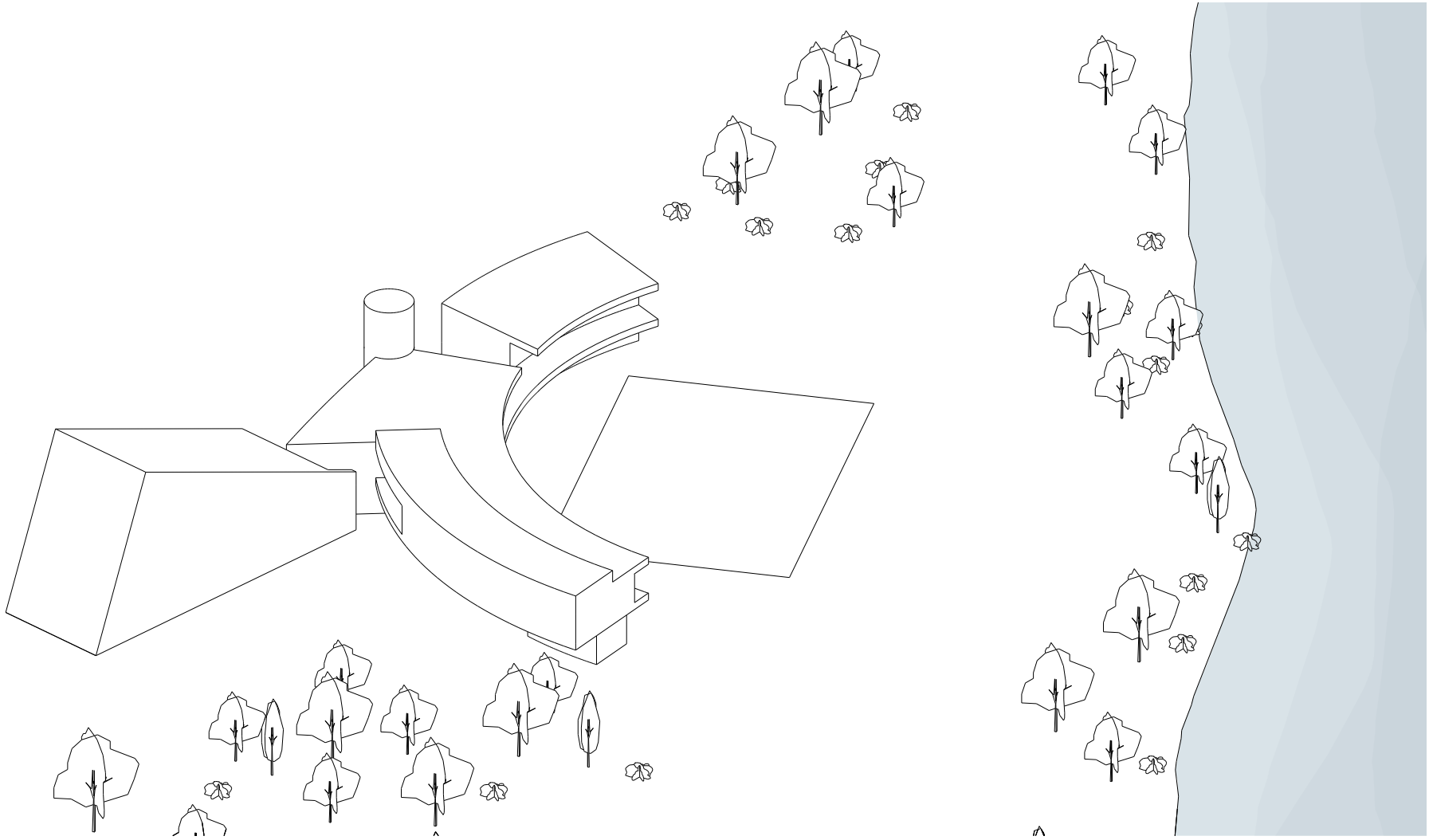




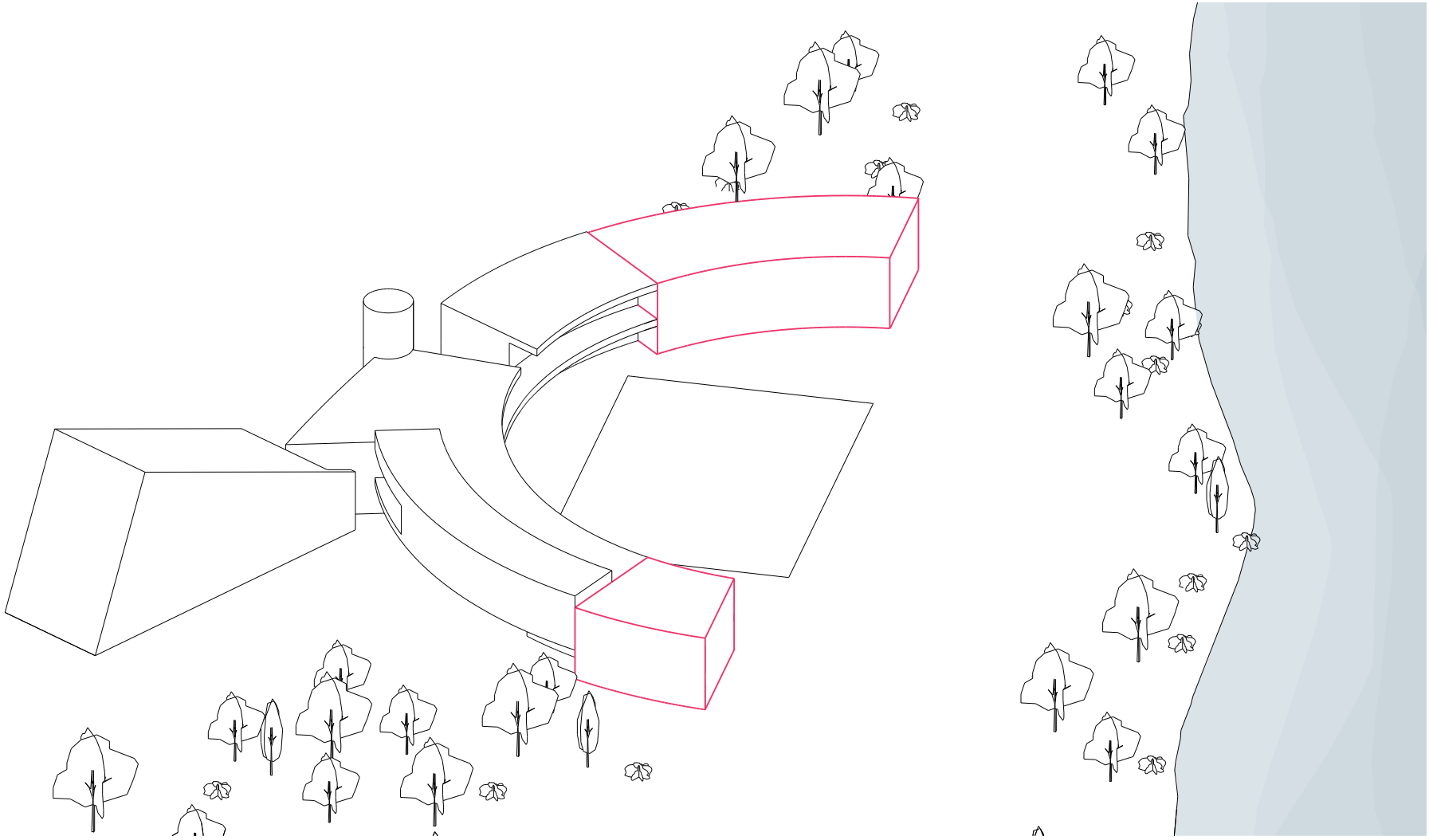
Existing condition of the ESB-MACC Plaza



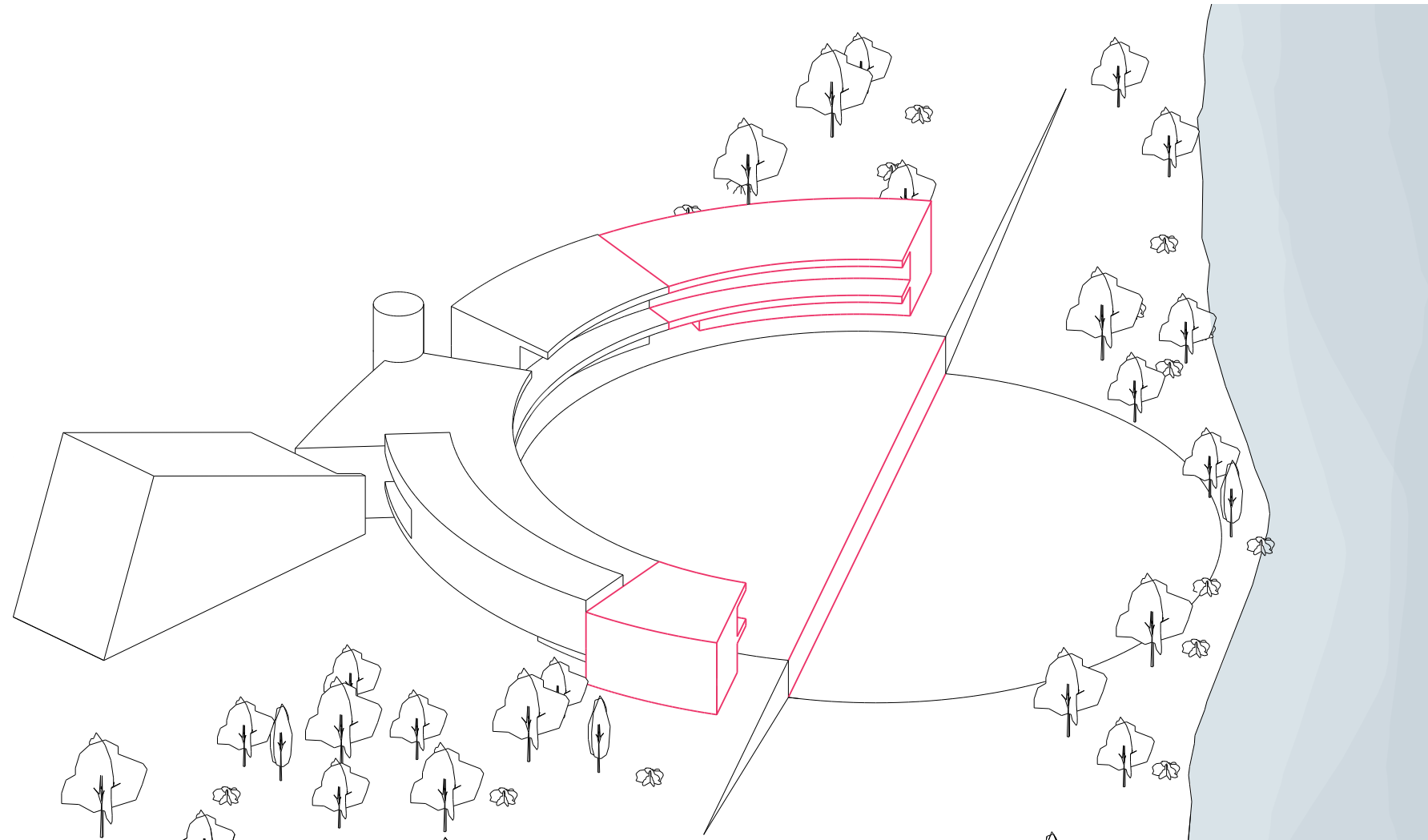
Introduction of a containing wall that limits the Zócalo



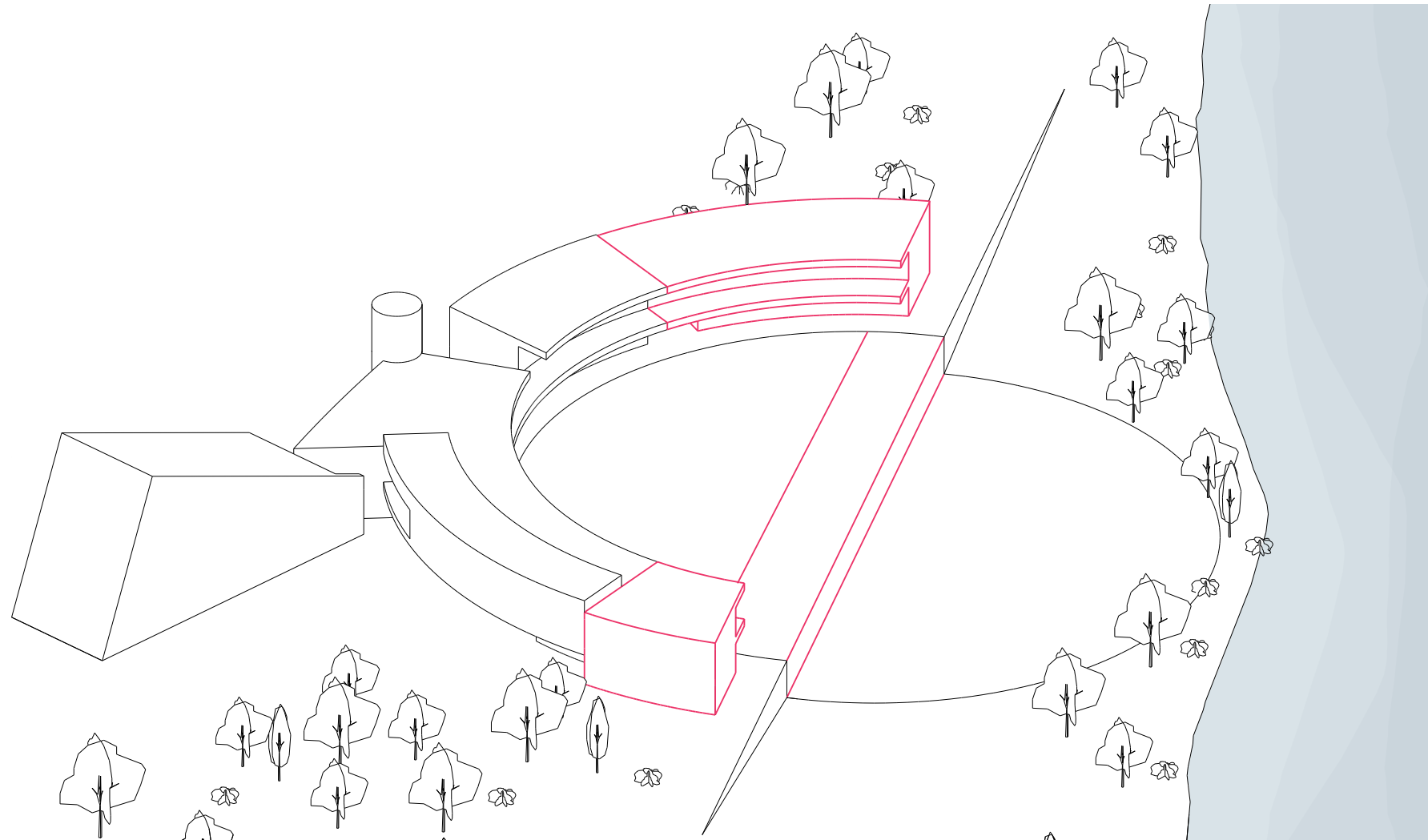
Existing Condition



Extension of North and South wings

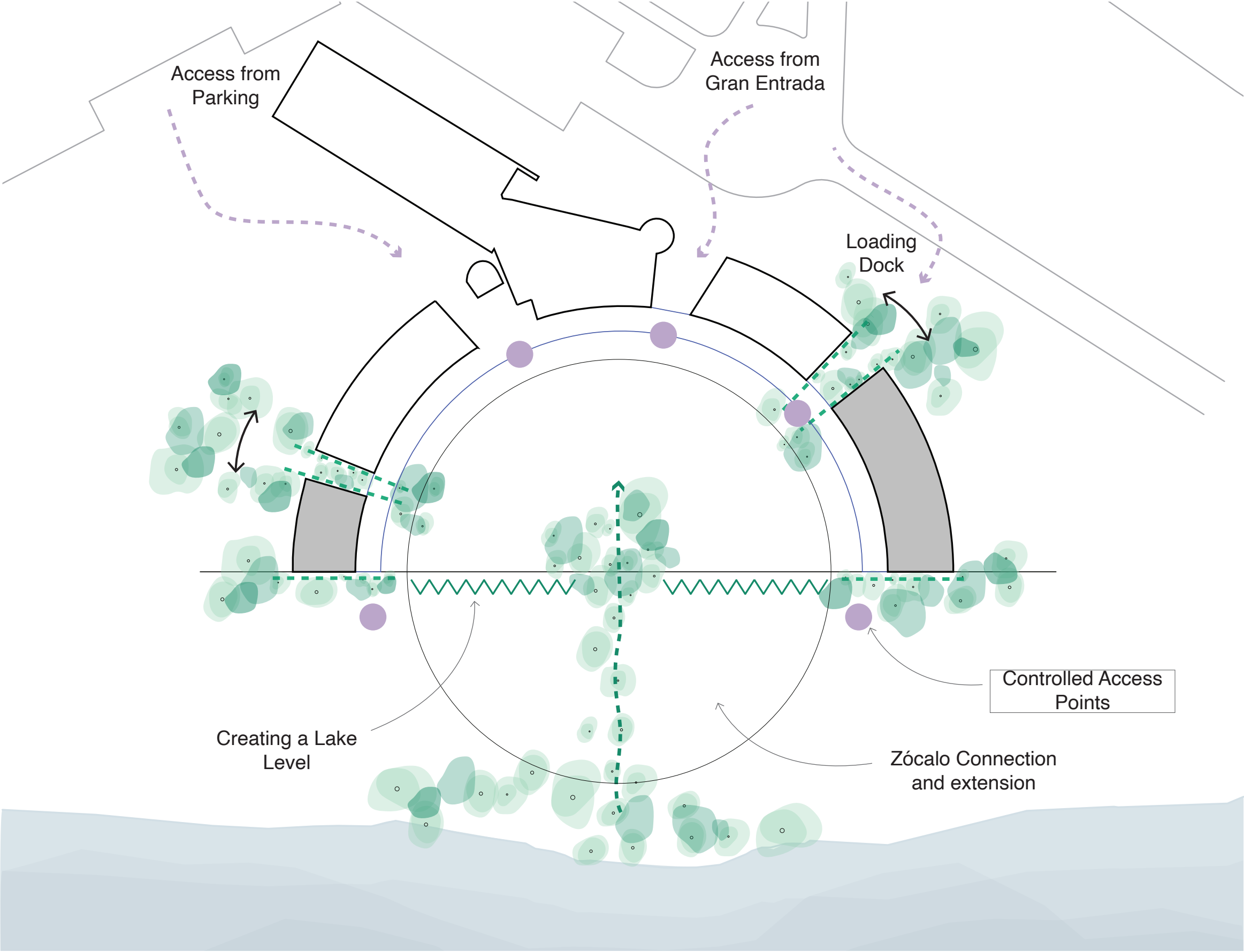


Adding a lake level will provide area to the development while securing the Zócalo

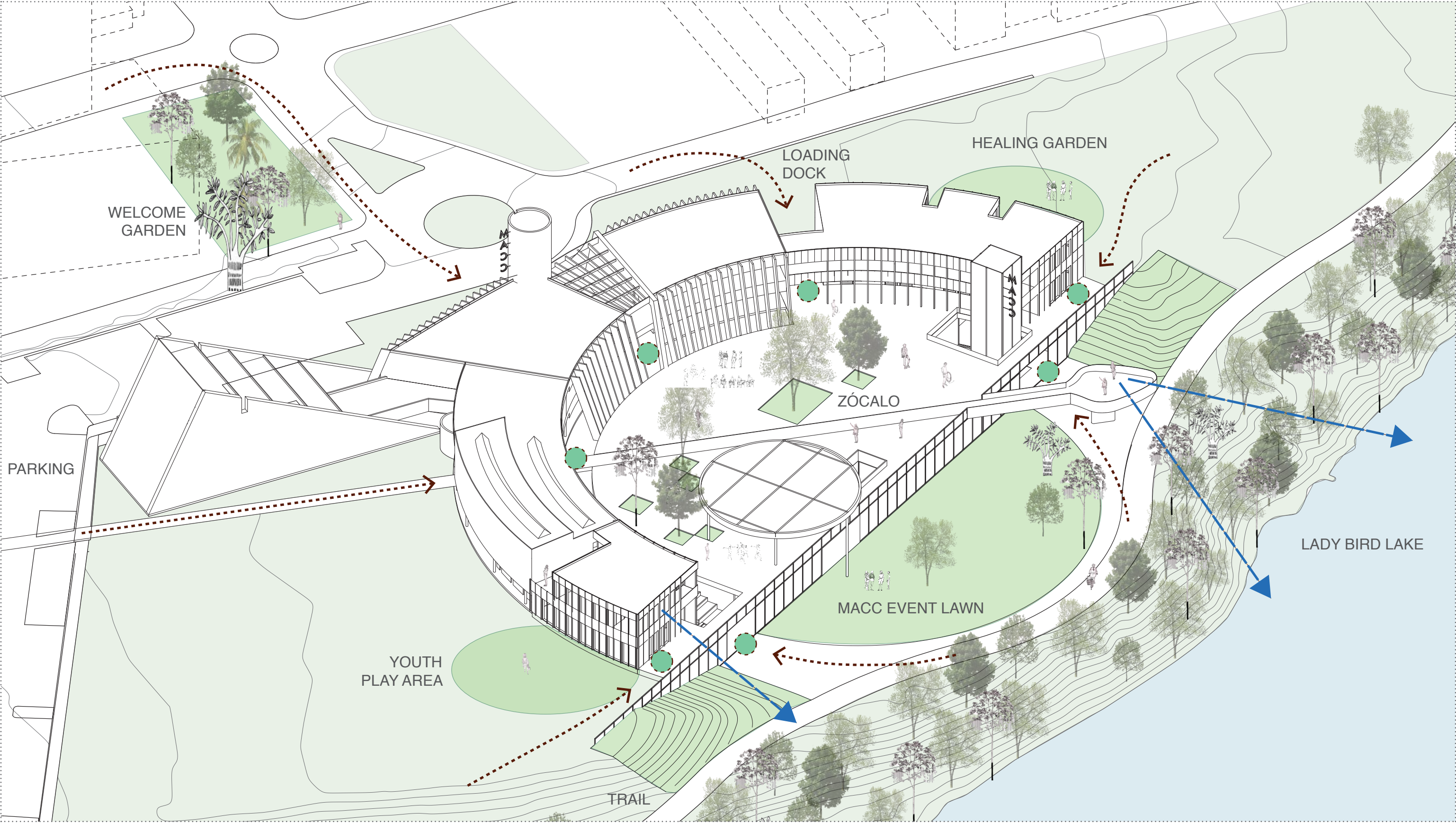


This is where we are today - new wings on the North and South and a Lake Level









YOUTH PLAY AREA

HEALING GARDEN

MACC EVENT
LAWN

TRAIL

SHORELINE

SHORELINE

SHORELINE

SHORELINE

SHORELINE

SHORELINE

SHORELINE



PLANTING ZONE DIAGRAM

- (SHRUBS, FORBS, GRASSES, GROUNDCOVERS)
- | | | | |
|---|---------------------------------|---|---------------------|
| S | RIPARIAN W/ SLOPE STABILIZATION | R | RAIN GARDEN / SWALE |
| P | NATIVE PLANTING AREA | L | LAWN |
| C | CACTUS GARDEN | | |



TREE DIAGRAM

- TREES (QUANTITY IS APPROXIMATE)
- | | | | | | |
|---|-------------------|---|-------------|---|-------|
| ○ | TRANSPLANTED TREE | ● | LARGE TREES | ✱ | PALMS |
| ● | SPECIMEN TREE | ● | SMALL TREES | | |



UNDERSTORY / RIPARIAN



UNDERSTORY / RIPARIAN



SLOPE / RIPARIAN



RAIN GARDEN



SUNNY SLOPE



UNDERSTORY / RIPARIAN



UNDERSTORY / RIPARIAN



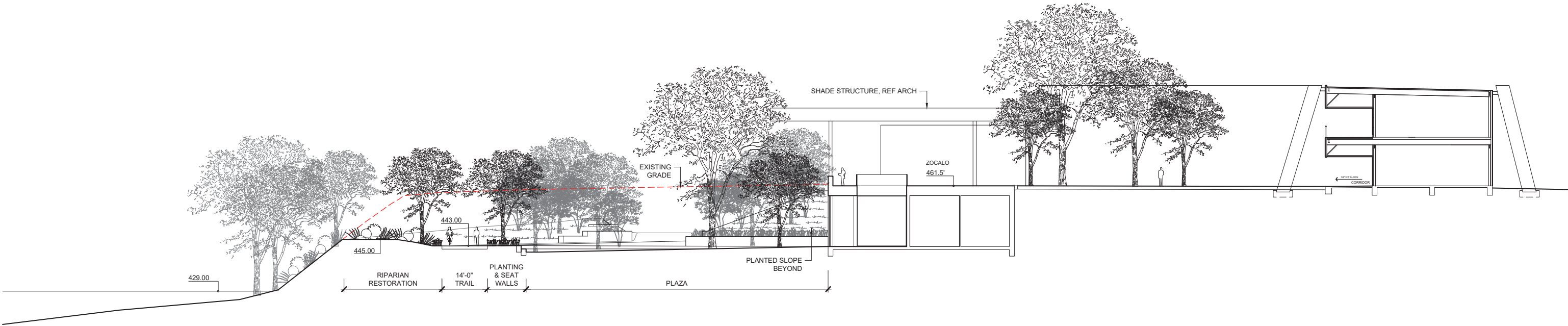
SLOPE / RIPARIAN



RAIN GARDEN

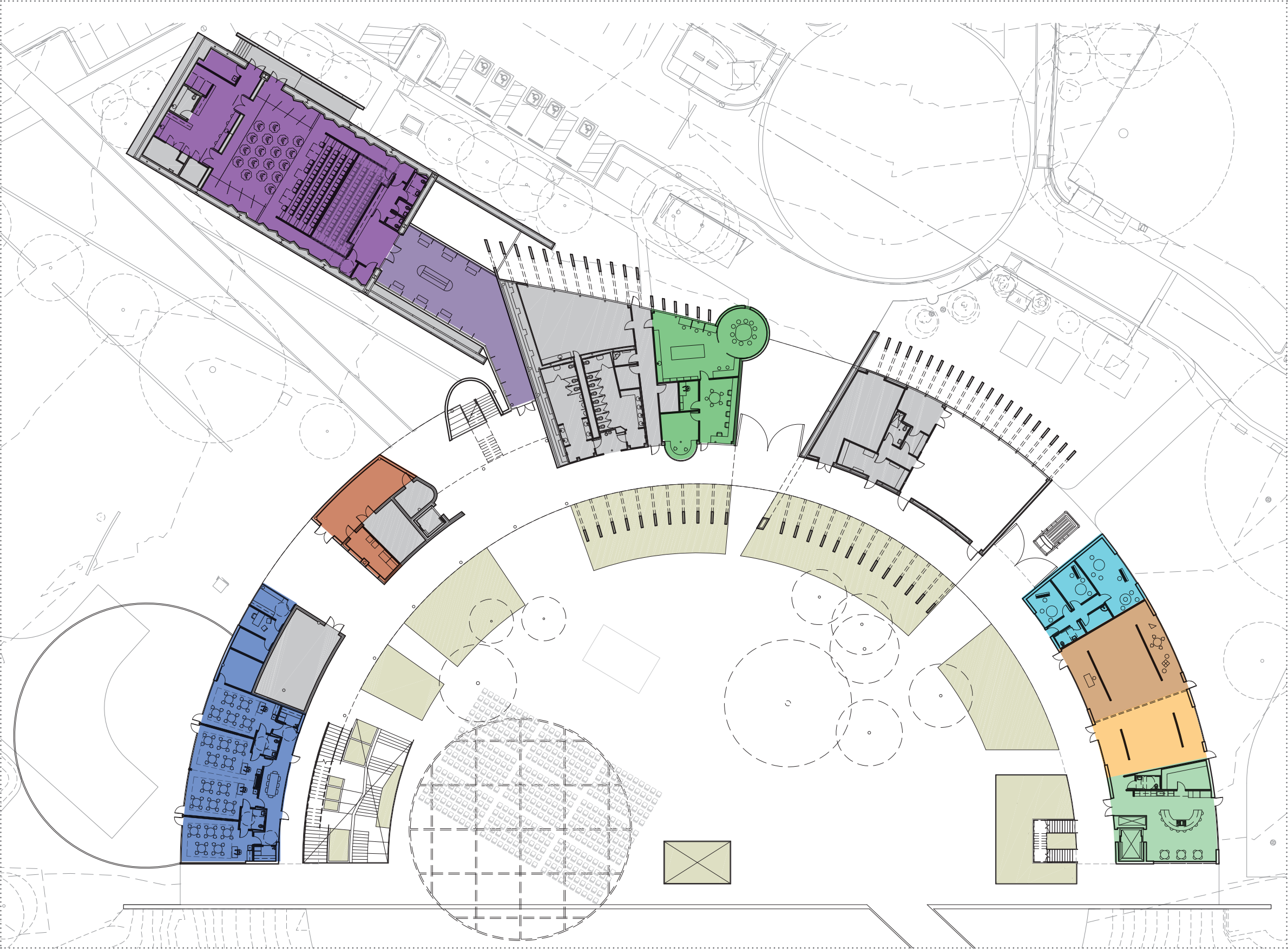


CACTUS GARDEN



○ SITE SECTION @ ZOCALO & LOWER PLAZA
1/16" = 1'-0"



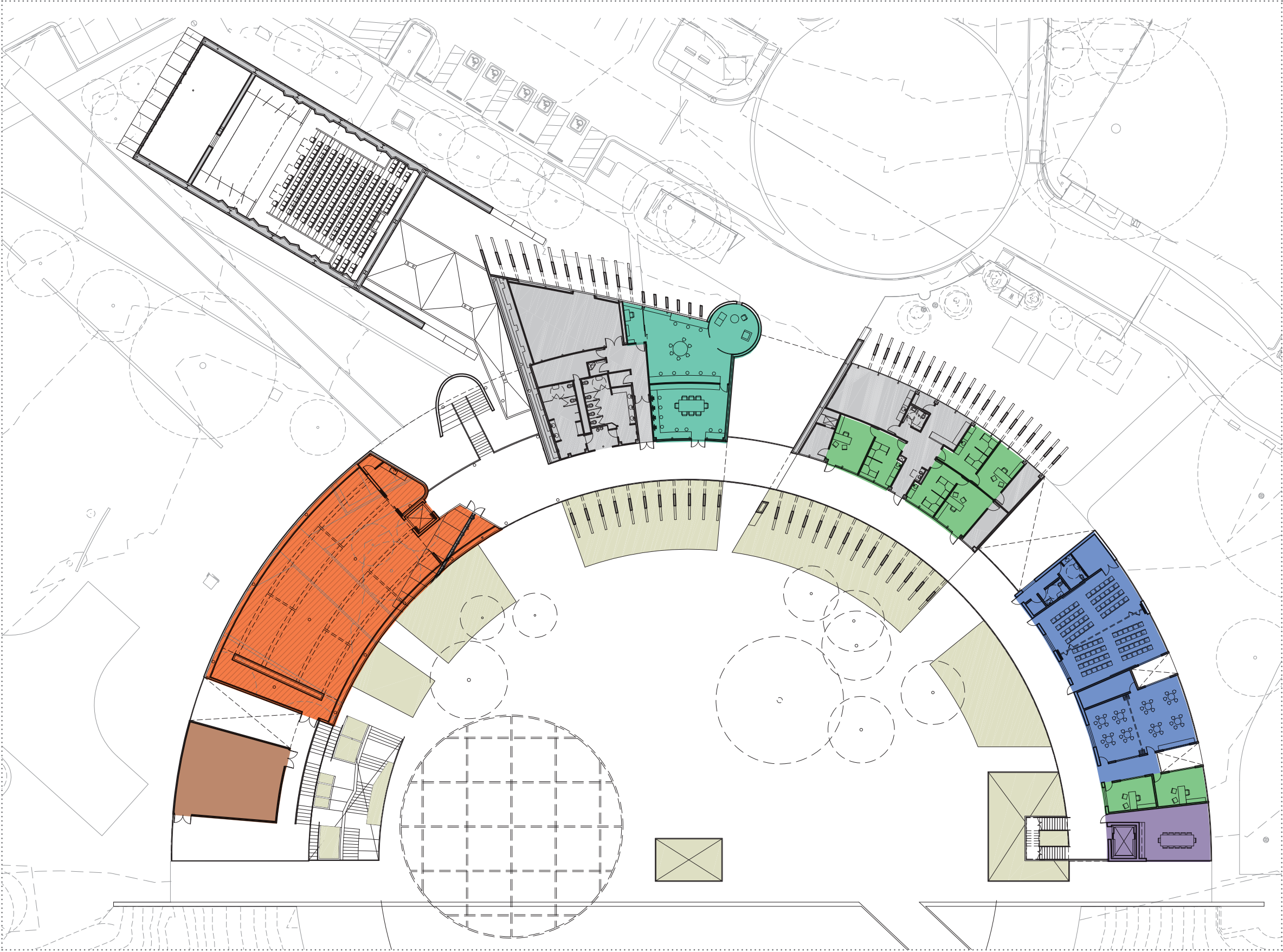


KEY PLAN

- Existing (Non-Renovated Space)
- Youth Education
- Utility / Mechanical
- Multi-use Auditorium
- Auditorium Lobby
- Reception / Visitor Information
- Dance Class
- Music Room
- Community Gallery
- Permanent Gallery
- Teaching Kitchen

SHADE STRUCTURE: diam: 80 ft
Fits: 450 - 500 seats under the shade structure








KEY PLAN

- Existing (Non-Renovated Space)
- Shell
- Artist's Studios
- Library / Media Center
- Offices
- Adult Education
- Conference Room





KEY PLAN

-  Black Box
-  Shell
-  Permanent Gallery
-  Prep. Room





Tatiana Bilbao ESTUDIO

