



# SPOTLIGHTS 2015

## MODEL PROJECTS

### ACTIVATING THE IMAGINE AUSTIN COMPREHENSIVE PLAN

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



A project of the Imagine Austin 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

These inaugural 2015 SPOTLIGHTS recognize recently completed private-sector 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 private sector efforts 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>



# M STATION APARTMENTS

Foundation Communities

2906 E Martin Luther King Jr Boulevard  
Austin, Texas 78702

M-Station is a 150-unit, smoke free, multi-family affordable rental property built and owned by Foundation Communities in East Austin. The community is located on a 13-acre brownfield site bordering the Boggy Creek Greenbelt. M Station provides income-qualified affordable housing to a range of low and moderate income families and individuals, and includes 1, 2, and 3 bedroom units. The development includes an on-site preschool and a Learning Center which offers free adult education opportunities and after-school and summer learning programs for kids. The site includes pathways along Boggy Creek, covered bike parking, and a designated Car2Go spot.

## AFFORDABILITY

Provides income-qualified housing affordable to low income residents & includes units targeted to families transitioning out of homelessness.

## DESIGN

Creates compatible development within a constrained site and improves the urban design character of MLK.

## CONNECTIVITY

Located less than .5 mile from MLK Metro Rail Station & includes pedestrian accessible route to rail & bus service; enhanced pedestrian connectivity; designated Car2Go spaces.

## COMMUNITY BENEFITS

On-site Open Door Preschool for residents & community members; Learning Center provides free after-school and summer learning programs for kids & adult education opportunities.

## NATURAL AND SUSTAINABLE

LEED Platinum Rating; Wetland Preservation; Tree Preservation.

## REVIEW PROCESS

Site zoned TOD-NP; Variance from floodplain regulations was required to build child-care center: Approved through site plan review.



## THE TEAM

**Developer:** Foundation Communities

**Civil Engineer:** Axiom Engineers

**Architect:** Hatch, Ulland + Owen

**Structural Engineer:** Integrity Structural

**MEP:** AYS Engineers

**Landscape Architect:** Winterrowd Contractor: BEC





# THE DENIZEN

Momark Development

2800 South 5th Street  
Austin, Texas 78704



The Denizen is a condominium project developed by Momark Development, located in near-South Austin. Built on ten acres, the project contains 119 total units – 105 flats and 14 townhomes. An adjacent bus stop provides direct bus service to Downtown Austin, and the project is within walking distance of South First Street and South Lamar Boulevard. The project contains numerous shared amenities designed to foster community-building and resident interaction: two dog parks; a pool with adjacent gathering space and outdoor cooking and dining facilities; a community pavilion; walking trails; and a community garden. The site design includes 14 rain gardens designed to intercept, clean, and then slowly release storm water generated on the site. Of the ten acres, three-and-one-half were designed as open space. Much of this open space, including the community garden is accessible to the public.

## AFFORDABILITY

Provides market rate owner-occupied housing at a range of price-points, sizes, and types.

## DESIGN

Creates development compatible with the surrounding neighborhood.

## CONNECTIVITY

Located adjacent to bus stop providing direct service to Downtown;  
Located in a walkable area; provides walking trails on site.

## COMMUNITY BENEFITS

Includes various elements accessible to the general public, including two dog parks and a community garden.

## NATURAL AND SUSTAINABLE

3.5 out of 10 acres preserved as open space; 14 rain gardens; Additional environmental design features.

## REVIEW PROCESS

Site rezoned to SF-6-CO; Conditional overlay limits trips, building footprint, height, and site access; Public Restrictive Covenant requires 2 acres of land for community park, rooftop rainwater harvesting, pedestrian trails, public access, fiscal surety for traffic calming; Approved through subdivision and site plan review.

## THE TEAM

**Developer:** Momark  
**Civil Engineer:** Tom Groll Engineering  
**Architect:** BSD Design (Dallas and Chicago)  
**Landscape Architect:** DWG  
**Contractor:** Skybeck Construction



# TREE

Greystar

Tree includes 336 rental units and 5,000 square feet of retail in a vertical mixed use (VMU) project located in the urban core of Austin. It is located in the South 1st District between 1st Street and South Congress and within close proximity to St. Edwards University and Downtown Austin. The project is located adjacent to a frequent downtown bus line, and it included significant streetscape enhancements along S. First. Development included accommodation of several heritage live oak trees on site, as well as the relocation of two heritage trees.

## AFFORDABILITY

Provides market-rate rental units; 10% of units will be reserved for families earning less than 80% of Median Family Income.

## DESIGN

Creates pedestrian oriented development & enhances streetscape along S. 1st St.; Steps down to adjacent neighborhood while still preserving trees and open space on site.

## CONNECTIVITY

Located adjacent to bus stop providing direct frequent service to downtown; Located in a walkable area; Expanded sidewalk along South 1st Street.; Included addition of signal and left turn lanes benefiting vehicle and pedestrian connectivity.

## COMMUNITY BENEFITS

Introduces neighborhood-serving pedestrian oriented retail; includes publicly accessible open space.

## NATURAL AND SUSTAINABLE

Preserves several large heritage live oak trees and relocated two trees, including a 43" diameter live oak; Innovative environmental design and stormwater features.

## REVIEW PROCESS

Neighborhood Plan Amendment changed Future Land Use from Civic to Mixed Use; Site rezoned to GO-V-CO-NP; Conditional Overlay limits impervious cover, driveways, uses; Vertical Mixed Use Overlay requires that 10% of units be affordable to 80% MFI; Traffic Impact Analysis required developer to pay a portion of the cost of left hand turn lanes & new signal; Approved through site plan review.

3715 South 1st Street  
Austin TX 787804



## THE TEAM

**Developer:** Greystar  
**Civil Engineer:** Big Red Dog  
**Architect:** Meeks + Partners  
**Landscape Architect:** TBG  
**Contractor:** Greystar (internal construction 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.



Comprehensive Plan