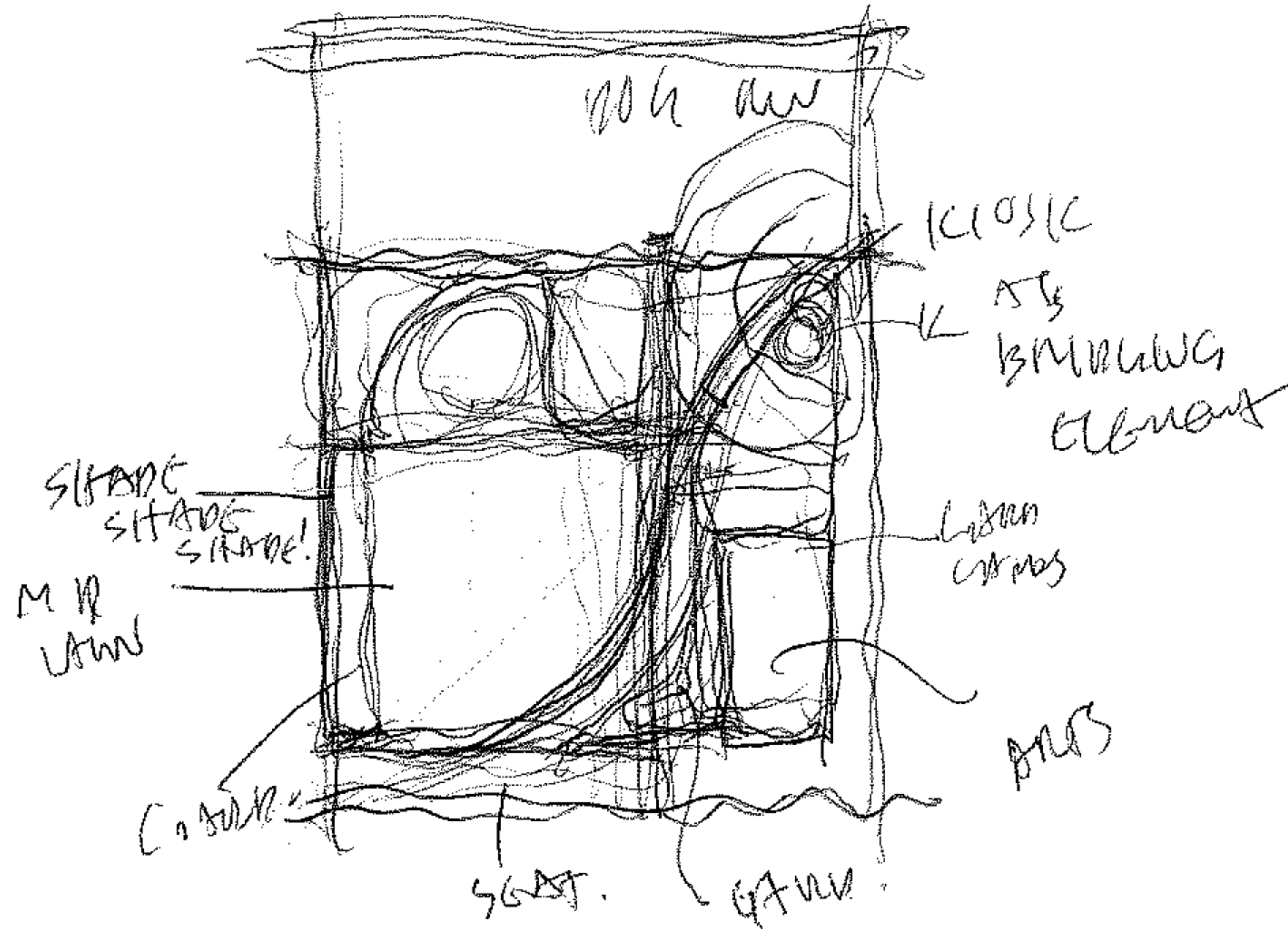


Concept B

Compared with Concepts A and C, this concept features more elementary or formal geometry and is perhaps the most "urban" of the three concepts. The Park is subdivided into a collection of small program spaces that occasionally overlap and connect with a matrix of crisp straight lines that are a continuation of the Modern aesthetic established by the Federal Courthouse.





Display garden



Sloped formal lawn



Flexible games area



Movable seating

Concept B - Plan

The layout for this concept consists of four major spaces; the 5th St terrace, dog run, main lawn, and display gardens. In this concept, great emphasis is placed on the 5th St edge due to its commanding views across the park and logical extension of the Federal Court Plaza. It is a very efficient plan that is organized around a series of straight targets connecting to the energy along 5th St. It includes a high level of programming for people that use the Park on a daily basis, and enough room for medium sized events that are currently using the Park.

A: Plaza extension with food kiosk, interactive children's features, cafe seating and stepped seating

B: 22,000 square feet of event lawn

C: Native display gardens with a diverse group of plant material and identifying tags

D: "Auction Oaks" preservation area to be protected

E: Existing deck and seating to be protected

F: Transit station with formal streetscape and seat walls provided by CapMetro

G: Game and flexible use area for bocce, ping-pong, washers, etc. on crushed stone aggregate

H: Stepped seat walls

I: Corner icon

J: Fenced dog area



15%

Designed area that reads below .5 foot candles;
which is the minimum amount recommended;
Baseline is 98%

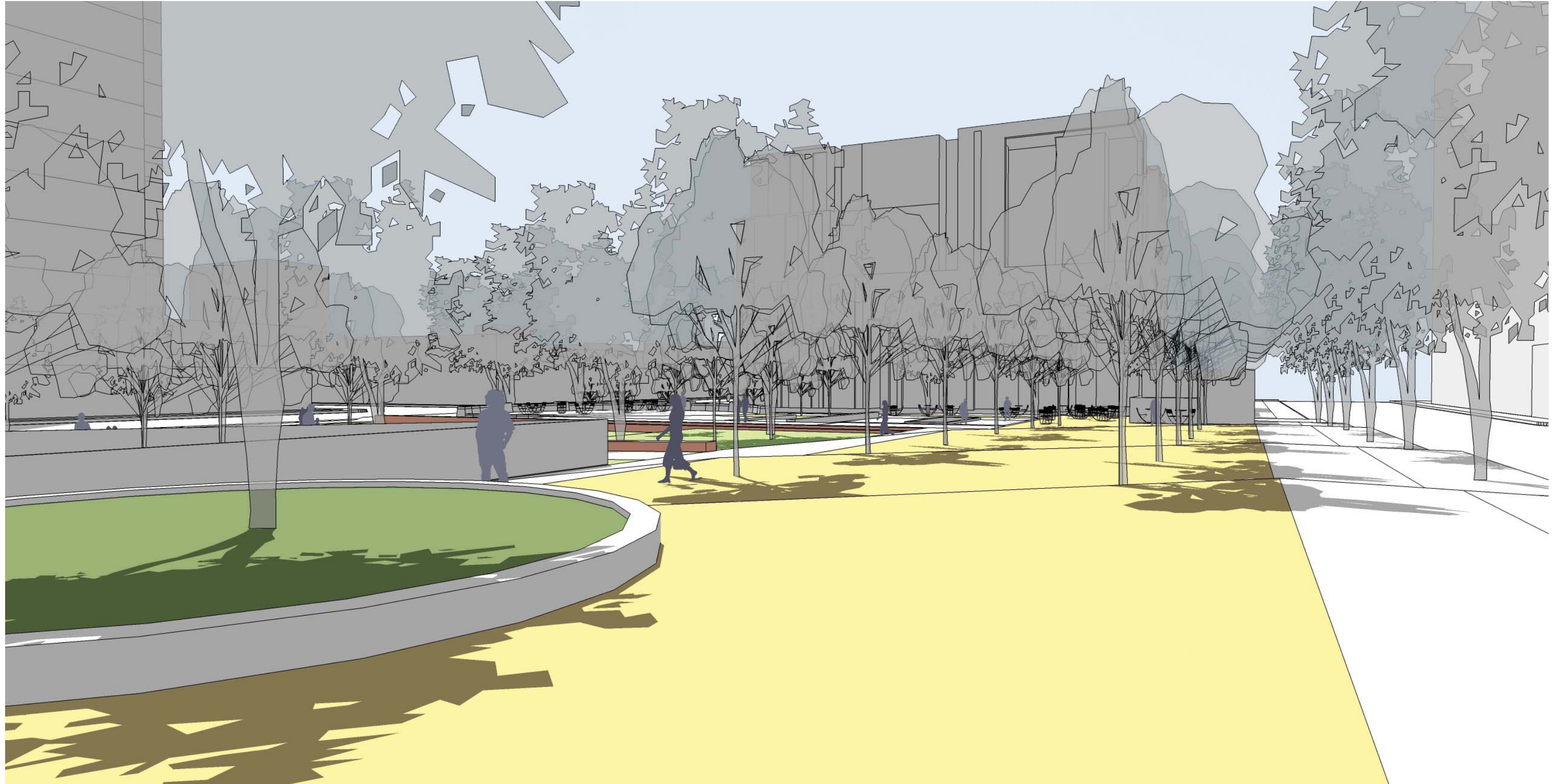
81%

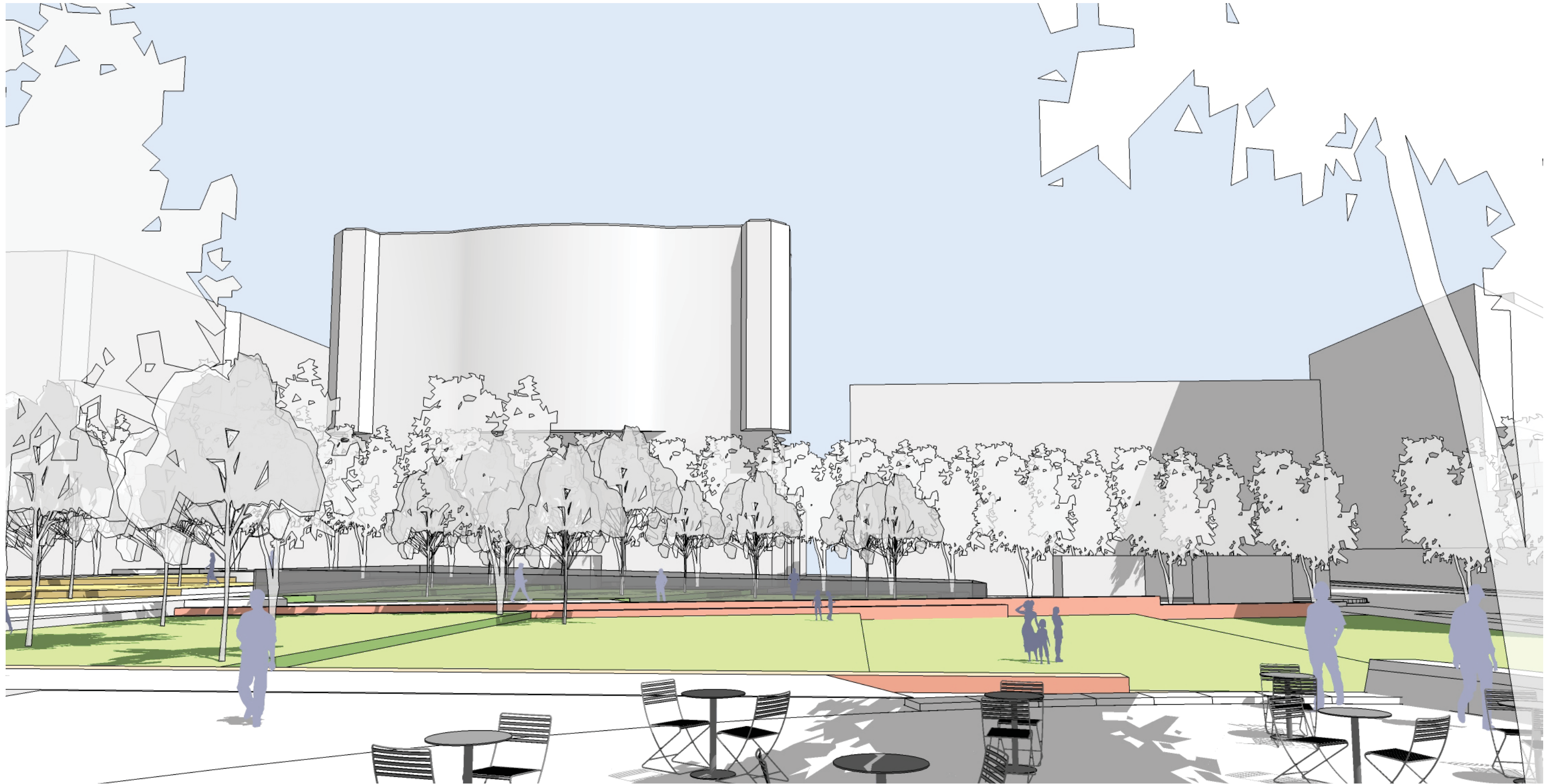
Total frontage that has open views from the
street between 2.5' and 7'; Baseline is 95%



Bird's eye perspective of Concept B looking northwest

- A: Plaza extension with food kiosk, interactive children's features, cafe seating, and stepped seating
- B: 22,000 square feet of event lawn
- C: Native display gardens with a diverse group of plant material and identifying tags
- D: Auction oak preservation area to be protected
- E: Existing deck and seating to be protected
- F: Transit station with formal streetscape and seat walls provided by CapMetro
- G: Game and flexible use area for bocce, ping-pong, washers, etc. on crushed stone aggregate
- H: Stepped seat walls
- I: Corner icon (not shown in perspective, refer to plan)
- J: Fenced dog area





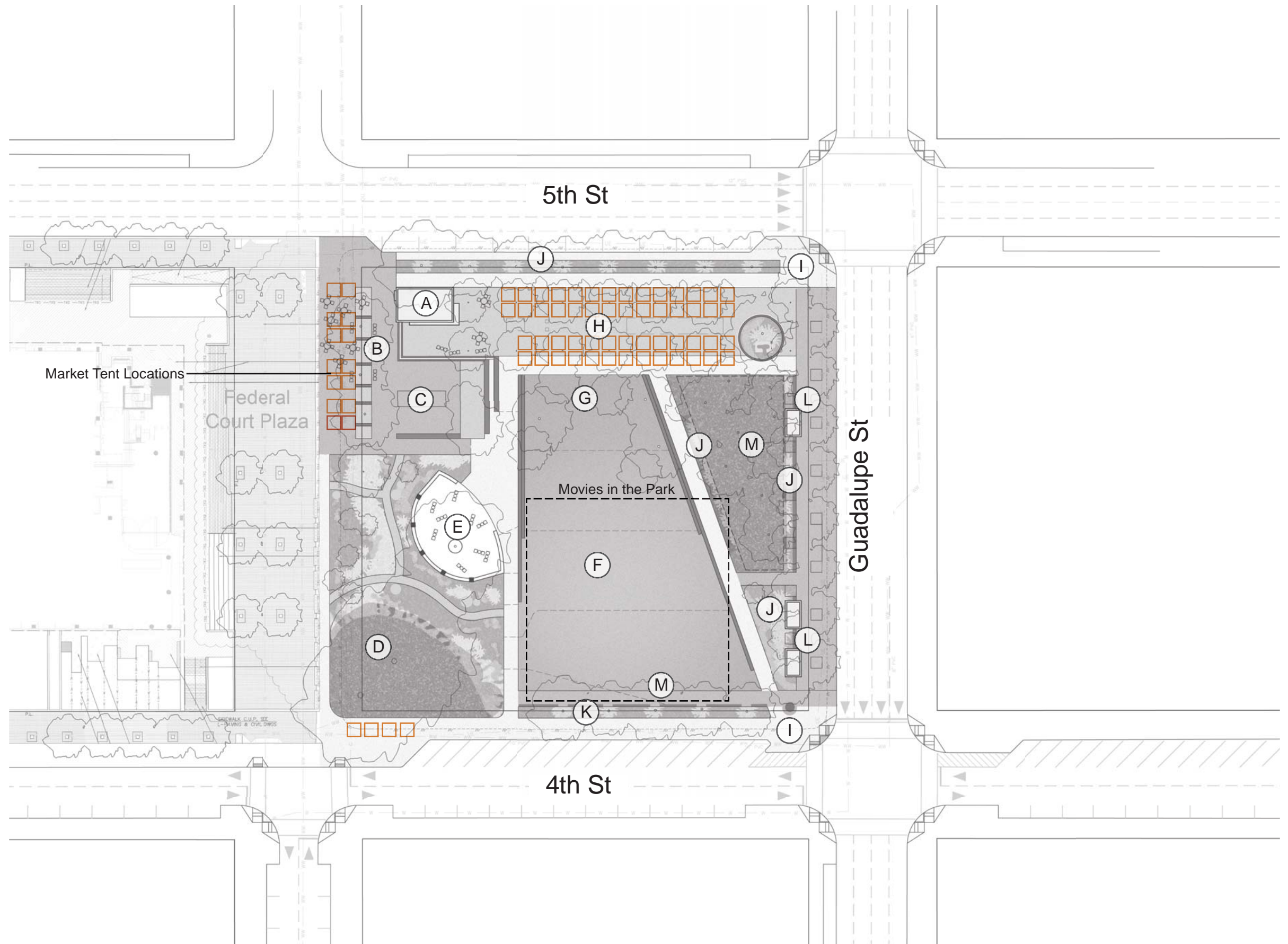
Perspective of Concept B looking east from existing deck across lawn

Concept B - Program

The program for this option focuses around maximum flexibility for both event and daily uses. The edges of the Park provide a variety of activities, visual interest, and surfaces while the core of the park is open and flexible.

In addition to the 40 tents set up in the Federal Court Plaza pending an agreement with the General Services Administration, the Farmers' Market would be able to set up along the promenade, with shopper circulation looping from the kiosk back to the deck and existing "Auction Oaks." Movies in the Park and other staged activities can easily fit in the open lawn, with loading access from 4th St.

- A: Food Kiosk and Bathrooms
- B: Cafe and Multipurpose Plaza
- C: Children's Area
- D: "Auction Oaks" Preservation Area to be protected
- E: Existing Deck and Seating to be protected
- F: Open Lawn
- G: Shaded Lawn and Slopes
- H: Game and flexible use area for bocce, ping-pong, washers, etc. on crushed stone aggregate
- I: Corner Plaza (Bike Storage, Event Queue, Art Display)
- J: Planting Area and Buffer
- K: Seating Area
- L: Transit Shelters and Seating
- M: Fenced Dog Area

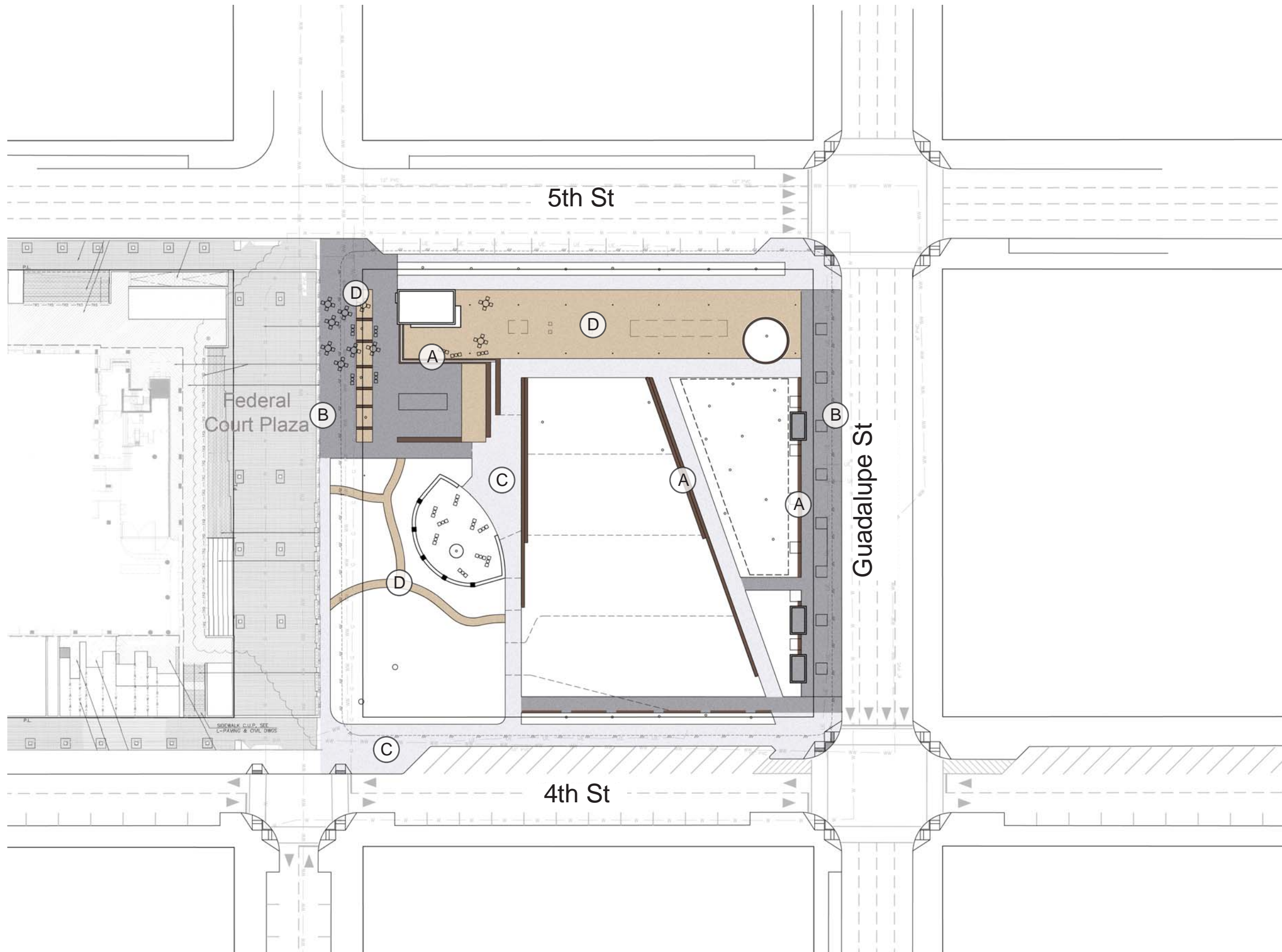


12%

Area of Park designed for dedicated to arts or creative programming; Baseline is 2%

68%

Area of Park that is "flexible"; can accommodate more than one use; Baseline is 85%



Concept B - Hardscape

This concept extends paving from the Federal Court Plaza to cover the cafe seating and children's area, with additional matching paving along Guadalupe St. Frontage along 5th St features a large crushed aggregate surface, while most of the interior walks are concrete. Stone walls and steps provide an accent at grade breaks and edges, as well as flexible seating.

A: Stone seating or steps

B: Paver materials to match style of Federal Court Plaza

C: Broom finish concrete

D: Crushed aggregate surface (Considered 50% pervious)

47%

Total designed park impervious cover;
Baseline is 25%

Concept B - Softscape

Plantings in this concept are limited to simple buffering in much of the Park, but feature a diverse native display garden with identification tags and careful composition.

A: Existing Wood Chip Mulch

B: Native Ornamental Plantings Including Flowers, Grasses, Shrubs, Etc.

C: Drought Tolerant Turf

D: Native Display Gardens



15%

Total seasonal plantings; Baseline is 6%

9%

Area of understory plantings providing wildlife food sources; Baseline is 4%

22%

Total lawn or mowed cover (22,000 sf can support events up to 2,000 people); Baseline is 63%



Concept B - Trees

This concept preserves most of the trees on site, with an emphasis on in-filling existing tree stands with new or relocated trees. The Guadalupe and 5th St frontages are defined by an organized grid of deciduous trees, which provide structure and a sense of urbanism in those areas.

- A: Deciduous Trees in Formalized Pattern
- B: Relocated and New Deciduous Trees
- C: New Oak Tree
- D: Existing "Auction Oaks"
- E: Existing Oaks
- F: Existing Mixed Hardwoods
- G: Proposed Mexican Sycamores at Federal Court Plaza

15%

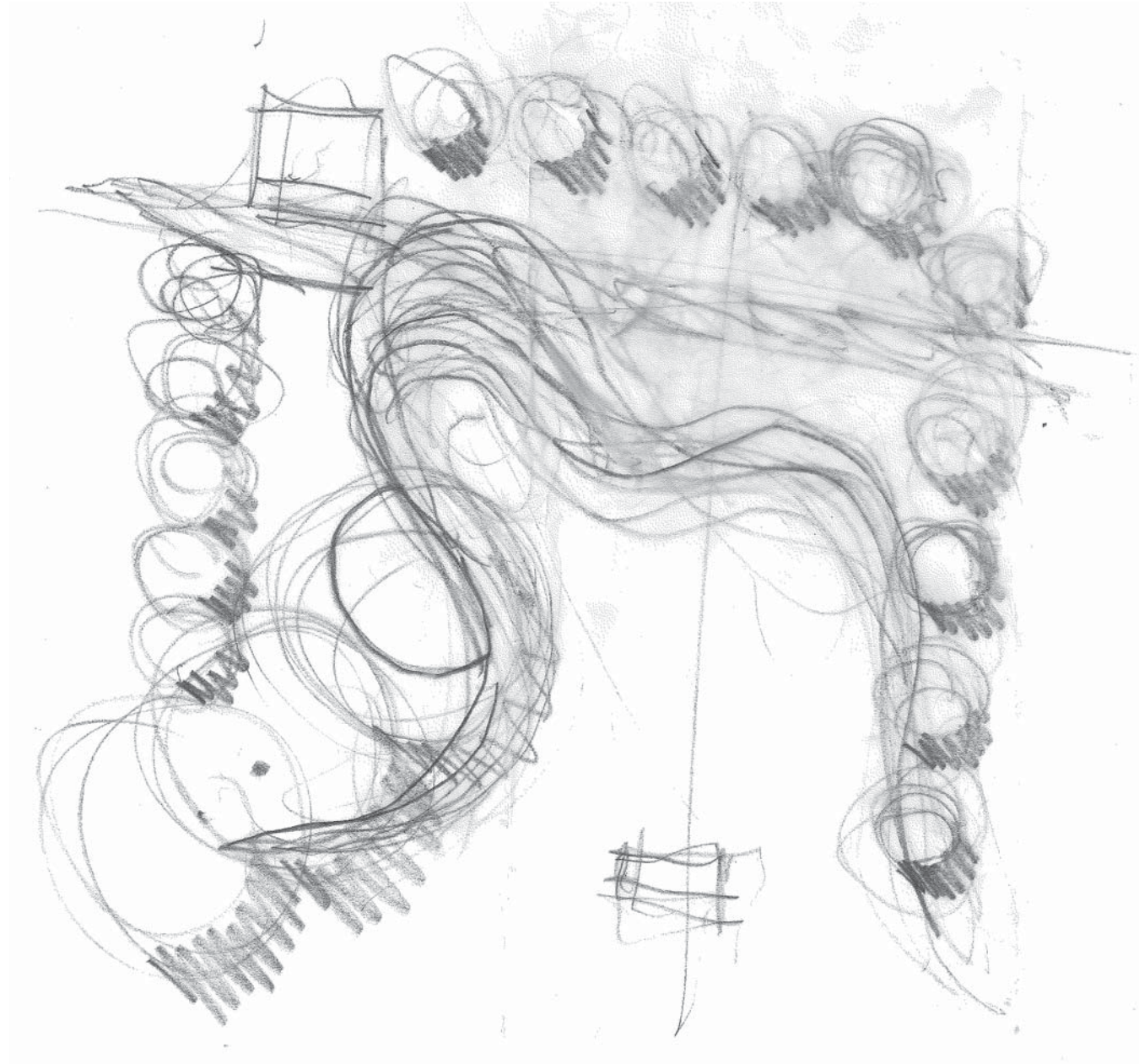
Tree canopy cover with seasonal interest

47%

Total existing tree canopy cover; Baseline is 40%

Concept C

Both Shoal and Waller Creeks played a role in the development and shape of downtown Austin. This concept takes the general look and feel of a creek carving through the land and applies it to the Park geography. It features a main curved gesture which links various components of the Park together and exposes layers of interest.





Flexible programming areas



Animal pond



Large food kiosk and architectural seating area



Non-traditional seating options

Concept C - Plan

The layout for this concept features a large, curving, walkway that surrounds a two-chambered lawn area. Edge conditions feature stepped walls and program items, with the central feature being a naturalized turtle pond that spills into a lower basin along the curved walk.

A: Major food kiosk, cafe seating, and bathrooms

B: 27,000 square feet of event lawn

C: Flexible event space with movable children's play items

D: "Auction Oaks" preservation area to be protected

E: Existing deck and seating to be protected

F: Transit station with formal streetscape and seat walls provided by CapMetro

G: Game and flexible use area for bocce, ping-pong, washers, etc. on crushed stone aggregate

H: Stepped seat walls

I: Corner icon

J: Formal plantings and major art piece

K: Food truck/trailer with utility connections

L: Sculptural form for seating or skateboarding

M: Turtle pond and aquatic plantings



20%

Total area that reads below .5 foot candles;
which is the minimum amount recommended;
Baseline is 98%

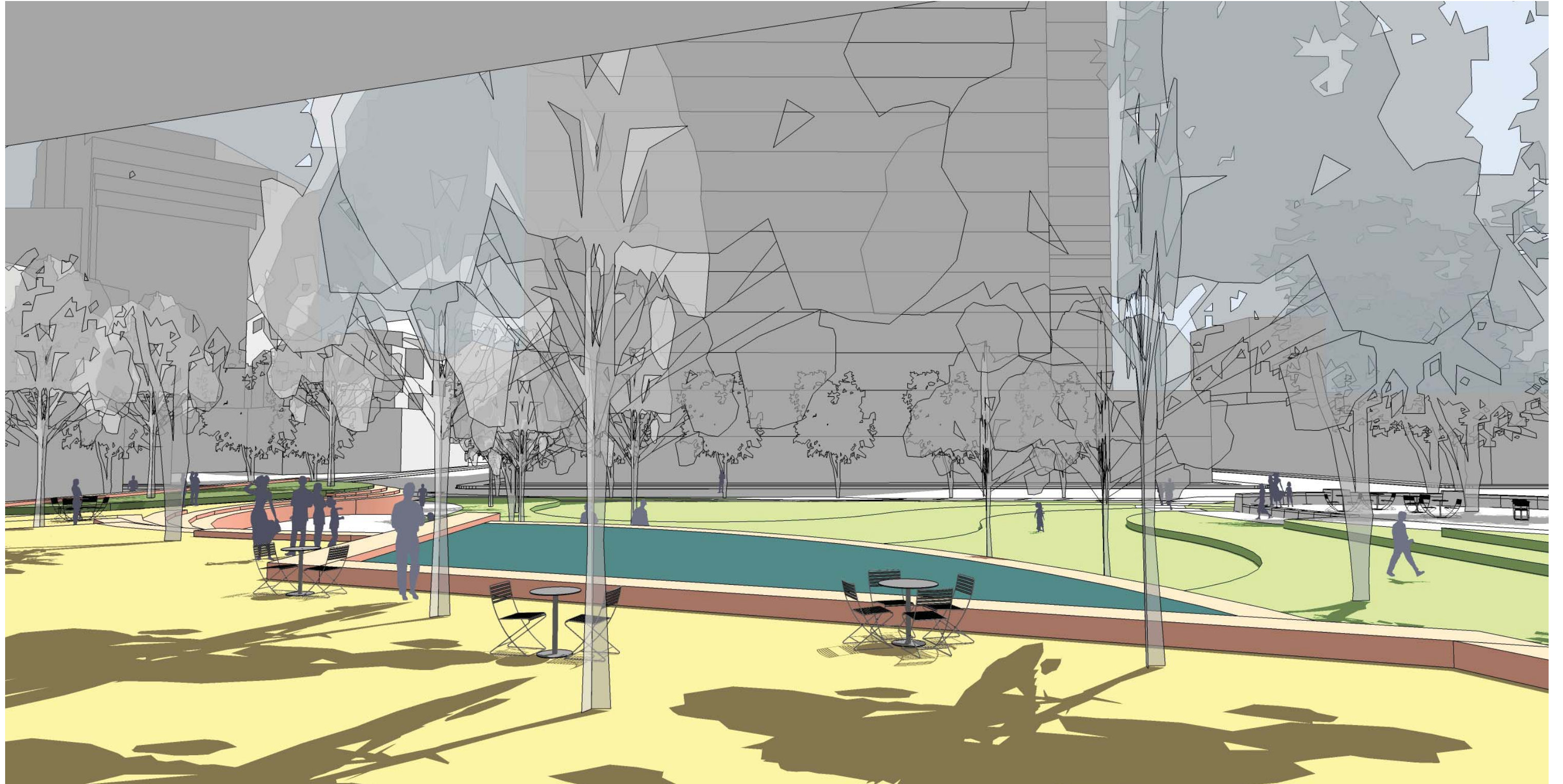
88%

Total frontage that has open views from the
street between 2.5' and 7'; Baseline is 95%



Bird's eye perspective of Concept C looking northwest

- A: Major food kiosk, cafe seating, and bathrooms
- B: 27,000 square feet of event lawn
- C: Flexible event space with movable children's play items
- D: "Auction Oaks" preservation area to be protected
- E: Existing deck and seating to be protected
- F: Transit station with formal streetscape and seat walls provided by CapMetro
- G: Game and flexible use area for bocce, ping-pong, washers, etc. on crushed stone aggregate
- H: Stepped seat walls
- I: Corner icon (not shown in perspective, refer to plan)
- J: Formal plantings and major art piece
- K: Food truck/trailer with utility connections
- L: Sculptural form for seating or skateboarding
- M: Turtle pond and aquatic plantings



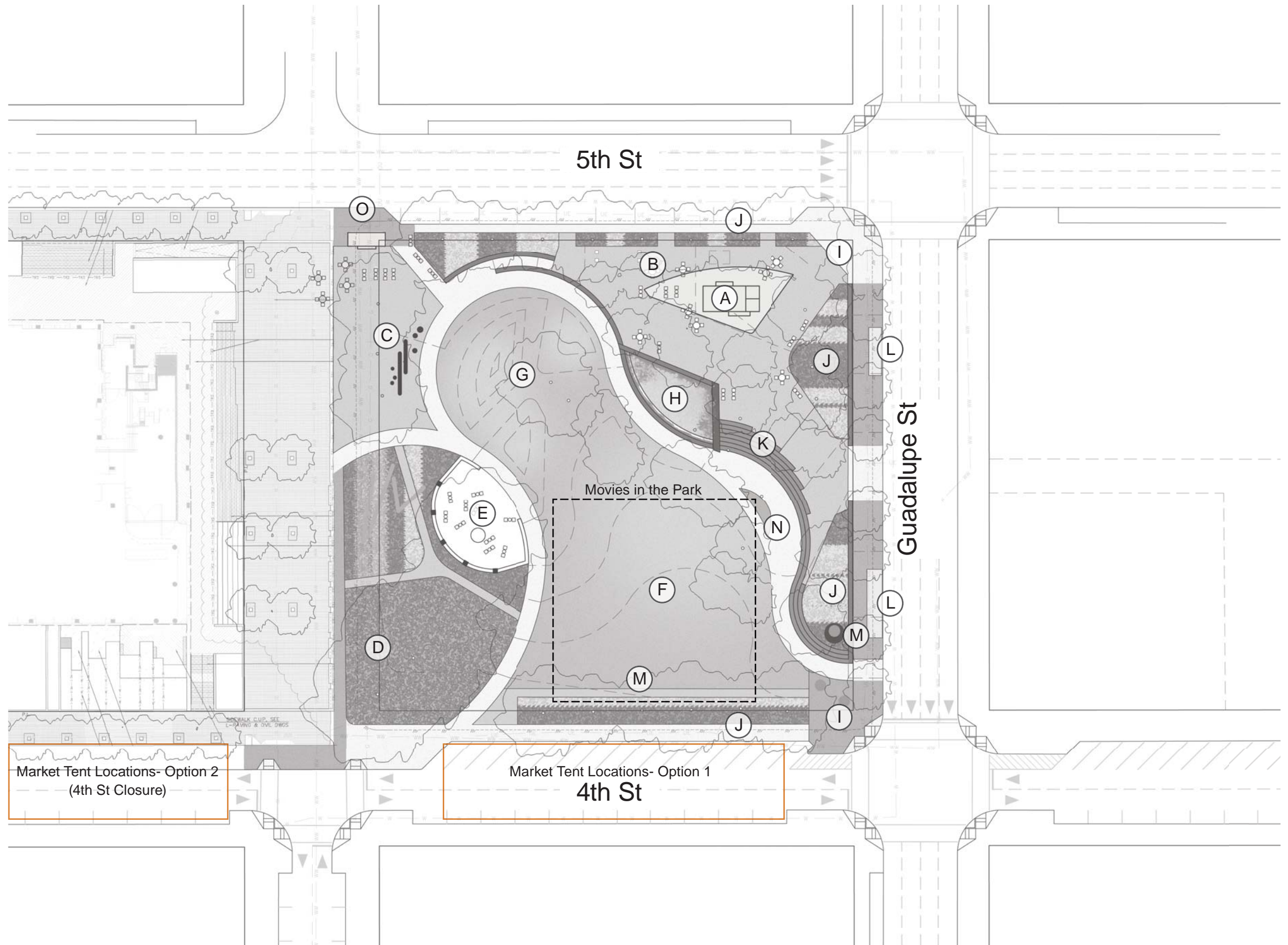


Concept C - Program

The program for this option is strung along the curved walkway that defines the edges of the Park. It is dominated by an upper terrace area that includes flexible space, cafe seating and an iconic dining structure. The frontage at the new Federal Court Plaza features a food truck/trailer space which can change as needed.

Due to the informal structure of this option, the Farmers' Market would need to set up in 4th St as it expands, leaving the park open to regular use during market time.

- A: Food Kiosk and Bathrooms
- B: Cafe and Flex Area
- C: Flex Area with Children's Activities
- D: "Auction Oaks" Preservation Area
- E: Existing Deck and Seating
- F: Open Lawn
- G: Shaded Lawn and Slopes
- H: Turtle Pond
- I: Corner Plaza (Bike Storage, Event Queue)
- J: Planting Area and Buffer
- K: Seating Steps/Event Seating
- L: Transit station with formal streetscape and seat walls provided by CapMetro
- M: Corner Icon
- N: Skateboarding Feature
- O: Food Truck/Trailer

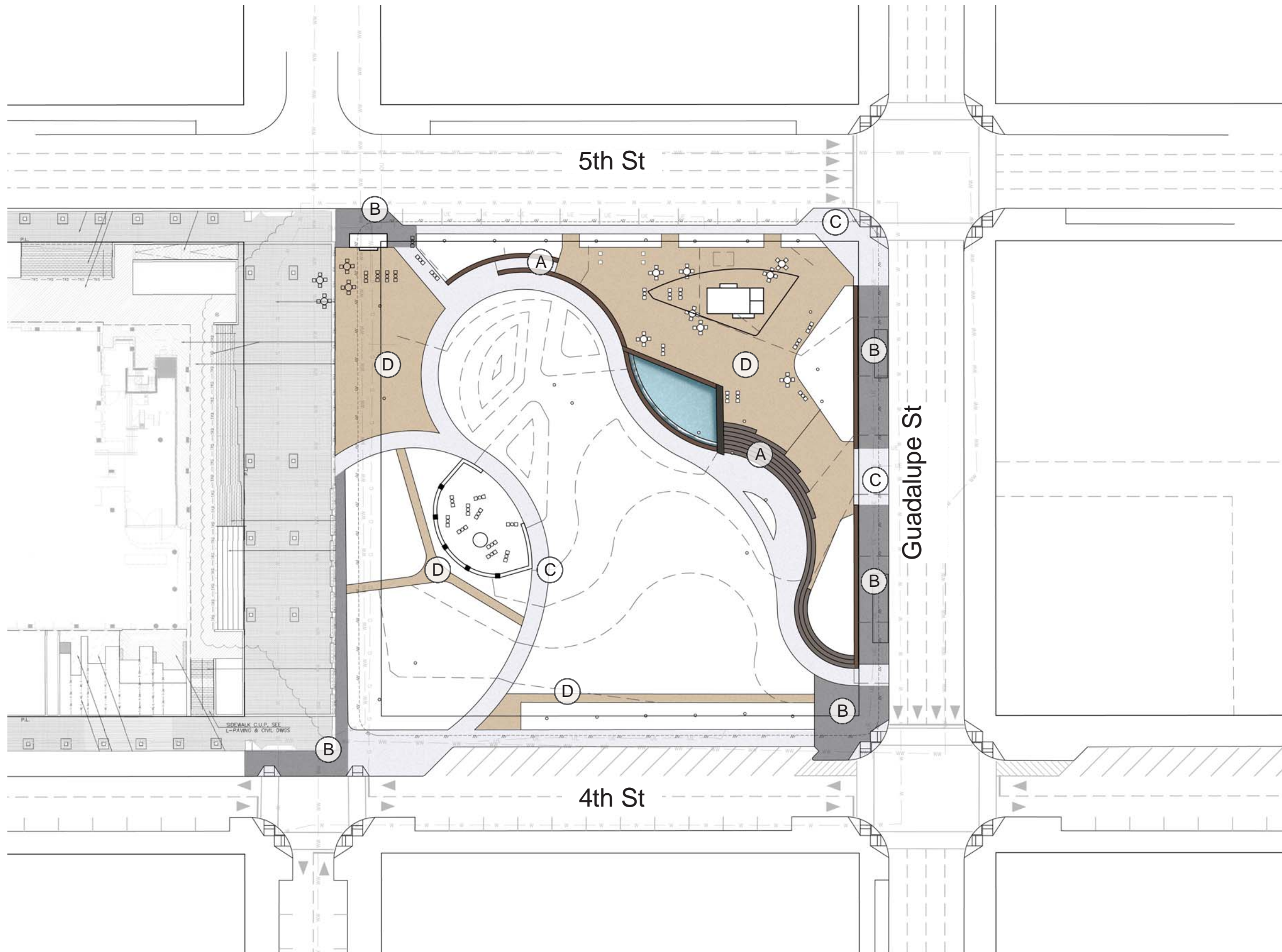


9%

Area of park currently dedicated to arts or creative programming; Baseline is 2%

65%

Area of park that is "flexible"; can accommodate more than one use; Baseline is 85%



Concept C - Hardscape

This concept provides large aggregate surface areas for a more flexible and naturalistic feel. It utilizes simple concrete finishes in the Park interior due to the construction constraints related to curved layouts, and includes textured paving that signifies the bus/waiting zones.

A: Stone seating or steps

B: Paver materials to match style of Federal Court Plaza

C: Broom finish concrete

D: Crushed aggregate surface (Considered 50% pervious)

42%

Total existing park impervious cover;
Baseline is 25%

Concept C - Softscape

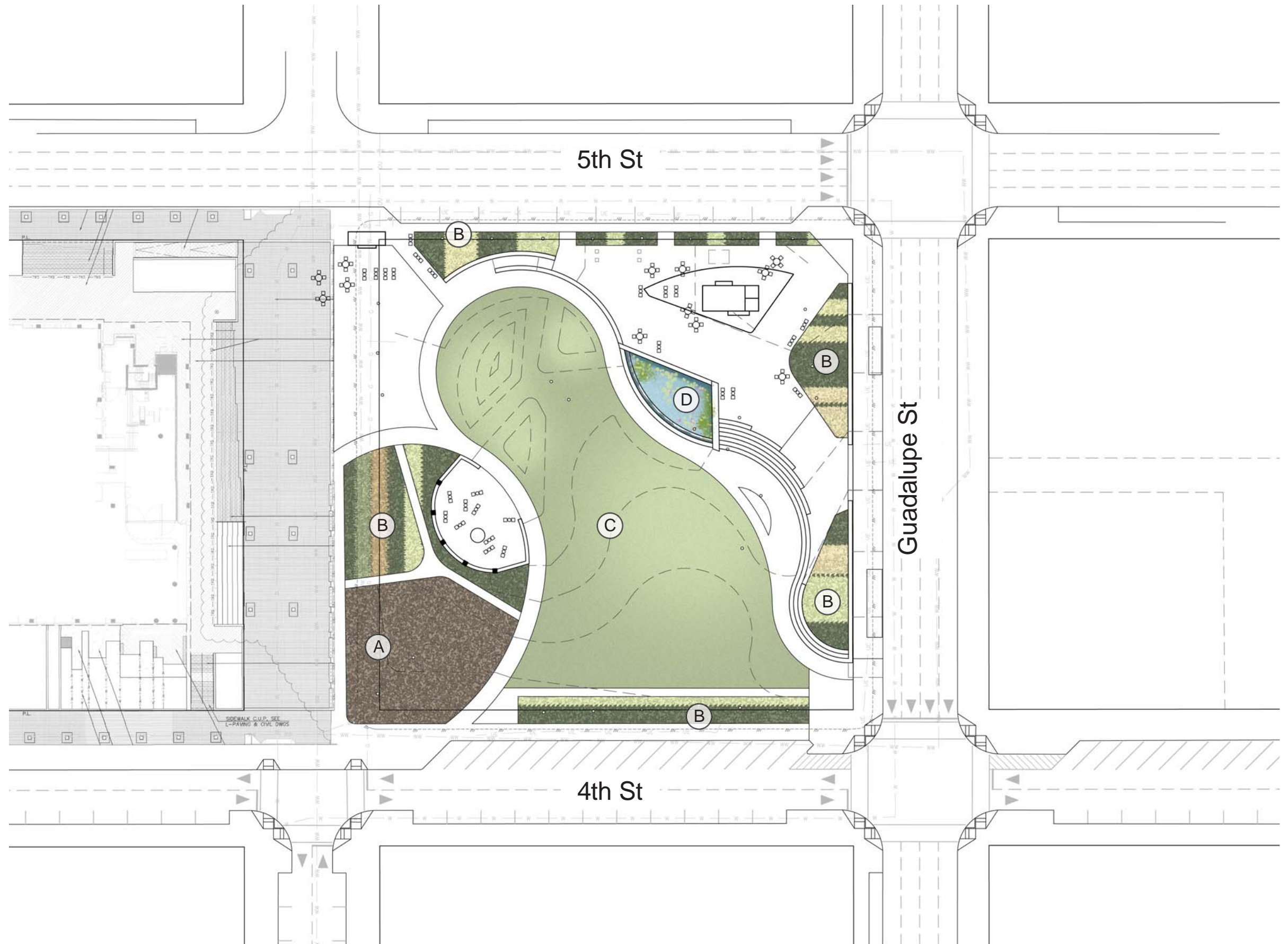
Plantings in this concept feature large areas with very formal and organized layouts. The turtle pond features several species of native aquatic plants.

A: Existing Wood Chip Mulch

B: Native Ornamental Plantings Including Flowers, Grasses, Shrubs, Etc.

C: Drought Tolerant Turf

D: Aquatic Plantings



13%

Total seasonal plantings; Baseline is 6%

5%

Area of understory plantings providing wildlife food sources; Baseline is 4%

27%

Total lawn or mowed cover (27,000 sf can support events up to 2,500 people); Baseline is 63%



Concept C - Trees

This concept is very naturalistic, with groups of deciduous trees creating large pockets of shade on the edges of the Park. Formal tree plantings are limited to the Guadalupe St frontage.

- A: Formalized Deciduous Trees
- B: Relocated and New Deciduous Trees
- C: Mexican Sycamores at Federal Court Plaza
- D: "Auction Oaks"
- E: Existing Oaks
- F: Existing Mixed Hardwoods

13%
Tree canopy cover with seasonal interest

44%
Total existing tree canopy cover; Baseline is 40%

Project Goal	Baseline Condition	Benchmarks or Case Study	Percent of participants indicating goal was a priority	Concept A:	Concept B:	Concept C:	Notes
<i>Ensure funding for the long term operations and maintenance of the Park.</i>	The operations and maintenance is \$10,000 per year and \$5,600 per acre.	Not applicable.					TBD; after final design is created.
<i>Ensure the Park increases hedonic value of adjacent properties.</i>	<ul style="list-style-type: none"> First level blocks: \$14.21 M/acre Second level blocks: \$21.75 M/acre 	Studies suggest property values surrounding Bryant Park increased significantly after park restoration.					TBD; after construction and adjacent property values are re-assessed.
<i>Manage grackle population.</i>	Documented grackle issues in 26% of tree canopy.	Not applicable.	55%				TBD; after planting plan.
<i>Increase habitat for birds, squirrels and butterflies.</i>	Tree canopy has 98% food habitat value. Ground plane has 4% food habitat value.	Market Square- 43 percent Bryant Park- 63 percent	55%	44% tree canopy cover	47% tree canopy cover	44% tree canopy cover	
<i>Increase the comfort of Park users.</i> <ul style="list-style-type: none"> Shade Post development 	Republic Square Summer: <ul style="list-style-type: none"> Morning- 59% Noon- 46% Evening- 59% Market Square Winter: <ul style="list-style-type: none"> Morning- 64% Noon- 56% Evening- 65% 	Market Square Summer: <ul style="list-style-type: none"> Morning- 68 percent Noon- 55 percent Evening- 63 percent Market Square Winter: <ul style="list-style-type: none"> Morning- 84 percent Noon- 61 percent Evening- 90 percent 	69% reduce heat island				TBD; after post occupancy evaluation survey. Dependent upon adjacent buildings.
<i>Increase the health of plant material.</i>		Not applicable.	71%				TBD
<i>Manage the Parks stormwater on-site.</i>		Not applicable.	34%				TBD
<i>Minimize the amount of potable water used at the Park.</i>		Not applicable.	30%				Existing potable water use is being researched by PARD. Ability to achieve a reduction will depend on the water reuse infrastructure planned for 5th St.
<i>Use reclaimed water for irrigation.</i>		Not applicable.	63%				
<i>Reduce heat island effect.</i>	25% of the Park is covered with impervious surfaces.	Market Square- 64 percent Bryant Park- 57 percent Tanner Springs- 53 percent	69%	43% impervious surfaces	47% impervious surfaces	42% impervious surfaces	
<i>Create a carbon-neutral Park.</i>	Kilowatt hour consumption for a standard approach.	Not applicable.	32%				
<i>Increase diversity of programming.</i>	Increase the number of active program opportunities.	Not applicable.	52%	6 active programs	7 active programs	4 active programs	
<i>Increase diversity soft programming.</i>	Park area used: <ul style="list-style-type: none"> Children- 40% Teenagers- 37% Adults- 57% Seniors- 40% 	Not applicable.	52%				The designs would accommodate all events currently happening on-site and with upgraded infrastructure it is anticipated that the number and diversity of events would increase.

Project Goal	Baseline Condition	Benchmarks or Case Study	Percent of participants indicating goal was a priority	Concept A:	Concept B:	Concept C:	Notes/Designed condition
<i>Ensure the continued flexibility of the Park.</i>	85% of the Park area currently serves more than 1 use.	Not applicable.	Not applicable.	75% serves more than 1 use	68% serves more than 1 use	65% serves more than 1 use	
<i>Increase awareness of the Park's historical significance.</i>	50% of visitors have a clear understanding of Park history.	Not applicable.	48%				TBD; post occupancy evaluation survey.
<i>Ensure the Park users feel safe in and around Republic Square 24 hours of the day.</i>	98% of the Park is below .5 foot candles.	Not applicable.	70%	40% below .5 foot candles	15% below .5 foot candles	20% below .5 foot candles	
<i>Ensure views into Park are open and clear.</i>	95% of Park frontage has open views.	Not applicable.	57%	80% open views	81% open views	88% open views	
<i>Create seamless connections to the Park for pedestrians, bicyclists, transit riders, and people arriving by car.</i>	The Park currently has six racks, which provides 12 spaces. The current crossing distance is 60 feet.	Not applicable.	56%	24 spaces 36'	24 spaces 36'	24 spaces 36'	Each design can accommodate twelve racks. Street crossing distance is between 25' and 44'.
<i>Incorporate the connection to the City's early history as a design narrative.</i>	The "Auction Oaks" are currently emphasized in the framework of the Park, and protected from impact.	Not applicable.	47%	Yes	Yes	Yes	
<i>Incorporate truly site specific cues into design and planning.</i>	The site currently has a weak sense of place and identity.	Not applicable.					TBD; after final design is created.
<i>Expand the seasonal interest of the Park to add dynamics.</i>	8% of canopy provides seasonal interest. 6% of the ground plane provides color and seasonal interest.	Not applicable.	48%	18% seasonal interest	15% seasonal interest	13% seasonal interest	
<i>Increase the opportunities for creative expression in the Park.</i>	2% of the Park is dedicated to public art or creative expression.	Not applicable.	32%	6% dedicated to creative exp.	12% dedicated to creative exp.	9% dedicated to creative exp.	
<i>Allow local character to shine through in the design of the Park.</i>	12% of current users think the Park captures the "essence of Austin".	Not applicable.	47%				TBD; after final design is created.
<i>Create an interesting view from above.</i>	Not applicable.	Not applicable.	32%	Yes	Yes	Yes	
Use local materials.	Not applicable.	Not applicable.	59%				

Community Workshop 2 and Online Poll 2

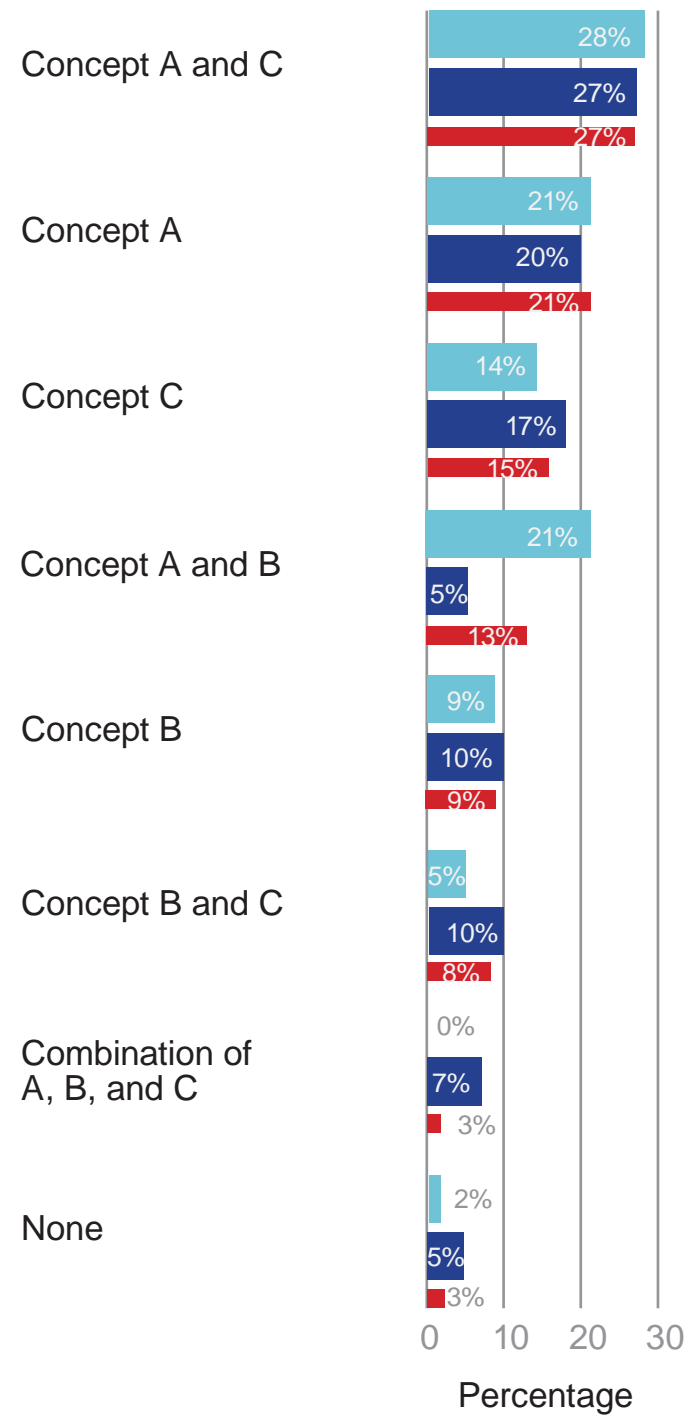
Community Workshop 2 was held at Ballet Austin on July 19, 2012. The goals of the meeting were to review the project and to discuss operations and management, as well as to present the three alternative designs for the Park and the various program and contextual components relative to the Park. Public feedback was gathered throughout the workshop through keypad polling and informal discussions in small groups with a team member recording comments at each table. Approximately 60 people were in attendance.

The results of Community Workshop 2 were further supplemented by an open online poll that asked the same questions as the keypad poll from the workshop and allowed participants to write additional comments. Approximately 140 individual participated in the second online poll.



Community Workshop 2 was held at Ballet Austin on July 19th, 2012.

Which concept do you like the most?



Concept A



Concept C

Community Workshop 2

Preferred Form

With the understanding that any of the concepts could accommodate different Park amenities than those presented at the time, participants were then asked to consider which Park concept or combination of concepts they preferred. These results reveal the preferred form of the Park. Concepts A and C received the most votes during Community Workshop 2 and in the second online survey.



Community Workshop 2

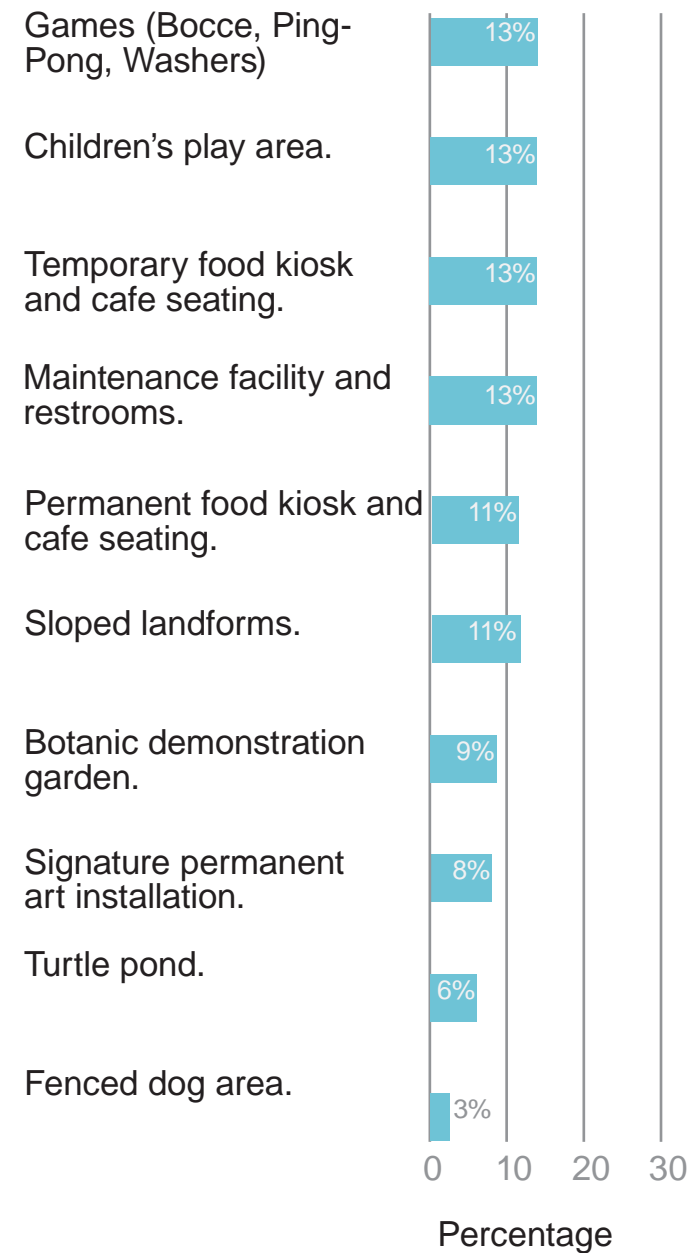
Contextual Components

Participants were asked to select which contextual issues were most important.

Most important contextual issues:

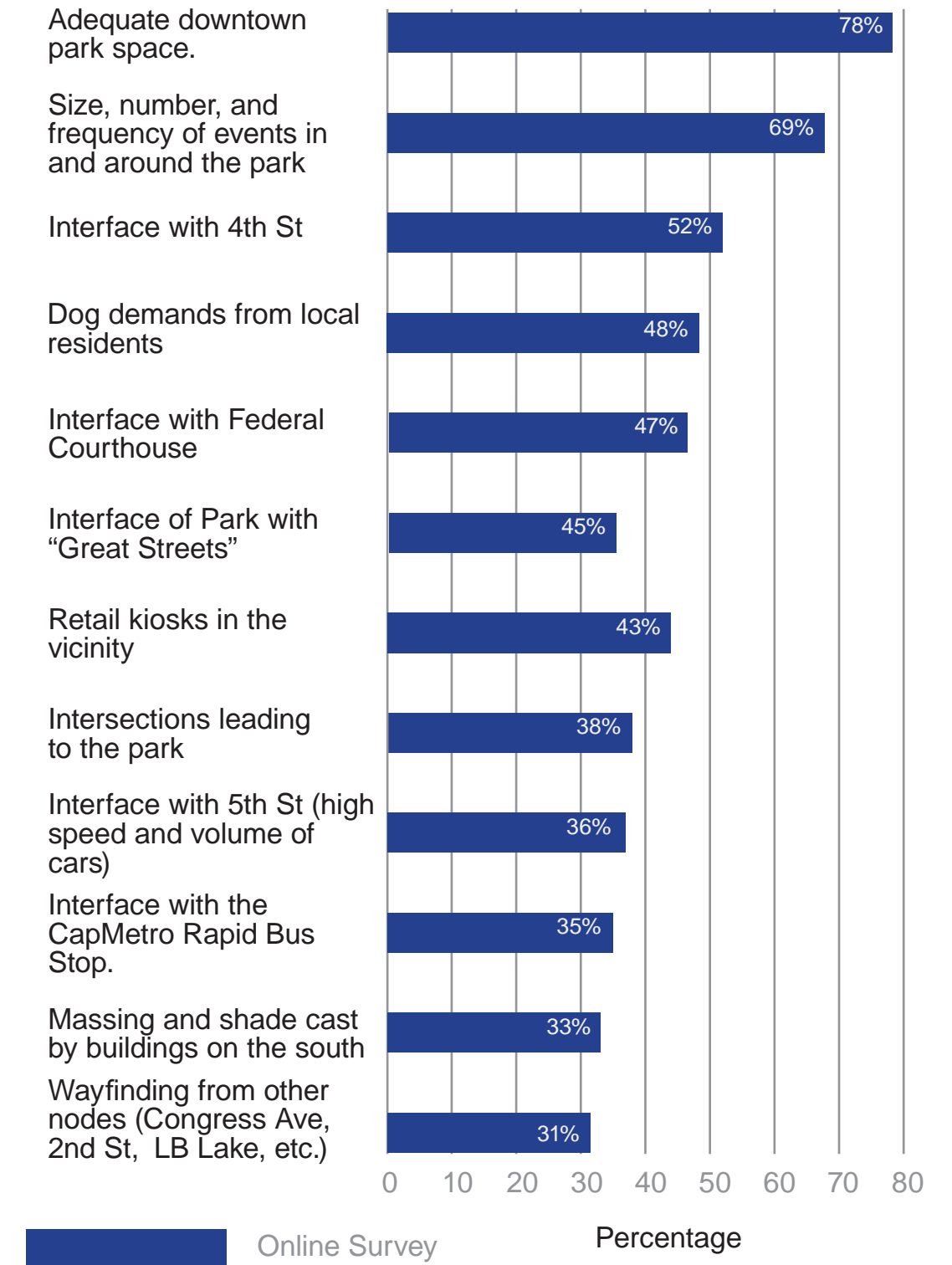
1. Adequate downtown park space
2. Size, number and frequency of events in and around the Park
3. Interface with 4th St
4. Dog demands from local residents

Which of these park amenities do you feel belong in Republic Square?



Workshop 2

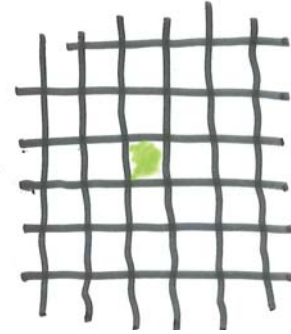
Which of these contextual components do you feel are important to Republic Square?



Online Survey

Summary of Preferred Concept

Based on several layers of public and stakeholder feedback, the preferred concept will be a blending of many program activities and aesthetics. This approach is ideal in that it reflects the eclectic nature of Austin itself.

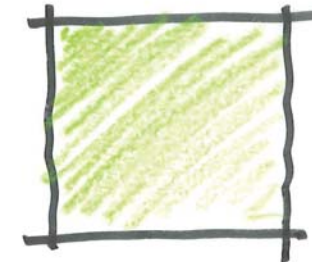


Contextual Issues-

Downtown park space- Park quantity, quality and availability for use 24-7 needs to be addressed as Austin continues to grow;

Dogs- A growing population of dogs downtown will have lasting impacts on park use and maintenance;

Development Partners- Positive relationships with adjacent developments will be important in shaping the future of the park.



Park Qualities-

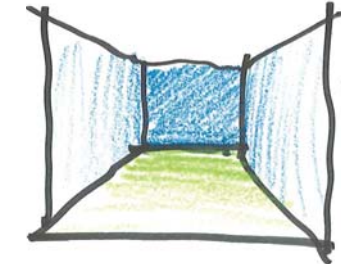
Flexibility- The maximum amount of park area should be reserved for informal use;

Safety- Improvements to the park should minimize risks and draw people in;

Playful- Rather than include specific play features, the park should be inherently playful and engaging for all ages;

Event Friendly- Considerations for both existing and future events should be incorporated into physical improvements;

Revenue Positive- The park should work to support its self to the greatest extent possible, while preserving a "local" feel.



Park Character-

Local Materials- Regional materials should be used to the greatest extent possible;

Rounded Form- The community supports the look and proportion of concept A, with some of the informality of concept C;

Vegetation- Maximize planting areas, minimize paving to the greatest extent possible and improve the quality of existing vegetation;

Attractive- Provide a park that can be maintained and has a sense of care;

Seating- Improve diversity and quantity of seating.

