



Norwood Park

Briefing to Parks and Recreation Board
on Status of Norwood Park
Conditions Assessment and Feasibility Report

City of Austin - PARD

Office of the C.I.P.

July 26, 2011





Project Objective



- PARD's Objectives for Norwood Park Conditions Assessment and Feasibility Report
 - ❑ Establish a vision for the site that demonstrates design excellence, respect for history, sustainability and viability as a Public Facility
 - ❑ Gauge public sentiment regarding the site, house and grounds
 - ❑ Document historic significance of the site, house and grounds
 - ❑ Maximize the sites potential as an iconic park, open space and walkable link to boardwalk, public transportation and neighborhood
 - ❑ Determine short-term and long-term costs (construction, maintenance and operations) and explore opportunities for future funding.





Background/History

1922	Norwood House constructed at 1012 Edgecliff Rd.
1984	Norwood House moved to 1009 Edgecliff and zoned historic.
1985	City Council authorizes \$2.5M to enable PARD to purchase land at 1009 Edgecliff for use as a city park.
1993	Texas Historical Commission letter stating the Norwood House is not eligible for listing on National Register due to its move
1994	Fenced off-leash area established as temporary facility pending finalization of long-range plan development.
1998	City Council approves removal of historic zoning on 1009 Edgecliff. The house was then moved back to original location on 1012.
2008	Letter from Texas Historical Commission stating the house is not eligible for listing on the National Register due to integrity loss.
2010	Casa Bella Architects retained by PARD to assess the condition of the house and grounds.





Project Dates

22-Dec-10	Casa Bella Architects retained by the City of Austin Parks and Recreation Department
20-Apr-11	Community Meeting #1 (Project introduction and public input)
17-May-11	Community Meeting #2 (Prioritize issues and needs and discuss general concepts)
27-Jun-11	Briefing to the Historic Landmark Commission
20-Jul-11	Community Meeting #3 (Presented 6 schematic design options with projected costs and revenue potential)
26-Jul-11	Provide Briefing to Parks and Recreation Board
12-Sep-11	Present Preferred Concepts to Land Facilities and Programs Committee
27-Sep-11	Present Preferred Concepts to Parks and Recreation Board
Oct-11	Presentations to City Boards and Commissions as appropriate
Nov-11	Presentation to City Council





Norwood Tract – Feasibility Report 2011

Project Website: <http://www.ci.austin.tx.us/parks/norwoodtract.htm>



NORWOOD TRACT AT TOWN LAKE METROPOLITAN PARK

Feasibility Report 2011

DESCRIPTION

The Parks and Recreation Department (PAR) has retained the services of a qualified team of consultants to assess the condition of an existing building (bungalow style wood frame house dating to 1922) and grounds (approximately 9.5 acres) at the Norwood Tract at Town Lake Metropolitan Park, 1012 Edgcliff Terrace, Austin Texas. This parkland lies along the south shore of Lady Bird Lake and is contiguous with Town Lake Metropolitan Park and currently includes a fenced dog off-leash area.





NORWOOD ESTATE "INVENTORY"



Norwood Park **Condition Assessment and Feasibility Report** Stakeholder Meeting #3: July 20, 2011



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Analysis & Opportunities

- a. Restore Estate, or Recognize the Norwood Estate history
- b. Improve Security
- c. Take advantage of views to and from site
- d. Stay within building setback lines
- e. Connec to Boardwalk
- f. Look and noise to and from site
- g. Preserve heritage trees and pecan grove
- h. Improve parking
- i. Improve pedestrian access
- j. Light Rail connection
- k. Detention Pond
- l. Structural Analysis
- m. Sustainability

Potential Uses (Options)

- a. Dog Park
- b. Museum
- c. Rental facility
- d. Open Air Pavilion
- e. Concessions
- f. Offices
- g. Gallery
- h. Lawn games
- i. Playscape
- j. Passive Park Use
- k. Trailhead (Boardwalk)
- l. Event Center
- m. Educational
- n. Information Center
- o. Water Feature
- p. Performance



Norwood Park Condition Assessment and Feasibility Report

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Design Alternatives

- Option #1A – Total Restoration/Reconstruction
- Option #1B – Total Restoration/Reconstruction with Additional Facilities
- Option #2A – New Facility Reflecting Historical Past (in 3 dimensions)
- Option #2B – New Facility Reflecting Historical Past (in 2 dimensions)
- Option #3A – New Park and Facilities
- Option #3B – New Park “Minimal Design”

Viewable at: <http://www.ci.austin.tx.us/parks/norwoodtract.htm>





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LEGEND	USES	COST OF CONSTRUCTION																																	
<ul style="list-style-type: none"> A. Restore/Reconstruct House and Ornamental Garden B. Restore/Reconstruct Tea House and Greenhouse C. Restore Pool and Bathhouse (convert into public restrooms) D. Repair inner drive and sidewalks E. Add accessible sidewalks from Riverside Drive to House/Garden and Boardwalk trailhead F. Preserve heritage trees G. Create picnic area, playscape, and lawn games in pecan orchard H. On-street parking along Edgecliff Terrace I. Connect to Boardwalk J. Connection to future Rail Stop 	<ul style="list-style-type: none"> 1. Information Center 2. Park Ranger Station 3. Restrooms 4. Trailhead 5. Rental Facility (Offices & Concession) 6. Gallery 7. Lawn Games 8. Play Areas 9. Passive Park 10. Educational 11. Water Recreation 	<table> <tr> <td>Restore Structures and Garden</td><td>\$</td><td>1,286,000</td></tr> <tr> <td>Site Work</td><td>\$</td><td>47,900</td></tr> <tr> <td>Special Uses</td><td>\$</td><td>175,800</td></tr> <tr> <td>Connection Boardwalk</td><td>\$</td><td>500,000</td></tr> <tr> <td>Landscaping</td><td>\$</td><td>718,740</td></tr> <tr> <td>Utilities</td><td>\$</td><td>20,000</td></tr> <tr> <td>Construction</td><td>\$</td><td>2,748,240</td></tr> <tr> <td>Project Fees (25%)</td><td>\$</td><td>687,060</td></tr> <tr> <td>Subtotal</td><td>\$</td><td>3,435,300</td></tr> <tr> <td>Contingency (30%)</td><td>\$</td><td>1,030,590</td></tr> <tr> <td>Project Budget</td><td>\$</td><td>4,465,890</td></tr> </table>	Restore Structures and Garden	\$	1,286,000	Site Work	\$	47,900	Special Uses	\$	175,800	Connection Boardwalk	\$	500,000	Landscaping	\$	718,740	Utilities	\$	20,000	Construction	\$	2,748,240	Project Fees (25%)	\$	687,060	Subtotal	\$	3,435,300	Contingency (30%)	\$	1,030,590	Project Budget	\$	4,465,890
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OPTION #1A
TOTAL RESTORATION/RECONSTRUCTION



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OPTION #1A
TOTAL RESTORATION/RECONSTRUCTION



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Option #1B
Total Restoration/Reconstruction
with Additional Facilities



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OPTION #1B
TOTAL RESTORATION/RECONSTRUCTION
OF NORWOOD ESTATE WITH ADDITIONAL FACILITIES



Norwood Park
Condition Assessment and Feasibility Report
Stakeholder Meeting #3: July 20, 2011



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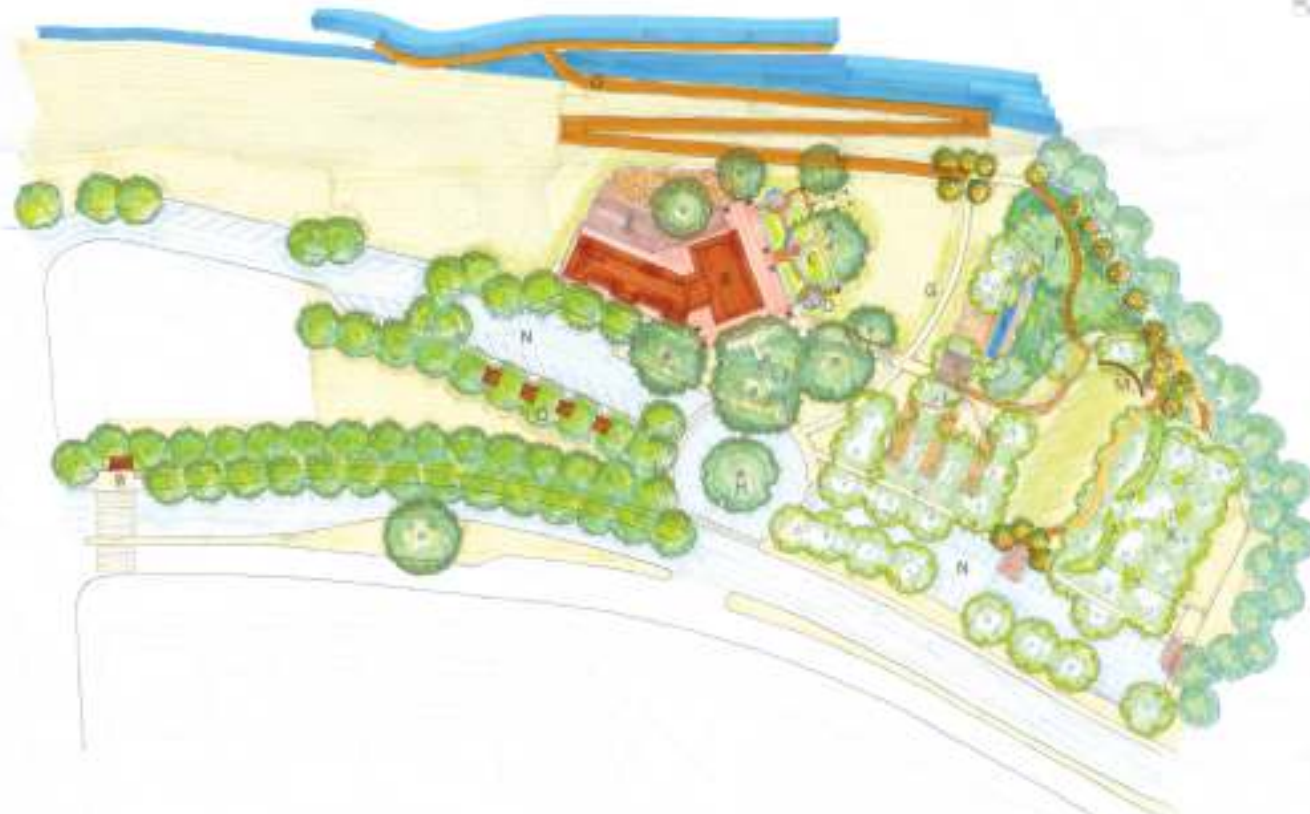


OPTION #1B
TOTAL RESTORATION/RECONSTRUCTION
OF NORWOOD ESTATE WITH ADDITIONAL FACILITIES



Norwood Park Condition Assessment and Feasibility Report Stakeholder Meeting #3: July 20, 2011





Option #2A
New Facility Reflecting Historical Past
(in 3 dimensions)



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LEGEND	USES	COST OF CONSTRUCTION
A. Historic Zoning	1. Information Center	New Structures \$ 2,808,000
B. Construct new building with architectural ties to "bungalow" style used on the Norwood House	2. Off-Leash Dog Area	Site Work \$ 158,600
C. Reinterpret ornamental garden and Tea House on the floor only	3. Park Ranger Station	Special Uses \$ 50,600
D. Rainwater harvesting tanks	4. Restrooms	Connection Boardwalk \$ 500,000
E. Add new Patio with views to downtown	5. Trailhead	Parking \$ 262,500
F. Create new water feature in place of pool	6. Rental Facility	Landscaping \$ 100,000
G. Remove inner drive	7. Concession	Water Quality \$ 100,000
H. Create "rotary" vehicular entrance (will require median cut in Riverside Drive)	8. Gallery	Utilities \$ 100,000
I. Add accessible sidewalks from Riverside Drive to all facilities throughout the park	9. Lawn Games	Construction \$ 3,879,700
J. Preserve heritage trees	10. Passive Park	Project Fees (25%) \$ 969,925
K. Off-Leash Dog Area (9900 square feet)	11. Play Areas	Subtotal \$ 4,849,625
L. Create picnic area and lawn games in pecan orchard	12. Educational	Contingency (30%) \$ 1,454,898
M. "Art" wall/projection screen	13. Performance	Project Budget \$ 6,304,513
N. Off-street parking along Edgecliff Terrace and along Riverside Drive (75 spaces)	14. Water Recreation	
O. Connect to Boardwalk	15. Sustainable Design Demonstration	
P. Water Quality Pond		
Q. Vendor Kiosks		
R. Connection to future Rail Stop		

POTENTIAL REVENUE		
SPACE	SF	\$/MONTH
Event	2,400	\$ 21,600
Visitor Center/Exhibits	0	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	4 each	\$ 3,200
Performances	1/month	\$ 400
Total	3,200	\$ 28,000

OPTION #2A
 NEW FACILITY REFLECTING HISTORICAL PAST
 (IN 3 DIMENSIONS)



Norwood Park Condition Assessment and Feasibility Report Stakeholder Meeting #3: July 20, 2011





Illustrated by Baron Wilson



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OPTION #2A
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 3 DIMENSIONS)

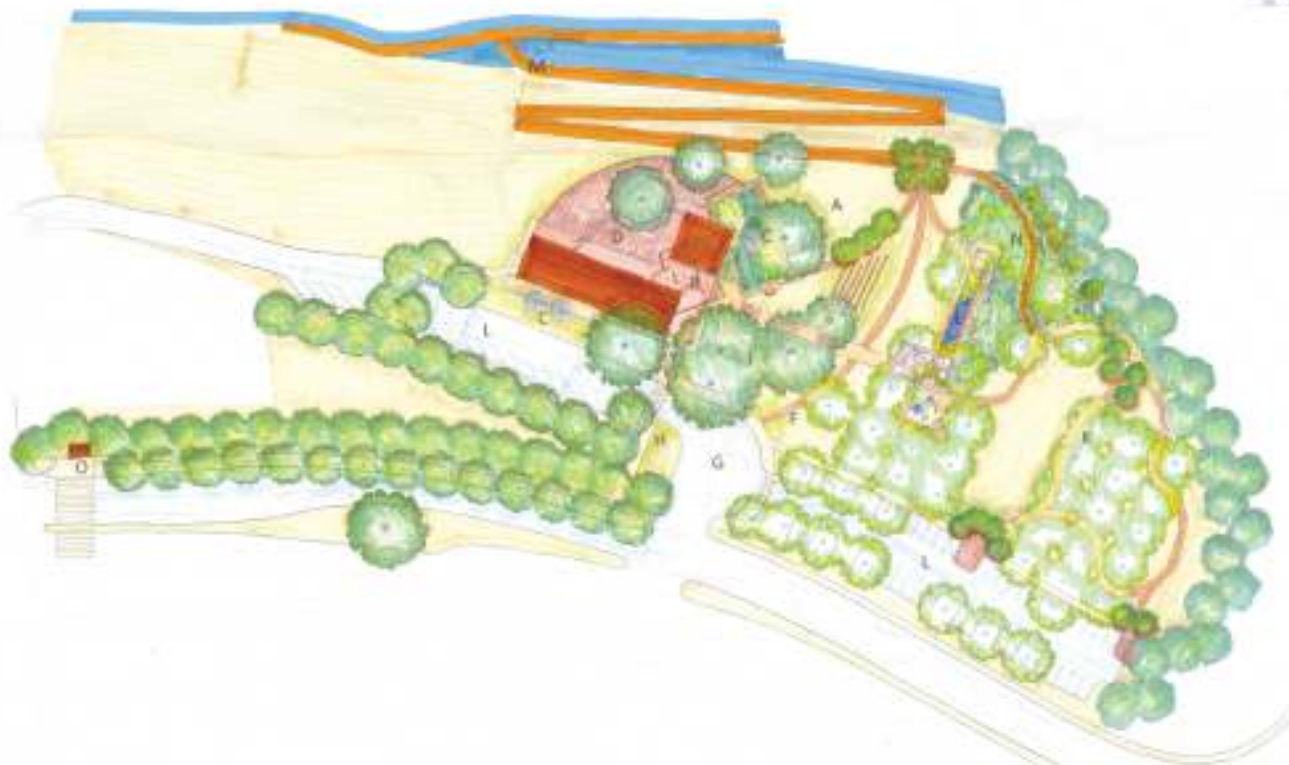


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Option #2B—
New Facility Reflecting Historical Past
(in 2 dimensions)



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LEGEND	USES	COST OF CONSTRUCTION																																																												
<p>A. Historic Zoning</p> <p>B. Construct new building and patio reflecting the Norwood House and Ornamental Garden on the ground plain of new structure and patio</p> <p>C. Rainwater harvesting tanks</p> <p>D. Add new Patio with views to downtown</p> <p>E. Create new water feature in place of pool</p> <p>F. Remove inner drive</p> <p>G. Expand Edgcliff vehicular entrance with drop-off area and access to parking (will require median cut in Riverside Drive)</p> <p>H. Add accessible sidewalks from Riverside Drive to all facilities throughout the park</p> <p>I. Preserve heritage trees</p> <p>J. Create picnic area and playscape in pecan orchard</p> <p>K. Expand pathways through pecan orchard</p> <p>L. Off-street parking along Edgcliff Terrace and along Riverside Drive (57 spaces)</p> <p>M. Connect to Boardwalk</p> <p>N. Water Quality Pond</p> <p>O. Connection to future Rail Stop</p>	<p>1. Information Center</p> <p>2. Park Ranger Station</p> <p>3. Restrooms</p> <p>4. Trailhead</p> <p>5. Rental Facility</p> <p>6. Concession</p> <p>7. Gallery</p> <p>8. Lawn Games</p> <p>9. Passive Park</p> <p>10. Play Areas</p> <p>11. Educational</p> <p>12. Performance</p> <p>13. Water Amenity</p> <p>14. Sustainable Design Demonstration</p>	<table> <tr> <td>New Structures</td><td>\$</td><td>2,218,000</td></tr> <tr> <td>Site Work</td><td>\$</td><td>130,100</td></tr> <tr> <td>Special Uses</td><td>\$</td><td>183,600</td></tr> <tr> <td>Connection Boardwalk</td><td>\$</td><td>500,000</td></tr> <tr> <td>Parking</td><td>\$</td><td>199,500</td></tr> <tr> <td>Landscaping</td><td>\$</td><td>718,740</td></tr> <tr> <td>Water Quality</td><td>\$</td><td>100,000</td></tr> <tr> <td>Utilities</td><td>\$</td><td>100,000</td></tr> <tr> <td>Construction</td><td>\$</td><td>4,149,940</td></tr> <tr> <td>Project Fees (25%)</td><td>\$</td><td>1,037,485</td></tr> <tr> <td>Subtotal</td><td>\$</td><td>5,187,425</td></tr> <tr> <td>Contingency (30%)</td><td>\$</td><td>1,556,228</td></tr> <tr> <td>Project Budget</td><td>\$</td><td>6,743,653</td></tr> </table> <table> <tr> <th>SPACE</th><th>SF</th><th>\$/MONTH</th></tr> <tr> <td>Event</td><td>4,600</td><td>\$ 41,400</td></tr> <tr> <td>Visitor Center/Exhibits</td><td>1,600</td><td>\$ 0</td></tr> <tr> <td>Offices</td><td>800</td><td>\$ 2,800</td></tr> <tr> <td>Kiosks (Commercial)</td><td>0</td><td>\$ 0</td></tr> <tr> <td>Performances</td><td>1/month</td><td>\$ 400</td></tr> <tr> <td>Total</td><td>7,000</td><td>\$ 44,600</td></tr> </table>	New Structures	\$	2,218,000	Site Work	\$	130,100	Special Uses	\$	183,600	Connection Boardwalk	\$	500,000	Parking	\$	199,500	Landscaping	\$	718,740	Water Quality	\$	100,000	Utilities	\$	100,000	Construction	\$	4,149,940	Project Fees (25%)	\$	1,037,485	Subtotal	\$	5,187,425	Contingency (30%)	\$	1,556,228	Project Budget	\$	6,743,653	SPACE	SF	\$/MONTH	Event	4,600	\$ 41,400	Visitor Center/Exhibits	1,600	\$ 0	Offices	800	\$ 2,800	Kiosks (Commercial)	0	\$ 0	Performances	1/month	\$ 400	Total	7,000	\$ 44,600
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OPTION #2B
NEW FACILITY REFLECTING HISTORICAL PAST
(IN 2 DIMENSIONS)



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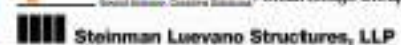
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OPTION #2B
NEW FACILITY REFLECTING HISTORICAL PAST
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Option #3A
New Park and Facilities



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Stakeholder Meeting #3: July 20, 2011





LEGEND	USES	COST OF CONSTRUCTION																																																															
<p>A. Historic Zoning</p> <p>B. Construct new building and patio with views to downtown</p> <p>C. Building entry plaza</p> <p>D. Pool integrated into water quality pond</p> <p>E. Remove inner drive</p> <p>F. Create "rotary" vehicular entrance (will require median cut in Riverside Drive)</p> <p>G. Add accessible sidewalks from Riverside Drive to all facilities throughout the park</p> <p>H. Preserve heritage trees</p> <p>I. Off-Leash Dog Area (7500 square feet)</p> <p>J. Create picnic area and lawn games in pecan orchard</p> <p>K. Off-street parking along Edgecliff Terrace and along Riverside Drive (77 spaces)</p> <p>L. Connect to Boardwalk</p> <p>M. Amphitheatre along bank of Lady Bird Lake</p> <p>N. Vendor Kiosks</p> <p>O. Connection to future Rail Stop</p>	<ol style="list-style-type: none"> 1. Information Center 2. Off-Leash Dog Area 3. Park Ranger Station 4. Restrooms 5. Trailhead 6. Rental Facility 7. Concession 8. Gallery 9. Performance Area 10. Lawn Games 11. Passive Park 12. Play Areas 13. Educational 14. Water Amenity 15. Sustainable Design Demonstration 	<table> <tr> <td>New Structures</td><td>\$</td><td>2,130,000</td></tr> <tr> <td>Site Work</td><td>\$</td><td>155,100</td></tr> <tr> <td>Special Uses</td><td>\$</td><td>25,600</td></tr> <tr> <td>Connection Boardwalk</td><td>\$</td><td>500,000</td></tr> <tr> <td>Amphitheatre</td><td>\$</td><td>200,000</td></tr> <tr> <td>Parking</td><td>\$</td><td>269,500</td></tr> <tr> <td>Landscaping</td><td>\$</td><td>718,740</td></tr> <tr> <td>Water Quality</td><td>\$</td><td>150,000</td></tr> <tr> <td>Utilities</td><td>\$</td><td>100,000</td></tr> <tr> <td>Construction</td><td>\$</td><td>4,248,940</td></tr> <tr> <td>Project Fees (25%)</td><td>\$</td><td>1,062,235</td></tr> <tr> <td>Subtotal</td><td>\$</td><td>5,311,175</td></tr> <tr> <td>Contingency (30%)</td><td>\$</td><td>1,593,353</td></tr> <tr> <td>Project Budget</td><td>\$</td><td>6,904,528</td></tr> </table> <table> <tr> <th>SPACE</th><th>SF</th><th>\$/MONTH</th></tr> <tr> <td>Event</td><td>4,400</td><td>\$ 39,600</td></tr> <tr> <td>Visitor Center/Exhibits</td><td>1,000</td><td>\$ 0</td></tr> <tr> <td>Offices</td><td>800</td><td>\$ 2,800</td></tr> <tr> <td>Kiosks (Commercial)</td><td>5 each</td><td>\$ 5,000</td></tr> <tr> <td>Performances</td><td>1/month</td><td>\$ 400</td></tr> <tr> <td>Total</td><td>6,200</td><td>\$ 47,800</td></tr> </table>	New Structures	\$	2,130,000	Site Work	\$	155,100	Special Uses	\$	25,600	Connection Boardwalk	\$	500,000	Amphitheatre	\$	200,000	Parking	\$	269,500	Landscaping	\$	718,740	Water Quality	\$	150,000	Utilities	\$	100,000	Construction	\$	4,248,940	Project Fees (25%)	\$	1,062,235	Subtotal	\$	5,311,175	Contingency (30%)	\$	1,593,353	Project Budget	\$	6,904,528	SPACE	SF	\$/MONTH	Event	4,400	\$ 39,600	Visitor Center/Exhibits	1,000	\$ 0	Offices	800	\$ 2,800	Kiosks (Commercial)	5 each	\$ 5,000	Performances	1/month	\$ 400	Total	6,200	\$ 47,800
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OPTION #3A
NEW PARK AND FACILITIES



Norwood Park
Condition Assessment and Feasibility Report
Stakeholder Meeting #3: July 20, 2011



Steinman Luevano Structures, LLP





Illustrated by Barron Wilson



Illustrated by Barron Wilson



OPTION #3A
NEW PARK AND FACILITIES



Norwood Park Condition Assessment and Feasibility Report Stakeholder Meeting #3: July 20, 2011





Option #3B
New Park "Minimal Design"



Norwood Park
Condition Assessment and Feasibility Report
Stakeholder Meeting #3: July 20, 2011



Steinman Luevano Structures, LLP





LEGEND	USES	COST OF CONSTRUCTION																																																															
<ul style="list-style-type: none"> A. Historic Zoning B. Construct open air pavilion and patio with views to downtown C. Interpret ornamental garden D. Pool integrated into water quality pond E. Remove inner drive F. Add accessible sidewalks from Riverside Drive to all facilities throughout the park G. Preserve heritage trees H. Create picnic area, playscape, and lawn games in pecan orchard I. Expanded pathways through pecan orchard J. Off-street parking along Edgecliff Terrace (28 spaces) K. Connect to Boardwalk L. Connection to future Rail Stop 	<ul style="list-style-type: none"> 1. Restrooms 2. Trailhead 3. Rental Facility 4. Lawn Games 5. Passive Park 6. Play Areas 7. Water Amenity 	<table> <tr> <td>New Structures</td><td>\$</td><td>925,600</td></tr> <tr> <td>Site Work</td><td>\$</td><td>13,600</td></tr> <tr> <td>Special Uses</td><td>\$</td><td>175,600</td></tr> <tr> <td>Connection Boardwalk</td><td>\$</td><td>500,000</td></tr> <tr> <td>Parking</td><td>\$</td><td>98,000</td></tr> <tr> <td>Landscaping</td><td>\$</td><td>718,740</td></tr> <tr> <td>Water Quality</td><td>\$</td><td>50,000</td></tr> <tr> <td>Utilities</td><td>\$</td><td>20,000</td></tr> <tr> <td>Construction</td><td>\$</td><td>2,501,540</td></tr> <tr> <td>Project Fees (25%)</td><td>\$</td><td>625,385</td></tr> <tr> <td>Subtotal</td><td>\$</td><td>3,126,925</td></tr> <tr> <td>Contingency (30%)</td><td>\$</td><td>938,078</td></tr> <tr> <td>Project Budget</td><td>\$</td><td>4,065,003</td></tr> </table> <table> <tr> <th colspan="3">POTENTIAL REVENUE</th></tr> <tr> <td>SPACE</td><td>SF</td><td>\$/MONTH</td></tr> <tr> <td>Event</td><td>2,000</td><td>\$ 12,000</td></tr> <tr> <td>Visitor Center/Exhibits</td><td>0</td><td>\$ 0</td></tr> <tr> <td>Offices</td><td>0</td><td>\$ 0</td></tr> <tr> <td>Kiosks (Commercial)</td><td>0</td><td>\$ 0</td></tr> <tr> <td>Performances</td><td>0</td><td>\$ 0</td></tr> <tr> <td>Total</td><td>2,000</td><td>\$ 12,000</td></tr> </table>	New Structures	\$	925,600	Site Work	\$	13,600	Special Uses	\$	175,600	Connection Boardwalk	\$	500,000	Parking	\$	98,000	Landscaping	\$	718,740	Water Quality	\$	50,000	Utilities	\$	20,000	Construction	\$	2,501,540	Project Fees (25%)	\$	625,385	Subtotal	\$	3,126,925	Contingency (30%)	\$	938,078	Project Budget	\$	4,065,003	POTENTIAL REVENUE			SPACE	SF	\$/MONTH	Event	2,000	\$ 12,000	Visitor Center/Exhibits	0	\$ 0	Offices	0	\$ 0	Kiosks (Commercial)	0	\$ 0	Performances	0	\$ 0	Total	2,000	\$ 12,000
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OPTION #3B
NEW PARK - MINIMAL DESIGN



Norwood Park Condition Assessment and Feasibility Report Stakeholder Meeting #3: July 20, 2011



Steinman Luevano Structures, LLP





Illustrated by Sharon Wilson



Illustrated by Sharon Wilson

OPTION #3B
NEW PARK - MINIMAL DESIGN



Norwood Park
Condition Assessment and Feasibility Report
Stakeholder Meeting #3: July 20, 2011

