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# Norwood Park

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

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City of Austin - PARD  
Office of the C.I.P.  
December 6, 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.
  - ***Establish an agreed-to long range plan for the house and grounds prior to initiating restoration work***





- 1. 0.31 ACRES: ZONED HISTORICAL
- 2. NORWOOD HOUSE - 1,800 SF
- 3. ORNAMENTAL GARDEN
- 4. TEA ROOM
- 5. GREEN HOUSE
- 6. BUILD "SETBACK" LINE
- 7. INTERNAL DRIVE
- 8. POOL (BATH HOUSE WAS REMOVED)
- 9. PECAN TREE ORCHARD
- 10. THERMAL SPRINGS WELL (UNDER RIVERSIDE DR.)
- 11. BOARDWALK (TO BE COMPLETED 2012)
- 12. RAIL STOP ALONG RIVERSIDE DR. (FINAL LOCATION TO BE DETERMINED)
- 13. DOG PARK
- 14. "ON STREET" PARKING

NORWOOD ESTATE "INVENTORY"



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







### 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





# History

# Schedule

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.

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-Oct-11	Presentations to Animal Advisory Commission
14-Nov-11	Present Preferred Concepts to Land Facilities and Programs Committee
6-Dec-11	Present Preferred Alternative to Parks and Recreation Board
Jan-12	Brief to Historic Landmark Commission
Feb-12	Brief to City Council





# Preferred Alternative - Summary

- Combination of concepts:
  - 1B Total Restoration / Reconstruction with Additional Facilities
  - 2A New Facility Reflecting Historical Past
- Maximize efficiency, sustainability, durability and flexibility
- Code compliant and accessible in all regards
- Building architecture to be respectful of site history
- Restore Tea House, Greenhouse, Bathhouse, pergolas and other historical accessory structures
- Project program may include:
  - Reserveable facilities for public use
  - Office space for PARD, other COA staff and/or tenants
  - Add +/- 2,000 sf of building space for public use
  - Adaptive reuse of historic pool area as non-swim facility
  - Public restroom facilities
  - Commercial kitchen and concession/vending opportunities
  - Educational/interpretive and public art elements
  - Adequate on-site parking and removal of remnants of driveway
  - Fenced off-leash area of appropriate scale and design
  - Enhanced connectivity to public transportation and trailhead
  - Preserve/protect trees
  - Screening/Buffering to minimize impact to neighborhood
  - Maximize view potential







# Preferred Alternative - Plan



Norwood Park Preferred Option  
December, 2011





# Preferred Alternative



Illustrated by Baron Wilson



Illustrated by Baron Wilson



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



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# Preferred Alternative - Cost/Revenue

LEGEND	
A.	Restore House and Ornamental Garden
B.	Restore TeaHouse and Greenhouse
C.	Add New Building
D.	Patios with Views to Downtown
E.	Entry Plaza
F.	Restore Bathhouse (Convert to Public Restrooms)
G.	Raised Performance Lawn/Game Area with Projection Screen/Art Wall
H.	Preserve Heritage Trees
I.	Add accessible sidewalks from Riverside Drive to all Facilities throughout the Park
J.	Off-street Parking along Edgecliff Terrace and along Riverside Drive (68 Spaces)
K.	Picnic Area in Pecan Grove
L.	Connection to Boardwalk
M.	Connection to future Rail Stop
N.	Water Quality Feature and Elevated Trail
O.	Fenced Off-Leash Area (± 20,000 SF)
P.	Vendor Kiosks
Q.	Terraced Hillside Performance Seating
R.	Amphitheatre/Overlook along bank of Lady Bird Lake
S.	Expanded Pathways through Park

POTENTIAL USES	
1.	Rental Facility
2.	Gallery
3.	Events
4.	Information Center
5.	Concession
6.	Off-Leash Area
7.	Performances
8.	Park Ranger Station
9.	Restrooms
10.	Trailhead
11.	Lawn Games
12.	Play Areas
13.	Passive Park
14.	Educational
15.	Sustainable Design Demonstration

COST OF CONSTRUCTION	
New Structures	\$ 1,320,000
Restore Historic Structures & Garden	\$ 1,026,000
Site Work	\$ 496,900
Special Uses	\$ 475,400
Connection Boardwalk	\$ 500,000
Parking	\$ 252,000
Landscaping	\$ 392,040
Water Quality	\$ 100,000
Utilities	\$ 100,000
<b>Construction</b>	<b>\$ 4,662,340</b>
Project Fees (25%)	\$ 1,165,585
Subtotal	\$ 5,827,925
Contingency (30%)	\$ 1,748,378
<b>Project Budget</b>	<b>\$ 7,576,303</b>

POTENTIAL REVENUE		
SPACE	SF	\$/MONTH
Event	4,000	\$ 36,000
Visitor Center/Exhibits	800	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	4	\$ 3,200
Performances	1	\$ 400
<b>Total</b>	<b>5,600</b>	<b>\$ 42,400</b>



## Norwood Park Preferred Option Condition Assessment and Feasibility Report

December, 2011





# Next Steps

- Presentation of Preferred Alternative
  - Parks Board
  - Historic Landmark Commission
  - City Council
- Park Development Agreement between PARD and Norwood Posse:
  - PARD staff recommends that the following be addressed in the Park Development Agreement:
    - Project program (components and intended facility uses) be clearly defined
    - Project scope to include the entirety of Norwood Tract
    - Business, Operations and Maintenance Plan be completed prior to construction
    - Full amount of project funding be secured prior to construction
    - Partnering group will actively participate in all levels of project delivery
    - A time limit be established for the partnering group to raise necessary funding
- Establish project schedule
- Formulate a project advisory group
- Initiate design phase
- Identify funding to complete construction and provide for ongoing maintenance and operations

