

RESOLUTION NO. 20120614-022

WHEREAS, in 1922 local developer Ollie O. Norwood and his wife, Calie Norwood, built a small bungalow on the bluffs above the south bank of the Colorado River, just west of the area where Interstate 35 now crosses Lady Bird Lake; and

WHEREAS, the Norwood House occupied a 3-acre estate that included a rose garden, a greenhouse, a fountain, a gazebo/teahouse, and the first geothermal-fed swimming pool in Austin; and

WHEREAS, the City of Austin bought the Norwood Estate, including the house, in the mid-1980s; and

WHEREAS, the Norwood Estate has not been maintained or improved to reach its highest and best use due to a lack of funding and to the absence of a complete vision for the area; and

WHEREAS, the Parks and Recreation Department (PARD) performed a conditions assessment and feasibility study, with multiple community input meetings, that included a detailed review of the historic house and grounds; and

WHEREAS, concerned citizens have formed the Norwood Park Foundation (NPF) in order to raise funds and work directly on restoring the Norwood House to a usable facility; and

WHEREAS, the NPF and PARD have begun work on a Park Improvement Agreement regarding restoration of the Norwood House; and

WHEREAS, the restoration of the Norwood House could help meet the growing community demand for usable public space, and provide an additional facility for hosting private events; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council supports the efforts of the Norwood Park Foundation to fund and restore the Norwood House and further supports the use of the restored Norwood House as a community meeting space and potential revenue-generating event rental facility for use by the entire Austin community.

BE IT FURTHER RESOLVED:

The City Manager is directed to negotiate and execute the Norwood House Park Improvement Agreement with the Norwood Park Foundation, paying close attention to aspects of the Agreement where future departmental budgets may be used for future phase needs.

BE IT FURTHER RESOLVED:

The City Manager is directed to present the Preferred Alternative portion of the Norwood Park Conditions Assessment and Feasibility Report (attached as Exhibit A), to the Comprehensive Planning and Transportation Committee (CPTC) for its review. The CPTC will make recommendations to the full City Council regarding adoption of the Preferred Alternative as the conceptual framework for future improvements to the Norwood Estate.

ADOPTED: June 14, 2012

ATTEST:


Shirley A. Gentry
City Clerk

EXHIBIT A

Norwood Park Conditions Assessment and Feasibility Report Preferred Alternative



Norwood Park

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

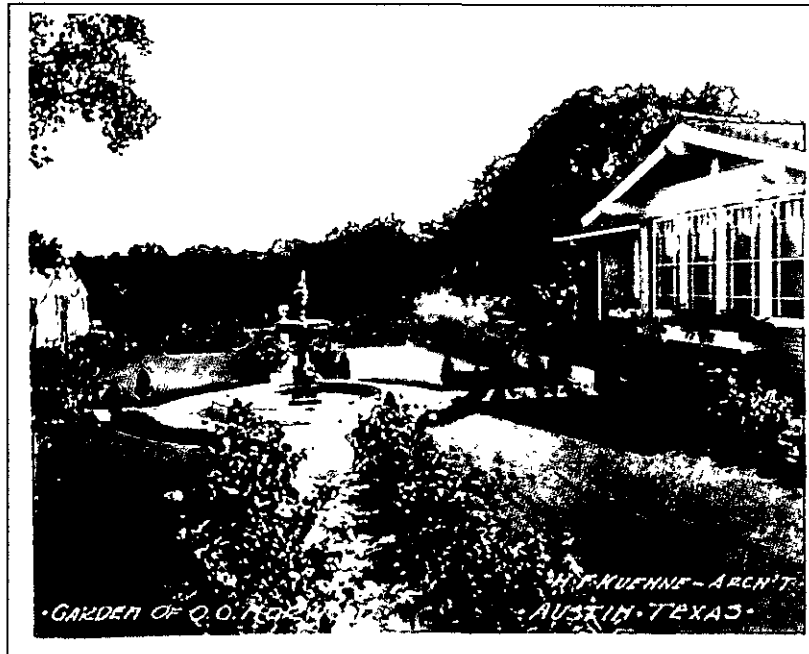
City of Austin - PARD

Office of the C.I.P.

December 6, 2011

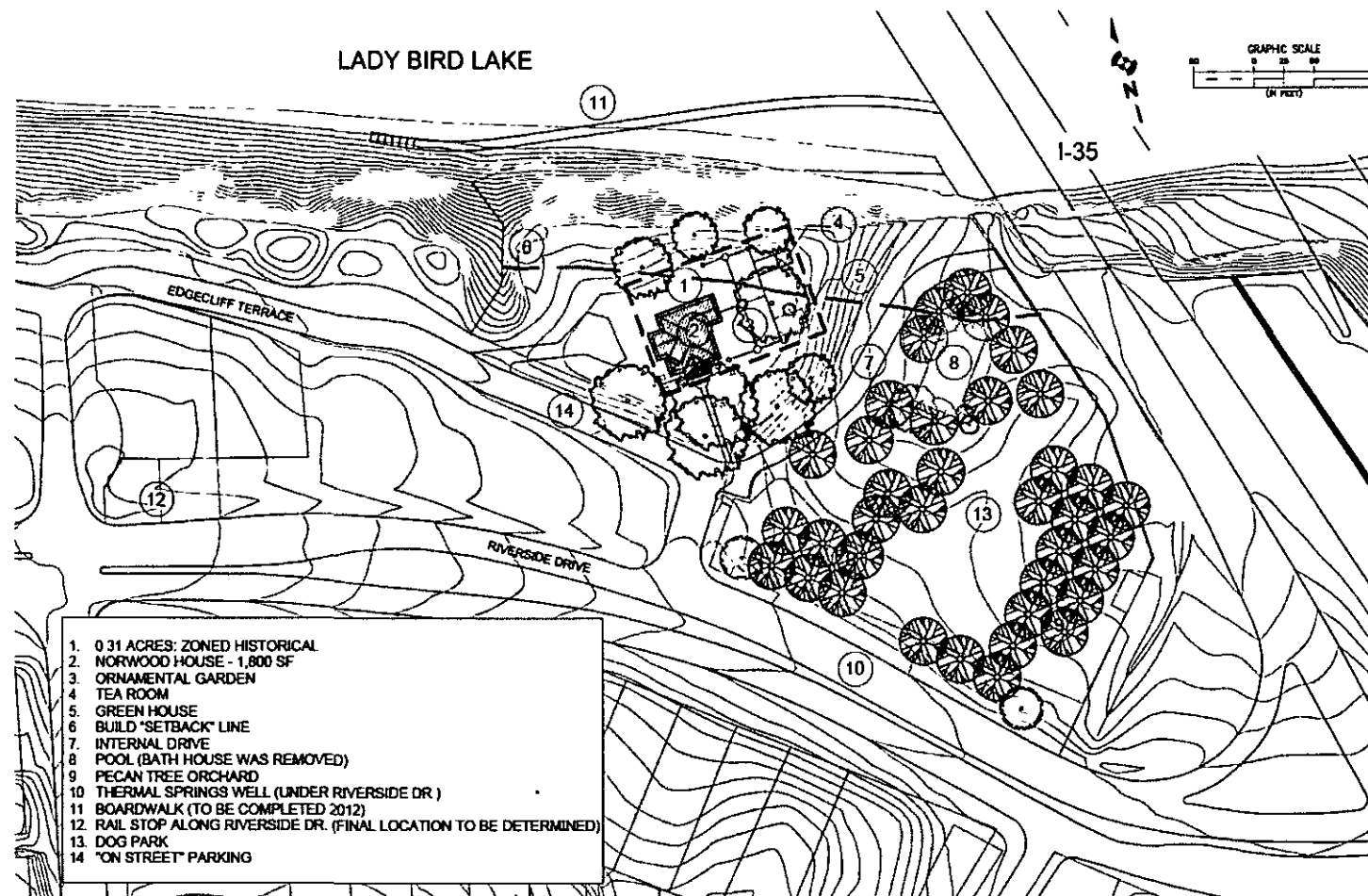


Project Objective



- 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. Connect 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

Stakeholder Meeting #3: July 20, 2011



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



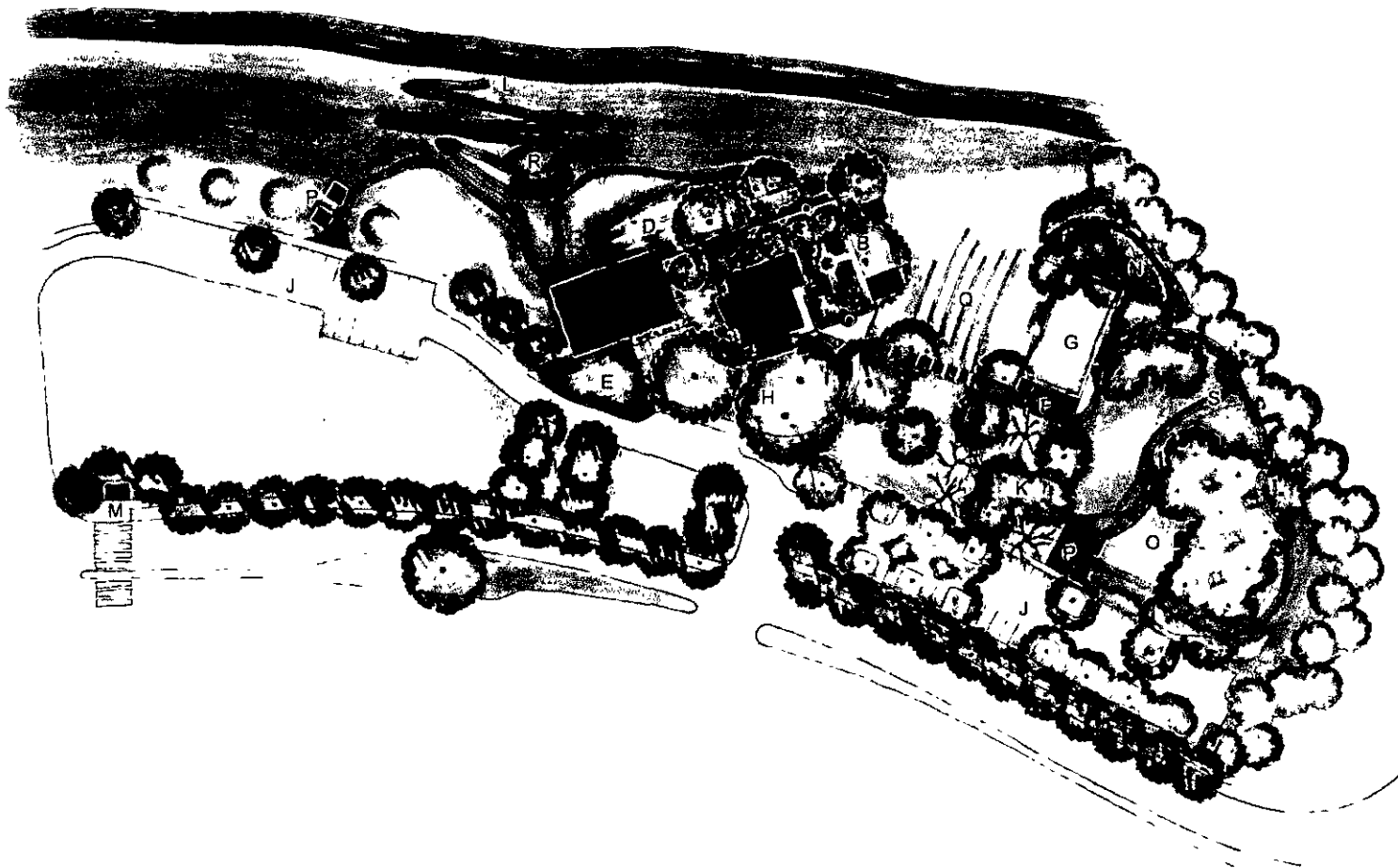
Preferred Alternative - Summary



- 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



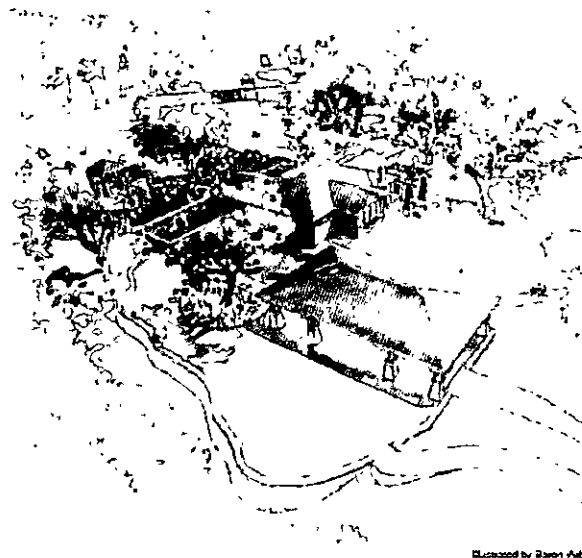
Norwood Park Preferred Option
December, 2011



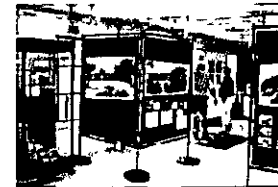
Steinman Luevano Structures, LLP



Preferred Alternative



Illustrated by Sharon Wilson



Illustrated by Sharon Wilson

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



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



Preferred Alternative - Cost/Revenue



LEGEND	POTENTIAL USES	COST OF CONSTRUCTION																																																																		
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<table> <tr> <td>New Structures</td><td>\$</td><td>1,320,000</td></tr> <tr> <td>Restore Historic Structures & Garden</td><td>\$</td><td>1,026,000</td></tr> <tr> <td>Site Work</td><td>\$</td><td>496,900</td></tr> <tr> <td>Special Uses</td><td>\$</td><td>475,400</td></tr> <tr> <td>Connection Boardwalk</td><td>\$</td><td>500,000</td></tr> <tr> <td>Parking</td><td>\$</td><td>252,000</td></tr> <tr> <td>Landscaping</td><td>\$</td><td>392,040</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>4,662,340</td></tr> <tr> <td>Project Fees (25%)</td><td>\$</td><td>1,165,585</td></tr> <tr> <td>Subtotal</td><td>\$</td><td>5,827,925</td></tr> <tr> <td>Contingency (30%)</td><td>\$</td><td>1,748,378</td></tr> <tr> <td>Project Budget</td><td>\$</td><td>7,576,303</td></tr> </table> <table> <tr> <th colspan="3">POTENTIAL REVENUE</th></tr> <tr> <th>SPACE</th><th>SF</th><th>\$/MONTH</th></tr> <tr> <td>Event</td><td>4,000</td><td>\$ 36,000</td></tr> <tr> <td>Visitor Center/Exhibits</td><td>800</td><td>\$ 0</td></tr> <tr> <td>Offices</td><td>800</td><td>\$ 2,800</td></tr> <tr> <td>Kiosks (Commercial)</td><td>4</td><td>\$ 3,200</td></tr> <tr> <td>Performances</td><td>1</td><td>\$ 400</td></tr> <tr> <td>Total</td><td>5,600</td><td>\$ 42,400</td></tr> </table>	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	Construction	\$	4,662,340	Project Fees (25%)	\$	1,165,585	Subtotal	\$	5,827,925	Contingency (30%)	\$	1,748,378	Project Budget	\$	7,576,303	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	Total	5,600	\$ 42,400
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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

