City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Lamar Beach Master Plan		
Project Location/Address: 1200 W. Cesar Chavez 78703		
Applicant: Charles Mabry c/o Austin Parks and Recreation Department	**Property Owner:** City of Austin Parks and Recreation Department	
Mailing Address: 919 W. 28 1/2 St	**Mailing Address:** 200 South Lamar	
Phone Number: 512-974-9481	**Phone Number:** 512-974-9481	
Project Architect/Engineer: Design Workshop, Inc.	**Project Start Date:** July, 2015	**Project End Date:** December, 2016
Mailing Address: 800 Brazos Street Suite 490	**Phone Number:** 512-499-0222	
Is project subject to redevelopment site plan or zoning application approvals? Yes ☐ No ☑	**Anticipated Dates of Action** **Planning Commission:** October 11, 20 **City Council:** November 10, 2016	

Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :

The Lamar Beach Park Master Plan was initiated by City Council with a resolution in June, 2014. Design Workshop was procured through an RFP process to assist the Parks and Recreation Department in developing the master plan, and the plan was developed in the fall of 2015 and early 2016 through a thorough stakeholder process. The draft master plan was completed in March, 2016 and revised after an internal City review and resubmitted in September, 2016. Sustainability benfits of the plan include increased open space, improved drainage and increased tree plantings. Community benefits include increased parkland and recreational amenities and mobility improvements. The Austin Parks and Recreation Department is seeking from the Design Commission a Recommendation to Council for the adoption of the master plan.

Is Alternative Equivalent Compliance (AEC) requested for this project?

☐ **Yes** ☑ **No** **If yes, please refer to following page**

Current Status of Submittal:

☑ **Conceptual** ☐ **Schematic** ☐ **Design Development**

Do you have a copy of the Urban Design Guidelines for Austin? ☑ **Yes** ☐ **No**
If not, please see:
http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

Please fill in the subsequent information on the following pages.

Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

Is AEC being requested for this project? ☐ **Yes** ☑ **No**

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

AREA WIDE GUIDELINES

1. Create dense development

☐ incorporated, ☐ need input, ☑ N/A

2. Create mixed-use development

☐ incorporated, ☐ need input, ☑ N/A

3. Limit development which closes downtown streets

☐ incorporated, ☐ need input, ☑ N/A

4. Buffer neighborhood edges

☐ incorporated, ☐ need input, ☑ N/A

5. Incorporate civic art in both public and private development

☐ incorporated, ☐ need input, ☑ N/A

6. Protect important public views

☑ incorporated, ☐ need input, ☐ N/A

7. Avoid historical misrepresentations

☐ incorporated, ☐ need input, ☑ N/A

8. Respect adjacent historic buildings

☐ incorporated, ☐ need input, ☑ N/A

9. Acknowledge that rooftops are seen from other buildings and the street

☐ incorporated, ☐ need input, ☑ N/A

10. Avoid the development of theme environments

☐ incorporated, ☐ need input, ☑ N/A

11. Recycle existing building stock

☐ incorporated, ☐ need input, ☑ N/A

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

☐ incorporated, ☐ need input, ☑ N/A

2. Minimize curb cuts

☐ incorporated, ☐ need input, ☑ N/A

3. Create a potential for two-way streets

☐ incorporated, ☐ need input, ☑ N/A

4. Reinforce pedestrian activity

☑ incorporated, ☐ need input, ☐ N/A

5. Enhance key transit stops

☐ incorporated, ☐ need input, ☑ N/A

6. Enhance the streetscape

☐ incorporated, ☐ need input, ☑ N/A

7. Avoid conflicts between pedestrians and utility equipment

☐ incorporated, ☐ need input, ☑ N/A

8. Install street trees

☑ incorporated, ☐ need input, ☐ N/A

9. Provide pedestrian-scaled lighting

☐ incorporated, ☐ need input, ☑ N/A

10. Provide protection from cars/promote curbside parking

☑ incorporated, ☐ need input, ☐ N/A

11. Screen mechanical and utility equipment

☐ incorporated, ☐ need input, ☑ N/A

12. Provide generous street-level windows

☐ incorporated, ☐ need input, ☑ N/A

13. Install pedestrian-friendly materials at street level

☐ incorporated, ☐ need input, ☑ N/A

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the four squares with special consideration

☐ incorporated, ☐ need input, ☑ N/A

2. Contribute to an open space network

☑ incorporated, ☐ need input, ☐ N/A

3. Emphasize connections to parks and greenways

☑ incorporated, ☐ need input, ☐ N/A

4. Incorporate open space into residential development

☐ incorporated, ☐ need input, ☑ N/A

5. Develop green roofs

☐ incorporated, ☐ need input, ☑ N/A

6. Provide plazas in high use areas

☐ incorporated, ☐ need input, ☑ N/A

7. Determine plaza function, size, and activity

☐ incorporated, ☐ need input, ☑ N/A

8. Respond to microclimate in plaza design

☐ incorporated, ☐ need input, ☑ N/A

9. Consider views, circulation, boundaries, and subspaces in plaza design

☐ incorporated, ☐ need input, ☑ N/A

10. Provide an appropriate amount of plaza seating

☐ incorporated, ☐ need input, ☑ N/A

11. Provide visual and spatial complexity in public spaces

☐ incorporated, ☐ need input, ☑ N/A

12. Use plants to enliven urban spaces

☐ incorporated, ☐ need input, ☑ N/A

13. Provide interactive civic art and fountains in plazas

☐ incorporated, ☐ need input, ☑ N/A

14. Provide food service for plaza participants

☐ incorporated, ☐ need input, ☑ N/A

15. Increase safety in plazas through wayfinding, lighting, & visibility

☐ incorporated, ☐ need input, ☑ N/A

16. Consider plaza operations and maintenance

☐ incorporated, ☐ need input, ☑ N/A

GUIDELINES FOR BUILDINGS

1. Build to the street

☐ incorporated, ☐ need input, ☑ N/A

2. Provide multi-tenant, pedestrian-oriented development at the street level

☐ incorporated, ☐ need input, ☑ N/A

3. Accentuate primary entrances

☐ incorporated, ☐ need input, ☑ N/A

4. Encourage the inclusion of local character

☑ incorporated, ☐ need input, ☐ N/A

5. Control on-site parking

☐ incorporated, ☐ need input, ☑ N/A

6. Create quality construction

☐ incorporated, ☐ need input, ☑ N/A

7. Create buildings with human scale

☐ incorporated, ☐ need input, ☑ N/A

LAMAR BEACH MASTER PLAN

DESIGN COMMISSION

REQUEST FOR RECOMMENDATION

Charles Mabry, Park Development Coordinator

Rebecca Leonard, President
Design Workshop

October 24, 2016

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Cultural Places, Natural Spaces

DESIGNWORKSHOP

BACKGROUND

- **Lamar Beach includes 65.4 acres of parkland within Ladybird Lake Metropolitan Park System bounded by Lady Bird Lake to the south, YMCA of Austin, railroad tracks and various parcels to the north, Austin High School and Mopac to the west and North Lamar Boulevard to the east.**

- **In June, 2014 the City Council passed [Resolution No. 20140612-060]() to initiate the Lamar Beach Master Plan**

- **Lamar Beach is home to multiple organizations that provide public benefits: Austin Animal Center/Austin Pets Alive!, West Austin Youth Association, the YMCA of Austin, the Texas Rowing Center and Austin Independent School District/Austin High School.**

- **Community expressed a strong desire to move forward with a comprehensive plan to address issues like parking, environmental protection, public benefits and impacts of traffic changes.**

Lamar Beach at Town Lake Metro Park

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PROJECT TIMELINE

- **June, 2014 – Council initiates Lamar Beach Master Planning Project**
- **February, 2015 - July, 2015 – Design Workshop procured through a Request for Proposals (RFP) process to develop the master plan**
- **August, 2015 – Master Planning Process Begins**
- **September, 2015 – January, 2016 – Stakeholder Meetings and Public Workshops Held**
- **March, 2016 – Draft Master Plan Submitted**
- **September, 2016 – Revised Draft Master Plan Submitted**
- **October, 2016 – Boards and Commissions**
- **November 10, 2016 (Anticipated) – Request for Council Adoption**

PROJECT GOALS

GOAL 1
BALANCE EXISTING USES ON THE SITE WITH ADDITIONAL SOCIAL AND RECREATIONAL POSSIBILITIES THAT MAXIMIZE THE ENJOYMENT OF THE PARK BY ALL.

GOAL 2
GAIN SUPPORT FROM AFFECTED STAKEHOLDERS INCLUDING CURRENT USERS, ADJACENT PROPERTY OWNERS, SURROUNDING RESIDENTS AND COMMUTERS.

GOAL 3
ENHANCE THE NATURAL ASSETS AND MINIMIZE THE NEGATIVE IMPACTS ON THE SITE AND ITS SURROUNDING CONTEXT.

GOAL 4
INTEGRATE ADJACENT PROPERTIES AND NEARBY NEIGHBORHOODS WHILE PROVIDING SAFE, ACCESSIBLE CONNECTIONS THROUGH THE PARK.

GOAL 5
ENSURE FINANCIAL SUSTAINABILITY FOR THE PARK WHILE CREATING LONG-TERM VALUE FOR THE RESIDENTS OF AUSTIN.

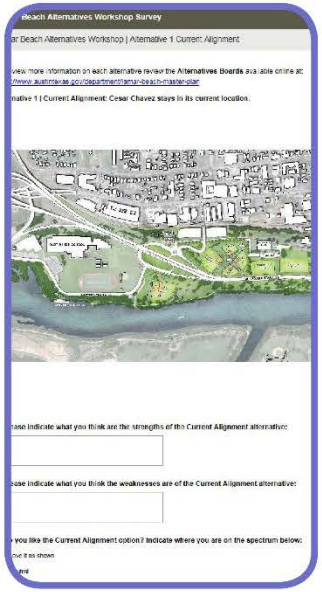
GOAL 6
SOLIDIFY THE IDENTITY OF LAMAR BEACH.

STAKEHOLDER OUTREACH

INFORM

8,240+
WEBSITE VISITS
(FROM 9/1/2015)

CONSULT



1,540
ONLINE SURVEY TAKERS

INVOLVE

300+
WORKSHOP PARTICIPANTS

COLLABORATE

11+
STAKEHOLDER GROUP MEETINGS

EMPOWER

6
TECHNICAL ADVISORY GROUP MEETINGS

TECHNICAL ADVISORY GROUP (TAG)

- **Met six times during the course of the nine month planning process**
- **Provided technical guidance for the project**
- **Included staff from Austin Parks and Recreation Department, Animal Services, Transportation, Watershed Protection, Public Works, Water Utility, Central Texas Regional Mobility Authority, TXDOT and Austin Independent School District**

STAKEHOLDER FOCUS GROUPS

- **Stakeholder focus groups provided feedback on programming, infrastructure, transportation, neighborhood connectivity, environmental concerns and other relevant issues affecting the development of Lamar Beach**

- **Key stakeholders included:**
  - **Austin High School**
  - **AISD**
  - **The Trail Foundation**
  - **Austin Parks Foundation**
  - **Old West Austin Neighborhood Association**
  - **Downtown Austin Alliance**
  - **Downtown Austin Neighborhood Association**
  - **West Austin Youth Association**
  - **Austin Pets Alive!**
  - **YMCA**
  - **Texas Rowing Center**

PUBLIC WORKSHOPS

Vision Workshop
October 2015

- 140+ Participants
- Introduced Team, Planning Process and Project Goals
- Listened to Issues and Opportunities:
  - Maintain Current Uses
  - Expand Recreation
  - Improve Mobility

Alternatives Workshop
December 2015

- 80+ Participants
- Reviewed Issues and Opportunities
- Shared 6 Plan Alternatives

Recommendations Workshop
January 2016

- 80+ Participants
- Shared 4 Refined Plan Alternatives
- Determined Preferred Alternative

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MASTER PLAN RECOMMENDATIONS – PHASE 1

PROJECT	COST RANGE	PARTNER/LEAD
1 Cesar Chavez Street Minor Improvements	$270,000 – $350,000	Austin Parks and Recreation Department
2 Stephen F. Austin Drive Improvements	$240,000 – $320,000	Austin Department of Public Works
3A Ball Field Improvements Phase One	$4,400,000 – $5,700,000	West Austin Youth Association
4A West Parking Area Phase One (220 spaces)	$520,000 – $674,000	Austin Parks and Recreation Department
5A Neighborhood Amenity Area Phase One	$240,000 – $310,000	Austin Parks and Recreation Department
6 Flume and Boat Ramp Improvements	$200,000 – $270,000	Austin Parks and Recreation Department
7 Butler Hike and Bike Trail Improvements	$925,000 – $1,200,000	The Trail Foundation
8 Heron Creek Park Trail Improvements	$220,000 – $290,000	Austin Parks and Recreation Department
9 South Parking Area	$1,500,000 – $2,000,000	Austin Parks and Recreation Department
10 Town Lake Animal Facility/Austin Pets Alive!	$18,000,000 – $24,500,000	Austin Pets Alive!

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MASTER PLAN RECOMMENDATIONS – PHASE 2

PROJECT	COST RANGE	PARTNER/LEAD
11 Cesar Chavez Street Realignment	$27,000,000 – $37,000,000	Austin Transportation Department
12 Cesar Chavez Street and B. R. Reynolds Drive Intersection	$340,000 – $440,000	Austin Transportation Department
13 Lamar Bridge Underpass Intersection Improvements	$2,600,000 – $3,700,000	Austin Transportation Department
14 Lamar Boardwalk	$2,400,000 – $3,200,000	The Trail Foundation
15 Pressler Street Extension and Pedestrian Connection	$990,000 – $1,300,000	Austin Transportation Department
16 South Park Road / Cesar Chavez Street Diet	$460,000 – $590,000	Austin Transportation Department
17 Savanna Restoration	$1,000,000 – $1,400,000	Austin Parks and Recreation Department
18 Gateway and Water Quality Features	$1,000,0000 – $1,400,0000	Austin Art in Public Places
3B Ball Field Improvements Phase Two	$1,100,000 – $1,400,000	Austin Parks and Recreation Department
4B West Parking Area Phase Two	$324,000 – $420,000	Austin Parks and Recreation Department
5B Neighborhood Amenity Area Phase Two	$164,000 – $213,000	Austin Parks and Recreation Department

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MASTER PLAN RECOMMENDATIONS

Full Lamar Beach Master Plan Report Available Here:

https://austintexas.gov/department/lamar-beach-master-plan

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