



University Hills Branch Library Parking Lot Expansion Project

Agenda



Project Information



Project Background



Existing Condition & Context



Relationship to Public Realm



Environmental / Sustainability Issues



Proposed Condition



Questions

Project Information

Project Information

- Type: City building and site
- Zoning: GR-MU-CO-NP
- Address: 4701½ Loyola Lane
- Applicant: Austin Public Library
- Owner: City of Austin
- Status: 100% Design/Site Plan Permit
- Const. Start: July 2020 (expected)
- Const. End: Dec. 2020 (expected)

Project Team

- Sponsor: Austin Public Library
Contact: Paul Sanchez
- Engineer: Stantec
Contact: Aldo Sotelo
- Contractor: Brown and Root

Project Background

Project Goals

- ✓ Provide additional parking to library visitors and staff due to:
Insufficient parking during City staff training events, public outreach events, student tutoring sessions, meetings and other library activities
- ✓ Reduce safety hazards due to:
Current need to park on and cross a curved and steep roadway with limited visibility,
Close proximity of sidewalk to roadway,
Limited lighting in vicinity of parking lot
- ✓ Improve ADA compliance / accessibility of sidewalks connecting library due to:
Non-compliant sidewalk slopes
Limited ADA parking spots

Project Background

Project Scope

- ✓ 26 New parking spots (2 handicap) and 3 new motorcycle spots
- ✓ New drive aisle and driveway
- ✓ New/improved sidewalks/ramps
- ✓ New/improved parking lot lighting
- ✓ Provisions for 2 future electrical car charging stations
- ✓ New public art sculpture
- ✓ New monument sign
- ✓ New trees/landscaping & irrigation
- ✓ New storm water detention pond



Existing Condition and Context

Vicinity Map



Existing Condition &
Context

The site plan for 'The Bluffs of University Hills' shows a large area with various environmental and infrastructure features. Key elements include:

- Environmental Features:**
 - Wetland:** A large area on the left side, labeled 'WETLAND (CE7)' and 'CE7'.
 - Rimrock:** A feature labeled 'RIMROCK (CE7)' near the wetland.
 - Seeps:** Several locations marked with 'SEEP' and 'CE7'.
 - Drainage:** A 'DRAIN INLET WITH THREE DISSIPATORS' and a 'DRAINAGE & ACCESS EASEMENT' are shown.
 - Water Features:** 'WASTEWATER MANHOLE' and 'STORM DRAIN MANHOLE' are indicated.
- Infrastructure:**
 - Streets:** 'LOYOLA LANE' runs along the right side, and '4701 1/2 LOYOLA LN' is a specific address.
 - Buildings:** 'THE BLUFFS OF UNIVERSITY HILLS RESUBDIVISION OF LOTS 1 AND 2, BLK. A' and 'LOT 2A' are labeled. Other buildings include 'UNIV HILLS BRANCH LIBRARY' and 'ONE STORY LIMESTONE BUILDING'.
 - Parking:** 'CONCRETE PARKING LOT' and 'CONCRETE A/C PAD' are shown.
 - Other Features:** 'BIKE RACKS', 'CONCRETE SIDEWALK', 'EXISTING CURB AND GUTTER (TYP)', 'EXISTING 40" ROP STORM', 'STEPPED LIMESTONE RETAINING WALL', 'LIMESTONE RETAINING WALL', 'WOOD GARAGE', 'TWO STORY APARTMENT COMPLEX', and 'LAND USE: MULTI-FAMILY' are noted.
- Regulatory and Planning Information:**
 - Floodplains:** 'FEMA 500-YR FLOODPLAIN', 'CITY OF AUSTIN FULLY DEVELOPED 25-YR FLOODPLAIN (ATLAS 14)', and 'FEMA 100-YR FLOODPLAIN' are marked.
 - City of Austin:** 'CITY OF AUSTIN' and 'CITY OF AUSTIN' are mentioned in several locations.
 - Other:** 'CRITICAL ENVIRONMENTAL FEATURE 150-FT BUFFER', 'LAND USE: UNDEVELOPED', 'ZONING: GR', 'LOT 1A THE 1 RESUBDIV', 'LOT 2B', and 'LOT 2A' are also labeled.

The plan includes numerous survey points, elevations, and detailed annotations for construction and environmental management.

Existing Condition and Context

Environmental Features

LOT 1A THE BLUFFS OF UNIVERSITY HILLS RESUBDIVISION

**THE BLUFFS OF UNIVERSITY HILLS
RESUBDIVISION OF LOTS 1 AND 2, BLK. A
BK. 84, PG. 43D**

**LOT 2A
THE BLUFFS OF UNIVERSITY HILLS
RESUBDIVISION OF LOTS 1 AND 2, BLK. A
BK. 84, PG. 43D**

**LOT 2B
THE BLUFFS OF UNIVERSITY HILLS
RESUBDIVISION OF LOTS 1 AND 2, BLK. A**

CEFs: Wetland, Rimrocks, Seeps

The site plan for 'The Bluffs of University Hills' shows a large area with various environmental and infrastructure features. Key elements include:

- Environmental Features:**
 - Wetland:** A large area on the left side, labeled 'WETLAND (CEP)' and 'CEP 100-YR FLOODPLAIN'.
 - Rimrocks:** Several circular features labeled 'RIMROCK (CEP)' and 'CEP 100-YR FLOODPLAIN'.
 - Seeps:** Several circular features labeled 'SEEP (CEP)' and 'CEP 100-YR FLOODPLAIN'.
- Infrastructure:**
 - Drainage:** 'DRAIN INLET WITH THREE DISSIPATORS', 'DRAINAGE & ACCESS EASEMENT', '15' DRAINAGE & ACCESS EASEMENT'.
 - Water Features:** 'WASTEWATER MANHOLE', 'STORM DRAIN MANHOLE', 'WATERWAY CHANNEL', 'LITTLE WALKING CREEK'.
 - Buildings:** 'ONE STORY LIMESTONE BUILDING', 'TWO STORY APARTMENT COMPLEX', 'CITY OF AUSTIN VOL. 8477, PG. 998'.
 - Parking:** 'CONCRETE PARKING LOT', 'CONCRETE A/C PAD', 'WOOD GARAGE'.
 - Other:** 'MONITOR WELL', 'STEPPED LIMESTONE RETAINING WALL', 'CONCRETE SIDEWALK', 'BIKE RACKS', 'SECURE YOUR VEHICLE', 'CONCRETE RETAINING WALL', 'WOOD GARAGE'.
- Legal/Planning Information:**
 - THE BLUFFS OF UNIVERSITY HILLS RESUBDIVISION OF LOTS 1 AND 2, BLK. A BK. 84, PG. 43D**
 - LOT 1A THE ... RESUBDIVISION**
 - LOT 2A**
 - LOT 2B**
 - CEFs: Wetland, Rimrocks, Seeps**

Relationship to Public Realm

Urban Design Guidelines Shared Values

✓ Density & Diversity

Project includes additional parking for a diverse group of library visitors and staff to encourage use of public space, especially during staff training events, public outreach events, tutoring sessions, meetings and other activities that promote social interaction and place many people together at the library

✓ Safety

Project includes new/improved sidewalk, ramps and lighting to reduce safety hazards, attract people and allow them to fully engage in library activities in a safe manner

Relationship to Public Realm

Urban Design Guidelines Shared Values

✓ Sustainability

Project includes porous pavement / pavers to reduce impervious cover and improve water quality

Project includes provisions for future electric car charging stations to reduce carbon footprint

Project includes energy efficient light fixtures to reduce electric energy consumption

Project located outside 500-year floodplain (Atlas 14), critical water quality zone (CWQZ), Erosion Hazard Zone (EHZ) to minimize environmental impact to Little Walnut Creek

Project includes 100% native/adapted trees and plants to reduce maintenance, reduce water use, and preserve ecosystem

Relationship to Public Realm

Urban Design Guidelines Shared Values

✓ Human Character

Project includes new sidewalks and ramps to improve accessibility, promote pedestrian use and improve connectivity and activity level

✓ Civic Art

Project includes a new public art sculpture and monument sign to promote local artist, stimulate regional culture, revitalize the neighborhood and improve community's quality of life

✓ Connection with Outdoors

Project includes new native trees/ plants landscaping around the site to connect outdoors with urban space and provide shade

Environmental / Sustainable Issues

Project Features & Benefits

- ✓ Porous pavement / pavers
 - Reduce impervious cover
 - Improve water quality
- ✓ Provisions for future electric car charging stations
 - Reduce carbon footprint
- ✓ Energy efficient light fixtures
 - Reduce electric energy consumption
- ✓ Improvements located outside 500-yr floodplain (Atlas 14), CWQZ and EHZ
 - Minimize environmental impact to Little Walnut creek
- ✓ 100% Native/Adapted Trees and Plants Landscaping
 - Reduce maintenance and water use
 - Preserve ecosystem

Proposed Site Plan Rendering



Proposed Condition



Questions

- Contact Paul Sanchez with Austin Public Library at (512) 974-7469

