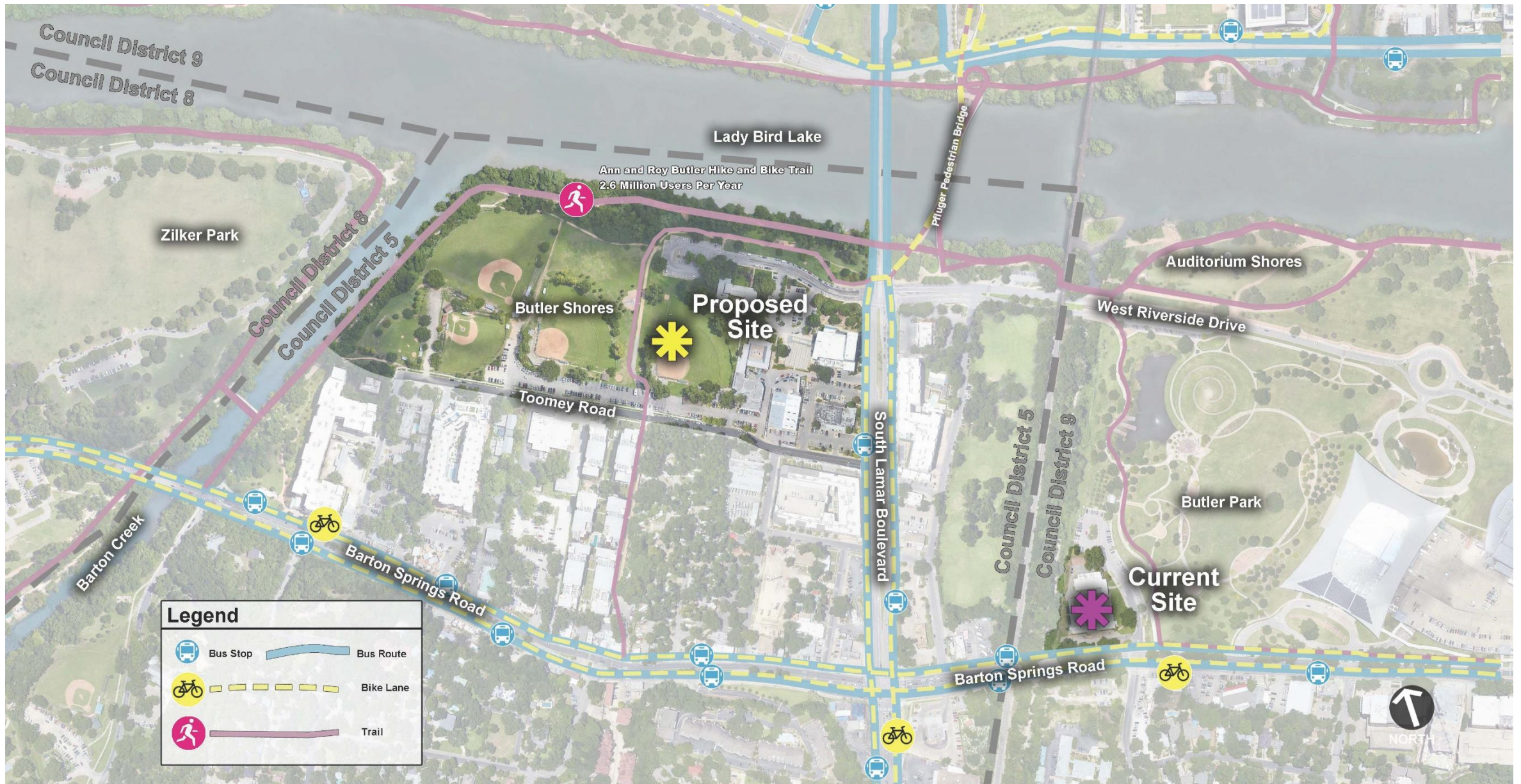


# Dougherty Arts Center Replacement Project

Preliminary Design Phase Update  
Boards and Commissions  
March 2021







# Previous City Council Direction

- Butler Shores location approved on 5/9/19
- Council direction to consider site alternatives:
  1. New DAC & existing PARD Main Office remain on site
  2. New DAC & New PARD Main Office rebuilt on site (unfunded)
  3. New DAC on site, existing PARD is removed/relocated elsewhere (unfunded)
- Consolidated Arts District Parking (underground, partially unfunded)
- Seek alternative financing mechanisms & interest in philanthropy



*Conceptual development scenario from 2018/2019 planning process*

# Existing PARD Main Office

- Constructed 1959, 2-story addition in 1976
- First permanent home for COA Parks Department
- High degree of historic integrity
- Architect: R. Earl Dillard
- Defining features: wide eaves, flat roof, curtain windows
- Eligible for listing on National Register of Historic Places

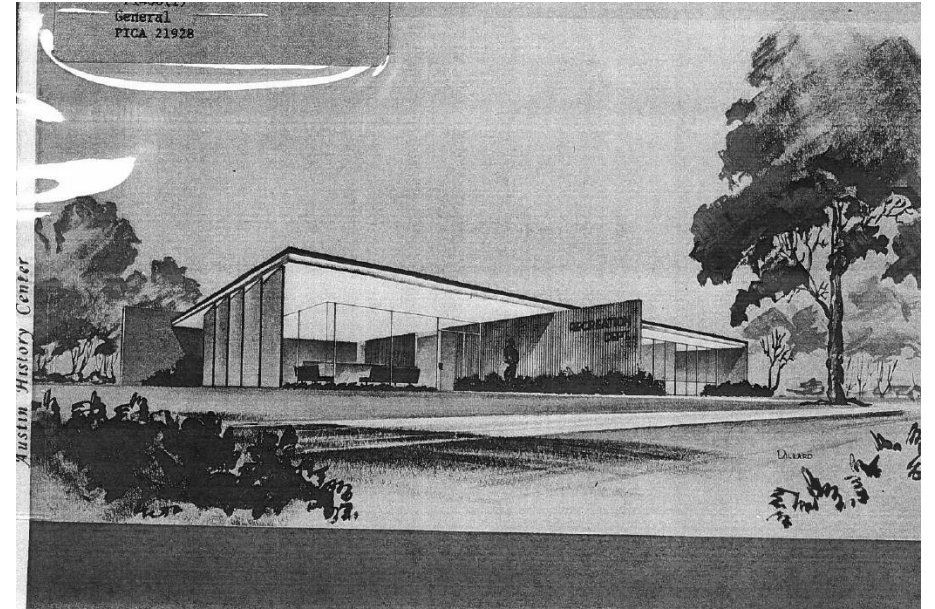


Image credits: Austin History Center



# Recent Stakeholder Engagement

- Two Open House Community Meetings
  - Meeting #1: Oct. 28, 2020
  - Meeting #2: Jan. 26, 2021
- (10) Small Group Meetings
  - Dougherty Arts Center Staff: 11/10/2020
  - Painting, Photography, and Drawing Artists and Instructors: 11/19/2020
  - Youth Program Instructors and Parents: 12/1/2020
  - Gallery Artists: 12/2/2020
  - Artist Professional Development Programs: 12/3/2020
  - Theater Organizations and Technical Staff: 12/7/2020
  - Friends of the Dougherty Arts Center: 12/9/2020
  - Ceramics Studio Artists and Instructors: 12/10/2020
  - Neighbors to the Dougherty Arts Center: 12/15/2020
  - Diversity, Equity, and Inclusion in the Arts: 1/7/2021
- Electronic Survey
  - 221 Participants & 894 Responses
- Ongoing Partner Coordination
  - ZACH Scott Theater
  - The Trail Foundation
  - Austin Transportation Dept.



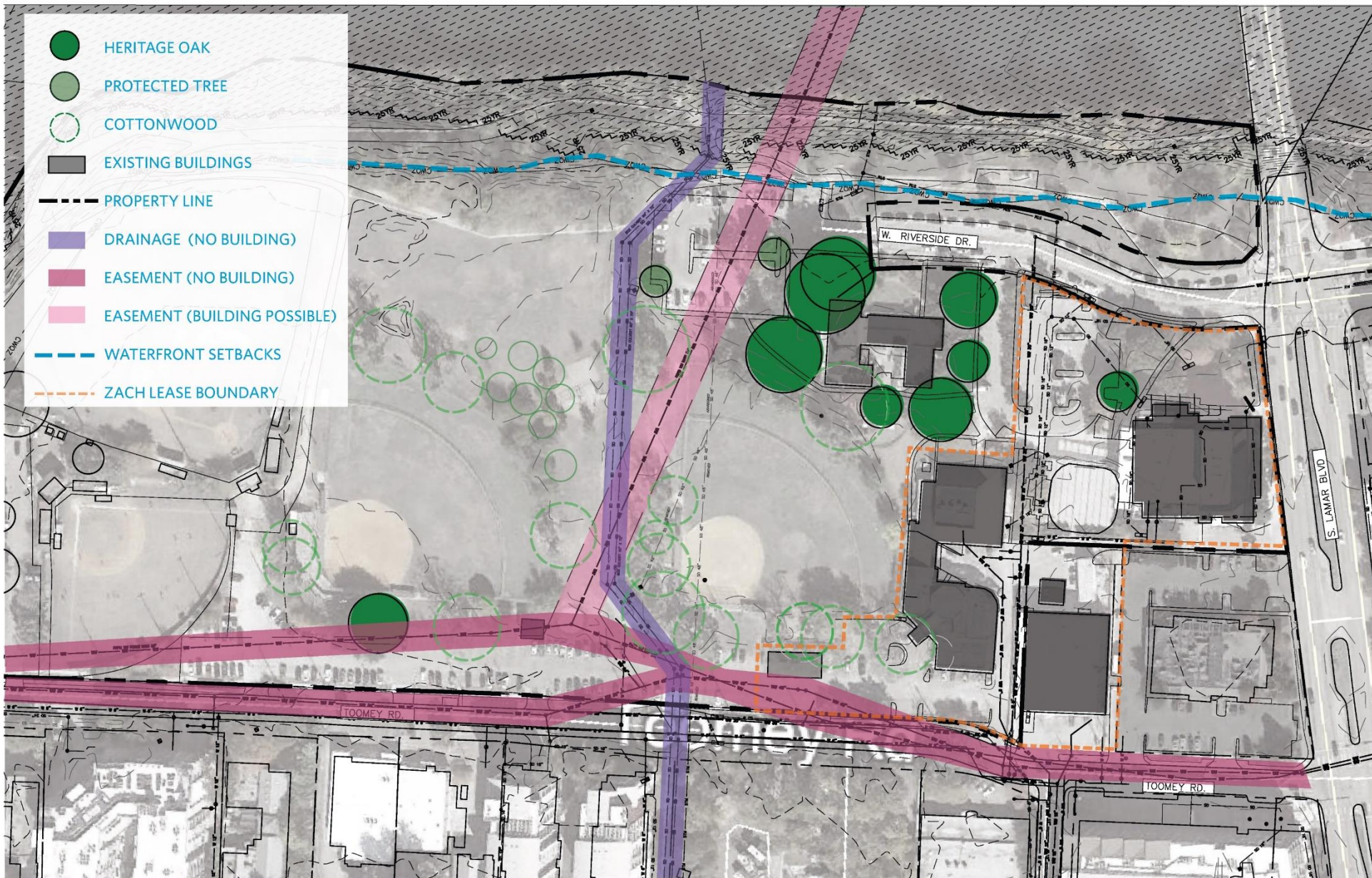


# Project Mission Statement

The new building will radically expand DAC's ability to carry out its mission of **supporting arts access for all**. Like the current DAC, it will be a **hub of creativity** and **Austin's cultural living room**. But it will be an enhanced room, efficiently calibrated to its function, healthy and full of light, with expanded programming. It will be a sustainable model of Austin's park network, interpreting the mission of the Austin Parks and Recreation Department to **create community through the arts**.

**WELCOMING**  
**COMMUNAL**  
**INSPIRING**  
**SUSTAINABLE**  
**CREATIVE**







# Four Options

## Key operational criteria and site considerations

- Preservation of heritage trees
- Relationship to adjacent ZACH
- Underground parking solution
- Pick-up & drop-off for youth programs
- Load-in areas for theater programs
- Balancing traffic impact between Toomey Rd. & Riverside Dr.
- Preservation of PARD Main Office (1959)
- Allowance for possible expansion
- Activates parkland & enhance trail access
- Civic presence/identity
- Back of house areas for kiln yard, etc.

### OPTION 1A

- PARD Main remains on site in existing building, with an addition
- New DAC in a completely separate facility



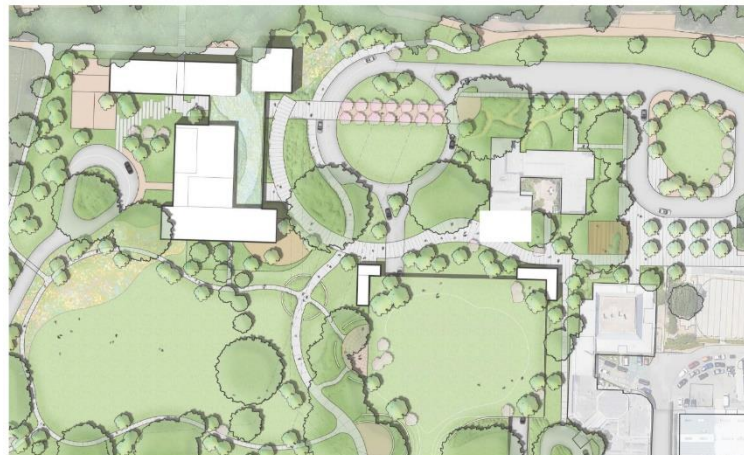
### OPTION 2

- PARD Main integrates into DAC Campus
- Existing building is demolished



### OPTION 1B

- PARD Main remains on site in existing building, with an addition
- New DAC in a completely separate facility



### OPTION 3

- PARD Main is relocated off site
- Existing building is re-purposed





- Compact building footprint tucked closely behind PARD Main & ZACH School
- One heritage oak impacted
- Proposed parking garage sits between ZACH and new DAC, within ZACH lease boundary
- PARD Main is retained and renovated/expanded (future scope, unfunded)



View from the East



- DAC building is west of site utility constraints
- No significant tree impacts
- Parking garage underneath accessible parkland
- PARD Main is retained and renovated/expanded (future scope, unfunded)



View from the West





- DAC building massing creates internal courtyard
- One heritage oak impacted
- Two possible parking scenarios, accessed from either Riverside or Toomey
- Existing PARD Main is removed and reconstructed along Toomey Rd. (unfunded)



View from the Southwest



# Option 2



- DAC building massing creates internal courtyard
- One heritage oak impacted
- Two possible parking scenarios, accessed from either Riverside or Toomey
- Existing PARD Main is partially demolished and repurposed into new DAC, PARD is displaced from site (unfunded)



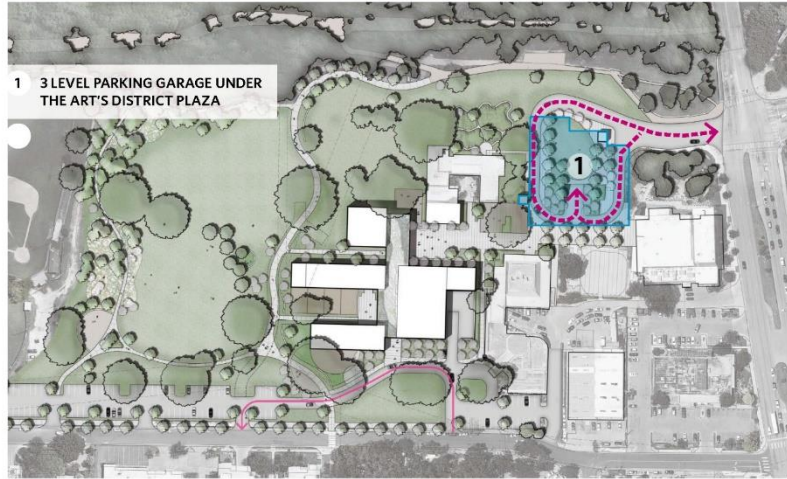
View from the East

## Option 3



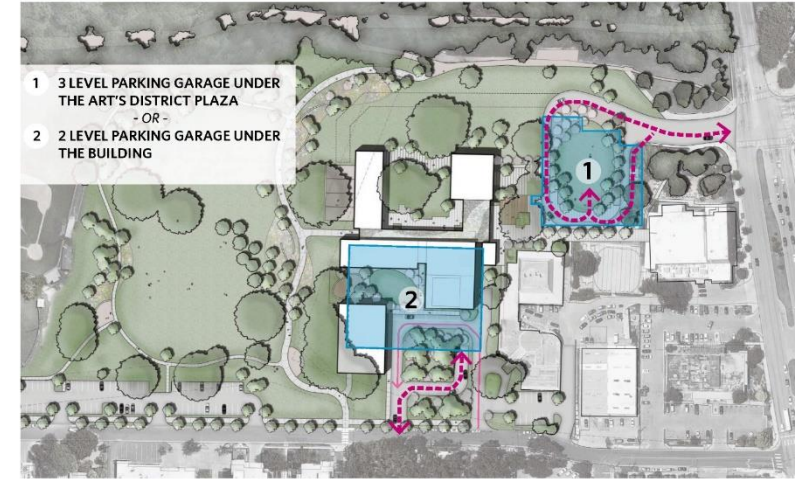
### OPTION 1A - One option for Garage location

- Access to parking from Riverside only
- Drop-offs from Toomey and Riverside



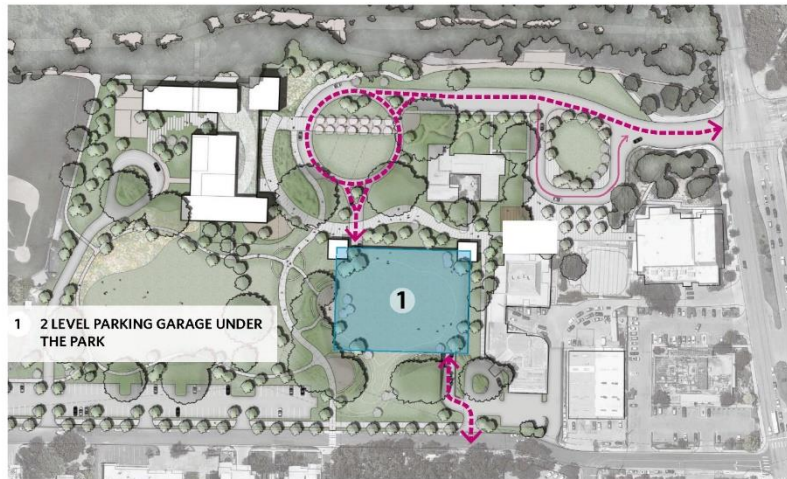
### OPTION 2 - Two options for Garage location

- Access to parking from Toomey or Riverside
- Drop-offs from Toomey and Riverside



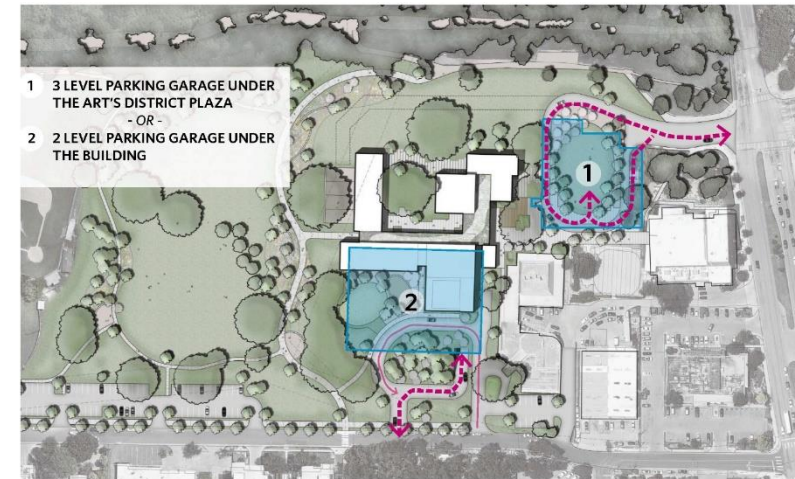
### OPTION 1B - One option for Garage location

- Access to parking from Riverside and Toomey
- Drop-off from Riverside



### OPTION 3 - Two options for Garage location

- Access to parking from Toomey or Riverside
- Drop-offs from Toomey and Riverside





## EXISTING PARKING SPACES





# Parking Demand Scenarios

## SCENARIO 1:

### Baseline Weekday

- Mondays and Tuesdays each week
- No gallery or workshop event or performance at DAC
- No evening performance at ZACH
- Normal class schedule and rehearsals
- Normal office population
- Little League activity

## SCENARIO 2:

### Weekday With Event

- Wednesdays, Thursdays and Fridays each week
- Special event, workshop, gallery event, or theater performance at DAC
- Performance at the Topfer Theatre at ZACH
- Normal class schedule and rehearsals
- Normal office population
- Little League activity

## SCENARIO 3:

### Weekend w/ Multiple Events

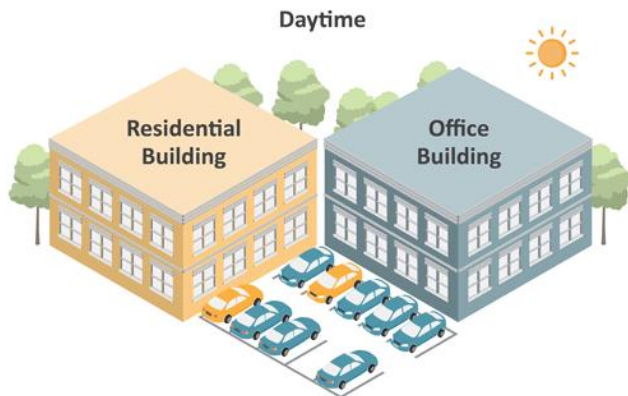
- Saturday or Sunday, ~2 days per year
- Smaller gallery event and larger performance at DAC
- Show at Topfer and Whisenhunt Theatres, plus weekend classes at ZACH
- No PARD office staff
- Little League activity



# Options for Meeting Parking Demand

## 1. Leverage shared parking opportunities

Create shared parking arrangements with nearby projects (i.e. Schlotsky's PUD)



## 2. Reduce parking demand with TDM

Incentivize multimodal travel and unbundle/charge for parking



## 3. Build new parking

- Most expensive option
- Consider long-term impacts and mobility trends

### TDM Trip Reductions:

Office employees:	-20%
Students:	-10%
Theater/gallery attendees:	-5%



**OPTION 1A**

**NET NEW PARKING:  
232 SPACES**

**TOTAL PARKING:  
449 SPACES**



**OPTION 2**

**NET NEW PARKING:  
240 SPACES**

**TOTAL PARKING:  
449 SPACES**



**OPTION 1B**

**NET NEW PARKING:  
222 SPACES**

**TOTAL PARKING:  
449 SPACES**



**OPTION 3**

**NET NEW PARKING:  
212 SPACES**

**TOTAL PARKING:  
421 SPACES**





- DAC building is west of site utility constraints
- No significant tree impacts
- Parking garage underneath accessible parkland
- PARD Main is retained and renovated/expanded (future scope, unfunded)



View from the West





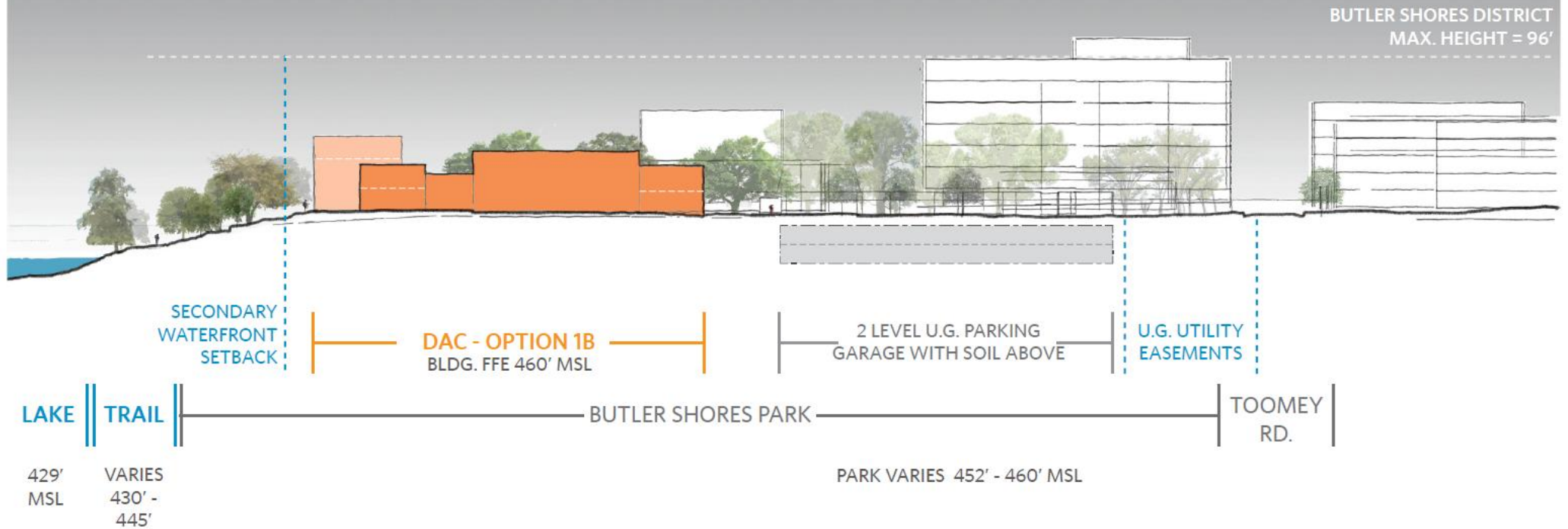
TRAIL SECTION @ DAC  
1B - LOOKING EAST

PARD MAIN  
OFFICE

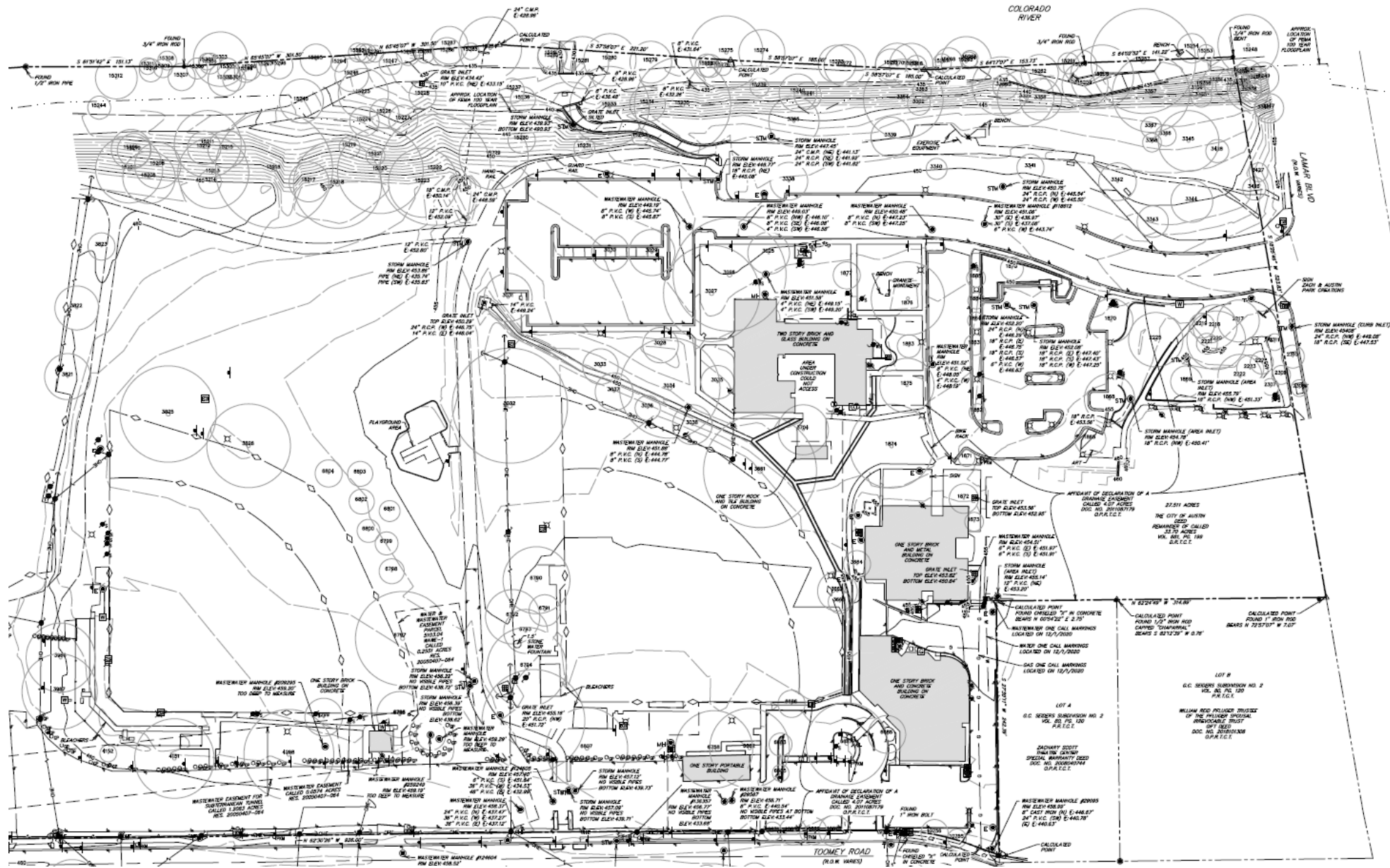
ZACH SCOTT  
THEATER COMPLEX

SCHLOTOZSKY'S PUD  
REDEVELOPMENT

TOOMEY ROAD  
MULTI-FAMILY













# PARD's preferred scenario: Option 1B

- Western location creates stronger civic presence, identity and trail adjacency
- Maintains existing, historic PARD Office, a National Register eligible building
- Location preserves and reduces risk to existing heritage trees
- Minimizes impact to ZACH's ongoing operations, and better spatial relationship to existing ZACH Theater complex
- Proposed parking solution is decoupled from building construction, reducing project duration and cost
- Provides garage access from both streets, but prioritizes access from Riverside Dr.
- Consolidates existing surface parking and allows for Riverside Dr. "road diet"
- Activates parkland via an arts promenade and provides a strong partnering opportunity with AIPP program



# Questions & Discussion

- Design Team
  - Studio 8 Architects & Overland Partners
  - RVi Landscape Architecture
- Management Team
  - Parks and Recreation Department
  - Square One Consultants
- Project information:
  - [www.austintexas.gov/dacproject](http://www.austintexas.gov/dacproject)
  - [dacproject@austintexas.gov](mailto:dacproject@austintexas.gov)