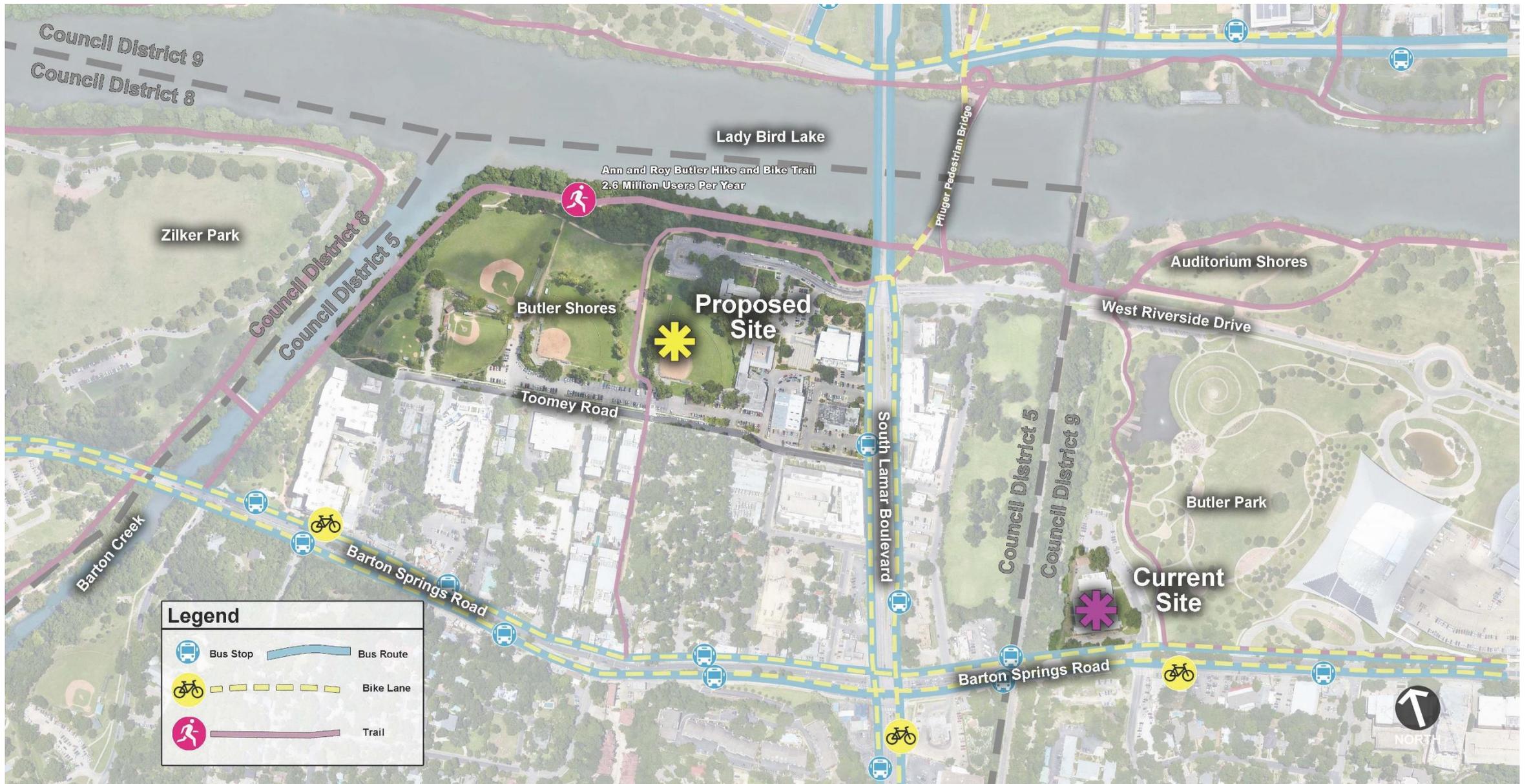


Dougherty Arts Center Replacement Project

Preliminary Design Phase Update
Boards, Commissions and Council
April 2021



DOUGHERTYARTSCENTER
REPLACEMENT



Site Map & Context

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

Project Budget

- Total Project Budget: approx. \$28 Million (2012 and 2018 Bonds)
- Current construction budget: approx. \$20 Million
- Funded building program of approx. 45,000sf
 - School & Youth Studios
 - Adult Studios & Artist Professional Development
 - Artist Gallery and Theaters
 - Administration, Circulation & Support
 - Outdoor programming, limited parking & adjacent park improvements
- Unfunded project components:
 - District-wide parking consolidation in underground garage
 - Large scale park improvements
 - Renovation or expansion to PARD Main Office
 - Impacts to ZACH Theatre



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

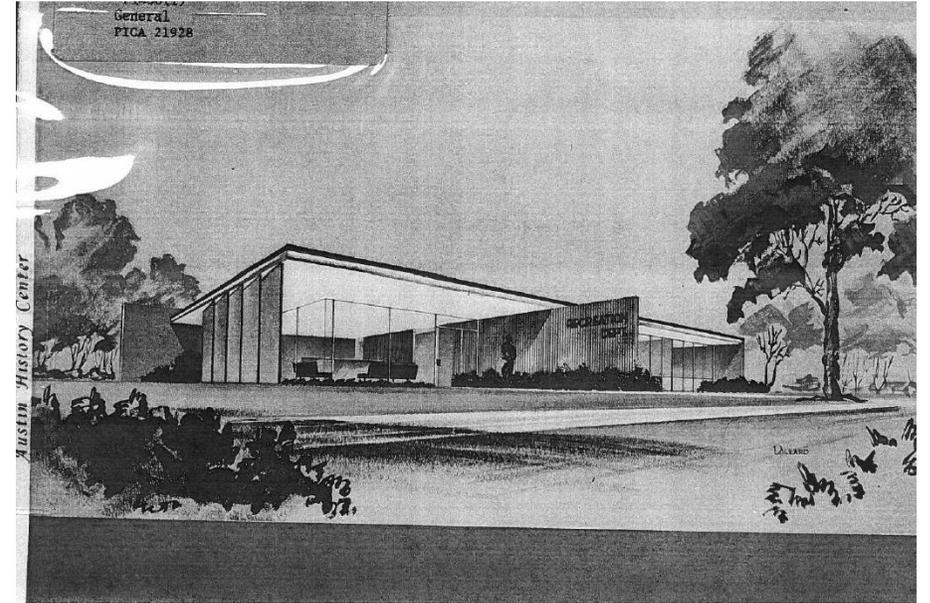


Image credits: Austin History Center

Recent Stakeholder Engagement

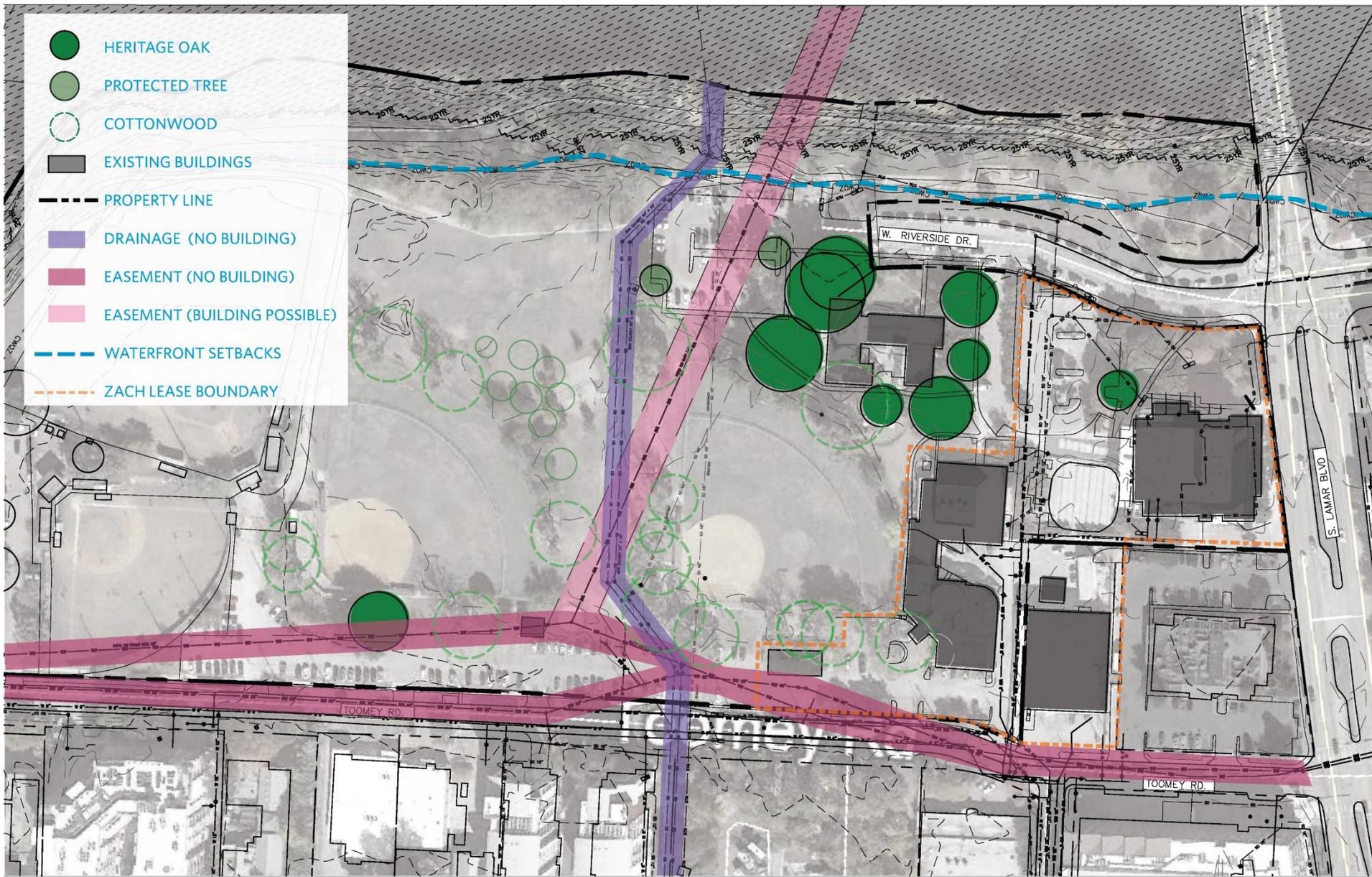
- Two Open House Community Meetings
 - Meeting #1: Oct. 28, 2020
 - Meeting #2: Jan. 26, 2021
- (10) Small Group Meetings
 - Dougherty Arts Center Staff: 11/10/2020
 - Painting, Photography, and Drawing Artists and Instructors: 11/19/2020
 - Youth Program Instructors and Parents: 12/1/2020
 - Gallery 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 Theatre
 - The Trail Foundation
 - Austin Transportation Dept.



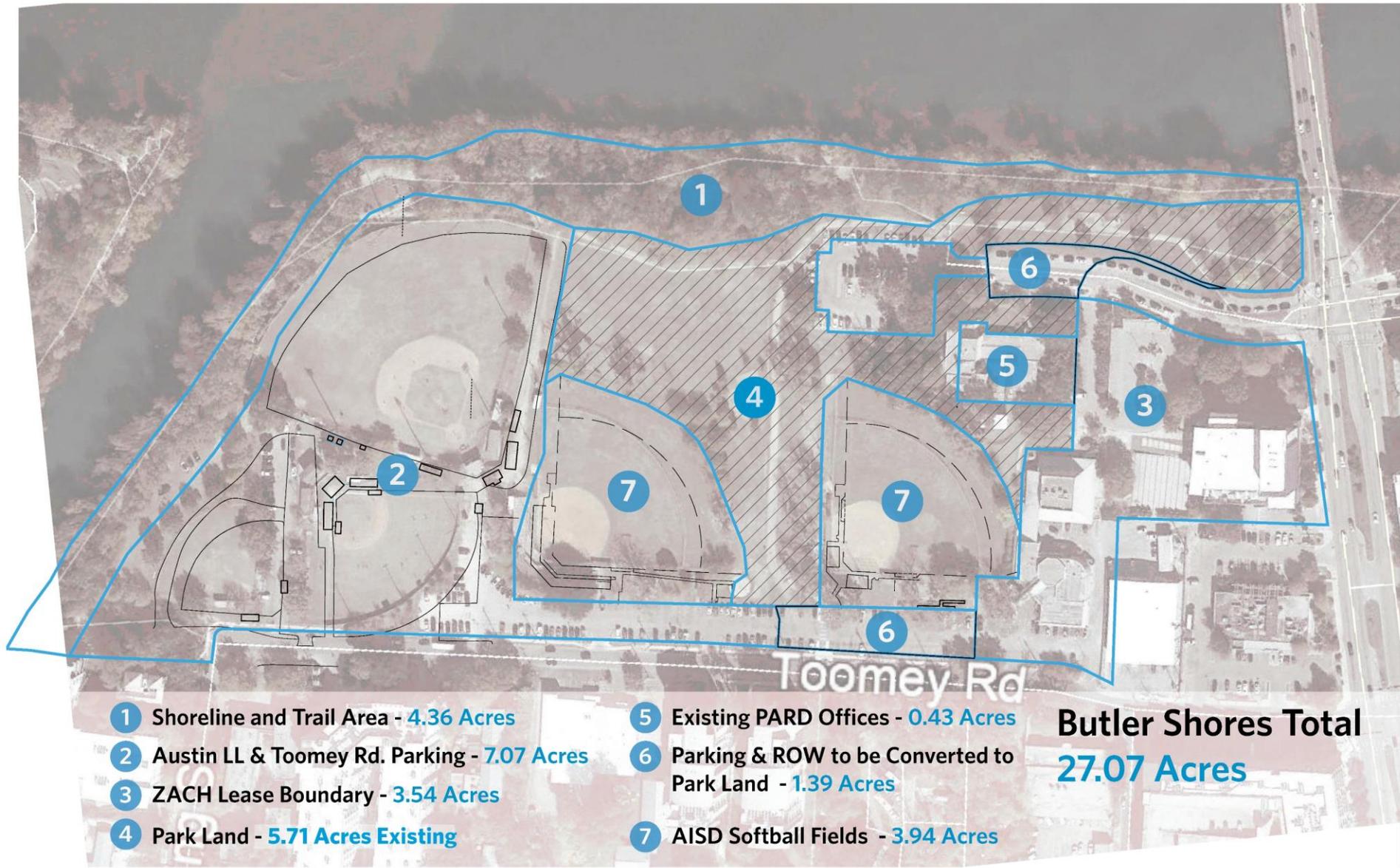
Project Mission Statement

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



Site Constraints Map



Site Area Calculations

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



Option 1A

- 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



Option 1B

- 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)



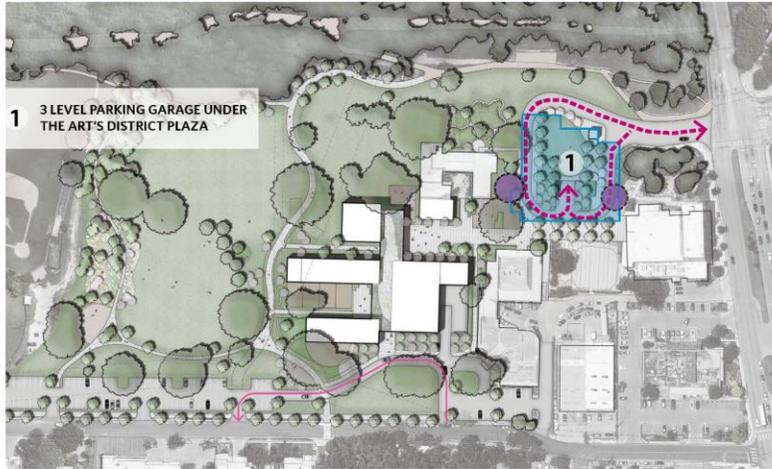
View from the East



Option 3

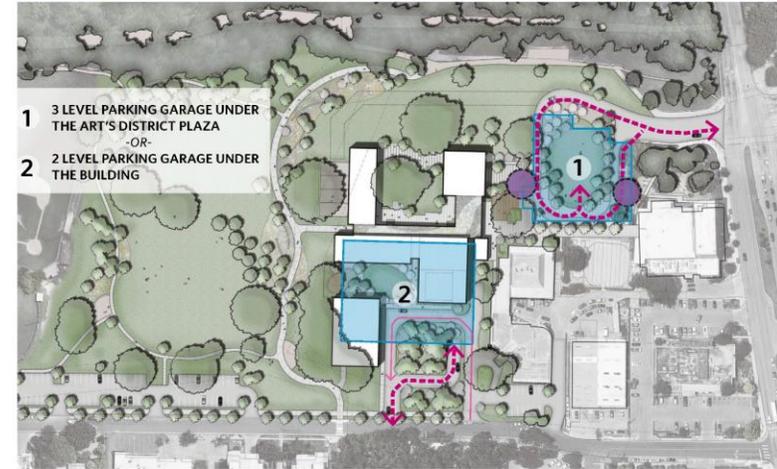
OPTION 1A - One option for Garage location

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



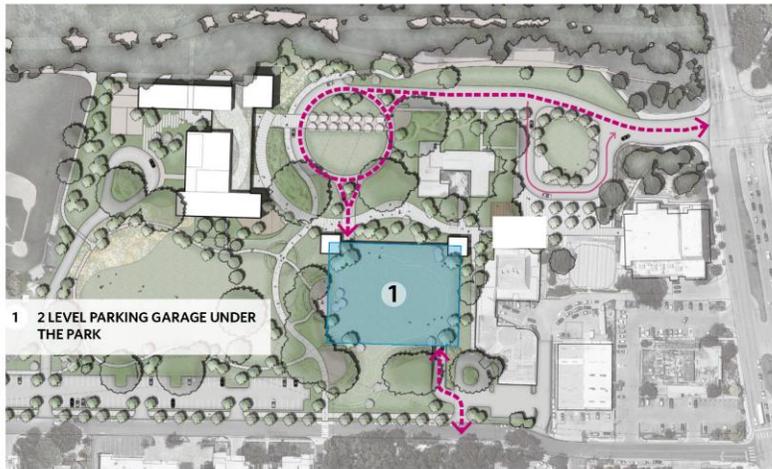
OPTION 2 - Two options for Garage location

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



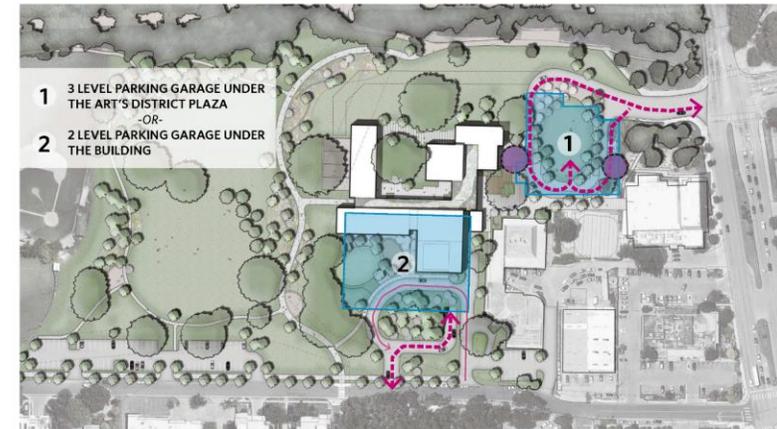
OPTION 1B - One option for Garage location

- 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



Toomey Lot: 140

Subscriber/Donor Lot: 58
(3.3 Ac.)

ZACH Paid Lot: 48

Rehearsal Lot: 9

Riverside Dr. Parking: 34

PARD/ZACH Paid Lot: 63

Employee Overflow: 27

Schlotzky's PUD: 80



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:

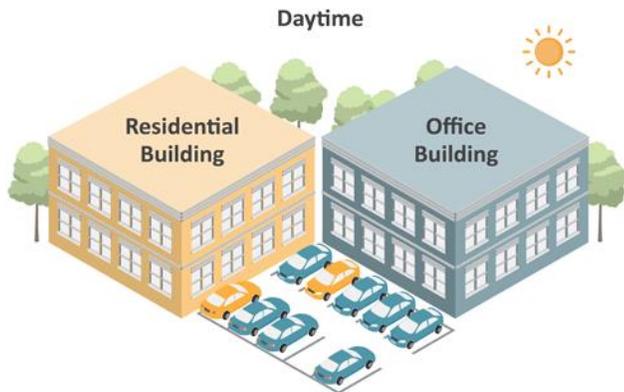
Weekend w/ Multiple Events

- 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

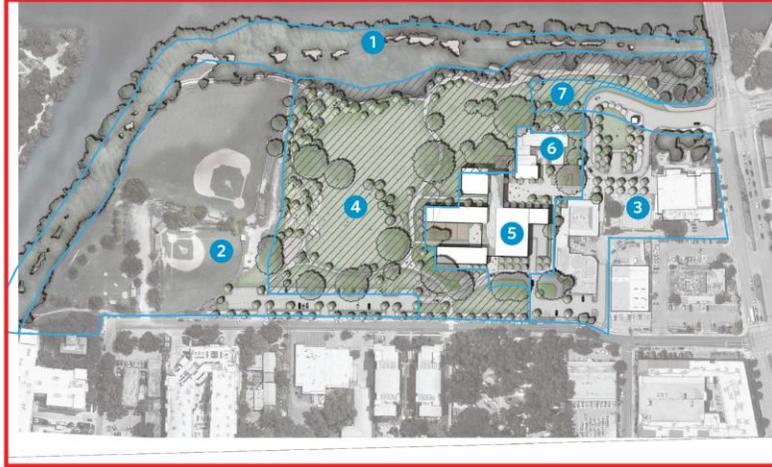


Option 1B

OPTION 1A

ACCESSIBLE PARK LAND
9.02 ACRES

BUILDINGS & ADJACENT AREAS:
2.43 ACRES



OPTION 2

ACCESSIBLE PARK LAND
8.41 ACRES

BUILDINGS & ADJACENT AREAS:
3.04 ACRES



OPTION 1B

ACCESSIBLE PARK LAND
8.90 ACRES

BUILDINGS & ADJACENT AREAS:
2.85 ACRES



OPTION 3

ACCESSIBLE PARK LAND
8.78 ACRES

BUILDINGS & ADJACENT AREAS:
2.67 ACRES



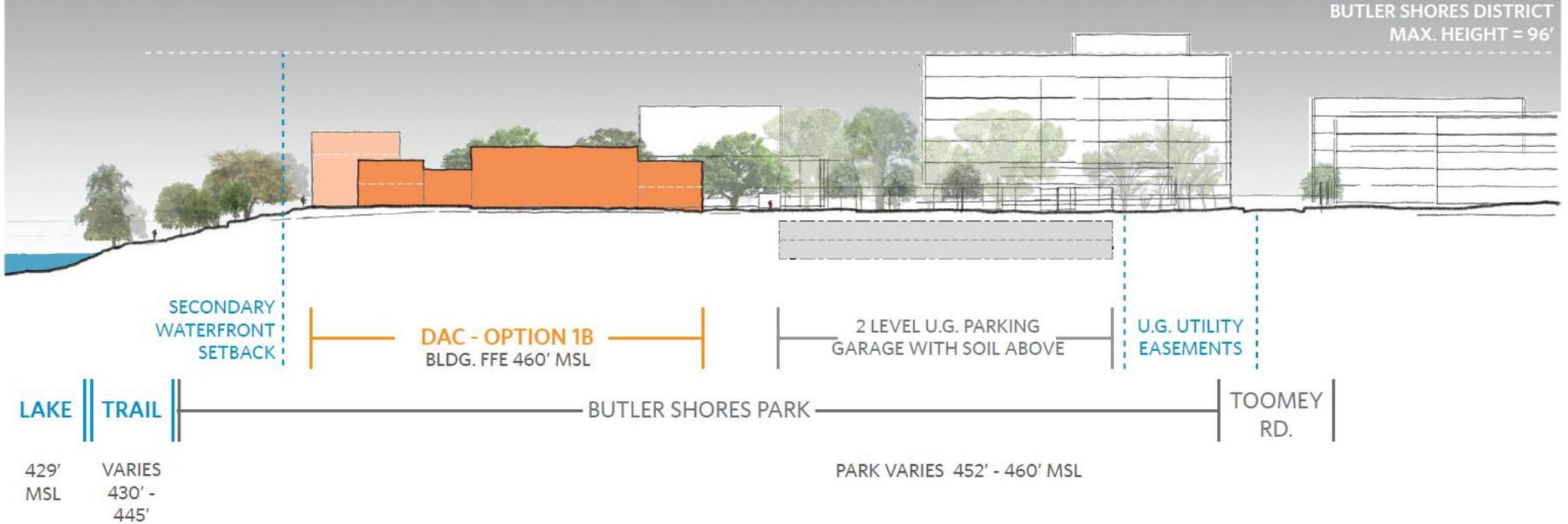
TRAIL SECTION @ DAC
1B - LOOKING EAST

PARD MAIN
OFFICE

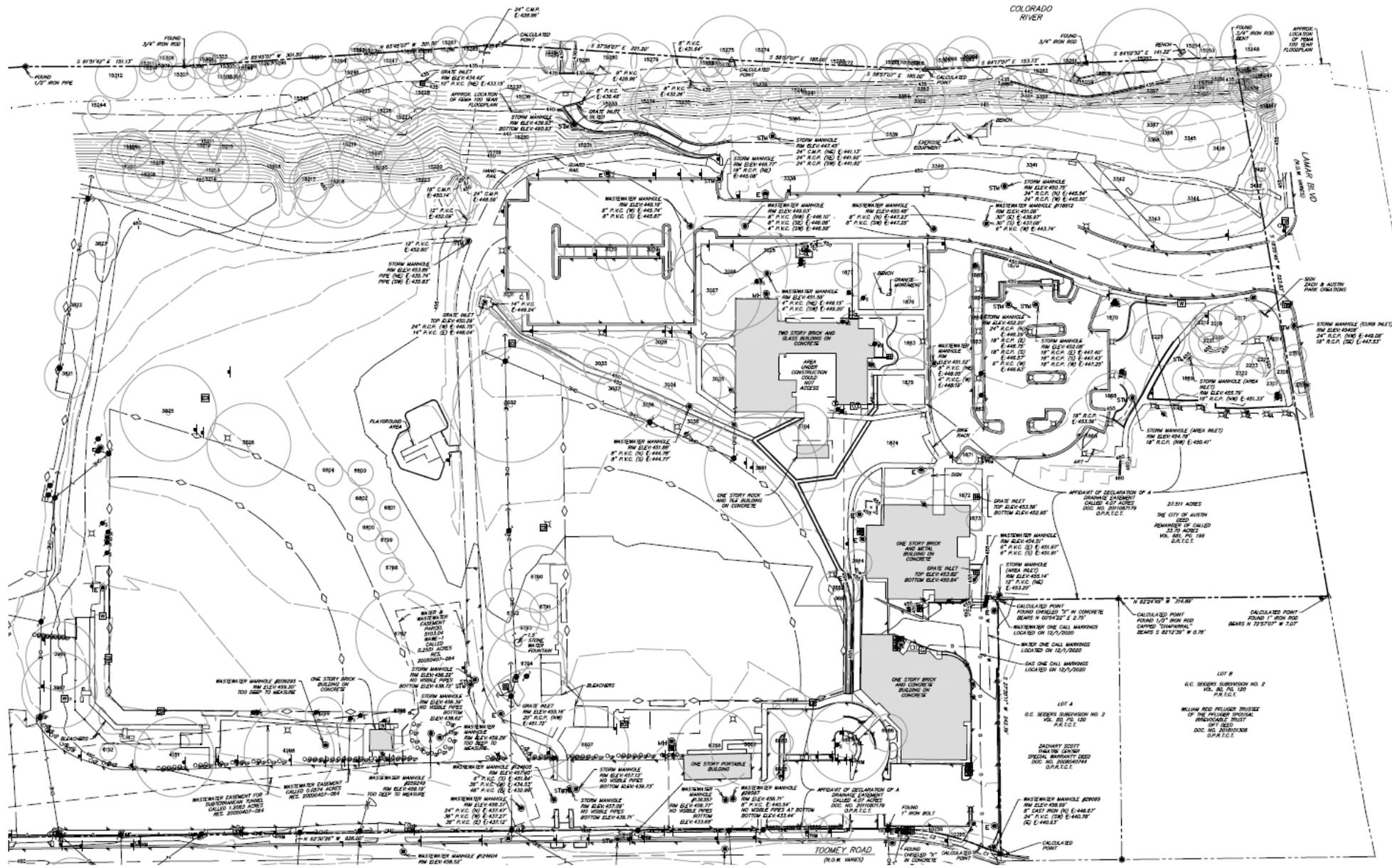
ZACH SCOTT
THEATER COMPLEX

SCHLOTOZSKY'S PUD
REDEVELOPMENT

TOOMEY ROAD
MULTI-FAMILY



Schematic Site Section



Existing Site Survey

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 and uses more efficient footprint, reducing project duration and cost
- Provides garage access from both streets, but prioritizes access from Riverside Dr.
- Consolidates existing surface parking and allows for pedestrian improvements along Riverside Dr.
- 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
 - dacproject@austintexas.gov