



Design
Commission

February 2022

Rainey Street
Trailhead

Project Team:

Civil Engineer: Garza EMC

Landscape Architect: dwg.

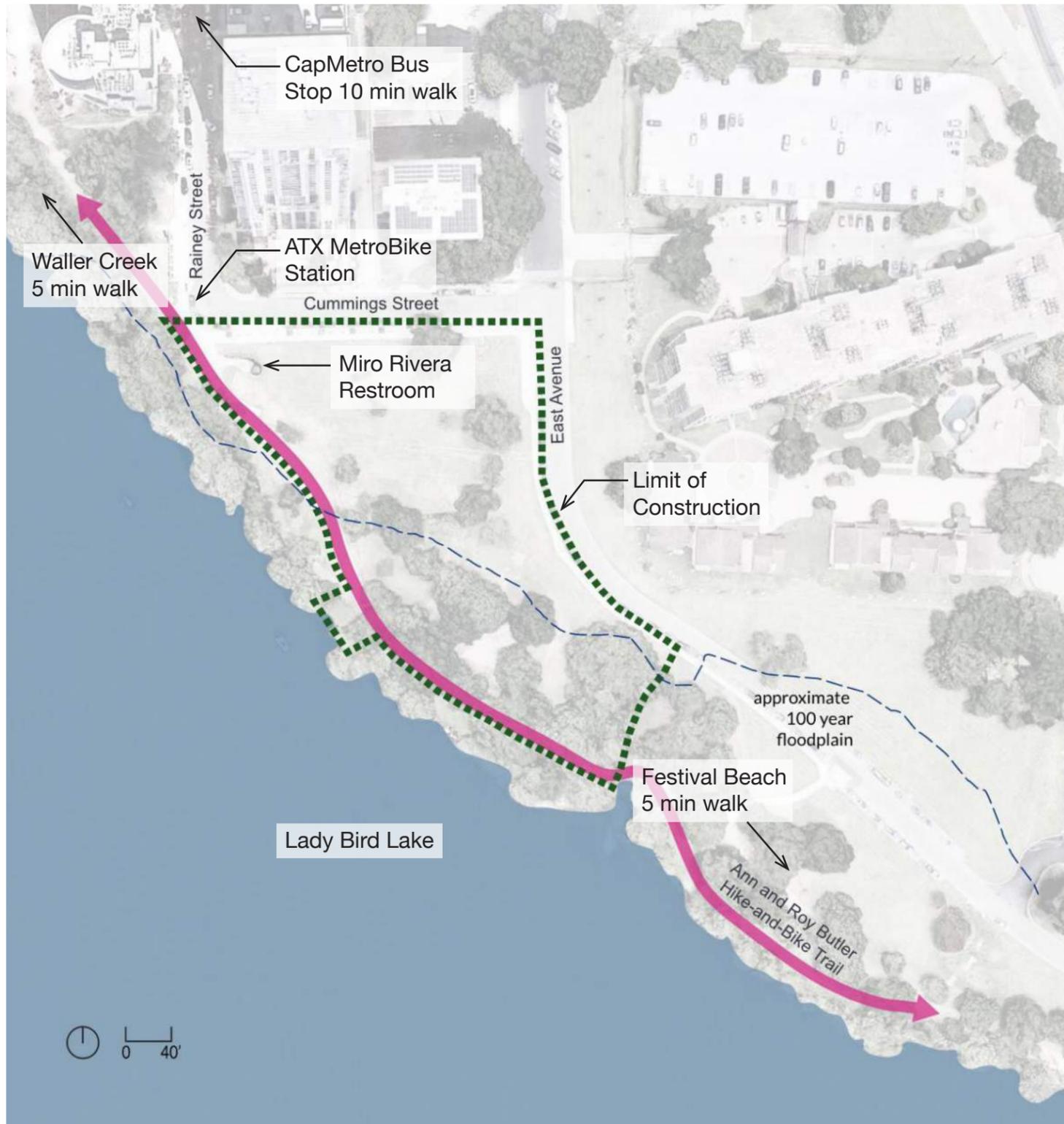
Structural Engineer: Structures

MEP Engineer: Encotech

Ecologist: Siglo Group

Nature Play: Blackland Collaborative

Project Manager: Square One



Vicinity Map



Existing Conditions



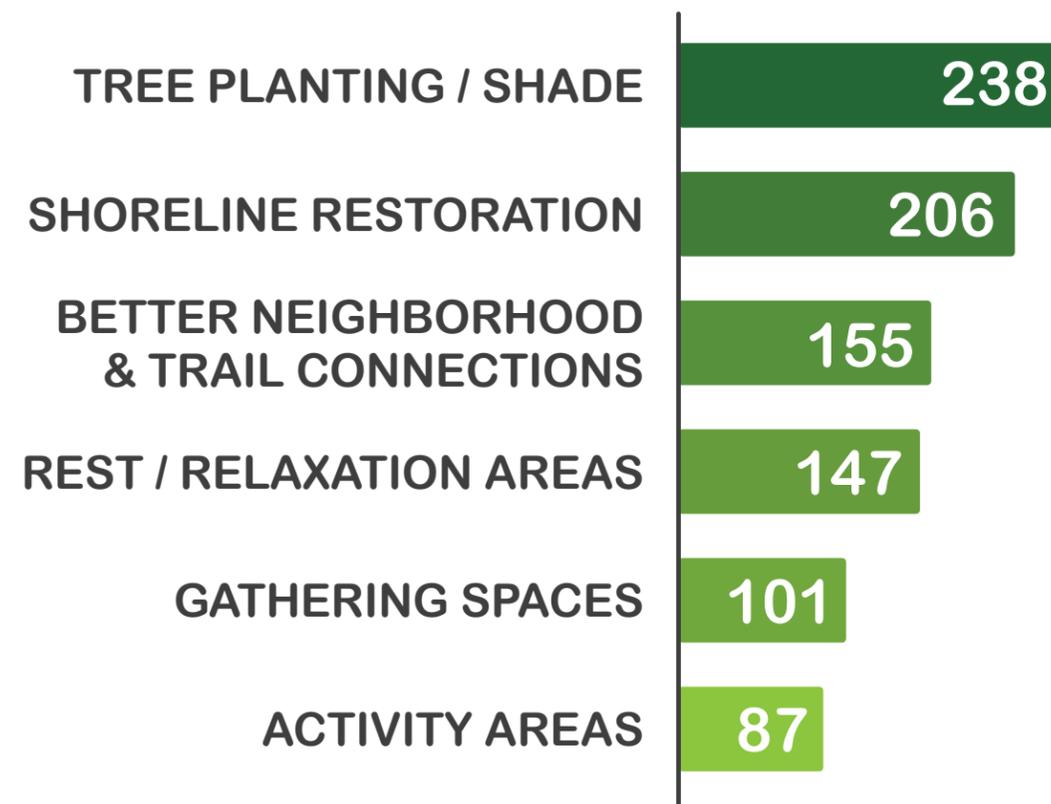
Existing Conditions - view from East Ave looking west

Community Engagement 1: In-person event on Sep 28, 2019

Community Engagement 2: In-person event on Nov 9, 2019

Community Engagement 3: In-person event on Dec 14, 2019

How would you make this park better?



“Undisturbed areas for biodiversity.”

“The trail needs to be more child and family friendly.”

“Preserve the ecosystem and nature while accommodating our recreational needs.”

“I love the Hike and Bike Trail.”

What is important for the community?

- 1 NATIVE PLANTING
- 2 STORMWATER MANAGEMENT
- 3 WATER ACCESS POINT
- 4 NATURE PLAY
- 5 ENHANCED CROSSWALK
- 6 EXERCISE STATIONS
- 7 OPEN LAWN
- 8 PICNIC AND GATHERING AREAS
- 9 EVENT SPACE

“River dockage with cleats to tie up canoes, kayaks and paddle boards...”

“Austin would not be the same without the trail.”

“Enjoying the park for a picnic or just to be outside.”

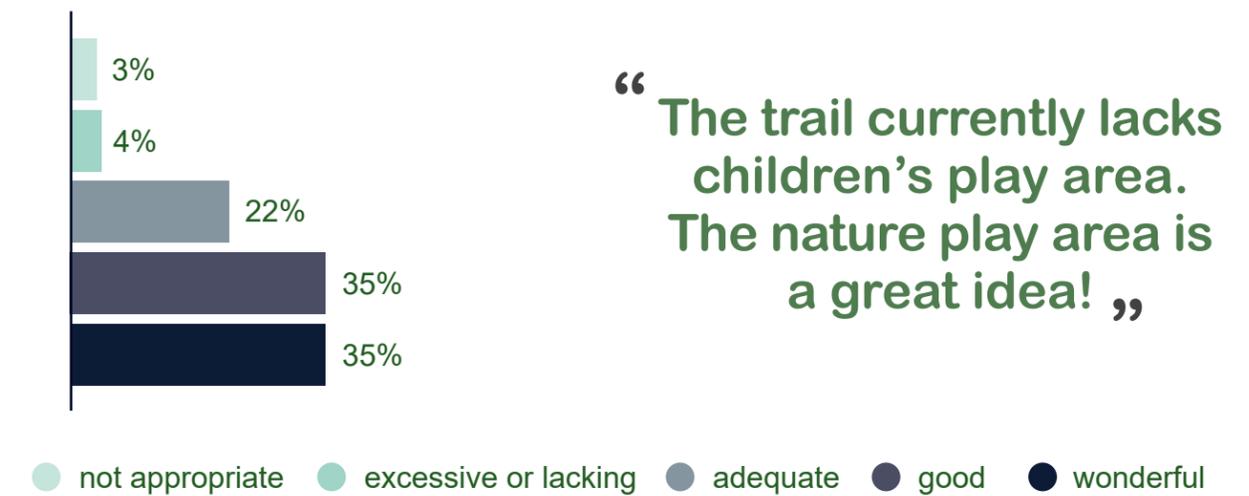
“Exercise and play areas for families!!!”

“Water fountains, gathering and stretching areas, seating or picnic areas.”



- 1 trail head
- 2 lawn
- 3 nature play
- 4 native meadow
- 5 native riparian planting
- 6 native pecan grove
- 7 trail paths
- 8 existing hike & bike trail
- 9 existing pedestrian bridge
- 10 existing restroom
- 11 gravel water access
- 12 picnic area

HOW WELL DID THIS CONCEPT ALIGN WITH THE PROJECT VISION?

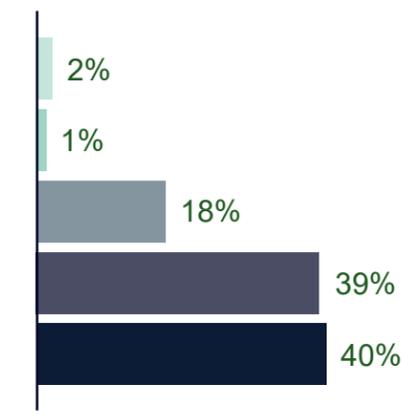


“The trail currently lacks children’s play area. The nature play area is a great idea!”

“More structured and appropriate landscape features will help activate the area and naturally divide it into places for multiple activities and groups to gather.”



HOW WELL DID THIS CONCEPT ALIGN WITH THE PROJECT VISION?



“ I’m not a huge fan of the exercise equipment on trails, looks a bit unsightly and takes away form the natural beauty. ”

● not appropriate ● excessive or lacking ● adequate ● good ● wonderful

“ I really like the picnic area and better access to the water for kayaks, SUPs, canoes. The combination of shading and open space lawn is important. ”





View looking south down existing Butler Trail towards Lady Bird Lake



View looking north across seating area and Cummings Ave



secret paths



moveable stumps



sitting post circle



stepping stones



boulders



loose parts



sand pit



pollinator beds



stage



stationary logs



turf hillside



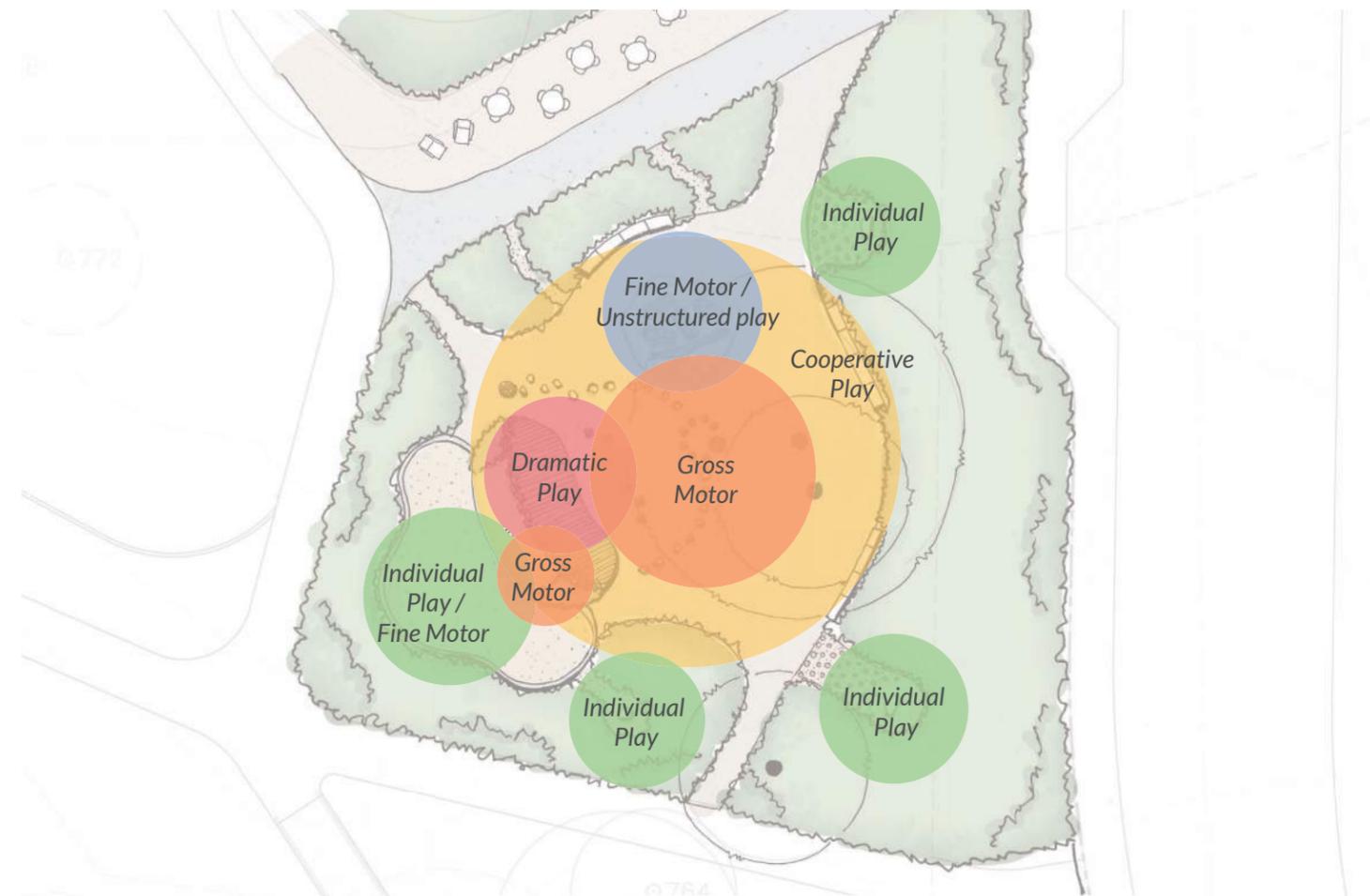
grass maze



log tunnel



loose parts



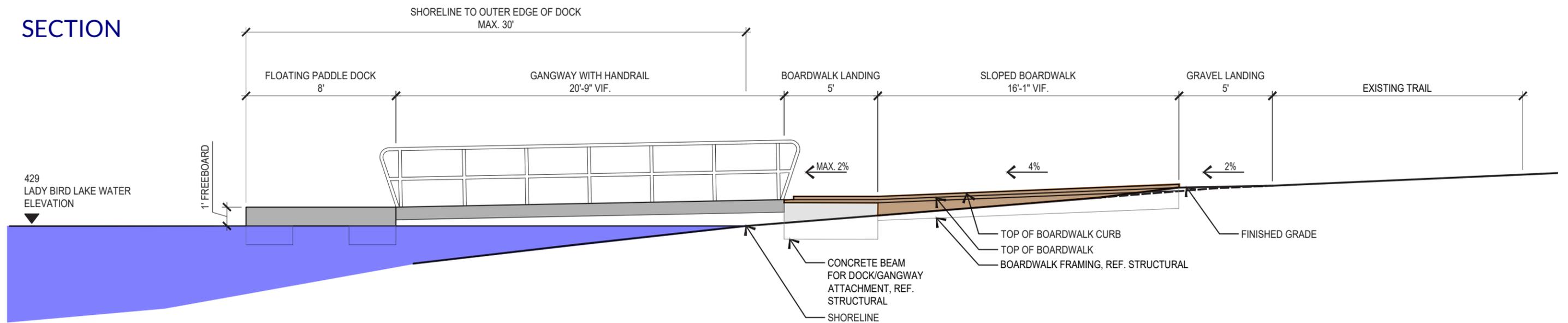
City of Austin Connecting Children to Nature (CCN) Goals

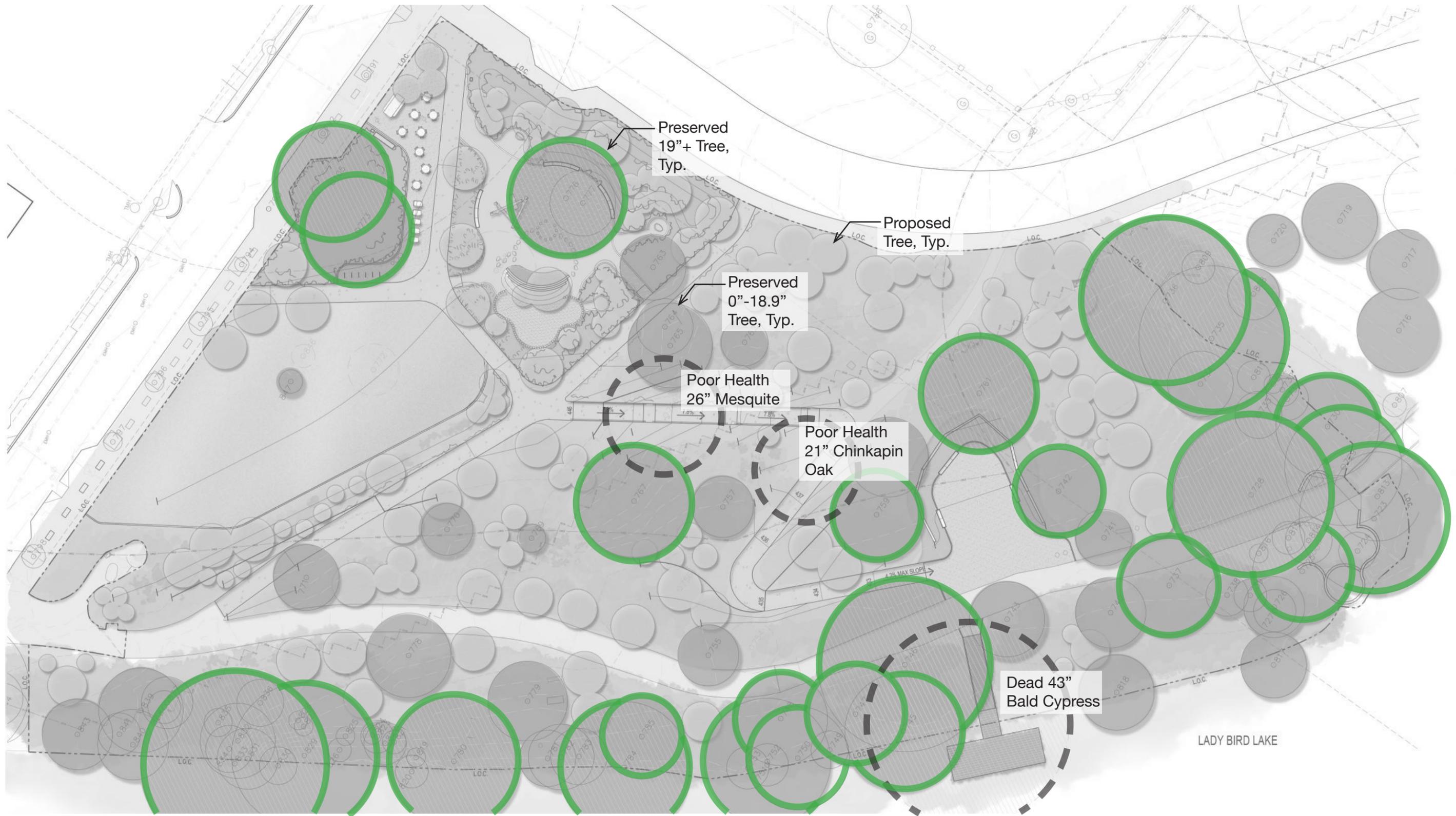
- Increase connection to nature
- Provide non-traditional play opportunities
- Activate underutilized park space
- Invest in underserved communities

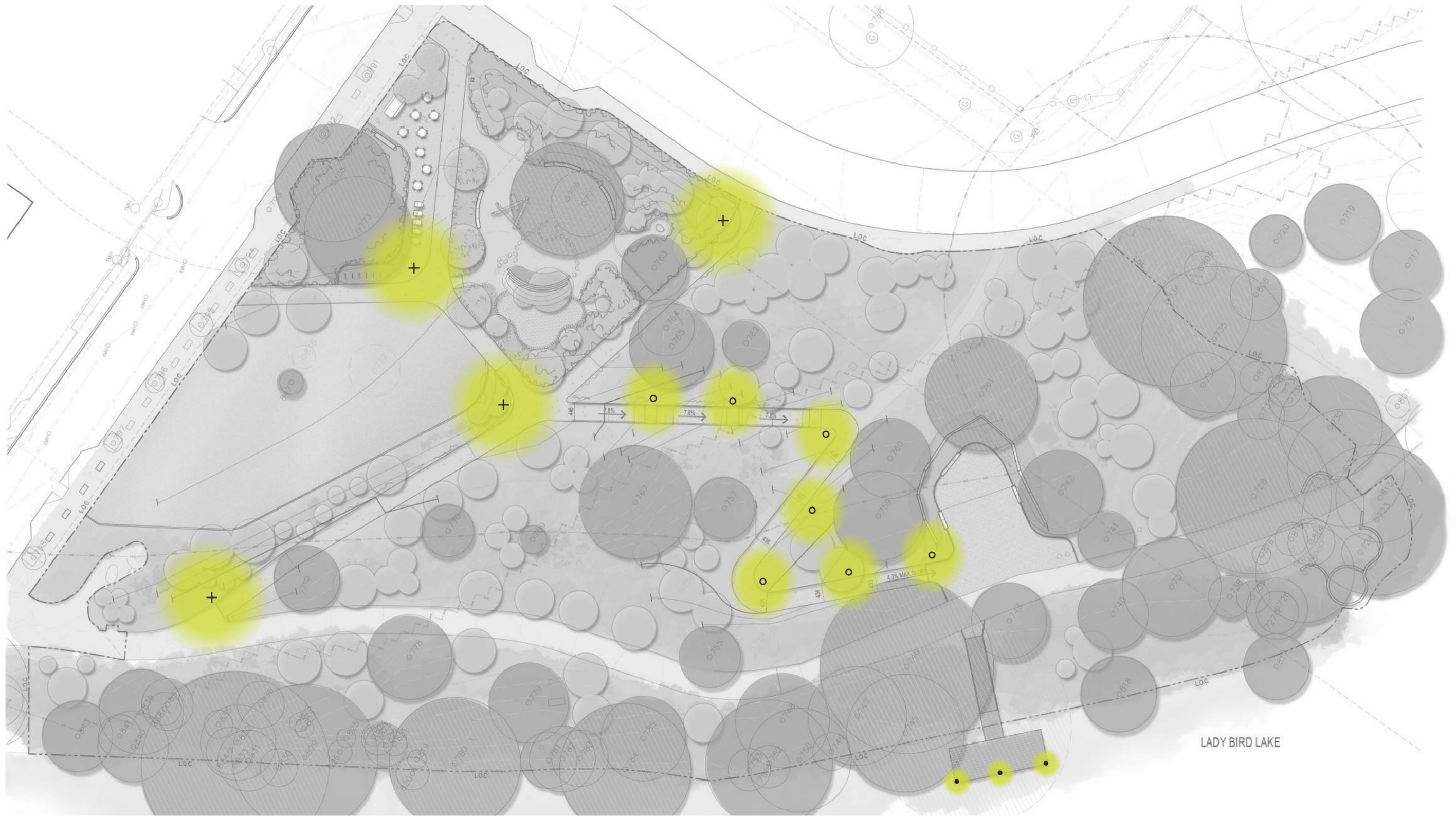




SECTION

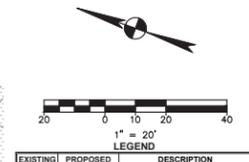
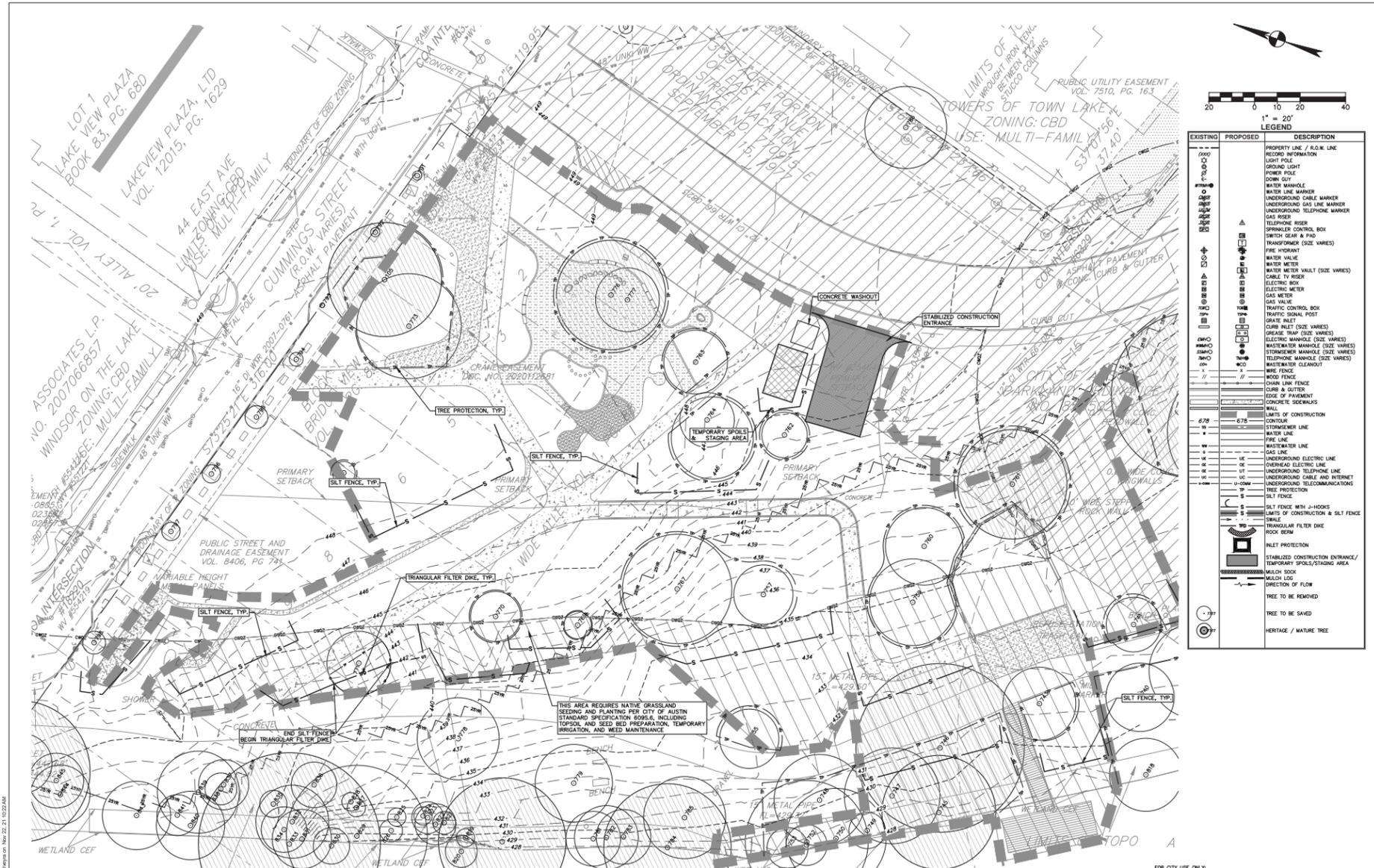






Thank you for your time!

Questions?



EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / R.O.W. LINE
---	---	RECORD INFORMATION
---	---	GROUND LIGHT
---	---	POWER POLE
---	---	DOWN CITY
---	---	WATER MANHOLE
---	---	WATER LINE MARKER
---	---	UNDERGROUND CABLE MARKER
---	---	UNDERGROUND GAS LINE MARKER
---	---	UNDERGROUND TELEPHONE MARKER
---	---	GAS ROVER
---	---	TELEPHONE RISER
---	---	SPRINKLER CONTROL BOX
---	---	FRESH CLEAN & PAD
---	---	TRANSFORMER (SIZE VARIES)
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER METER
---	---	WATER METER VAULT (SIZE VARIES)
---	---	CABLE RISER
---	---	ELECTRIC BOX
---	---	ELECTRIC METER
---	---	GAS METER
---	---	GAS VALVE
---	---	TRAFFIC CONTROL BOX
---	---	TRAFFIC SIGNAL POST
---	---	GRADE INLET
---	---	CURB INLET (SIZE VARIES)
---	---	GRADE TRAP (SIZE VARIES)
---	---	ELECTRIC MANHOLE (SIZE VARIES)
---	---	WASTEWATER MANHOLE (SIZE VARIES)
---	---	STORMWATER MANHOLE (SIZE VARIES)
---	---	TELEPHONE MANHOLE (SIZE VARIES)
---	---	WASTEWATER CLEANOUT
---	---	WIRE FENCE
---	---	WOOD FENCE
---	---	CHAIN LINK FENCE
---	---	CURB & GUTTER
---	---	EDGE OF PAVEMENT
---	---	CONCRETE SIDEWALKS
---	---	WALL
---	---	LIMITS OF CONSTRUCTION
---	---	CONTOUR
---	---	STORMWATER LINE
---	---	WATER LINE
---	---	FIRE LINE
---	---	WASTEWATER LINE
---	---	GAS LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	UNDERGROUND TELEPHONE LINE
---	---	UNDERGROUND CABLE AND INTERNET
---	---	UNDERGROUND TELECOMMUNICATIONS
---	---	TREE PROTECTION
---	---	SILT FENCE
---	---	SILT FENCE WITH J-HOOKS
---	---	LIMITS OF CONSTRUCTION & SILT FENCE
---	---	SWALE
---	---	TRIANGULAR FILTER DUNE
---	---	ROCK BERM
---	---	INLET PROTECTION
---	---	STABILIZED CONSTRUCTION ENTRANCE/ IMPACT/SPILLS/STAGING AREA
---	---	MULCH BUNK
---	---	MULCH LOG
---	---	DIRECTION OF FLOW
---	---	TREE TO BE REMOVED
---	---	TREE TO BE SAVED
---	---	HERITAGE / MATURE TREE

EROSION & SEDIMENTATION NOTES:

- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- ALL DISTURBED AREAS OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION AND SEDIMENTATION CONTROLS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED TO INSURE THAT DISTURBED AREAS ARE ADEQUATELY PROTECTED. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT THAT IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE CONTRACTOR FROM THE PROJECT.
- IN AREAS WHERE HYDRAMULCH IS UTILIZED, SEVERAL APPLICATIONS MAY BE REQUIRED TO ESTABLISH ADEQUATE STABILIZATION IF FREQUENT RAINFALL OCCURS DURING SEEDING ATTEMPTS.
- IF DISTURBED AREA IS NOT BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, L.]
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- ONLY RUBBER-TYRED EQUIPMENT IS ALLOWED WITHIN THE CWOZ AND FLOODPLAIN. NO TRACK EQUIPMENT IS ALLOWED.
- ALL EQUIPMENT AND SPILLS ARE TO BE REMOVED FROM THE CWOZ AND FLOODPLAIN NIGHTLY.
- THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [ECM 1.4.4.D.4].
- EXTEND ALL TREE PROTECTION FENCING TO THE FULL EXTENT OF THE CRITICAL ROOT ZONE WHERE POSSIBLE. IF FENCING CANNOT BE INSTALLED

AROUND THE FULL CRZ, PLACE THE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ. IF FENCING CANNOT BE INSTALLED AROUND THE 1/2 CRZ, 2"X4" OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITHIN THE FULL CRZ. TREE PROTECTION FENCING OR USE OF LUMBER STRAPPED TO TREES APPLIES TO ROW TREES. LUMBER SHALL BE STRAPPED TO THE TRUNK OF ANY TREE WHERE WORK IS BEING DONE WITHIN THE CRZ WHILE TREE PROTECTION FENCING IS DOWN.

10. TREES PROPOSED TO BE PRESERVED MUST MEET THE FOLLOWING CRITERIA:
 • A MINIMUM OF 50% OF CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.
 • CUT OR FILL IS LIMITED TO 4 INCHES FROM THE 1/2 CRZ TO THE 1/4 CRZ.
 • NO CUT OR FILL IS PERMITTED WITHIN THE 1/4 CRZ.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 21 of 13
 FILE NUMBER: SPC-2021-02860 APPLICATION DATE: _____
 APPROVED BY COMMISSIONER: _____ EXPIRES MONTH 112 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (8:00-5:00 PM): _____ CASE MANAGER: [NAME]
 PROJECT REGISTRATION DATE (8:00-4:00 PM): _____ DWG# _____ BOX# _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____

Rev. 1: _____ Condition 1 _____

Rev. 2: _____ Condition 2 _____

Rev. 3: _____ Condition 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT REGISTRATION DATE, BY APPLICANT. APPROVED FOR FILING MUST BE FILED WITH THE CITY CLERK AT THE TIME OF FILING, AND ALL REQUIRED SEEDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT BY NOT APPROVED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT REGISTRATION DATE.

SPC-2021-02860

dwg.

912B Congress Avenue
 Austin, Texas 78701
 512.320.0668 |
 studiodwg.com



7708 Riata Blvd., Suite 125
 Austin, Texas 78755
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBPE # F-14629
 Garza EMLC, LLC © Copyright 2021



11.22.2021

Rainey Street
 Trailhead

36 East Ave,
 Austin, TX 78701

Project Number: 21_1019

Issue For:
 2021-08-06 ISSUE FOR COMPLETENESS
 2021-09-10 ISSUE FOR FORMAL SUBMITTAL
 2021-11-19 - UPDATE 1

Sheet Title:
 EROSION AND
 SEDIMENTATION
 CONTROL PLAN

Sheet Number:

05

14

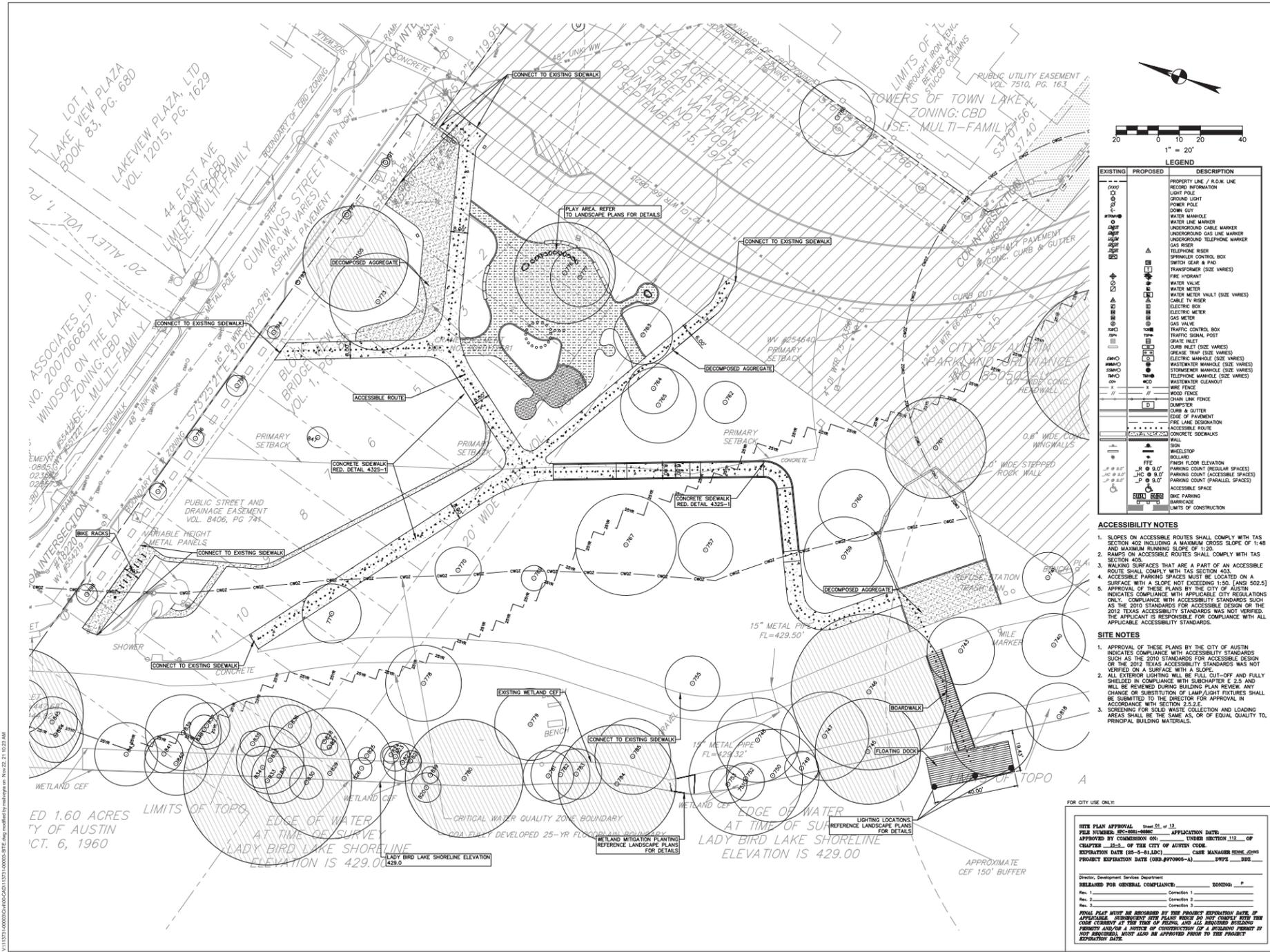


Appendix Sheets
 Permit Drawings

Rainey Street
 Trailhead

Design
 Commission

February 2022



dwg.

912B Congress Avenue
 Austin, Texas 78701
 512.320.0668 |
 studiodwg.com



7708 Rialto Blvd., Suite 125
 Austin, Texas 78755
 Tel: (512) 298-3284 Fax: (512) 298-2592
 TBPE # F-14629
 Garza E&C, LLC © Copyright 2021



11.22.2021

Rainey Street
 Trailhead

36 East Ave,
 Austin, TX 78701

Project Number: 21_019

Issue For:
 2021-08-06 ISSUE FOR COMPLETENESS
 2021-09-10 ISSUE FOR FORMAL SUBMITTAL
 2021-11-19 - UPDATE 1

Sheet Title:
 SITE PLAN

Sheet Number:
 07

SPC-2021-0286C
 14

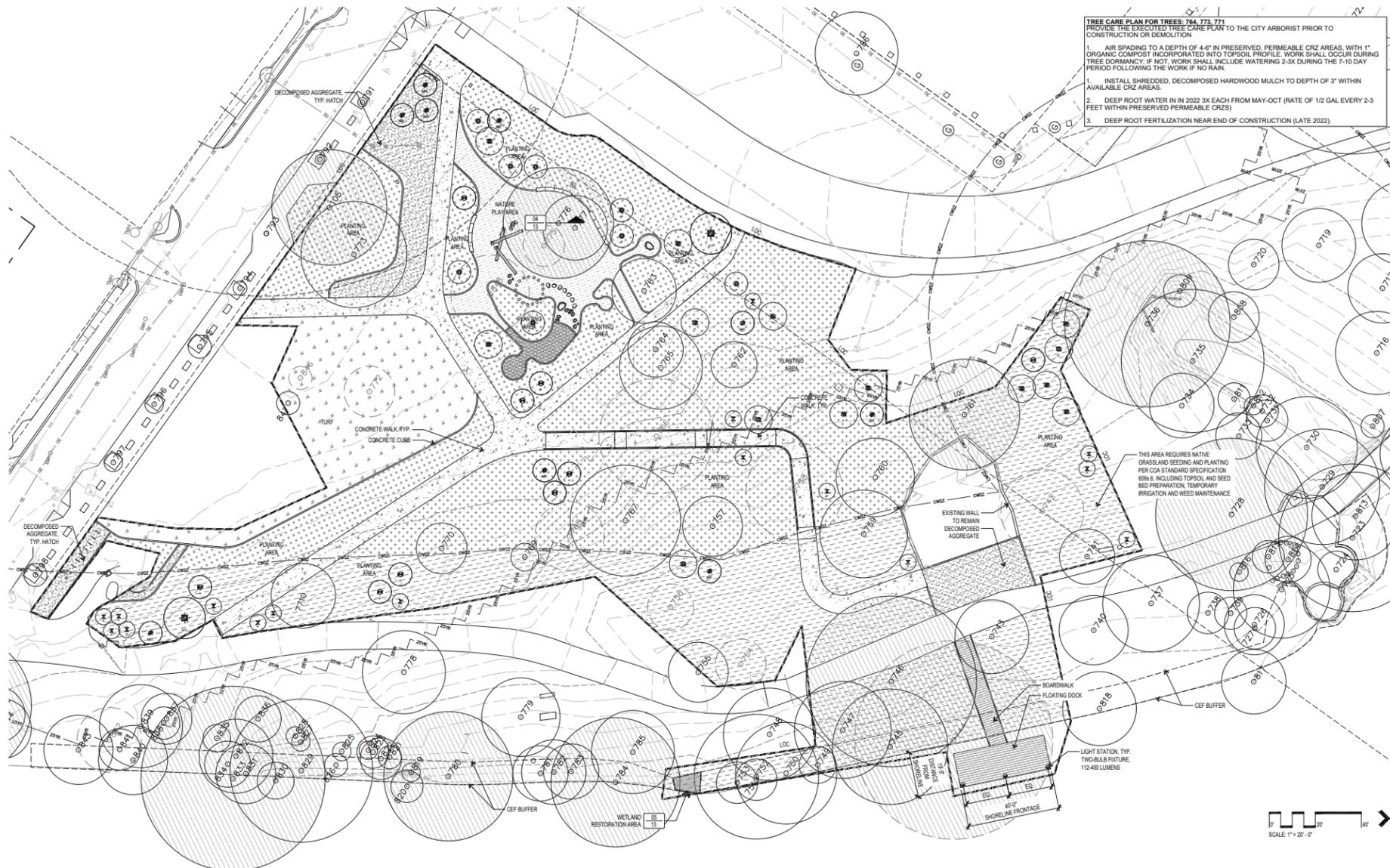


Appendix Sheets
 Permit Drawings

Rainey Street
 Trailhead

Design
 Commission

February 2022



TREE CARE PLAN FOR TREES: 764, 773, 771
 PROVIDE THE EXECUTED TREE CARE PLAN TO THE CITY ARBORIST PRIOR TO CONSTRUCTION OR DEMOLITION

1. AIR SPADING TO A DEPTH OF 4-6" IN PRESERVED, PERMEABLE CRZ AREAS, WITH 1" ORGANIC COMPOST INCORPORATED INTO TOPSOIL PROFILE. WORK SHALL OCCUR DURING TREE DORMANCY; IF NOT, WORK SHALL INCLUDE WATERING 2-3X DURING THE 7-10 DAY PERIOD FOLLOWING THE WORK IF NO RAIN.
1. INSTALL SHREDED, DECOMPOSED HARDWOOD MULCH TO DEPTH OF 3" WITHIN AVAILABLE CRZ AREAS.
2. DEEP ROOT WATER IN IN 2022 3X EACH FROM MAY-OCT (RATE OF 1/2 GAL EVERY 2-3 FEET WITHIN PRESERVED PERMEABLE CRZS)
3. DEEP ROOT FERTILIZATION NEAR END OF CONSTRUCTION (LATE 2022).

dwg.

9128 Congress Avenue
 Austin, Texas 78701
 512.320.0668 | studiodwg.com

Rainey Street Trailhead

36 East Ave.
 Austin, TX 78701

Project Number: 21_019

Issue For:
 2021-08-06 - ISSUE FOR COMPLETENESS
 2021-09-10 - ISSUE FOR FORMAL SUBMITTAL
 2021-11-19 - UPDATE 1



Sheet Title:
LANDSCAPE PERMIT PLAN

Sheet Number:

12

SPC-2021-0286C

TREE DESIGNATION:

"MT" Designation represents trees (or calliper inches) counted towards mitigation measures per ECM 3.5.4
 "*" Designation represents trees funded by the 90 Rainey Development (SP-2018-0063C). Per referenced site plan, owner shall contribute one hundred thousand dollars (\$100,000.00) to The Trail Foundation, or its successor organization, for tree plantings associated with the Rainey Street Trailhead Park Project

SYMBOL LEGEND:

	Existing tree to remain
	Heritage tree
	Existing tree to be removed

	5' Monterey Oak Quercus polymorpha Qty: 2
	3' Mexican Plum Prunus mexicana Qty: 9

	3' Anacacho Orchid Bauhinia lunaroides Qty: 14
	3' Texas Redbud Cercis canadensis 'Texensis' Qty: 9

	3' Texas Everbearing Fig Ficus carica Qty: 8
	3' Yaupon Ilex vomitoria Qty: 16

	Landscape Area: Planting to be native and adapted to the Central Texas region; to be selected from the City of Austin Green Manual or approved equal as determined by COA Reviewer and/or Landscape Architect.
	Landscape Area within CWOZ: This area requires native grassland seeding and planting per City of Austin Standard Specification 6065.6, including topsoil and seed bed preparation, temporary irrigation and weed maintenance.
	Turf Lawn

I, Daniel Woodroffe, a registered landscape architect No. 2285 with the State of Texas, certify that these plans meet the minimum requirements of Chapter 25-2, Article 9 of the Land Development Code of the City of Austin.

All responsibility for the adequacy of these plans remains with the landscape architect who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the landscape architect.

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337, telephone (512) 305-9000, has jurisdiction over individuals licensed under the Landscape Architects Registration Law Article 249c, Vernon's Texas Civil Statutes.

August 06, 2021

SITE PLAN APPROVAL

FILE NUMBER: SPC-2021-0286C APPLICATION DATE: _____ UNDER SECTION 112 OF CHAPTER 255 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD #970965-A) _____ DWFP2 _____

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



Appendix Sheets
 Permit Drawings

Rainey Street
 Trailhead

Design
 Commission

February 2022