

DIVERSITY:

Diverse uses, places, site elements, and incomes create an atmosphere that offers new experiences to returning visitors.

NETWORK OF OUTDOOR DESTINATIONS:

Vibrant outdoor destinations pull people through the streets, encouraging them to explore all areas of The Domain.

INTEGRATION OF ARCHITECTURE AND SITE:

Thoughtful design and coordination between architecture and site enhances the overall character, delivers a full experience, and provides a diverse range of choices.

STREET IDENTITY:

Each streetscape has a unique character and ambiance, enhancing the feeling of place and showcasing the eclecticism of Austin.

SUSTAINABILITY:

Implementing sustainable best practices reduce demand on resources, promote project and respond to the local market and lifestyle.

- Tree Preservation
- Material Reuse

COMMUNITY:

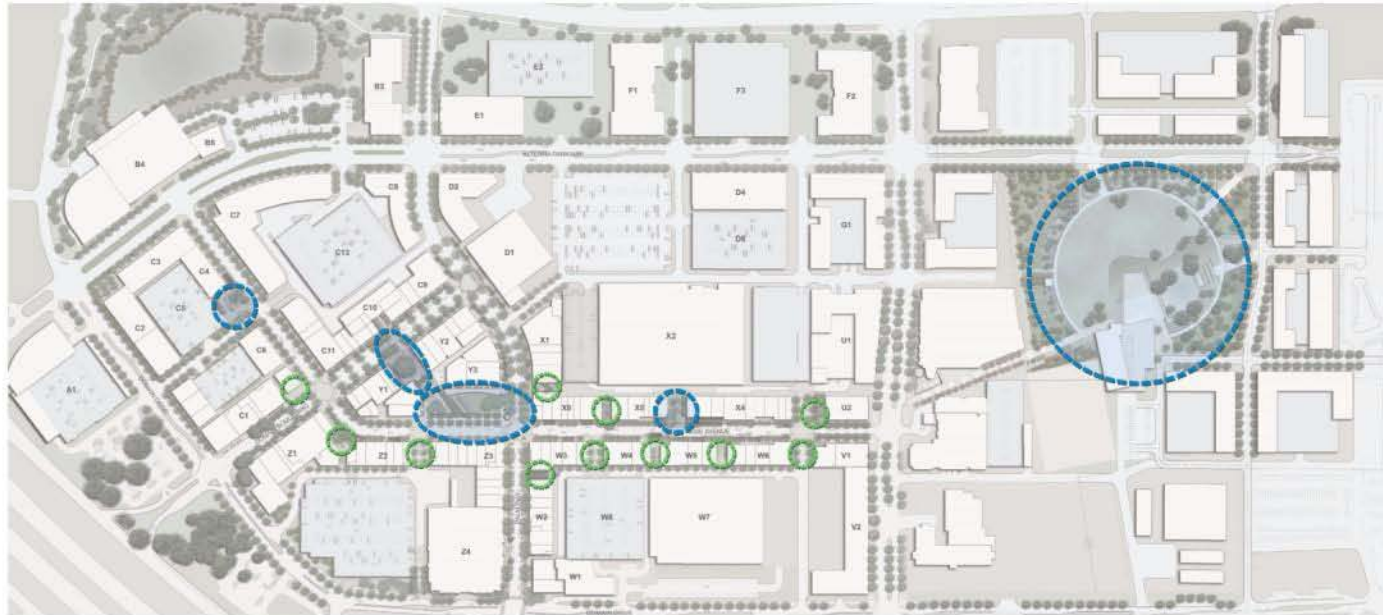
Create a community (not a development) that is a center of commerce and culture with a long life-span that can evolve and change over time.

FULL EXPERIENCE:

Provide a memorable and meaningful experience from the moment participant enters the site until the moment they leave.

- Comfort
- Maintain Attention
- Keep Interest
- Fulfill Needs

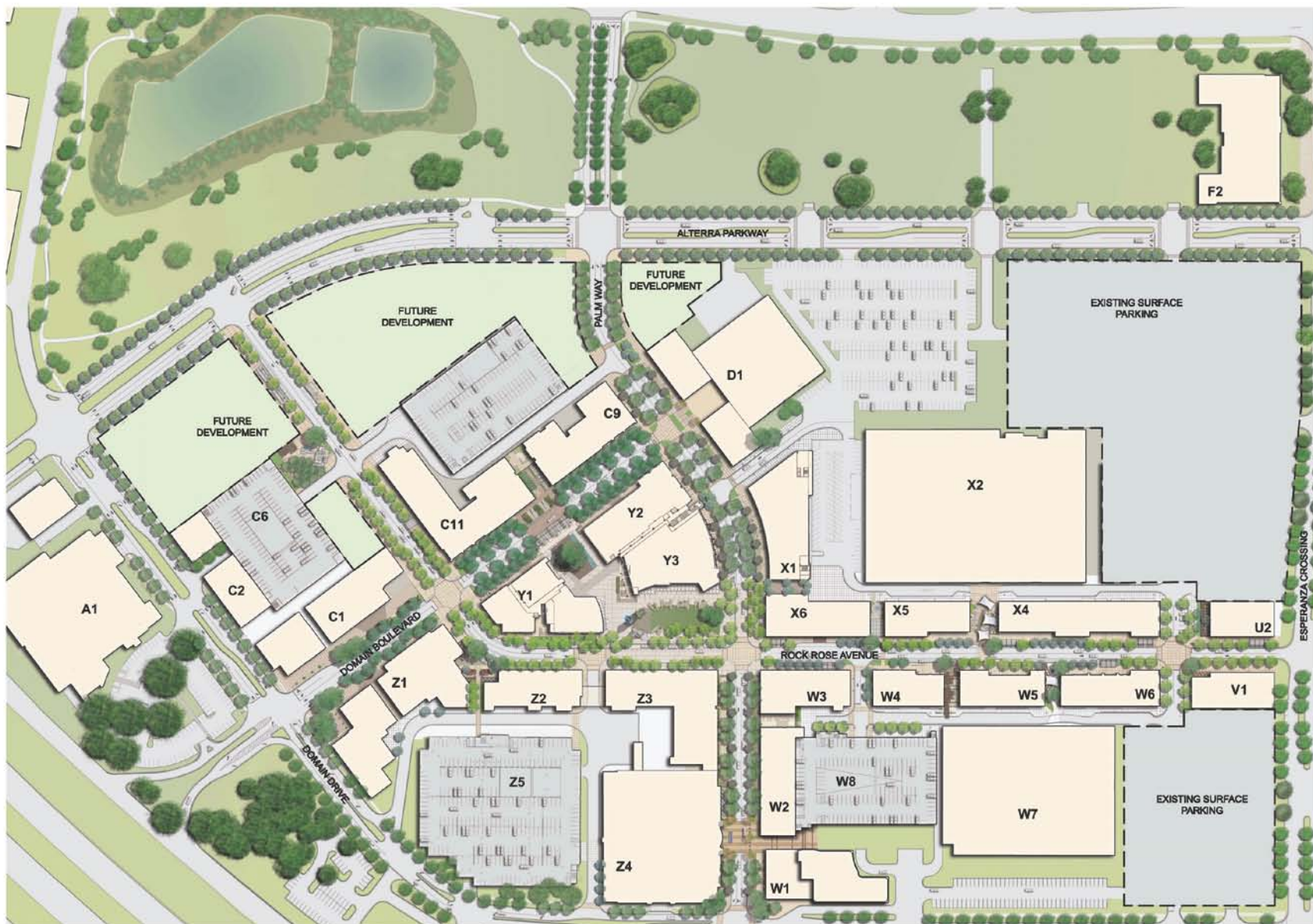
Network of Outdoor Destinations



Site Design Principles (collaborative effort by Design Workshop team) & Outdoor Destinations (Rendering by others; diagram by Laura Kessel)



Domain - Project Overview



Domain Phase II - Master Plan (Rendering by Laura Kessel)

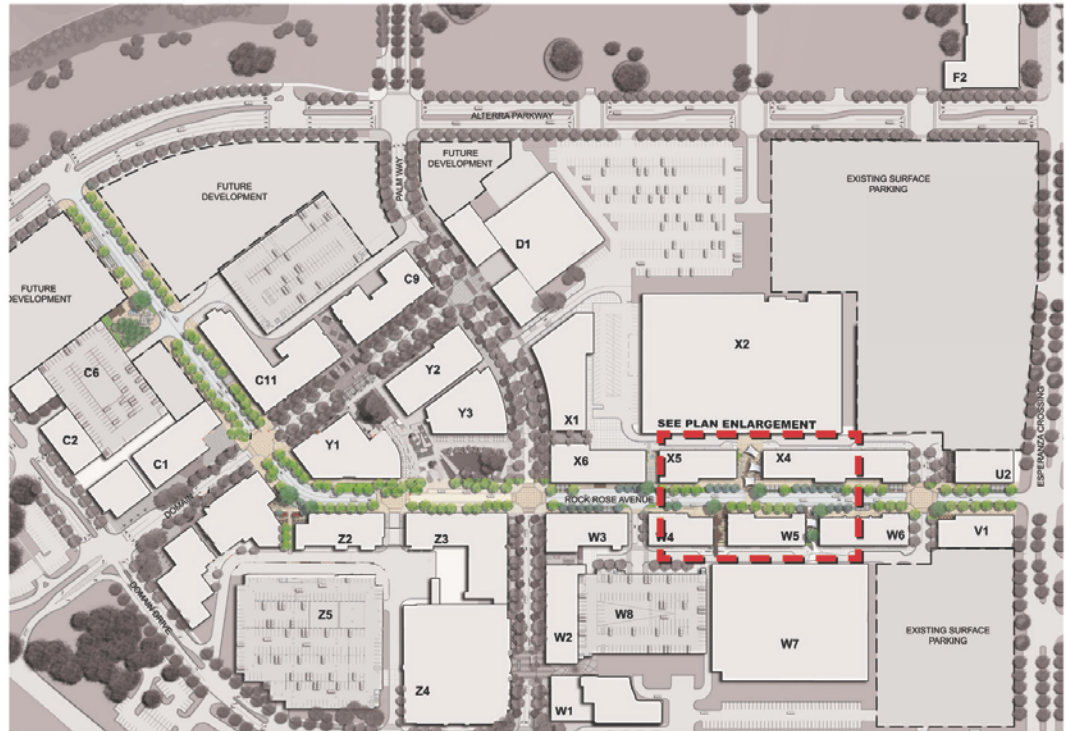
ROCK ROSE

CHARACTER

Rock Rose Avenue is a vibrant, mixed-use street that is the primary pedestrian spine for The Domain, linking all of the major districts and public open spaces.

Rock Rose embraces many of the unique attributes of Austin; eclecticism, individual expression, music, art, activity and community enliven the street. Small plazas and paseos add richness and vibrancy to the streetscape while providing flexible stages for activity, great opportunities to gather and socialize, possibilities for individual expression and adaptation, and a memorable experience. A rich nightlife full of dining and entertainment opportunities creates a vibrant atmosphere that characterizes this street.

A consistent streetscape framework is intentionally broken by eclectic elements while local materials and an industrial feel create an authentic experience for visitors. The consistent tree canopy and shade structures provide comfort while adding an additional layer of variety and artistic expression.

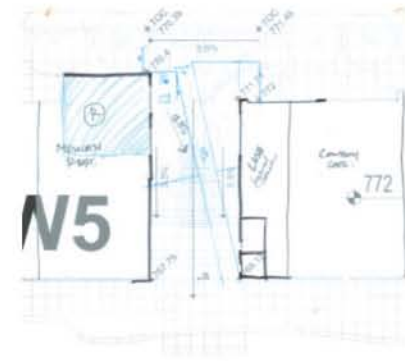
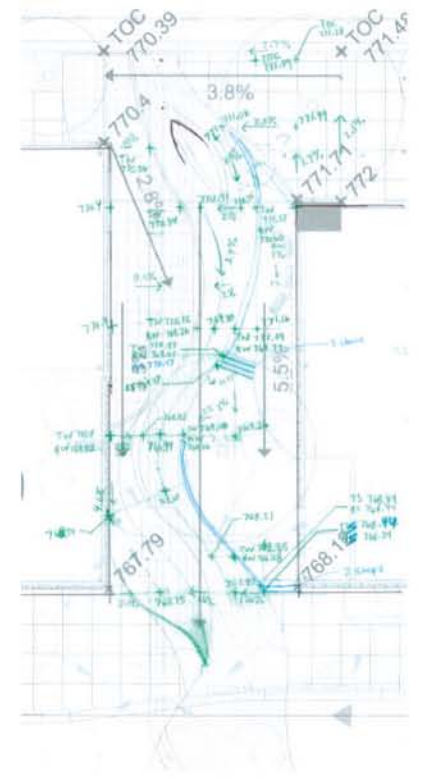
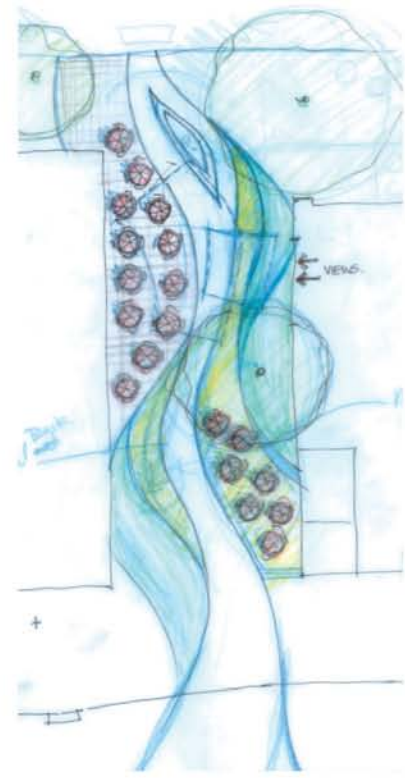
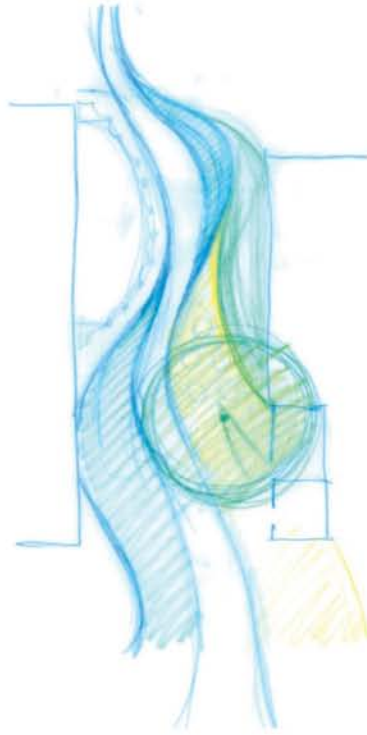
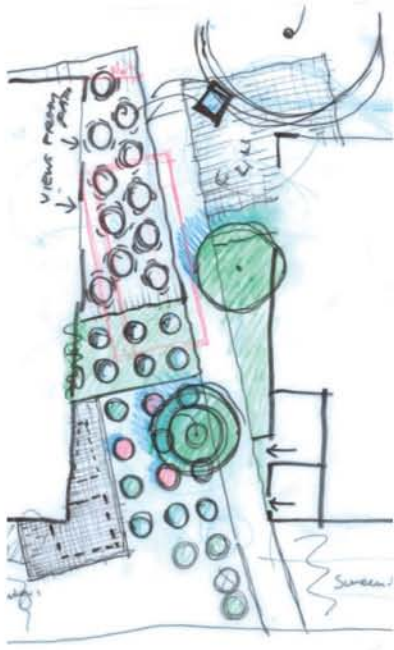


DESIGN PRINCIPLES

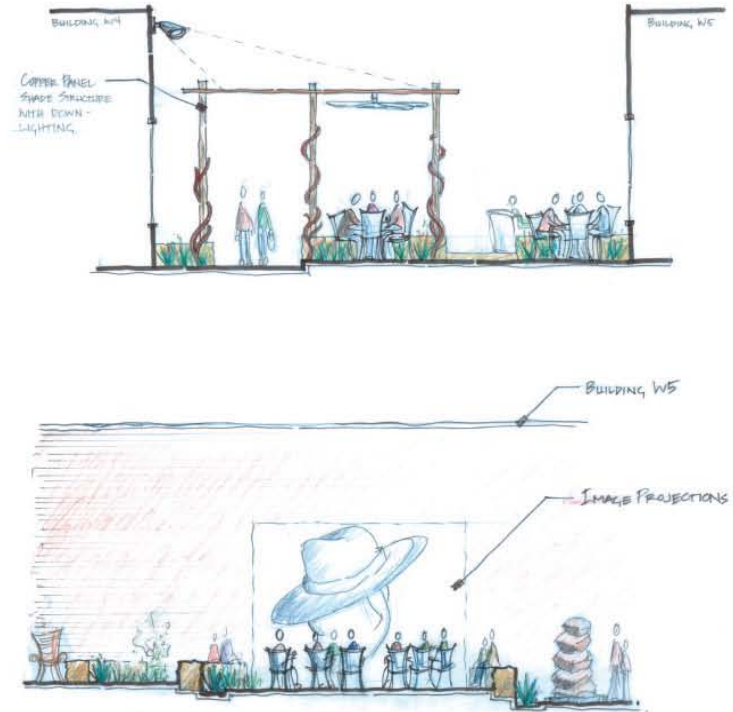
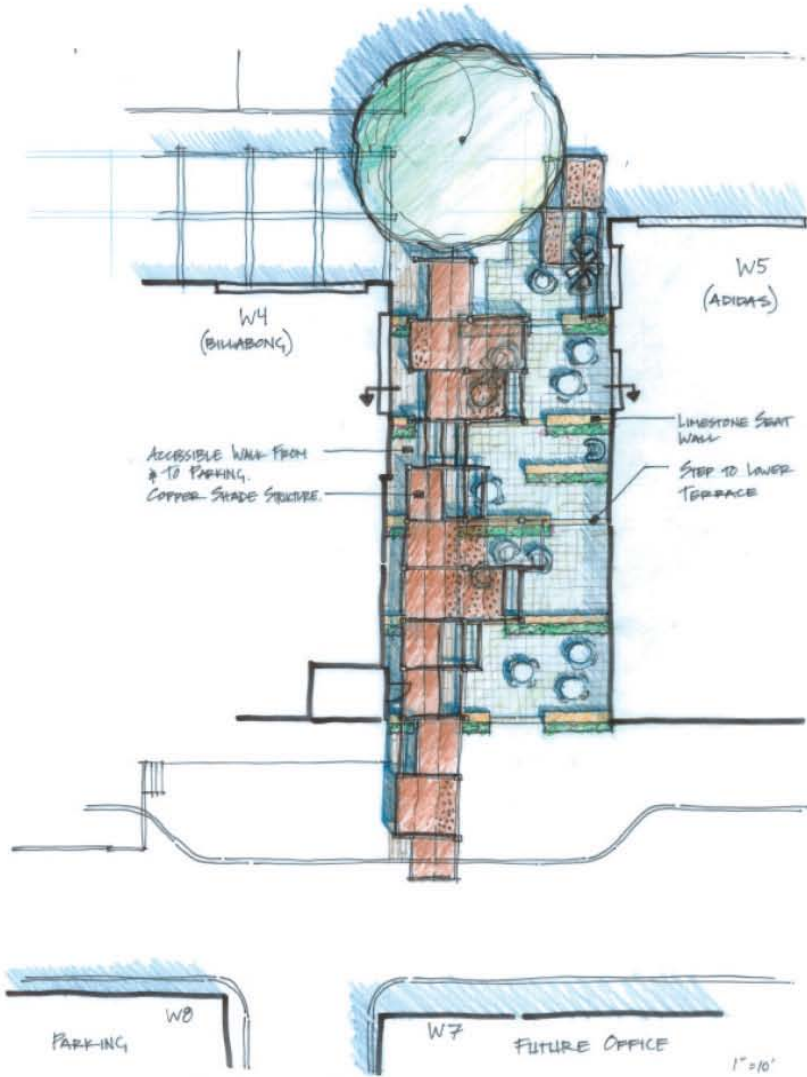
<i>VIBRANT</i>	<i>INTIMATE</i>	<i>DISCOVERY</i>
<i>ECLECTIC</i>	<i>ARTISTIC</i>	<i>AUTHENTIC</i>
<i>ACTIVE</i>	<i>EXCITING</i>	<i>PERSONAL EXPRESSION</i>

COST ESTIMATE - \$30/SF

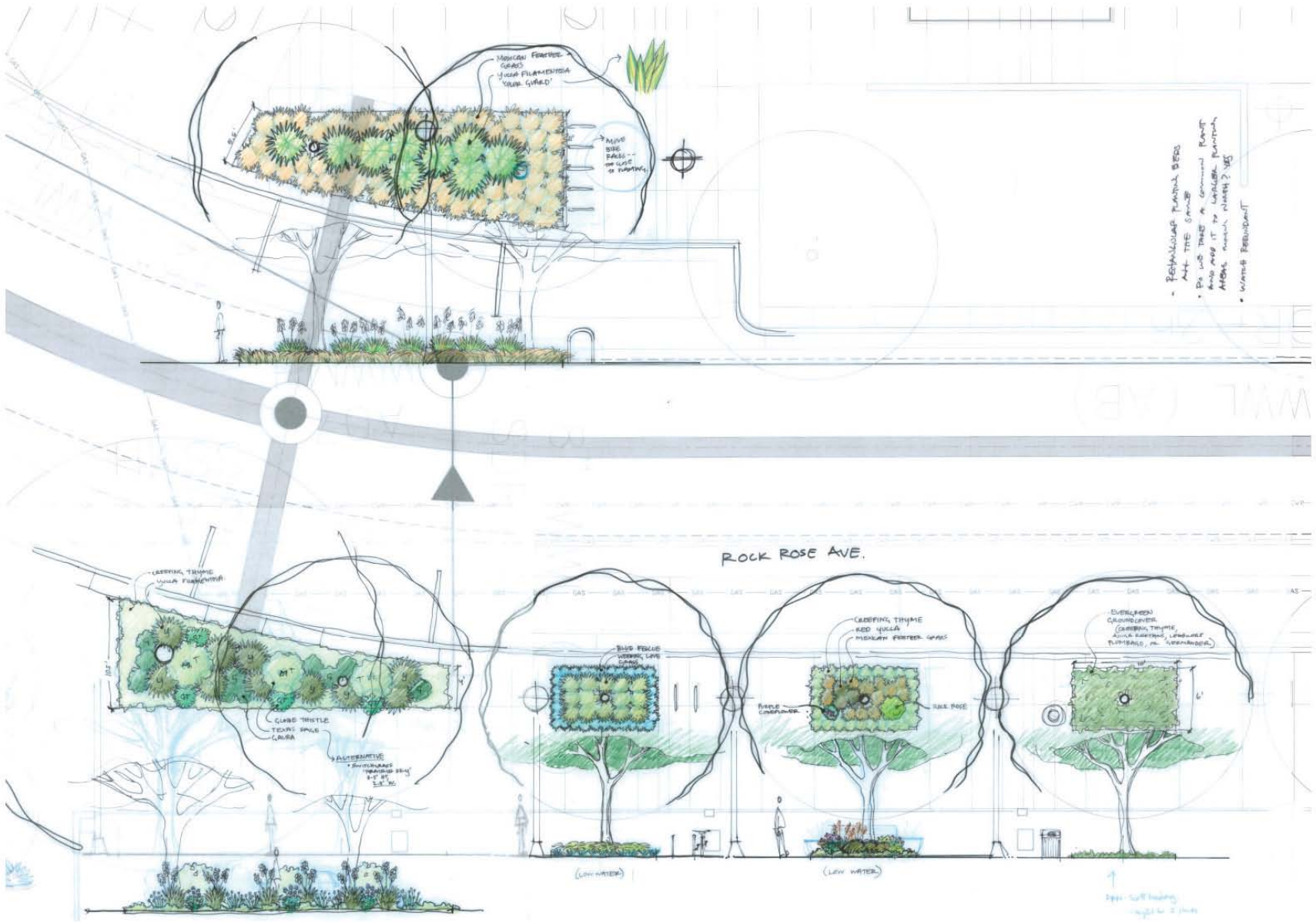
Domain - Process & Conceptual Design



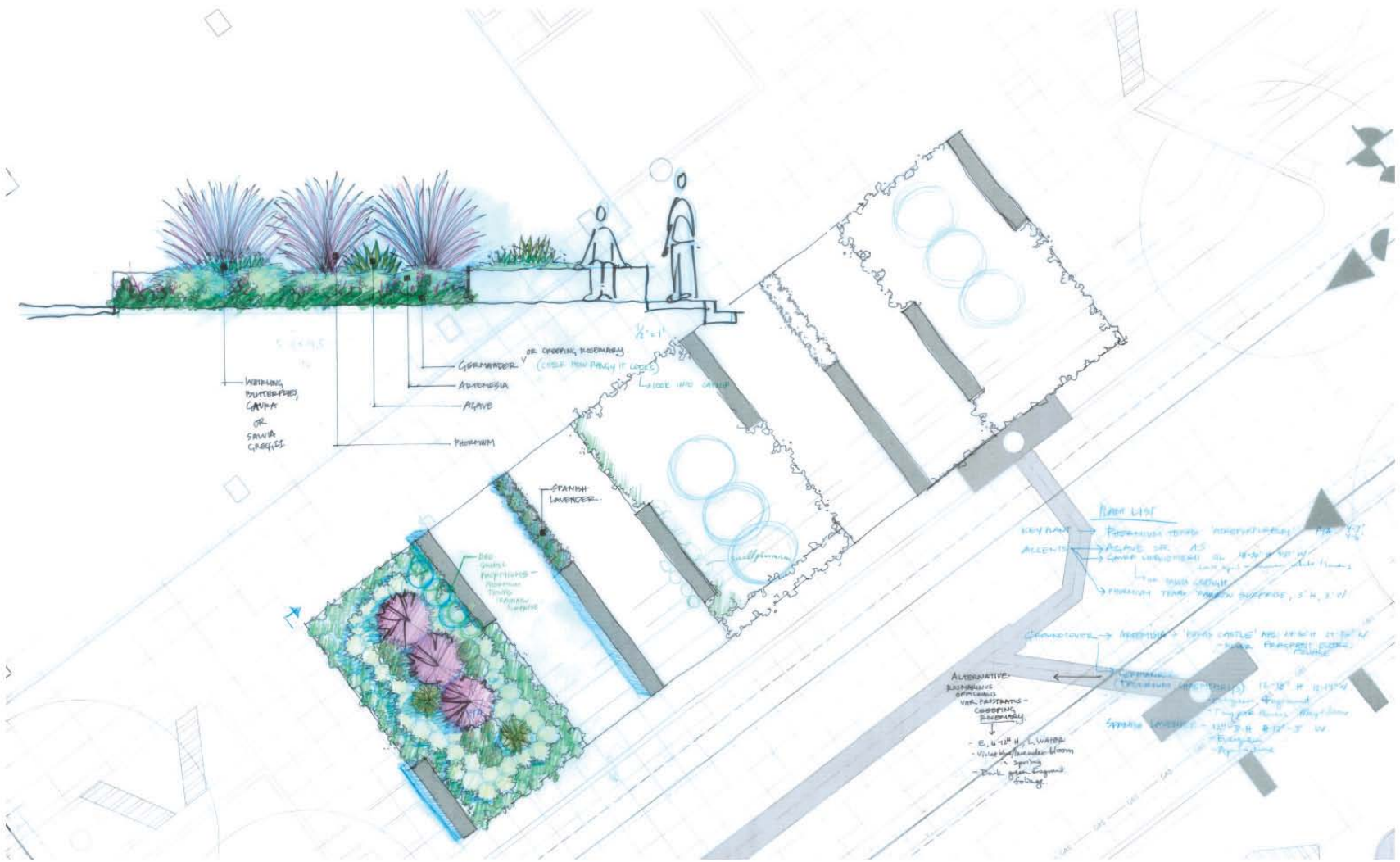
Domain - Process & Conceptual Design



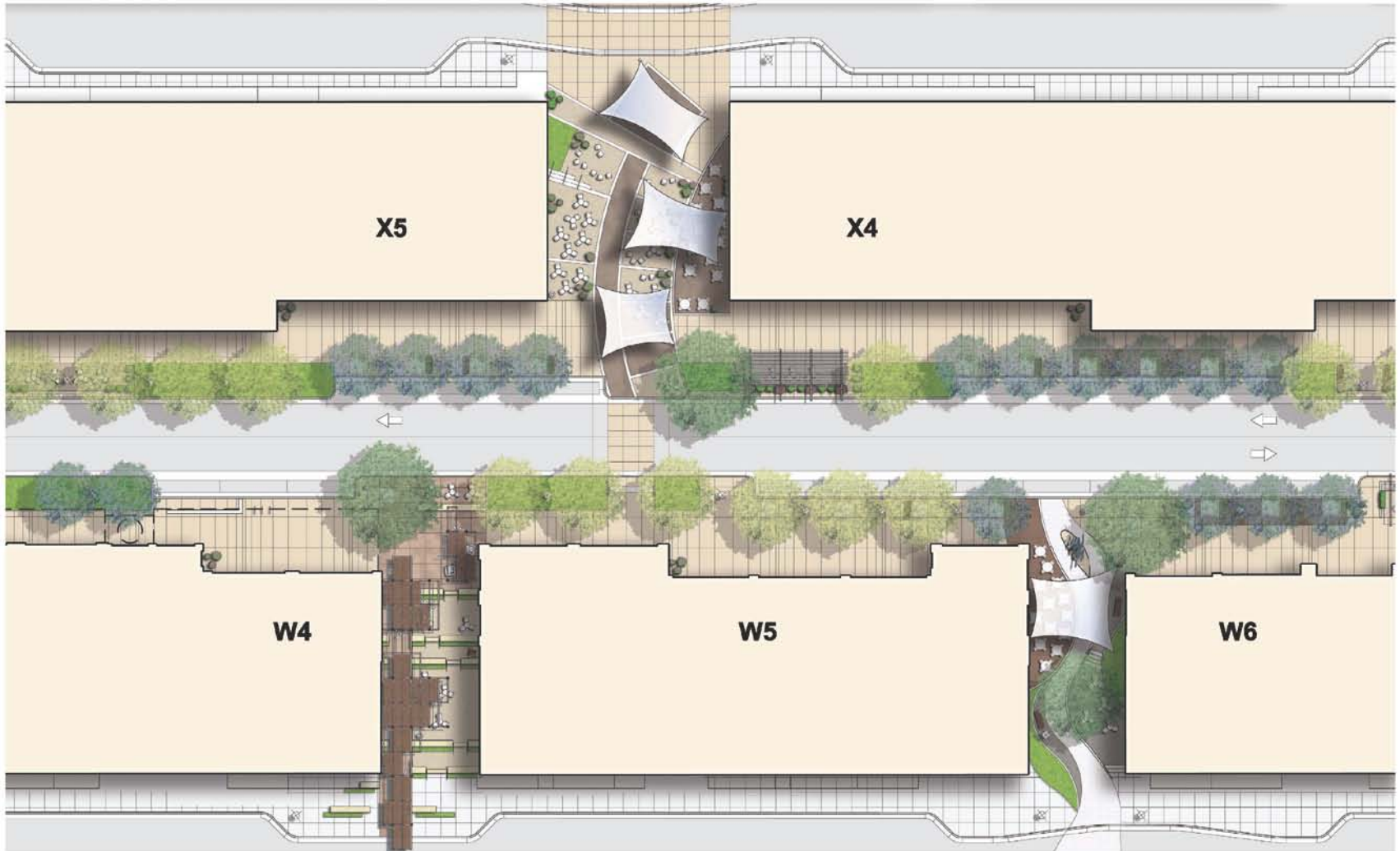
Domain - Planting Studies



Domain - Planting Studies

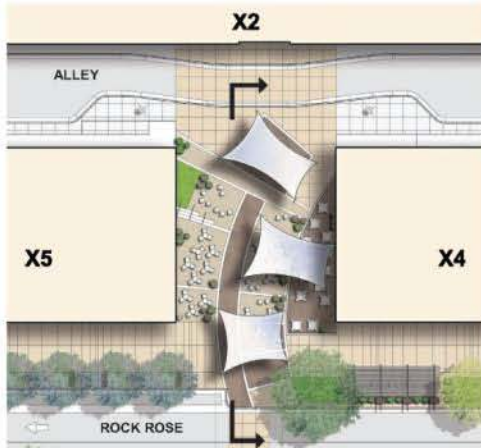


Domain – Rock Rose South Avenue



Plan Enlargement (Design & Rendering by Laura Kessel)

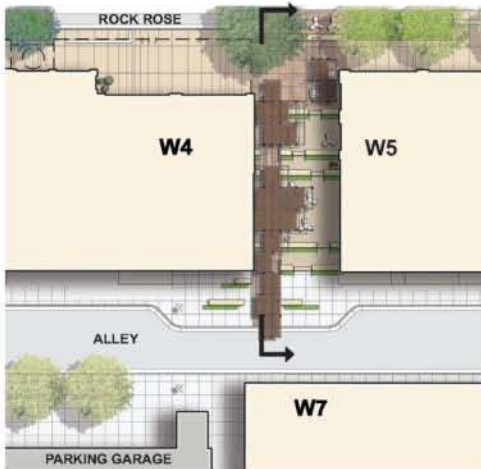
Domain - Rock Rose Avenue Paseos



X4 - X5 PASEO PLAN



SECTION ELEVATION LOOKING SOUTH

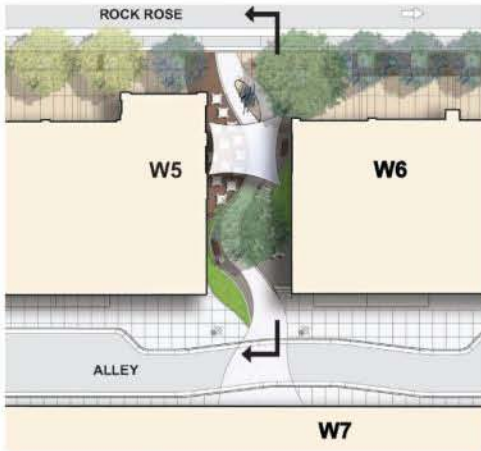


W4 - W5 PASEO PLAN



SECTION ELEVATION LOOKING SOUTH

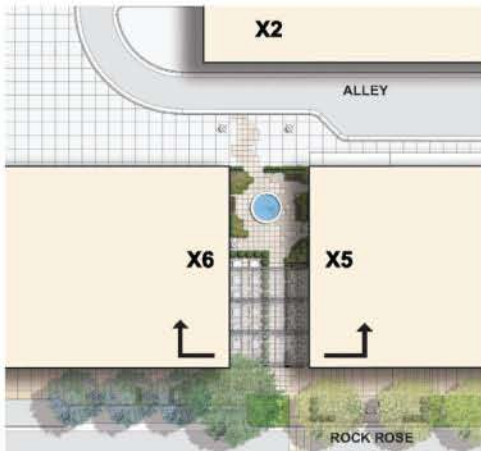
Domain - Rock Rose Avenue Paseos



W5 - W6 PASEO PLAN



SECTION ELEVATION LOOKING NORTH



X6 - X5 PASEO PLAN



SECTION ELEVATION LOOKING EAST

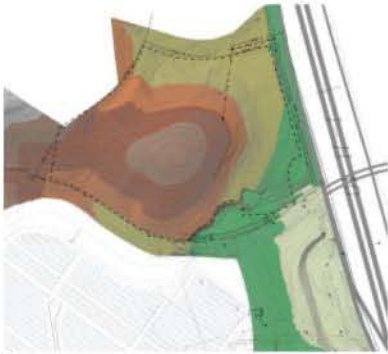


Mason City, Iowa

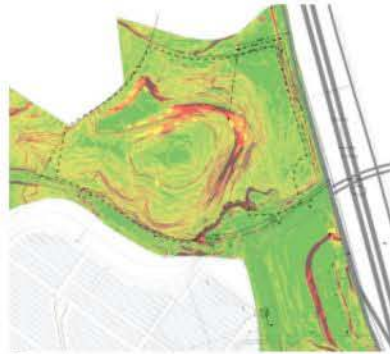
Downtown & Community Planning



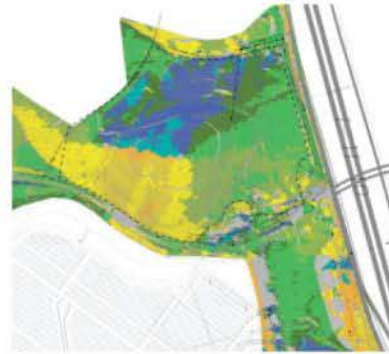
La Cantera – Site Inventory & Analysis



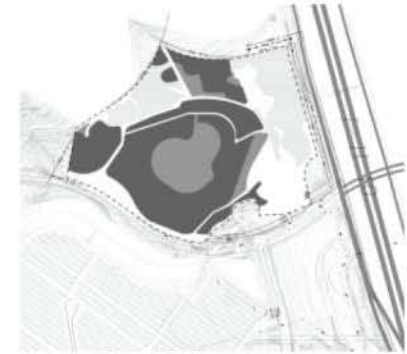
Elevation



Slope



Aspect



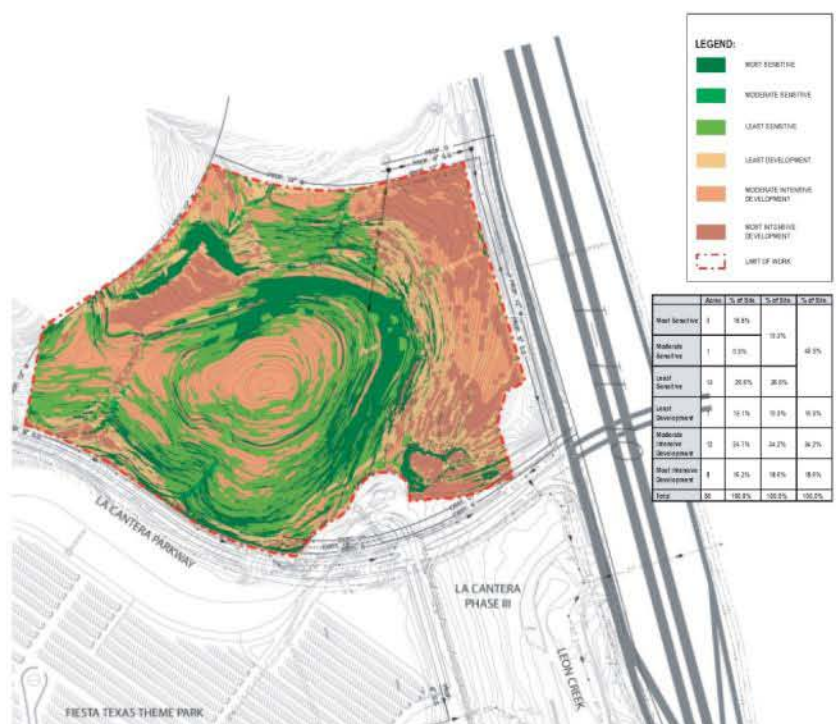
Vegetation Cover & Quality



Drainage & Geological Features



Site Access

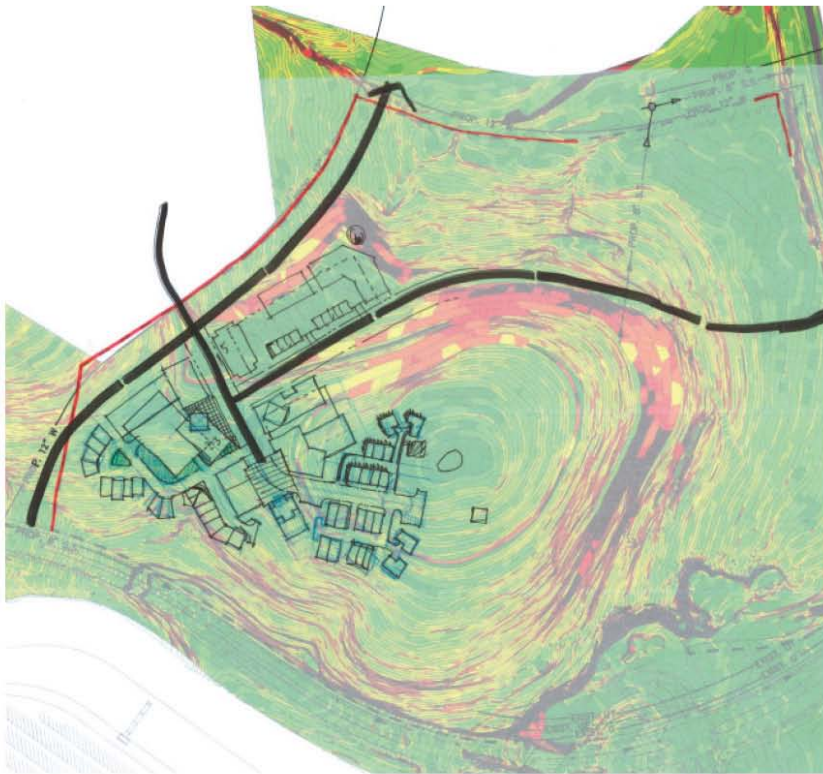
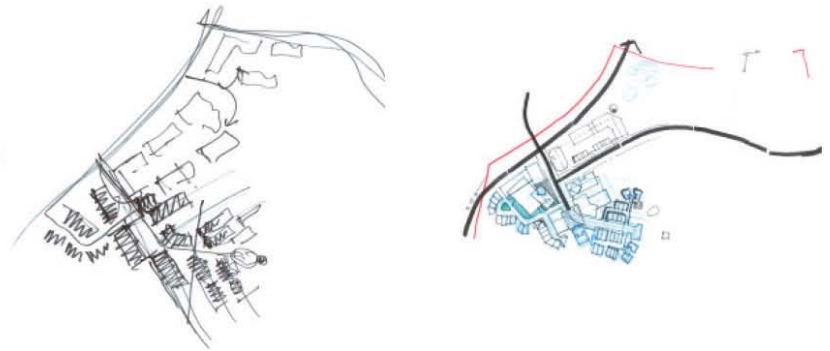
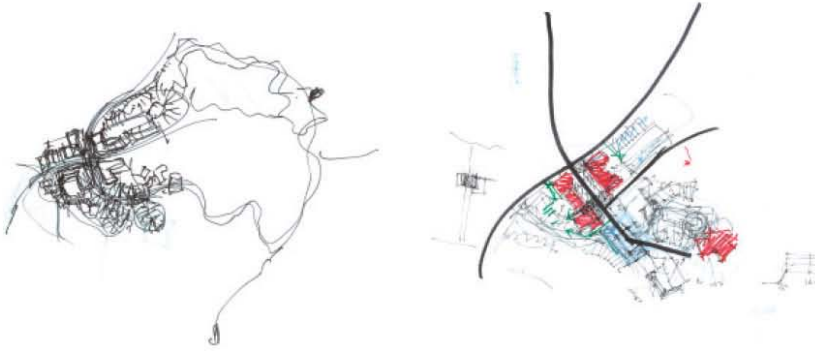


LEGEND:

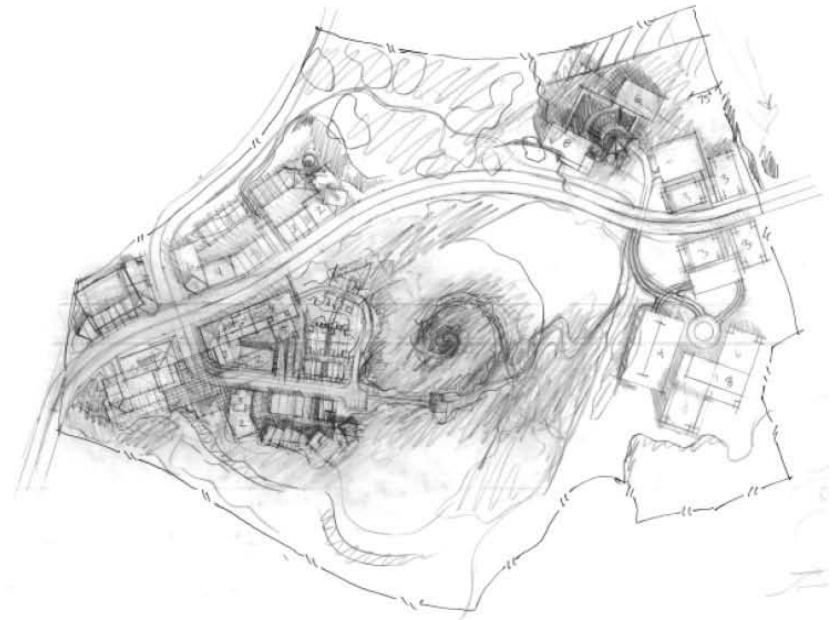
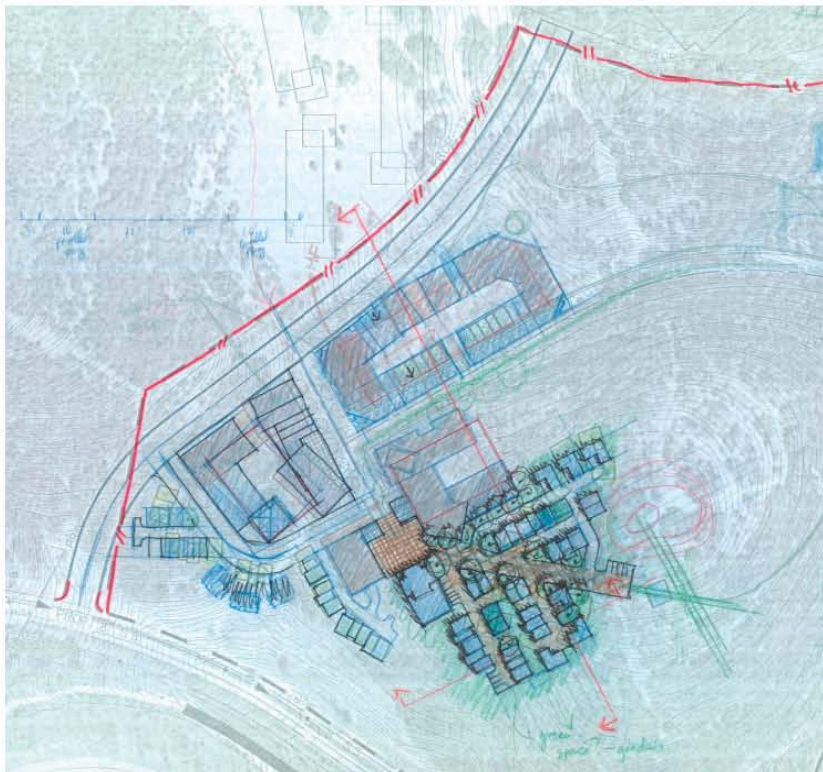
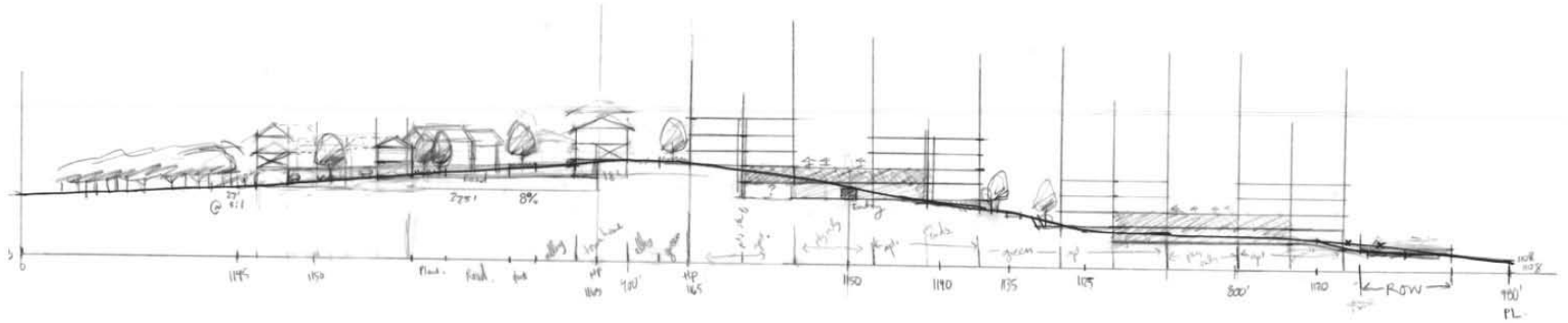
- Most Sensitive
- Moderate Sensitive
- Least Sensitive
- Least Development
- Moderate Intensive Development
- Most Intensive Development
- Limit of Work

	Area	% of Site	S. Index	% of Site
Most Sensitive	1	18.8%	10.0%	48.8%
Moderate Sensitive	1	0.0%		
Least Sensitive	13	20.8%	20.0%	
Least Development	10	16.1%	18.8%	16.3%
Moderate Intensive Development	13	24.1%	24.2%	26.2%
Most Intensive Development	1	0.2%	18.8%	18.8%
Total	39	100.0%	100.0%	100.0%

La Cantera - Process & Conceptual Design



La Cantera - Process & Conceptual Design



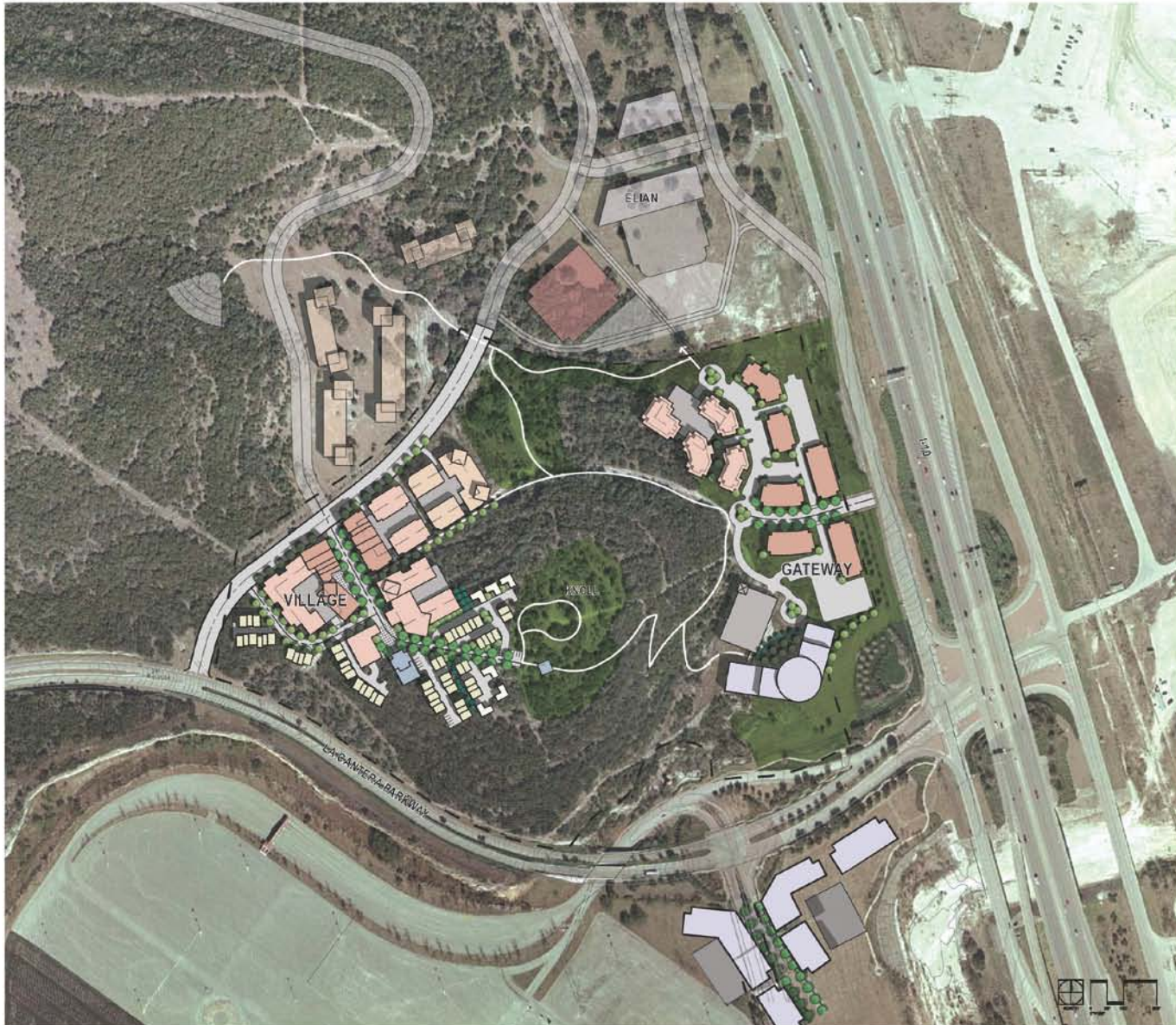
La Cantera - Preliminary Alternative 1



La Cantera - Preliminary Alternative 2



La Cantera - Master Plan



La Cantera - Master Plan - Perspectives



PERSPECTIVE VIEW #1



PERSPECTIVE VIEW #2



PERSPECTIVE VIEW #3

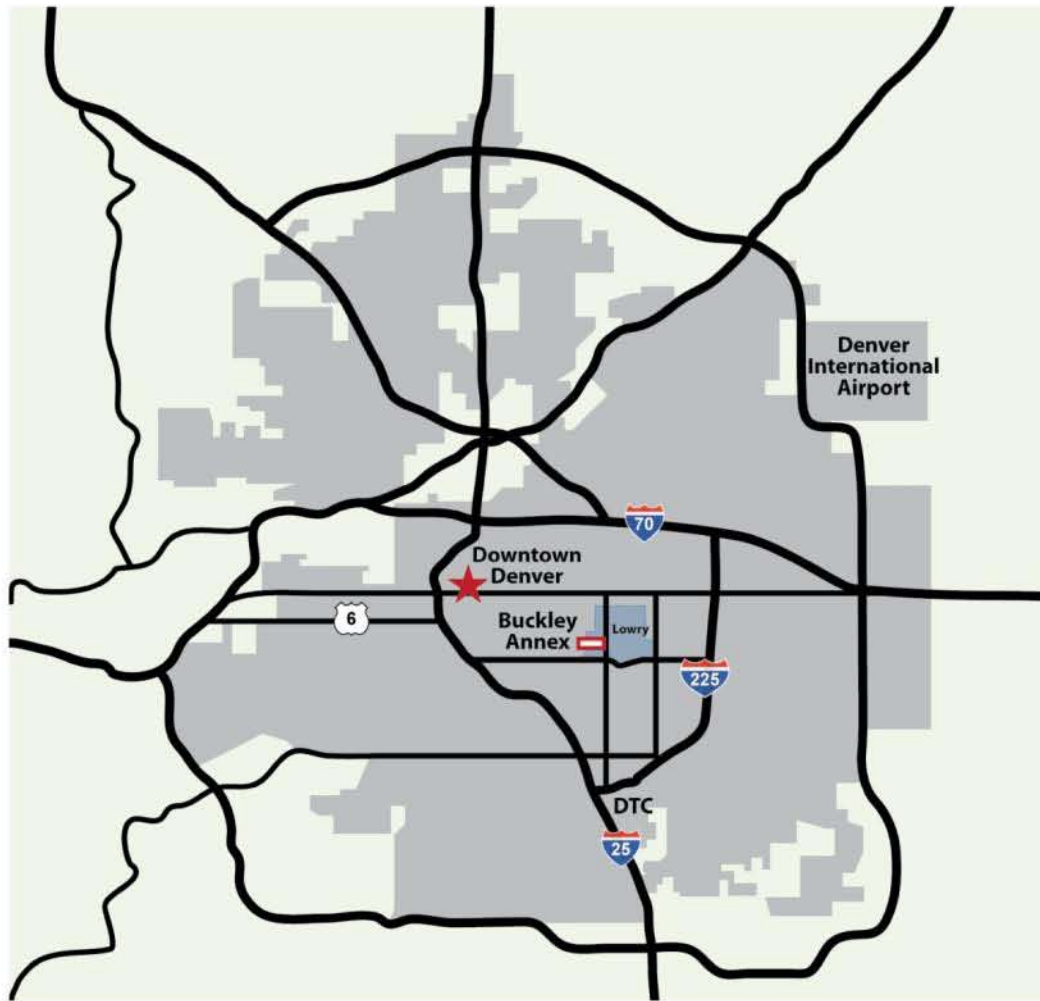


KEY MAP

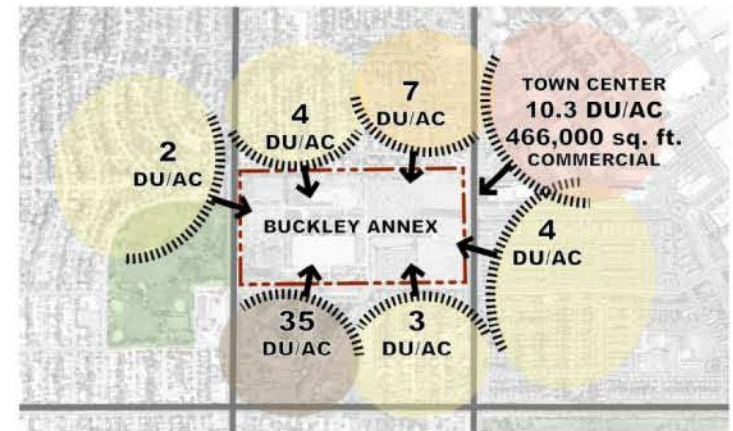


Missouri Southern State University, Joplin, MO – Master Plan

Lowry Buckley Annex - Context



Regional Context

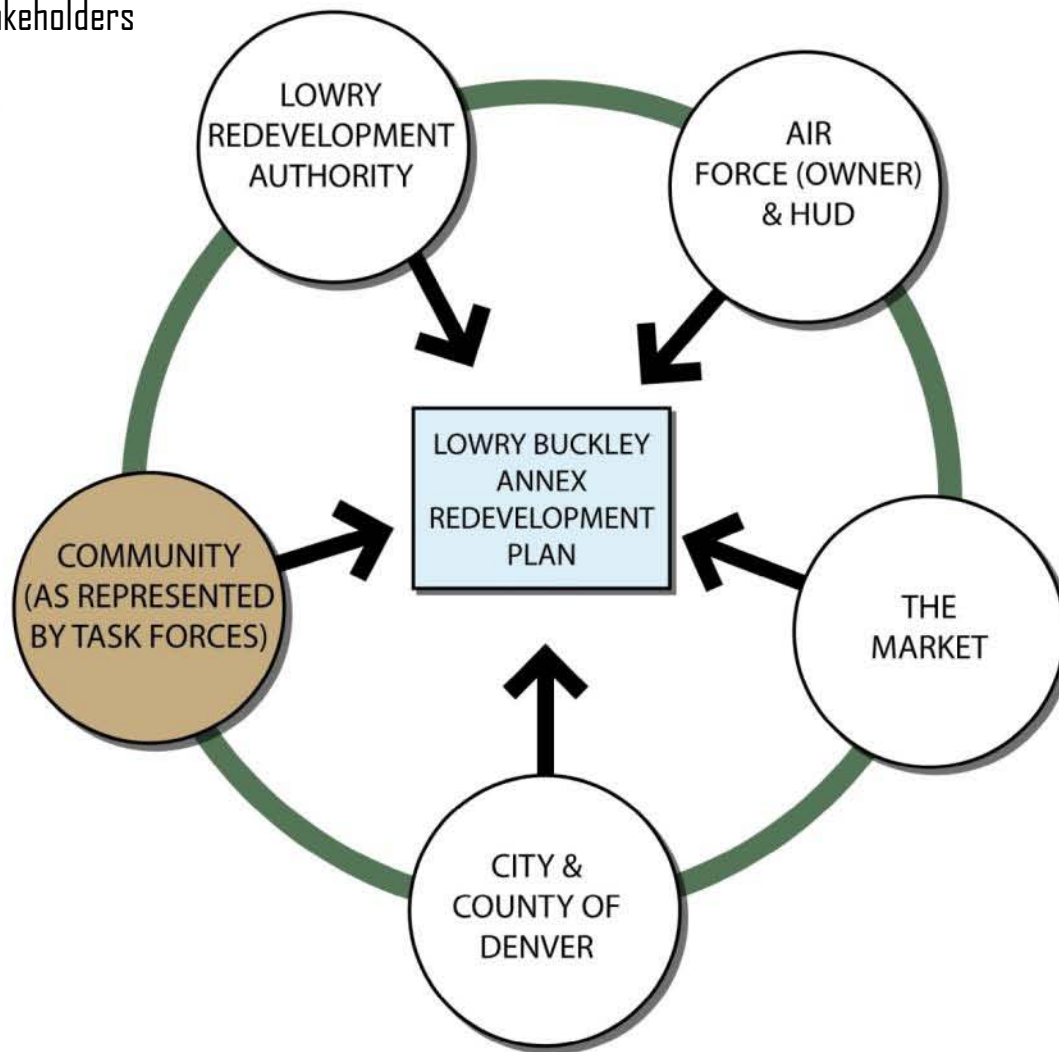


Community Context - Comparative Densities



Existing Site Context

Lowry Buckley Annex, Denver, CO



Lowry Buckley Annex - Vision & Principles



Task Force Collage

Task Force Principles

Consider

- Encourage a broad range of housing product types to attract and retain a diverse community.

Demand

- Promote affordability across different spectrums of population and income levels.

Ensure

- Seek high quality residential development that will complement existing portions of Lowry and the surrounding neighborhoods.
- Integrate new housing into a dynamic mixed use development

Plan Principles

Lowry Buckley Annex Task Forces
WHAT YOU SAID:
 February 12, 2010

KEY HOPE	BIGGEST FEAR	DON'T OVERLOOK
<ul style="list-style-type: none"> Functional Thoughtful That this area is developed using the same successful mix of uses as the rest of Lowry Plan which is successful in the market Urban density A balanced redevelopment that allows for all intended land uses Maintain mountain views Integrated development with existing Lowry Single family homes, upper scale That the area would enhance the character of Lowry Add bike and parking for library Has same look and feel of James Lowry Not too commercial with businesses, but keep it environmentally good with the existing jobs Housing - primarily residential use \$400K-\$5M, capture views, maintain floor modern Seamless integration into surrounding neighborhoods I hope the Air Force leaves the site within 18 months Property value maintained - single family Integrate Buckley into Denver grid street system Public pool Integration with community Long term sustainability To add to the Lowry development in a way that may have not been possible in the past if it existed inherently The site can be used for a cultural center Organized, easy neighborhood That the project does not take the reputation that Buckley continues to create what Lowry started 	<ul style="list-style-type: none"> Density is too low Too much low income housing Big box retail Increased traffic on Lowry Blvd. That it will feel suburban Too heavily a development plan that doesn't age gracefully The property could be junky and cluttered with too much development Environmental issues may creep in and not get considered Too big box, not enough neighborhood feel Housing too dense That the Air Force will not leave for 4-5 years Large commercial That it will remain a single family housing Mix traffic for Quebec Too much traffic Too crowded Nightmare traffic, congestion & noise That it could become overpopulation of too stores Inconsistent with land uses to the west, retaining Lowry feel No balance - that it is tilted too far toward developers, NIMBYism, Lowry owners that bit Add to traffic congestion All single family houses surrounded by gates Big box retail Too frequently issues Too incongruous High density, high-rise housing Terrible development trap Commercial uses which are not successful Over congestion 	<ul style="list-style-type: none"> Noise impact The entrance that was created in the development at Holly and Annapolis Road in Greenwood Village #3400 restaurants, boutiques, and plenty of parking (Smart, Urbans, and site designed) The need for open space The environment for users Integration with surroundings What the community wants The history and charm of Lowry Public spaces An adequate mix of income levels Strong pedestrian connections into surrounding neighborhoods Traffic capacity Traffic issues Connection to the rest of Lowry via footpaths Expanded parking, well connected for Denver's busiest town: Lowry Walks in the area Connections to Denver grid street system Public park/pool Look beyond adjacent uses to the place in a larger context Major traffic planning needed Plan access from Park Heights Traffic congestion problems Becky and green space Market entry Over-concreteness, use space Affordable home ownership opportunities Think outside the upper class Additional parking for library

Visioning for the Site

Lowry Buckley Annex – Concept Alternatives

Concept Alternative One

- Preservation of **existing building** with structured parking
- Provision of a mix of land uses on remainder of site



ALTERNATIVE ONE FRAMEWORK DIAGRAM



ALTERNATIVE ONE PERSPECTIVE

Concept Alternative Two

- **Minimization** of vehicular access points along 1st Ave.
- Provision of **single-family** neighborhoods with two smaller mixed-use nodes
- Focus on **external open space** that preserves existing berms



ALTERNATIVE TWO FRAMEWORK DIAGRAM



ALTERNATIVE TWO PERSPECTIVE

Concept Alternative Three

- **Distribution** of traffic through multiple vehicular access points
- Positioning of **density** and intensity along arterial roads
- Focus on a hierarchy of **internal parks** linked by smaller, linear connections



ALTERNATIVE THREE FRAMEWORK DIAGRAM



ALTERNATIVE THREE PERSPECTIVE

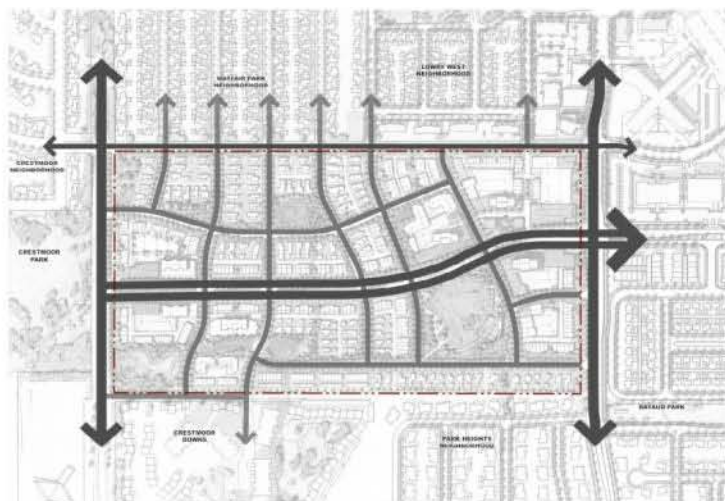
Lowry Buckley Annex - Plan Framework



Task Force Key Priorities

- Distribute **traffic** and do not exceed historic site traffic
- Provide **moderate density** that is internal to the site
- Provide a **range of housing** including affordable and homeless housing
- Provide **sensitive transitions** to the surrounding neighborhoods
- Create **usable open space** and parks including a community park

Lowry Buckley Annex - Vehicular Circulation



Distributed Traffic Plan

Historic Site Traffic

- Office use with single access point
- 9,500 trips per day generated by the site

Proposed Site Traffic

- Multiple site access points and mix of land uses
- 9,500 trips per day generated by the site
- New, internal arterial draws traffic into the site
- Reduces non-local traffic along 1st Avenue
- Commitment by the City & County of Denver to study the Quebec Corridor
- Supplement with alternative transportation options

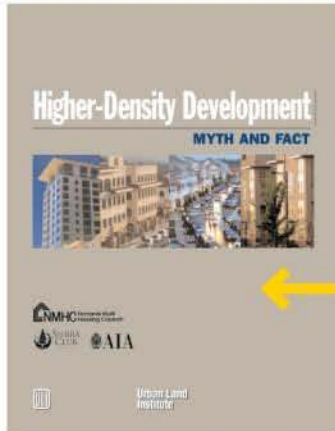


Proposed Internal Arterial

Lowry Buckley Annex - Density



Plan Density



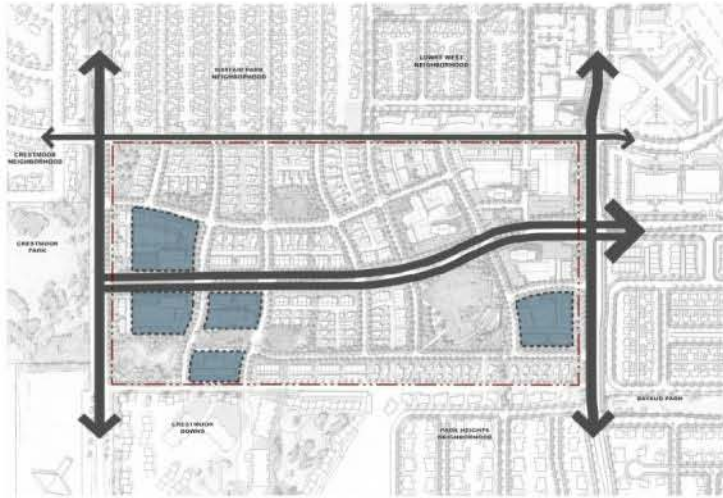
A full list of
Myths and
Facts is in your
handout

Handout: Higher Density Development by ULI

Households per Acre	3 du/ac (Traditional Single Family)	11 du/ac (Proposed Plan)	14 du/ac	17 du/ac
Households on Lowry Buckley Site	210	770	980	1190
Land Used - Acres per 1000 Households	333	91	71	59
Roads & Sidewalks - Square Yards per 1000 Households	233,333	63,636	50,000	41,176
Water Use - Gallons per household each day	1,032	399	348	316
Local shopping - Service & Retail Employees per acre	1.6	5.5	6.9	8.4
Transit Service - Average buses per hour	0	21	29	37
Vehicles - per Household	2.21	1.59	1.45	1.33
Parking Spaces - per Household	14.2	10.8	10.2	9.7
Mileage - Average vehicle miles traveled per household each year	23,552.4	15,741.2	14,082.6	12,768.4
Gasoline - Average gallons per household each year	1,178	787	704	638
Auto Costs				
Average cost of fuel alone each year	\$ 3,439.00	\$ 2,298.00	\$ 2,056.00	\$ 1,864.00
Total average costs each year	\$ 15,894.00	\$ 11,652.00	\$ 10,851.00	\$ 10,212.00
Pollution				
Pounds of Volatile Organic Compounds per Household per year	62	42	37	34
Pounds of Nitrogen Oxide per Household per year	155	104	93	84
Pounds of Particulates per Household each year	274	182	169	159
Tons of Greenhouse Gases per Household each year	16.5	11.0	9.9	8.9

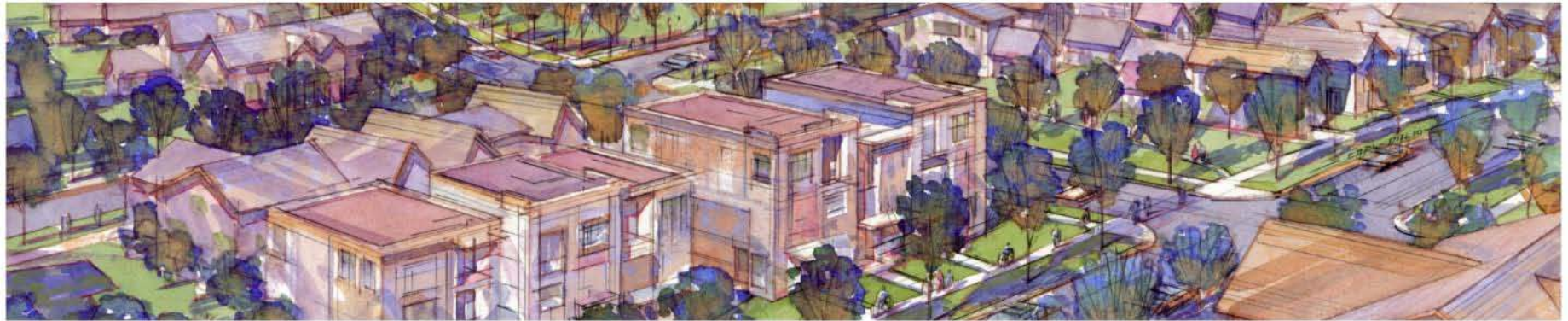
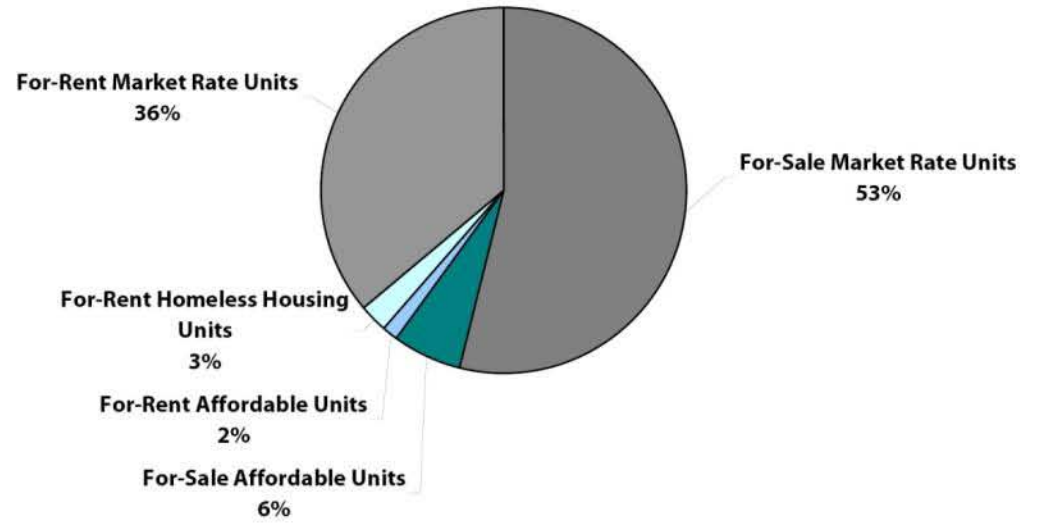
Source: Sierra Club Healthy Growth Calculator, <http://www.sierraclub.org/sprawl/density/>, accessed September 26, 2007.

Resource Use Per Density (Modified from Sierra Club Healthy Growth Calculator)



Potential Mixed-Income Locations with Homeless Housing

Proposed Housing Program



Lowry Buckley Annex - Parks & Open Space



Open Space System



Community Park

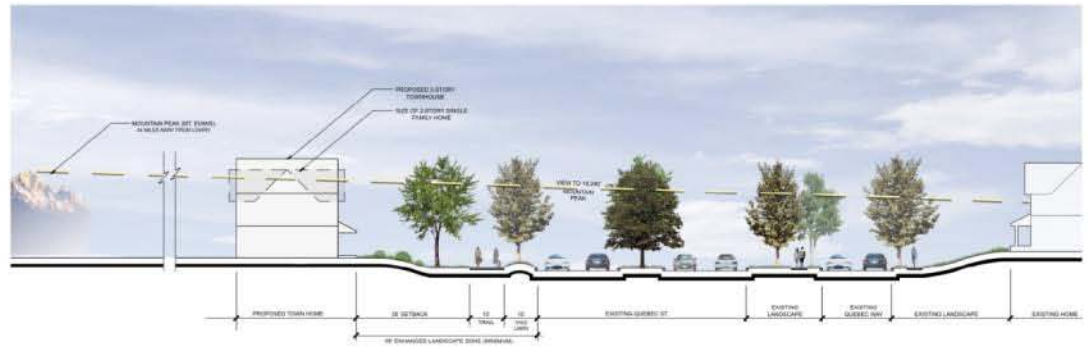


View of Community Park & Plaza

Lowry Buckley Annex - Transitions



Plan Transitions to Existing Neighborhoods



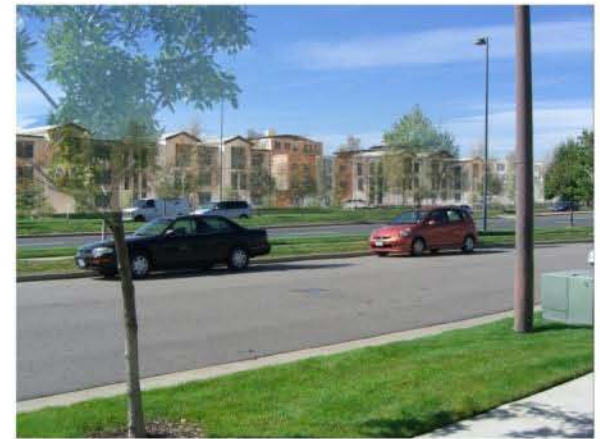
Analysis of Existing Mountain Views with Proposed Two- and Three-Story Homes



View from Existing Home Today



View from Existing Home: 12-story Building



View from Existing Home: 6-story Building (Preferred)



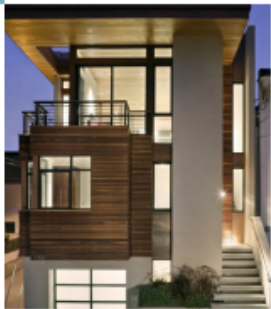


What's new?

The first single-family home lots will be sold to homebuilders in late 2013, with new home construction to follow in early 2014. Stay in the loop by [joining our interest list](#).



Picture this



BOULEVARD  **ONE**

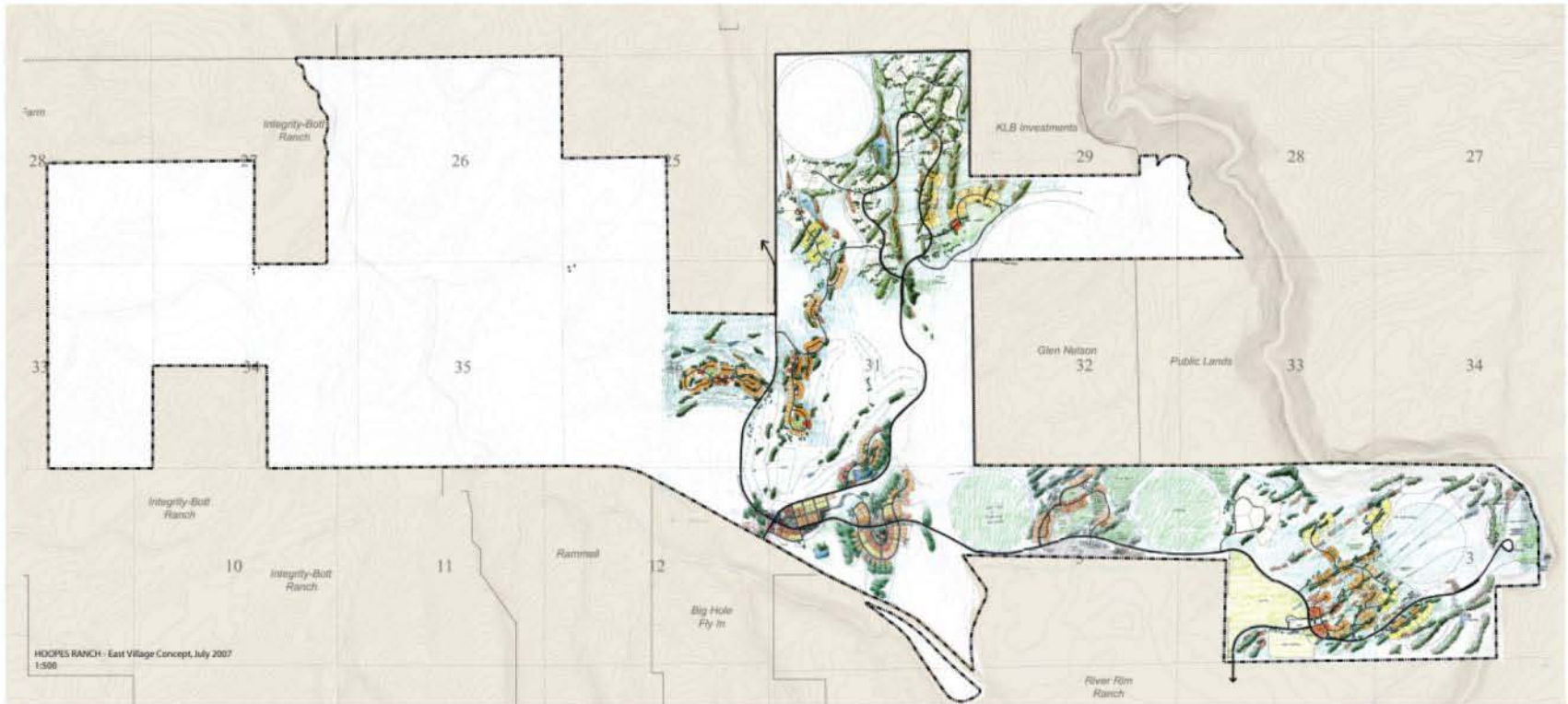
[Boulevard One Overview](#)

[Development Updates](#)

[Planning and Zoning News](#)

[Demolition Webcam](#)

Hoopes Ranch - Conceptual Planning



East Village Concept (Collaborative plan; personal area of focus shown in plan on following page)

SECTION 1



SECTION 2



Hoopos Ranch - Process & Plan Alternatives

