



Travis County Commissioners Court Agenda Request

Meeting Date: February 28, 2012

Prepared By: Jim Barr, AIA, LEED AP, FMD Phone #: 854-9190

Department Director: Roger A. El Khoury, M.S., P.E., Director, FMD

County Executive: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Members: Commissioner Ron Davis, Precinct One

AGENDA LANGUAGE: Receive briefing by City of Austin on progress of the Upper Airport Boulevard Initiative.

BACKGROUND/SUMMARY OF REQUEST:

The Travis County North Campus is comprised of properties at 5325, 5335, 5501 and 5555 Airport Boulevard that include the Tax Office, Departments of the Sheriff's Office, County Clerk and District Clerk along with CES, Emergency Services, RMCR Prints Shop, Imaging and Archives and a Wellness Clinic. The North Campus is within the area encompassed by the Upper Airport Boulevard Initiative.

The City of Austin has engaged consultants to assist with two planning initiatives. The Airport Boulevard Mobility Corridor Study and the Upper Airport Boulevard Planning Initiative both include the Travis County North Campus. The Mobility Corridor Study encompasses Airport Boulevard from Hwy. 183 in the South to Lamar Boulevard at the North end. The Planning Initiative includes the stretch from IH-35 to Lamar Boulevard.

The Mobility Corridor Study proposes changes to the right-of-way to improve automobile, mass transit, pedestrian and bicycle mobility, safety, business access and street experience. The intended outcomes are to stimulate existing businesses, attract new business, enliven neighborhoods and generate a greater sense of community.

The presentation under this agenda item, the Upper Airport Boulevard Initiative, proposes the formulation and adoption of Form-Based Codes to replace the existing development codes in use throughout the city. The new code, if adopted, would change how compatibility is viewed between neighborhoods, civic, industrial and commercial interests.

STAFF RECOMMENDATIONS:

Facilities Management Department has been engaged with Neighbors, Neighborhood Associations (Ridge top, Northfield and Highland), City of Austin Planning Staff, City Consultants and Business Owners since the first North Campus project and ongoing with these latest planning initiatives. As a result, the North Campus has been well received and development has benefitted. This presentation by City of Austin Staff will brief the Commissioners Court on progress of the Upper Airport Boulevard Initiative. The presentation is included in court backup and further information can be accessed from the website, <http://airportboulevard.com> .

ISSUES AND OPPORTUNITIES:

FISCAL IMPACT AND SOURCE OF FUNDING:

ATTACHMENTS/EXHIBITS:

- 1) Copy of Power point slide presentation by City of Austin staff.

REQUIRED AUTHORIZATIONS:

| | | | |
|---------------|------------------|-----|----------|
| Steve Manilla | County Executive | TNR | 854-9429 |
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airport bldvd

business. living. vision. development.

Travis County Commissioners Court Briefing

February 28, 2012



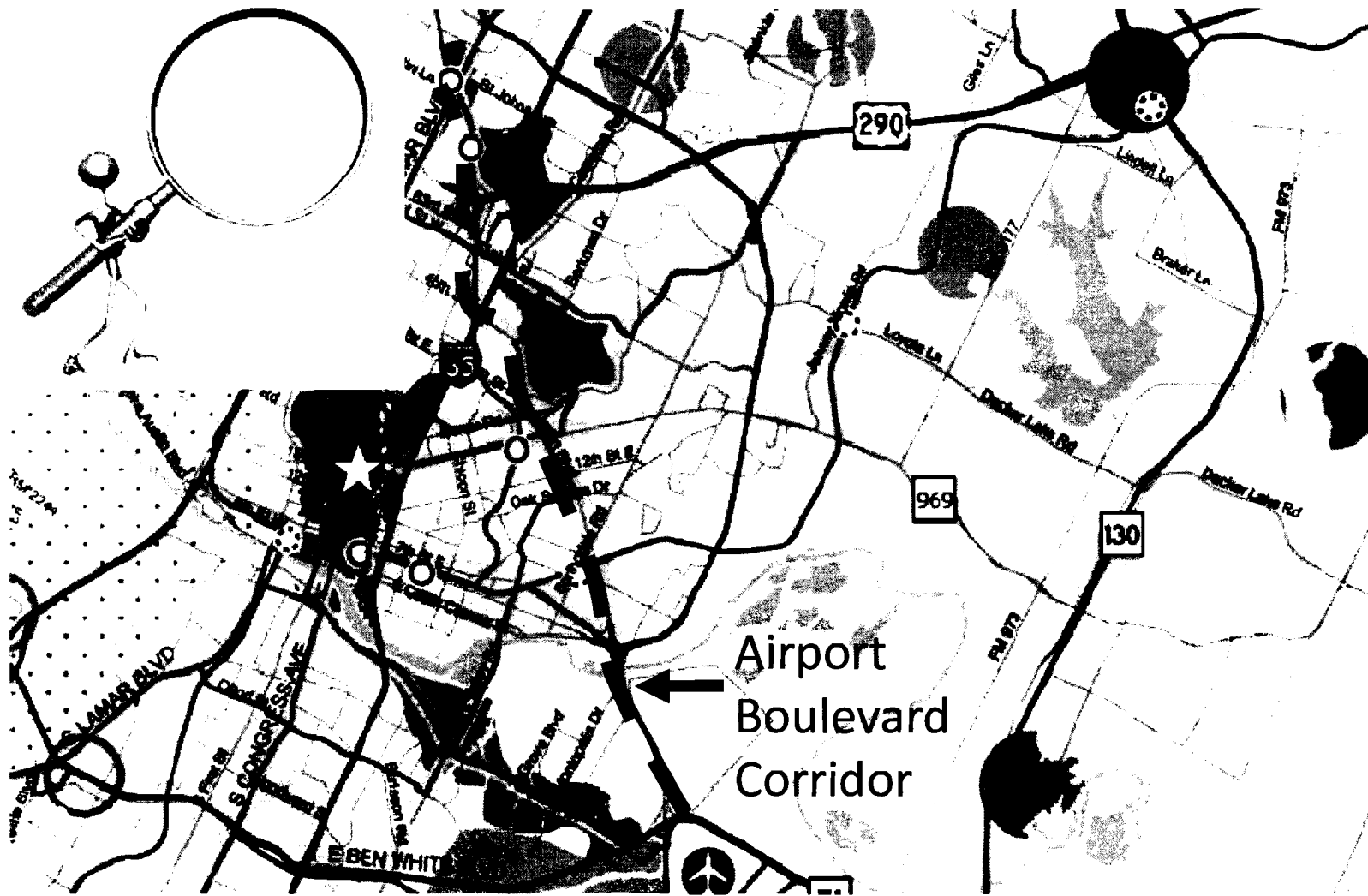


Upper Airport Boulevard Initiative

Purpose of today's presentation

- Overview of the Initiative to date
- Next Steps

Imagine Austin: 8 miles high

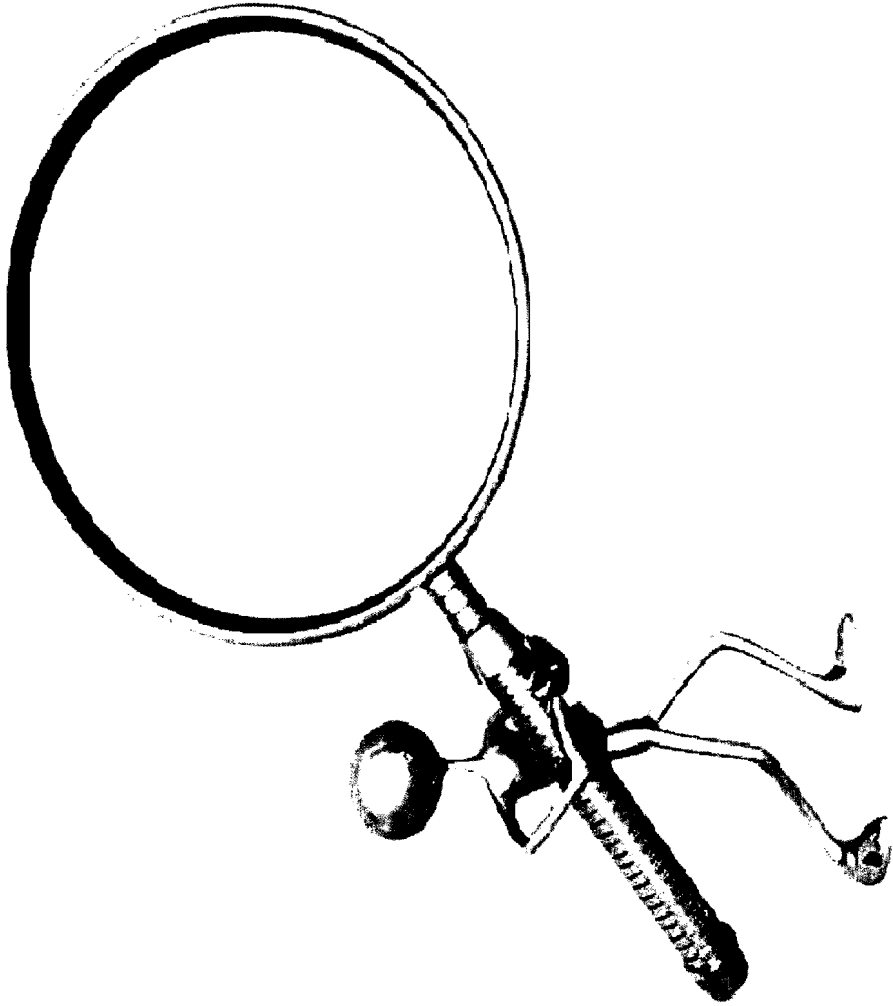


Airport
Boulevard
Corridor

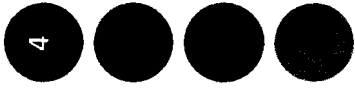
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Austin is projected to double in population in the next 30 years

Upper Airport Boulevard Initiative



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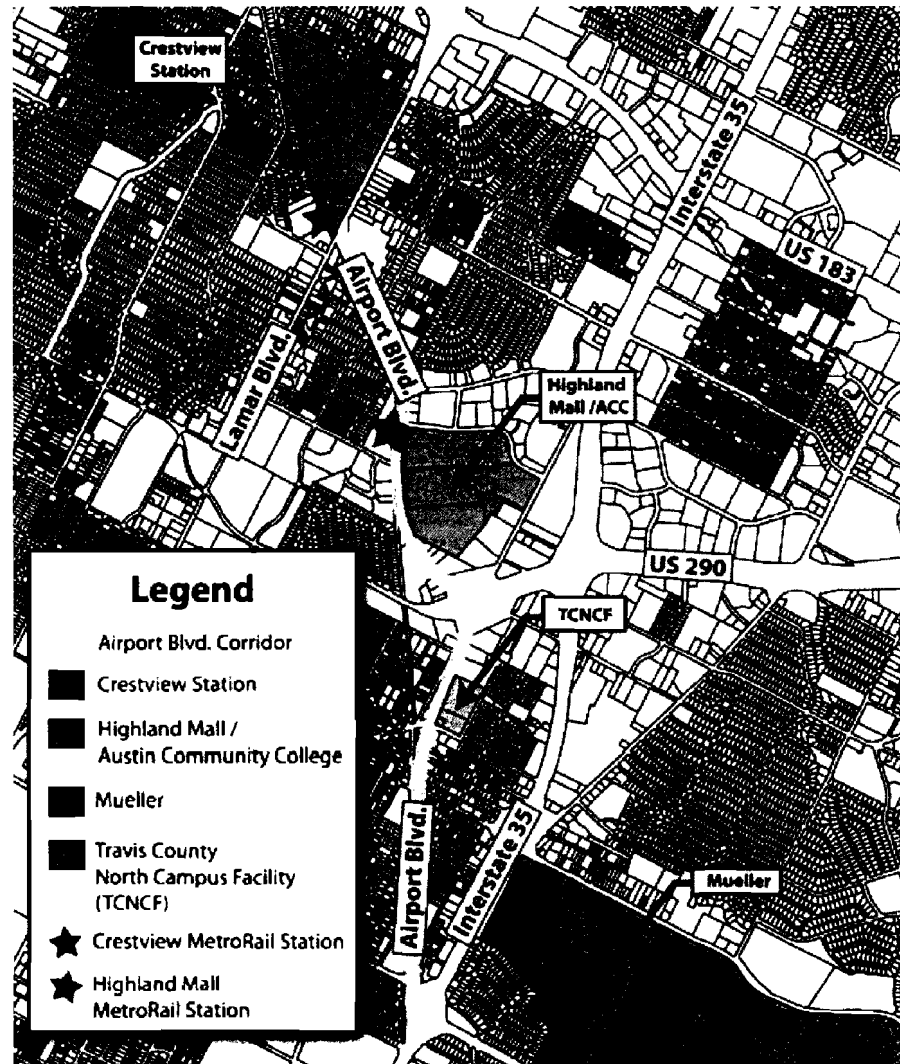


Where Is “Upper” Airport Boulevard?

From Lamar to I-35

This Initiative will address:

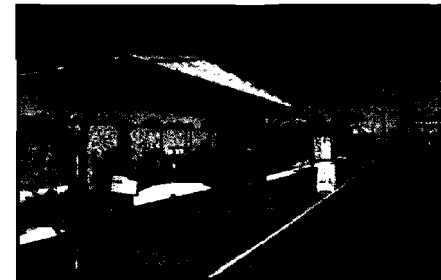
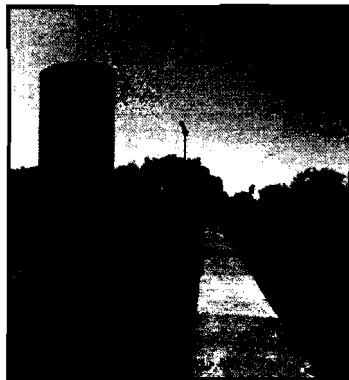
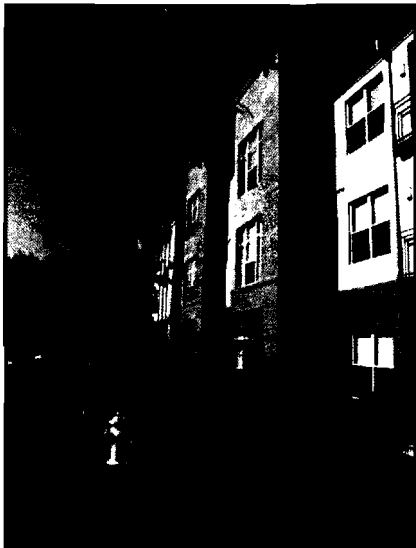
- **Public Improvements** on the boulevard (mobility recommendations)
- **Private Redevelopment** of properties adjacent to the boulevard



How was the Upper Airport Boulevard initiated?

City Council, 2010, recognized synergy of:

- Changes underway
- Reinvention of the Highland Mall
- Travis County North Campus master plan
- Red Line



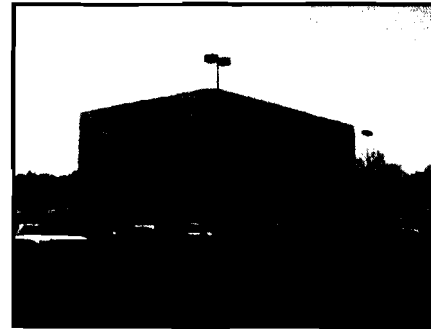
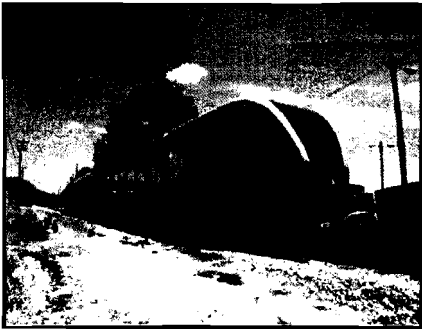
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Why the attention on Upper Airport Boulevard?

Big changes are already underway along the Boulevard:

- MetroRail is operational;
- Highland Mall is under new ownership:
 - Austin Community College (ACC) w/ development partner;
- Second Phase of Mid-Town Commons and Crestview Station; and
- Travis County's North Campus facility master plan.

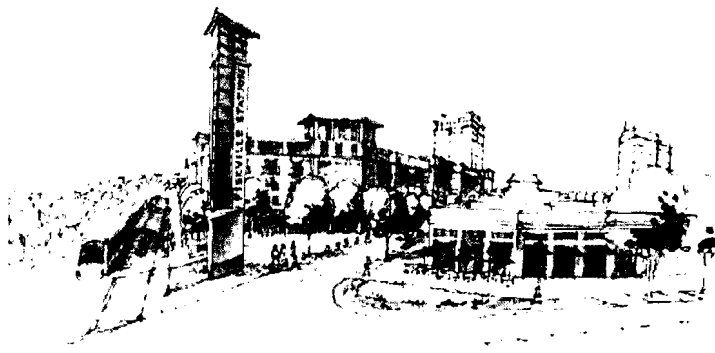
The trend is clear - changes and redevelopment are coming to Upper Airport Boulevard.



What is the Upper Airport Boulevard Initiative?

Key Questions:

1. What kind of redevelopment do we want to see?
2. How might it be more attractive, vibrant, and walkable?
3. How to provide a wider mix of uses, more transportation options, and greater amenities to all?
4. How might redevelopment be a good neighbor?



Fiskville Station TOD Concept

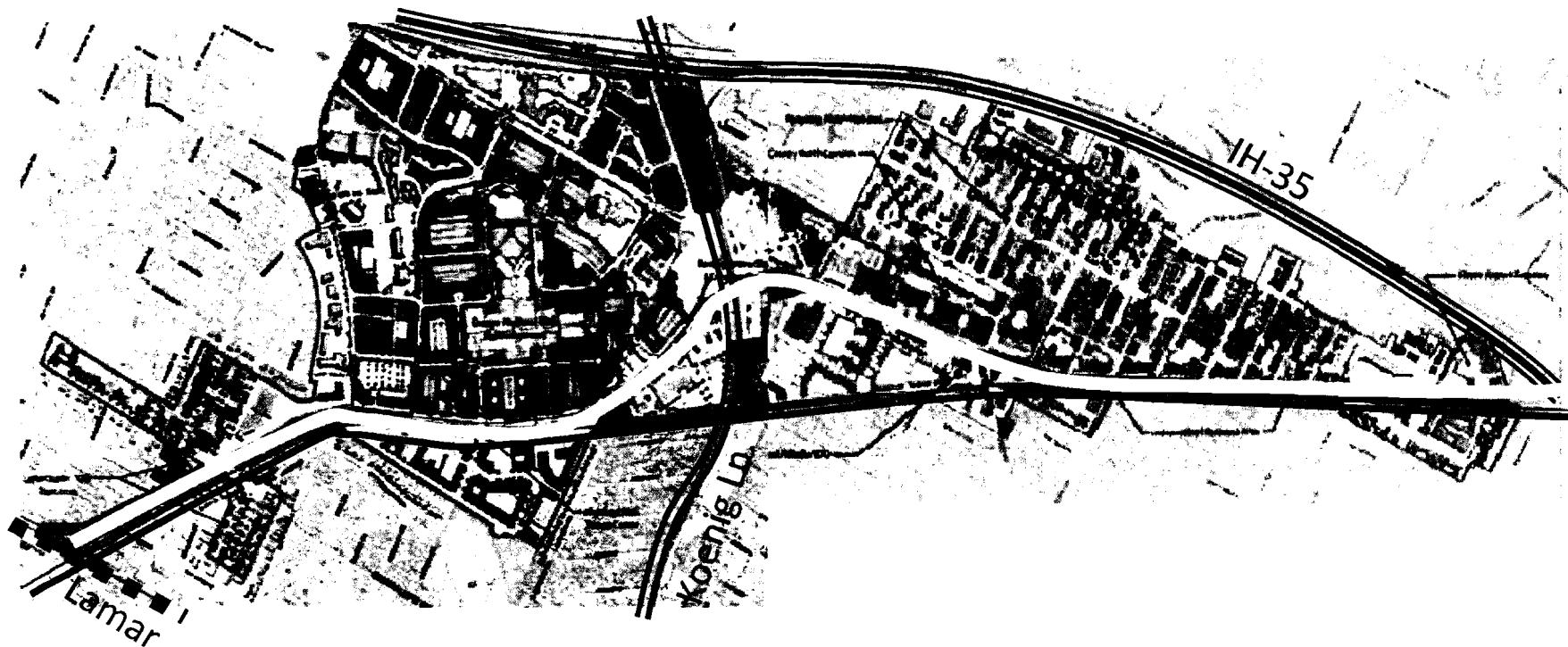


Highland Mall Concept

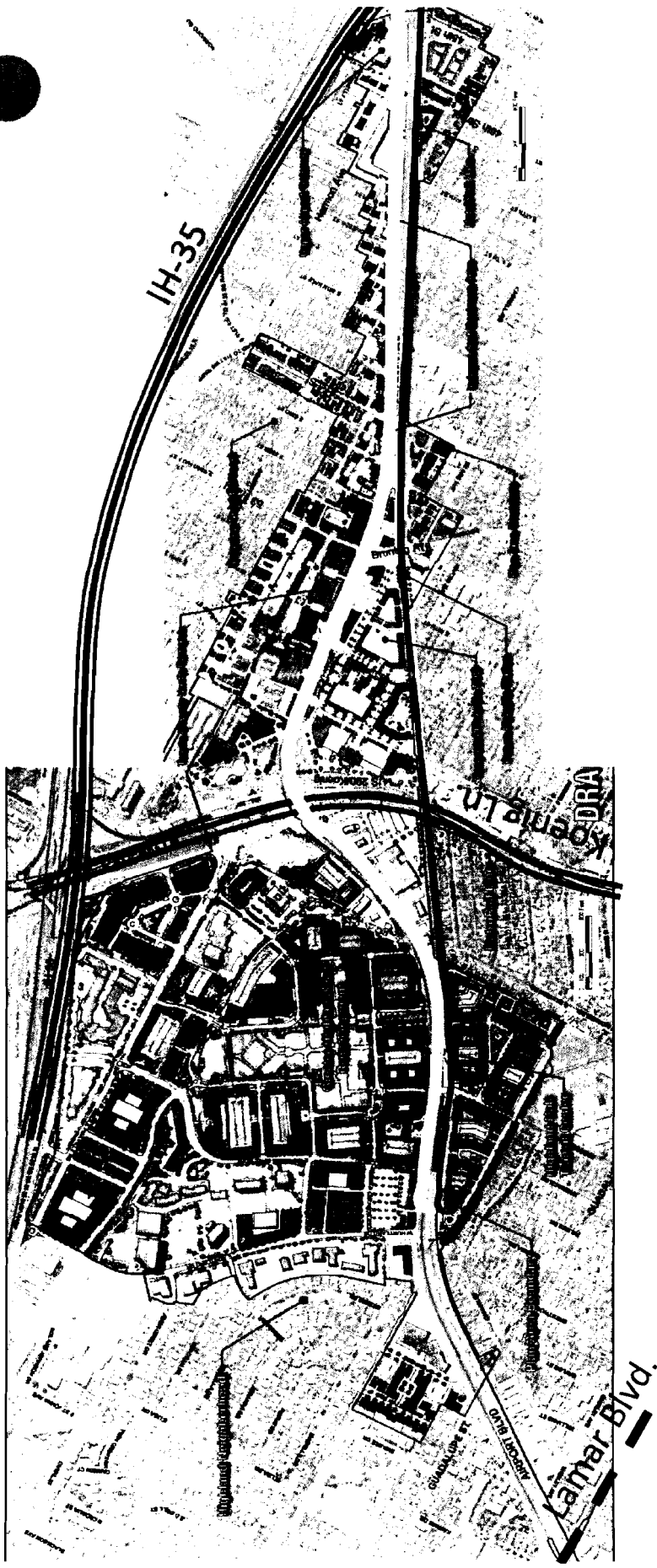
How will the Vision be realized?

Illustrative Vision Maps: Visualization tool to understand the goal for private and public improvements to the corridor.

Upper Airport: Draft Vision – October 2011



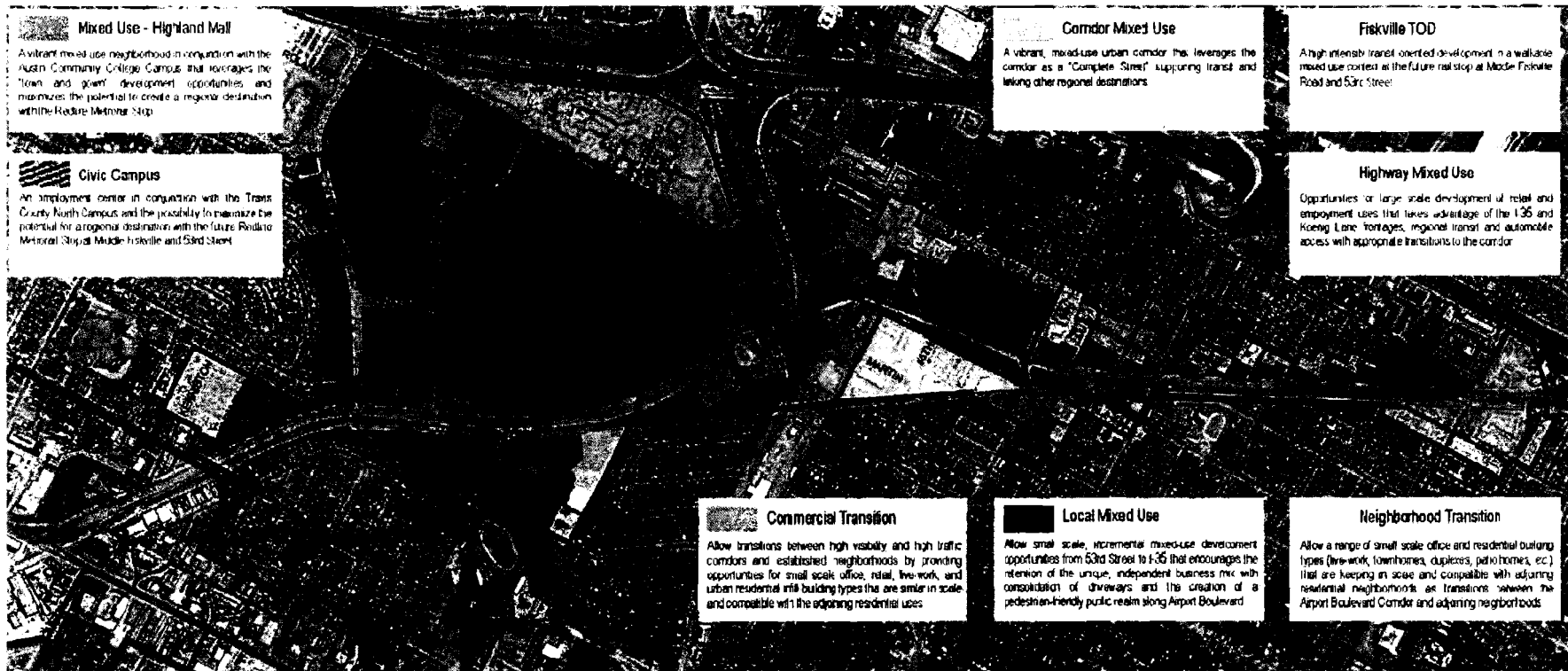
Upper Airport: Emerging Vision – February 2012



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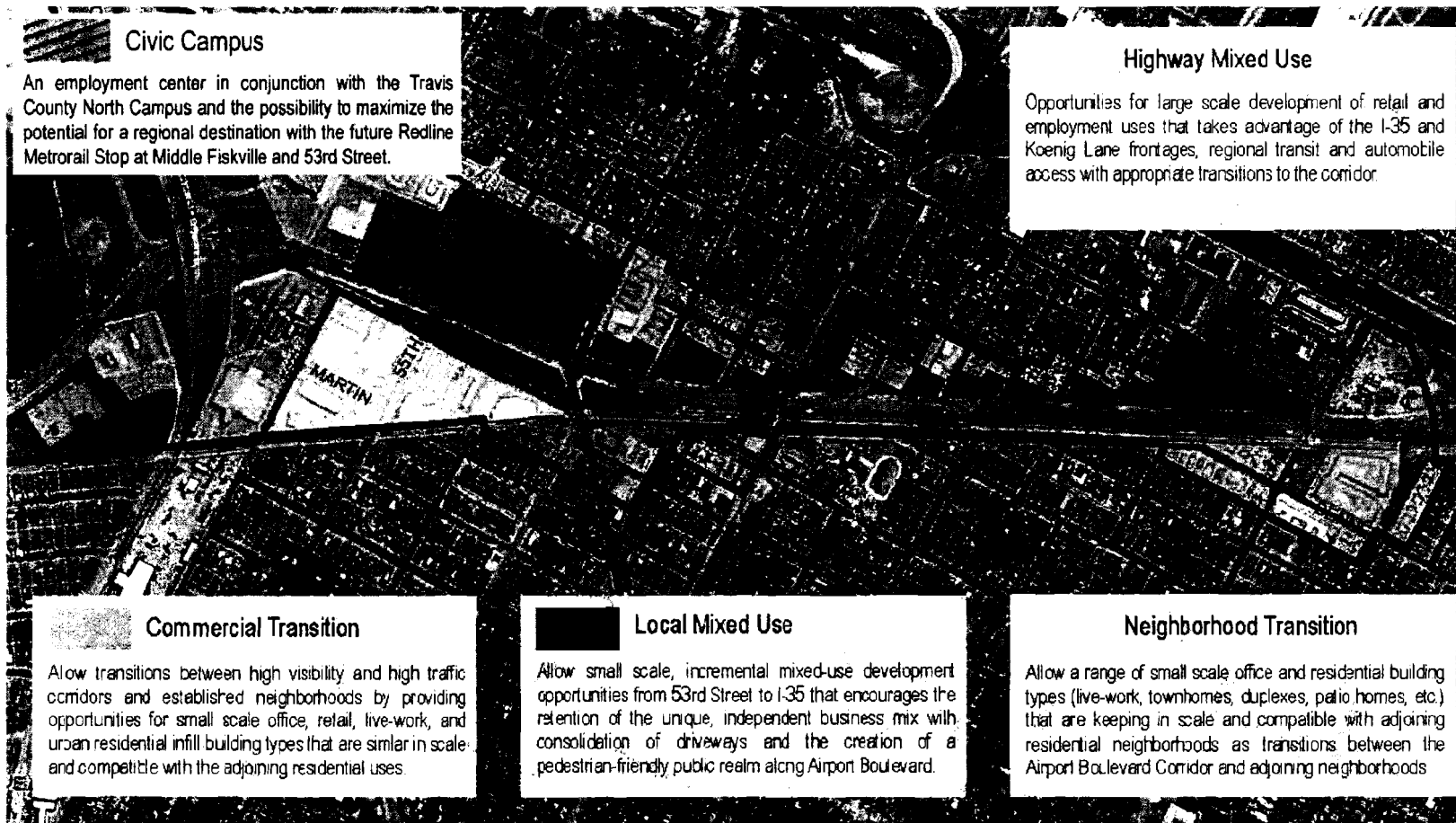
Airport Blvd. Character Map (draft February 2012)

Form-Based Codes



Airport Blvd. Character Map (draft 2/12)

Form-Based Codes



Airport Blvd. Character Map (draft 2/12)

Form-Based Code – Character Zone

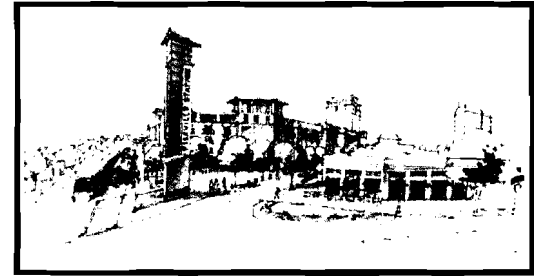
Civic Campus (Travis County North Campus):

- Create an employment center in conjunction with the Travis County North Campus
- Maximize the potential to create a regional destination with the future Redline Metrorail Stop at Middle Fiskville and 53rd Street.

How will the Vision be realized?

The Vision will inform:

- Public investments in the public right-of-way
- A Form-Based Code (FBC)
 - New regulatory tool to provide greater certainty on physical design of private properties than conventional zoning



“Upper” Airport Boulevard Initiative

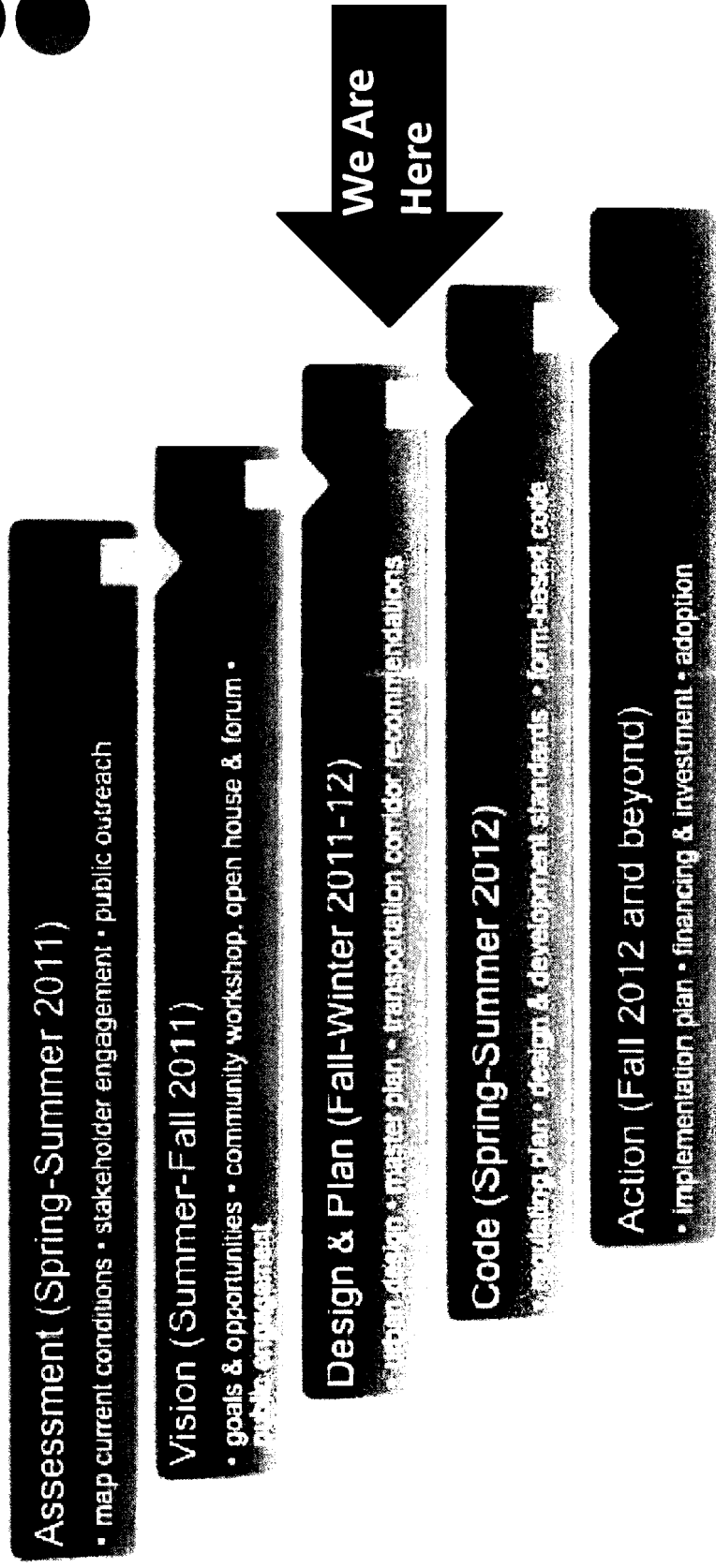
What it is NOT doing:

- **DOES NOT take private property**
- **DOES NOT increase the Airport Blvd. Right-of-Way (ROW)**
- **DOES NOT displace homeowners**
- **DOES NOT encourage demolition of residential properties**
- **DOES NOT rezone residential property to commercial**
- **DOES NOT increase traffic in the neighborhood**

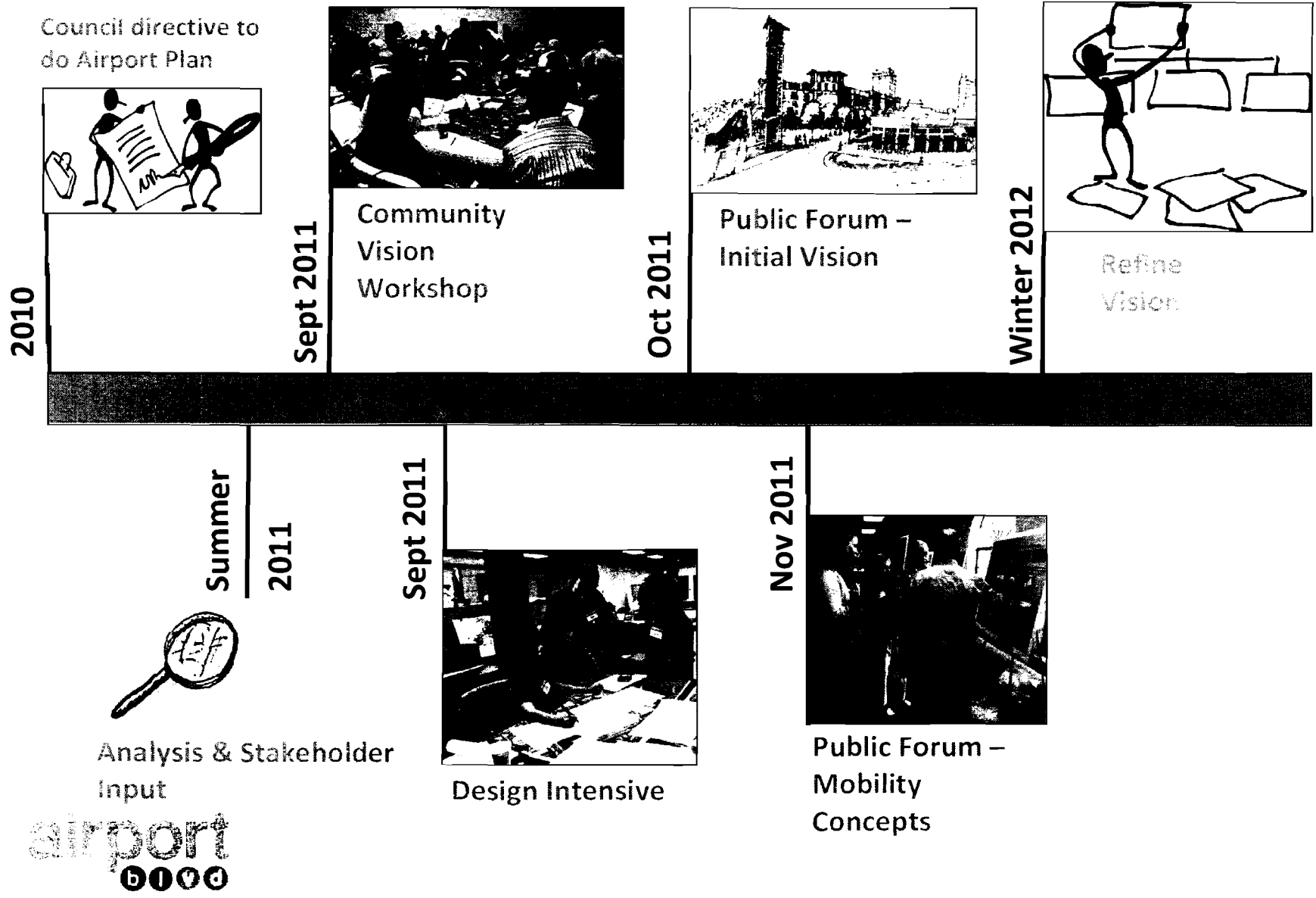
Upper Airport Boulevard Initiative



Project Phasing & Timeline



Process to date



Next Steps

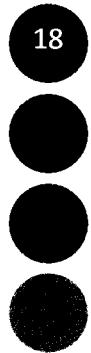
Mobility Study

Upper Airport Initiative

Timeline for this phase

TIMELINE OF MEETINGS & KEY EVENTS FOR NEXT PHASE:

| | | |
|---------|---|---|
| January | | ADVISORY GROUP: Jan 25 <ul style="list-style-type: none"> Review updates; begin outreach planning |
| | | ADVISORY GROUP: Jan 31 <ul style="list-style-type: none"> Prep for Neighborhood Outreach meetings |
| Feb | BOARDS & COMMISSIONS: Feb. 23 <ul style="list-style-type: none"> Planning, Design, Urban Trans. Commissions Present mobility recommendations | NEIGHBORHOOD ROUNDTABLES <ul style="list-style-type: none"> Staff/AG meet with neighborhood groups Present, inform, Q & A |
| March | | NEIGHBORHOOD ROUNDTABLES (ongoing) |
| April | | NEIGHBORHOOD ROUNDTABLES |
| | | ADVISORY GROUP (tbd) <ul style="list-style-type: none"> Review materials for Forum/B&C/Council |
| | | PUBLIC FORUM (tbd) <ul style="list-style-type: none"> Present draft framework; Q & A |
| May | CITY COUNCIL: (tbd) <ul style="list-style-type: none"> Present final mobility recommendations for adoption | BOARDS & COMMISSIONS (tbd) <ul style="list-style-type: none"> Planning, Design, Urban Trans. Commissions Midpoint check-in review Public comments |
| June | | CITY COUNCIL BRIEFING (tbd) <ul style="list-style-type: none"> Midpoint check-in review Public comments |
| July | | Travis County Commissioners Court Briefing |



How can your constituents get involved?

Talk to us:

Check out www.AirportBoulevard.com for public workshops, forums, round tables to inform and involve the public. Sign-up on the website for email updates.

Contact the City Project Managers:

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