

CITY OF SUNSET VALLEY

THE UPLANDS

SCHEMATIC DESIGN PACKAGE

APRIL 2025

mend collaborative

PROJECT SITE



- Located along the W Texas Highway 290 Service Road/S Lamar Boulevard in north Sunset Valley.
- Undeveloped tract of land adjacent to an area that hosts the weekly Sustainable Food Center's Farmers Market.
- Currently there is a rustic trail and benches to enjoy the natural state of the space.

PROJECT TIMELINE

[illegible]

3 CONCEPT PLANS PRESENTED AT OPEN HOUSE

Plaza

1



Arcade

2



Pavilion

3



WHAT WE HEARD FROM COMMUNITY ENGAGEMENT

- **Farmers Market:**

- The majority of community members liked the location of the farmers market in Concept 1: Plaza. Community members are generally in favor of a pavilion structure to cover the farmers market if it is located where there is already existing impervious surfacing.

- **Gathering Space:**

- Community members would like the gathering spaces to have minimal impact on the environment and to be relatively small.

- **Pickleball Court:**

- Community members are generally in favor of a pickleball court if it is located on surfacing that is already impervious. Many suggested that the pickleball court could be within a pavilion structure.

- **Kids Play Area:**

- The Kid's Play Area had some community members in support of the feature, however, a number of community members commented that the City already has play features in other locations.

- **Tree Deck:**

- The tree deck received an equal number of community members in favor and against the feature.

WHAT WE HEARD FROM OTHER STAKEHOLDERS

• SUSTAINABLE FOOD CENTER

- SFC preferred Concept 2, which had the greatest capacity for tents and a covered shade structure.
- Providing farmers market patrons protection from shade and rain is a high priority
- They see a kids play area as an important feature
- Currently farmers market hosts around 50-55 tents, but they see big potential for the growth of the farmers market and would like to have the potential to host 80-90 tents

• AUSTIN INDEPENDENT SCHOOL DISTRICT

- AISD does not have any upcoming plans for the Burger Center or Sunset Valley Elementary and does not see any issues with the proposed design
- However, they recognize that surface parking lots are not the highest and best use of the property, so in the future there may be changes to the existing surface parking.
- The design should accommodate parking that may not be available at Burger Center in the future.

FINAL CONCEPT GOALS

- 1. Create a design that is a net impervious surface reduction.**
- 2. Provide an opportunity for the Farmers Market to grow to 80-90 tents.**
- 3. Provide shade for farmers market shoppers and a location to host events on non-farmers market days.**
- 4. Concentrate uses at the southwestern portion of the site and keep the rest of the area natural to minimize impact to the site's ecology.**
- 5. Provide amenities that require impervious surfacing in locations where impervious surfacing is already in place to minimize impact to the environment.**
- 6. Create a "Walking Loop" where walkers can enjoy the natural beauty of the Uplands and track their mileage.**
- 7. Create a "Farmers Market Loop" that is easy to navigate and minimizes foot traffic conflicts.**

OVERALL SITE PLAN

SH 71

US 290

W Texas Hwy 71 Service Rd

Burger Center
Parking Lot

MSG Bob Horrigan Trail

NEW SHARED USE
PATH EXTENDS SOUTH
TO JONES ROAD

Sunset Valley
Elementary School

NEW SHARED USE
PATH EXTENDS SOUTH
TO JONES ROAD

PLAN FEATURES

- 1 Pavilion Structure
- 2 Welcome Plaza
- 3 Portable Toilets
- 4 Loading Zone
- 5 Gathering Area
- 6 Kids Play Area
- 7 Bandstand
- 8 Overflow Parking
- 9 Parallel Parking
- 10 Pickleball Courts

Existing Trees

New Trees

Restoration

Perennial Plantings

Stormwater Plantings

Decomposed
Granite Path

Flagstone Paving

Mown Path

Concrete

Market Tent

Picnic Table

Bench

Rainwater Cistern

Storage Containers

Wayfinding Sign

100'



PLAN FEATURES

1

FARMERS MARKET PAVILION

The pavilion provides the community a covered space for the SFC Farmers Market, with room for 42 pop-up tents. The Uplands pavilion, complete with fans and lighting, may also be used for special events.

2 3 4

WELCOME PLAZA

The north end of MSG Bob Horrigan Trail is transformed into a roundabout with a loading zone at the pavilion welcome plaza. The welcome plaza offers wayfinding, bike racks, benches, and perennial beds with trees. Portable toilets are provided within in a locking, wood structure.

5 6 7

GATHERING AREA

This central area provides community members and farmers market patrons a space to enjoy food from the farmers market, gather, and listen to live music. A small kids play area attracts families and keeps kids occupied. The picnic table plaza is ADA-accessible.

8 9

PARKING

Parallel parking along MSG Bob Horrigan Trail is refined with striping and shade trees. In addition to the parking at the Burger Center, the area between the school and the Uplands is reserved as a grass overflow parking for occasional use when the Burger Center parking lot is unable to be used. A wood fence separates the overflow parking from the Uplands property and prevents use by adjacent property owners.

10

PICKLEBALL COURTS

Two courts provide the community a place to play pickleball, protected with a 10' chainlink fence. A small gathering space is created with benches, picnic table, perennial beds, and trees.

FARMERS MARKET

PAVILION



Market Pavilion



Market Pavilion



Market Tents



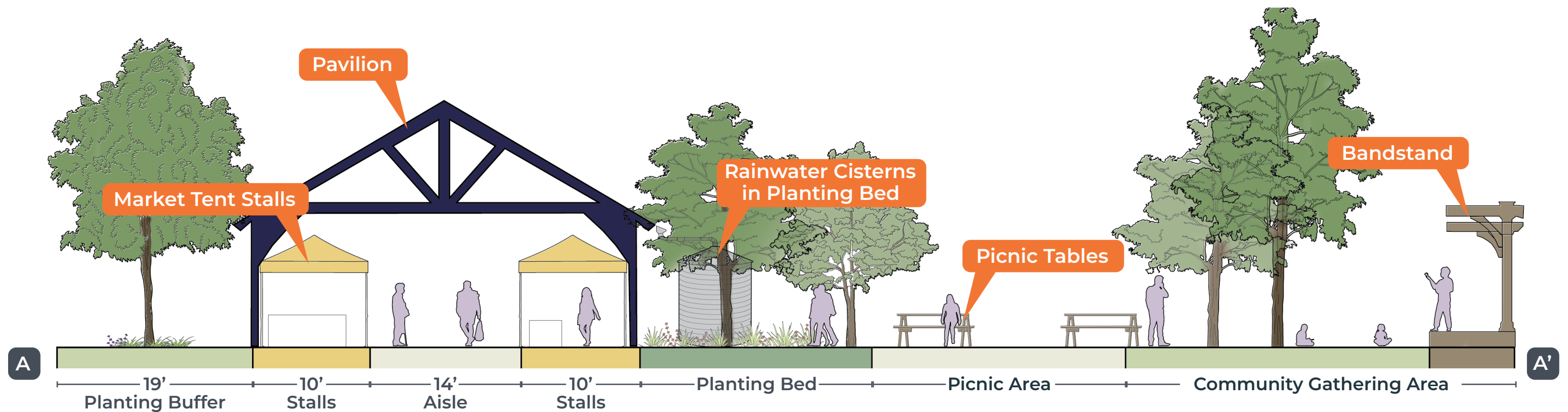
Market Pavilion



- The market layout is designed to take visitors through the pavilion and around in a “Farmers Market Loop.”
- The Pavilion structure has the capacity to host **42 tents**.
- This full farmers market loops accommodates a total of **92 tents**.

FARMERS MARKET

- The Pavilion is 38' by 280' long and 10,640 SF.
- Local comparisons:
 - Buda Farmers Market Pavilion: 18,000 SF
 - Meuller (Austin) Farmers Market Pavilion: 17,600 SF



PERSPECTIVE VIEW



Pavilion

Rainwater Cisterns

Market Tent Stalls



Limestone Flagstone
Pavers

EVENTS AT THE UPLANDS



PARKING

- 1 STREET PARKING



PARKING

- 1 STREET PARKING
- 2 BURGER CENTER PARKING LOT



PARKING

- 1 STREET PARKING
- 2 BURGER CENTER PARKING LOT
- 3 OVERFLOW PARKING

COMMUNITY GATHERING SPACE

PICNIC TABLES



Picnic Tables



Shaded Picnic Tables

BANDSTAND



Bandstand



Covered Bandstand

PLAY FEATURES



Nature Play



Kids Play Area



CIRCULATION

SH 71

US 290

W Texas Hwy 71 Service Rd

Market Loop

Burger Center
Parking Lot

P

B

P

NEW SHARED USE
PATH EXTENDS SOUTH
TO JONES ROAD

Sunset Valley
Elementary School

1/3 Mile Loop

OVERFLOW FOR LARGE
EVENTS OR IF BURGER
CENTER IS CLOSED

NOTE: THE ADDITION OF A SHARED USE PATH ALONG
UPPER REESE DRIVE IS RECOMMENDED AS PART OF
THIS DESIGN. NO ADDITIONAL CHANGES TO UPPER
REESE DRIVE ARE INCLUDED IN THIS PROJECT.

LEGEND

- Pedestrian Route
- Bicycle Route
- Bicycle Racks
- Vehicle Route
- Parking Areas

100'



MATERIALS PLAN

SH 71

US 290

W Texas Hwy 71 Service Rd

Burger Center
Parking Lot

Sunset Valley
Elementary School

MSG Bob Horigan Trail

Court Surfacing

10' D.G. Path

6%
DECREASE IN IMPERVIOUS SURFACING

Decomposed Granite

Playground Mulch

6' Mown Path

Poured Concrete

14' D.G. Path

10' D.G. Path

8' D.G. Path

LEGEND

- Decomposed Granite
- Flagstone Pavers
- Concrete
- Mown Path
- Playground Mulch
- Court Surfacing

100'



MATERIALS



Decomposed Granite Path



Playground Mulch



Limestone Flagstone



Pickleball Court Surfacing



Poured Concrete (Pavilion Surfacing)



Mown Path

FURNISHING PLAN

SH 71

US 290

W Texas Hwy 71 Service Rd

Burger Center
Parking Lot

MSG Bob Horigan Trail

Sunset Valley
Elementary School

Storage Containers & Mural

10' Court Fence

Rainwater Cisterns

Pavilion

Picnic Tables

Market Signage

Portable Restrooms

Bike Racks

Overflow Parking Fence

Market Tents

Play Equipment

Bandstand

Wayfinding Sign

Benches

LEGEND

- Market Tent
- Picnic Table
- Bench
- Rainwater Cistern
- Storage Containers
- Portable Restrooms
- Wayfinding

100'



FURNISHINGS

PICNIC TABLES



Wooden Picnic Table

BENCHES



Urban Sawmill Benches

PLAY EQUIPMENT



Nature Play

WAYFINDING SIGNAGE



Wayfinding Sign

BIKE RACKS



U-Shape Bike Racks

COURT FENCING



10' Chainlink Fence around Pickleball Courts

PAVILION SIGNAGE



Entry Sign for a Pavilion

RAINWATER CISTERN



Cistern to Capture Rainwater

PLANTING PLAN

SH 71

US 290

W Texas Hwy 71 Service Rd

Burger Center
Parking Lot

Sunset Valley
Elementary School

MSG Bob Horigan Trail

Sound Buffer Trees

Natural Area
Restoration

Mown Path

Stormwater Planting

Perennial Planting

Shade Trees

Woodland Restoration

Natural Area
Restoration

LEGEND

- Existing Tree
- New Tree
- Restoration
- Perennial Planting
- Stormwater Planting
- Mown Path

100'

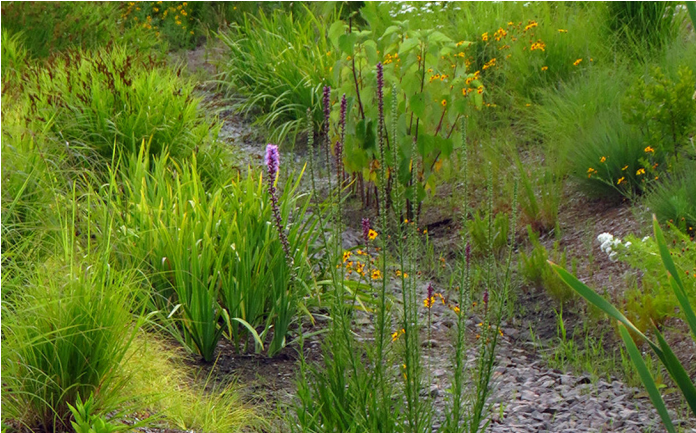


PLANTING PLAN PALETTE

STORMWATER PLANTINGS



Naturalized Stormwater Feature



Native Stormwater Planting

SHADE TREES



Shade Trees for Gathering



Shade Trees Along Pathways

MEADOW RESTORATION



Native Wildflowers



Meadow Restoration

PERENNIAL PLANTINGS



Native Pollinator Planting Bed



Native Perennial Plantings

WOODLAND RESTORATION



Oak Woodland Restoration



Understory Restoration

CONSTRUCTION

SH 71

US 290

W Texas Hwy 71 Service Rd

Burger Center
Parking Lot

Sunset Valley
Elementary School

MSG Bob Horigan Trail

LEGEND

- City of Sunset Valley
- Contractor

100'



OPINION OF PROBABLE CONSTRUCTION COST

CONSTRUCTION COST ESTIMATE

ITEM	COST
Demolition	\$159,255
Bandstand	\$49,221
General Furnishings	\$102,385
Signage	\$15,000
Playground	\$80,915
Pavilion	\$1,072,996
Pickleball Court	\$81,774
Pickleball Court Lighting	\$63,272
Road Work	\$145,421
Entrance Plaza & Paths	\$321,010
Planting & Restoration	\$178,965
Stormwater Cisterns	\$30,000
Stormwater Management	\$82,463
<i>Contractor Markups</i>	
General Conditions - 10%	\$238,268
Contractor Overhead & Profit - 8%	\$209,675
Bonds & Insurance - 4%	\$99,072
Design Contingency - 10%	\$292,969
Total	\$3,222,660

PROFESSIONAL SERVICES

ITEM	COST
Architect	\$80,000-\$90,000
Civil Engineer	\$70,000-\$80,000
Landscape Architect	\$60,000-\$70,000
Surveyor	\$5,000-\$7,000
Geotechnical Consultant	\$8,000-\$10,000
Electrician	\$5,000-\$15,000
ADA Consultant	\$2,000-\$3,000
Cost Estimation	\$10,000-\$15,000
Total	\$240,000-\$290,000

GRAND TOTAL = \$3,512,660