



DESIGN COMMISSION
MONDAY, JULY 28, 2014 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

_____ Dean Almy (DA) – Chair	_____ Juan E. Cotera (JC)
_____ Evan Taniguchi (ET) – Vice Chair	_____ James Shieh (JS)
_____ Hope Hasbrouck (HH) – Secretary	_____ Jeannie Wiginton (JW)
	_____ Bart Whatley (BW)
	_____ Jorge E. Rousselin (COA – PDRD) Staff Liaison

AGENDA

Please note: Posted times are for time-keeping purposes only. The Commission may take any item(s) out of order and no express guarantee is given that any item(s) will be taken in order or at the time posted.

	Approx. time
CALL TO ORDER AND ROLL CALL	6:00 PM
1. CITIZEN COMMUNICATION: GENERAL The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.	6:00 PM
2. APPROVAL OF MINUTES (Discussion and Possible Action) a. Discussion and possible action on the June 23, 2014 Design Commission meeting minutes.	6:15 PM
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on proposed modifications to the final design of the Seaholm Substation Screen Wall, located at future Second Street and future West Avenue. (Jose Ibarra, COA- Public Works).	6:20 PM
4. OLD BUSINESS (Discussion and Possible Action) a. Discussion and possible action on recommendations to the City Council on Design Commission's role in the Boards and Commissions transition to the 10-1 form of government (Commissioner Whatley); and b. Discussion and possible action on recommendations to Staff on an Administrative Rule for Publicly Accessible Plazas as a public benefit under the Downtown Density Bonus Program (Commissioner Taniguchi).	6:40 PM
5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action) a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports;	7:15 PM

d. Appointment of Committee/Working Group members by Chair.	
6. STAFF BRIEFINGS: a. Briefing by Staff Liaison on recommendations for Design Commission meeting procedures.	7:20 PM
7. FUTURE AGENDA ITEMS a. Urban Rail Update	7:25 PM
8. ANNOUNCEMENTS b. Chair Announcements; c. Items from Commission Members; and d. Items from City Staff.	7:30 PM
ADJOURNMENT	7:30 PM

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Design Commission Committees, Working Groups, and Liaisons

Committees

1. Bylaws/Policies & Procedures Committee: Wiginton (Chair), Cotera, Whatley
2. Executive Committee: Almy (Chair), Taniguchi, Hasbrouck

Working Groups

1. Planning and Urban Design Working Group: Whatley (Chair), Cotera, Shieh
2. Architecture and Development Working Group: Almy (Chair), Taniguchi, Cotera
3. Landscape and Infrastructure Working Group: Hasbrouck (Chair), Wiginton, Almy
4. Public Engagement Working Group: Wiginton (Chair), Taniguchi, Hasbrouck

Design Commission Liaisons

1. Downtown Comm. Liaison / Downtown Austin Plan: Whatley
2. Airport Boulevard Redevelopment Initiative: Whatley

Design Commission Staff Liaison:

Jorge E. Rousselin, Development Services Process Coordinator
Urban Design, Planning and Development Review Department
City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704
Phone: (512) 974-2975 ■ Fax: (512) 974-2269 ■ E-mail: jorge.rousselin@austintexas.gov

Resources:

1. The Urban Design Guidelines for Austin can be accessed here:
[Urban Design Guidelines for Austin.](#)
2. Design Commission backup may be accessed here: [Design Commission Backup.](#)



DESIGN COMMISSION
MONDAY, JUNE 23, 2014 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS ROOM 1001
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

☐ P ___ Dean Almy (DA) – Chair
☐ P ___ James Shieh (JS) – Vice Chair
☐ P ___ Evan Taniguchi (ET) – Secretary

☐ P ___ Juan E. Cotera (JC)
☐ P ___ Jeannie Wiginton (JW)
☐ P ___ Bart Whatley (BW)
☐ P ___ Hope Hasbrouck (HH)

☐ P ___ Jorge E. Rousselin (COA – PDRD)
Staff Liaison

Meeting Minutes

Call to order by: Chair D. Almy @ 6:05 pm
Roll Call: [J. Cotera] not present.

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and Possible Action)

- a. Discussion and possible action on the May 27, 2014 Design Commission meeting minutes.

The motion to approve minutes as drafted made by B. Whatley; second by E. Taniguchi was approved on a vote of [6-0]. [J. Cotera not present]

3. NEW BUSINESS (Discussion and Possible Action) None

4. OLD BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on recommendations to the City Council on Design Commission's role in the Boards and Commissions transition to the 10-1 form of government (Commissioner Whatley).

General discussion on role of Design Commission. Ms. Eleanor McKinney spoke on this item and relationship to Code Next. Recommendation to send to Executive Commission for recommendations by consensus.

- b. Discussion and possible action on recommendations on bicycle connectivity at the east end of Lady Bird Lake (Chair Almy).

Chair Almy distributed a draft copy of a recommendation to the commission.

The motion to approve draft letter as submitted and corrected on the dias made by J. Cotera; Second by B. Whatley was approved on a vote of [7-0].

- c. Discussion and possible action on recommendations to Staff on an Administrative rule for Publicly Accessible Plazas as a public benefit under the Downtown Density Bonus Program (Commissioner Taniguchi).

Ms. Eleanor McKinney spoke on this item addressing Downtown Commission and PARD comments. Ms. McKinney presented recommendations of Downtown Commission.

The motion to send work group for execution of recommendation letter and forward to staff made by D. Almy; Second by J. Cotera was approved on a vote of [6-0-1] [H. Hasbrouck abstained]

5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)

- a. Standing Committees Reports: **None**
- b. Working Group Reports: **None**
- c. Liaison Reports:
Commissioner Whatley spoke on Downtown Commission Report items:
- Project Connect
 - DDBP FAR criteria.
- d. Appointment of Committee/Working Group members by Chair: **None**

6. STAFF BRIEFINGS: None

7. FUTURE AGENDA ITEMS:

- Urban Rail Update
- TCM Updates

8. ANNOUNCEMENTS

- a. Chair Announcements: **None**
- b. Items from Commission Members: **Issues with taskforce recommendations.**
- c. Items from City Staff: **None**

ADJOURNMENT by consensus at: 7:41 PM



City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Seaholm Substation Screen Wall		
Project Location/Address: Future Second Street and future West Avenue		
Applicant: Jose Ibarra, Public Works	Property Owner:	
Mailing Address: 512.974-7195	Mailing Address:	
Phone Number:	Phone Number:	
Project Architect/Engineer:	Project Start Date:	Project End Date:
Mailing Address:	Phone Number:	
Is project subject to redevelopment site plan or zoning application approvals? Yes <input type="checkbox"/> No <input type="checkbox"/>	Anticipated Dates of Action Planning Commission: City Council: August 21 or 28	
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) : Briefing update for possible action on modifications to final design of the Seaholm Substation Screen Wall, located at future Second Street and future West Avenue, seeking input on West Avenue modifications. (Jose Ibarra, COA-PW).		
Is Alternative Equivalent Compliance (AEC) requested for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please refer to following page		
Current Status of Submittal: <input type="checkbox"/> Conceptual <input type="checkbox"/> Schematic <input type="checkbox"/> Design Development		
Do you have a copy of the Urban Design Guidelines for Austin? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, please see: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf		
Please fill in the subsequent information on the following pages.		



City of Austin
Design Commission – Project Submittal Consideration Sheet (Continued)

Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at:
http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

Is AEC being requested for this project? ☐ Yes ☒ No

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

AREA WIDE GUIDELINES

1. Create dense development

☐ incorporated, ☐ need input, ☒ N/A

2. Create mixed-use development

☐ incorporated, ☐ need input, ☒ N/A

3. Limit development which closes downtown streets

☐ incorporated, ☐ need input, ☒ N/A

4. Buffer neighborhood edges

☐ incorporated, ☐ need input, ☒ N/A

5. Incorporate civic art in both public and private development

☒ incorporated, ☐ need input, ☐ N/A

6. Protect important public views

☐ incorporated, ☐ need input, ☒ N/A

7. Avoid historical misrepresentations

☐ incorporated, ☐ need input, ☒ N/A

8. Respect adjacent historic buildings

☐ incorporated, ☐ need input, ☒ N/A

9. Acknowledge that rooftops are seen from other buildings and the street

☐ incorporated, ☐ need input, ☒ N/A

10. Avoid the development of theme environments

☐ incorporated, ☐ need input, ☒ N/A

11. Recycle existing building stock

☐ incorporated, ☐ need input, ☒ N/A

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

☐ incorporated, ☐ need input, ☒ N/A

2. Minimize curb cuts

☐ incorporated, ☐ need input, ☒ N/A

3. Create a potential for two-way streets

☐ incorporated, ☐ need input, ☒ N/A

4. Reinforce pedestrian activity

☐ incorporated, ☐ need input, ☒ N/A

5. Enhance key transit stops

☐ incorporated, ☐ need input, ☒ N/A

6. Enhance the streetscape

☐ incorporated, ☐ need input, ☒ N/A

7. Avoid conflicts between pedestrians and utility equipment

☐ incorporated, ☐ need input, ☒ N/A

8. Install street trees

☐ incorporated, ☐ need input, ☒ N/A

9. Provide pedestrian-scaled lighting

☐ incorporated, ☐ need input, ☒ N/A

10. Provide protection from cars/promote curbside parking

☐ incorporated, ☐ need input, ☒ N/A

11. Screen mechanical and utility equipment

☐ incorporated, ☐ need input, ☒ N/A

12. Provide generous street-level windows

☐ incorporated, ☐ need input, ☒ N/A

13. Install pedestrian-friendly materials at street level

☐ incorporated, ☐ need input, ☒ N/A

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the four squares with special consideration

☐ incorporated, ☐ need input, ☒ N/A

2. Contribute to an open space network

☐ incorporated, ☐ need input, ☒ N/A

3. Emphasize connections to parks and greenways

☐ incorporated, ☐ need input, ☒ N/A

4. Incorporate open space into residential development

☐ incorporated, ☐ need input, ☒ N/A

5. Develop green roofs

☐ incorporated, ☐ need input, ☒ N/A

6. Provide plazas in high use areas

☐ incorporated, ☐ need input, ☒ N/A

7. Determine plaza function, size, and activity

☐ incorporated, ☐ need input, ☒ N/A

8. Respond to microclimate in plaza design

☐ incorporated, ☐ need input, ☒ N/A

9. Consider views, circulation, boundaries, and subspaces in plaza design

☐ incorporated, ☐ need input, ☒ N/A

10. Provide an appropriate amount of plaza seating

☐ incorporated, ☐ need input, ☒ N/A

11. Provide visual and spatial complexity in public spaces

☐ incorporated, ☐ need input, ☒ N/A

12. Use plants to enliven urban spaces

☐ incorporated, ☐ need input, ☒ N/A

13. Provide interactive civic art and fountains in plazas

☐ incorporated, ☐ need input, ☒ N/A

14. Provide food service for plaza participants

☐ incorporated, ☐ need input, ☒ N/A

15. Increase safety in plazas through wayfinding, lighting, & visibility

☐ incorporated, ☐ need input, ☒ N/A

16. Consider plaza operations and maintenance

☐ incorporated, ☐ need input, ☒ N/A

GUIDELINES FOR BUILDINGS

1. Build to the street

☐ incorporated, ☐ need input, ☒ N/A

2. Provide multi-tenant, pedestrian-oriented development at the street level

☐ incorporated, ☐ need input, ☒ N/A

3. Accentuate primary entrances

☐ incorporated, ☐ need input, ☒ N/A

4. Encourage the inclusion of local character

☐ incorporated, ☐ need input, ☒ N/A

5. Control on-site parking

☐ incorporated, ☐ need input, ☒ N/A

6. Create quality construction

☐ incorporated, ☐ need input, ☒ N/A

7. Create buildings with human scale

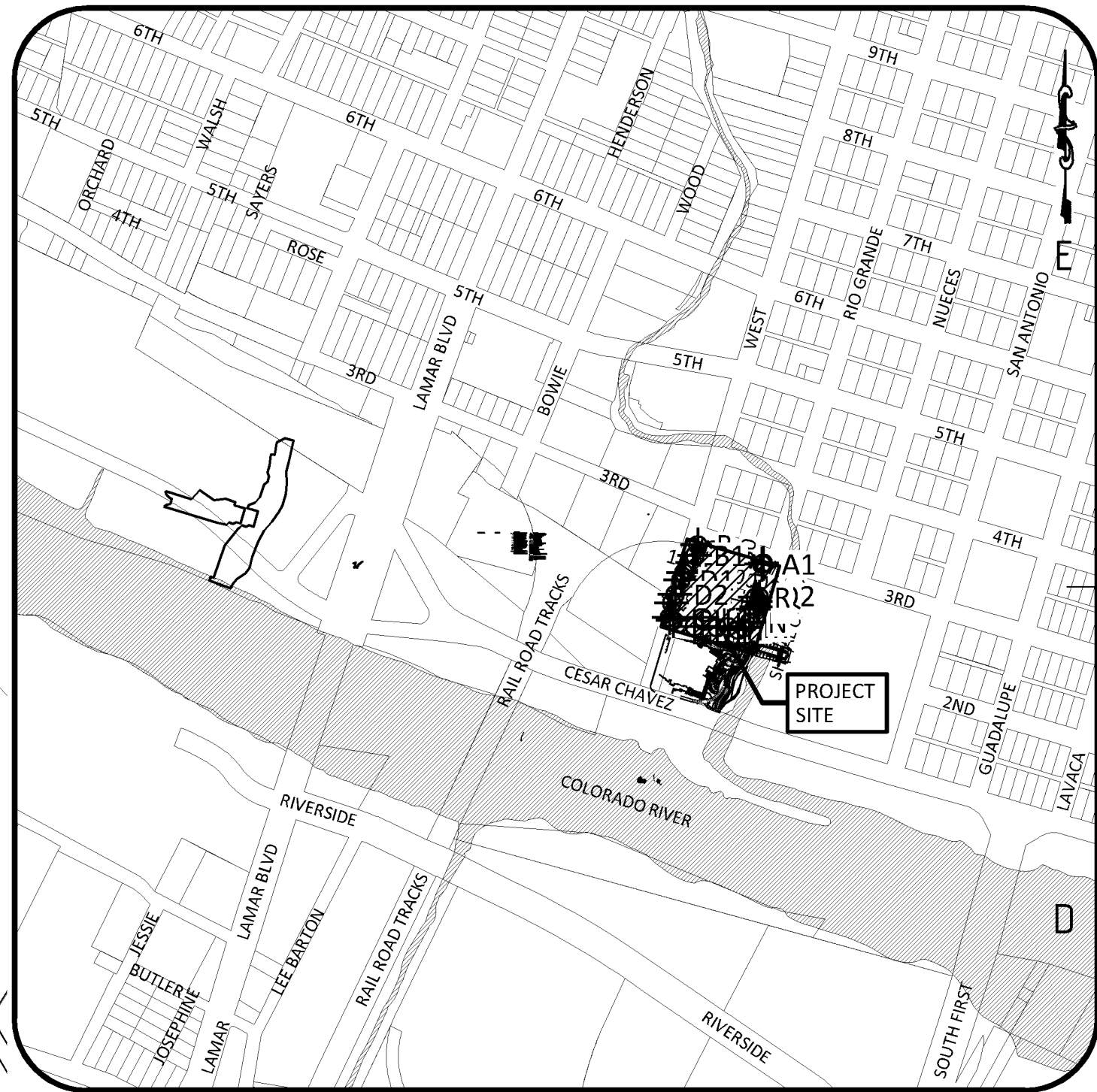
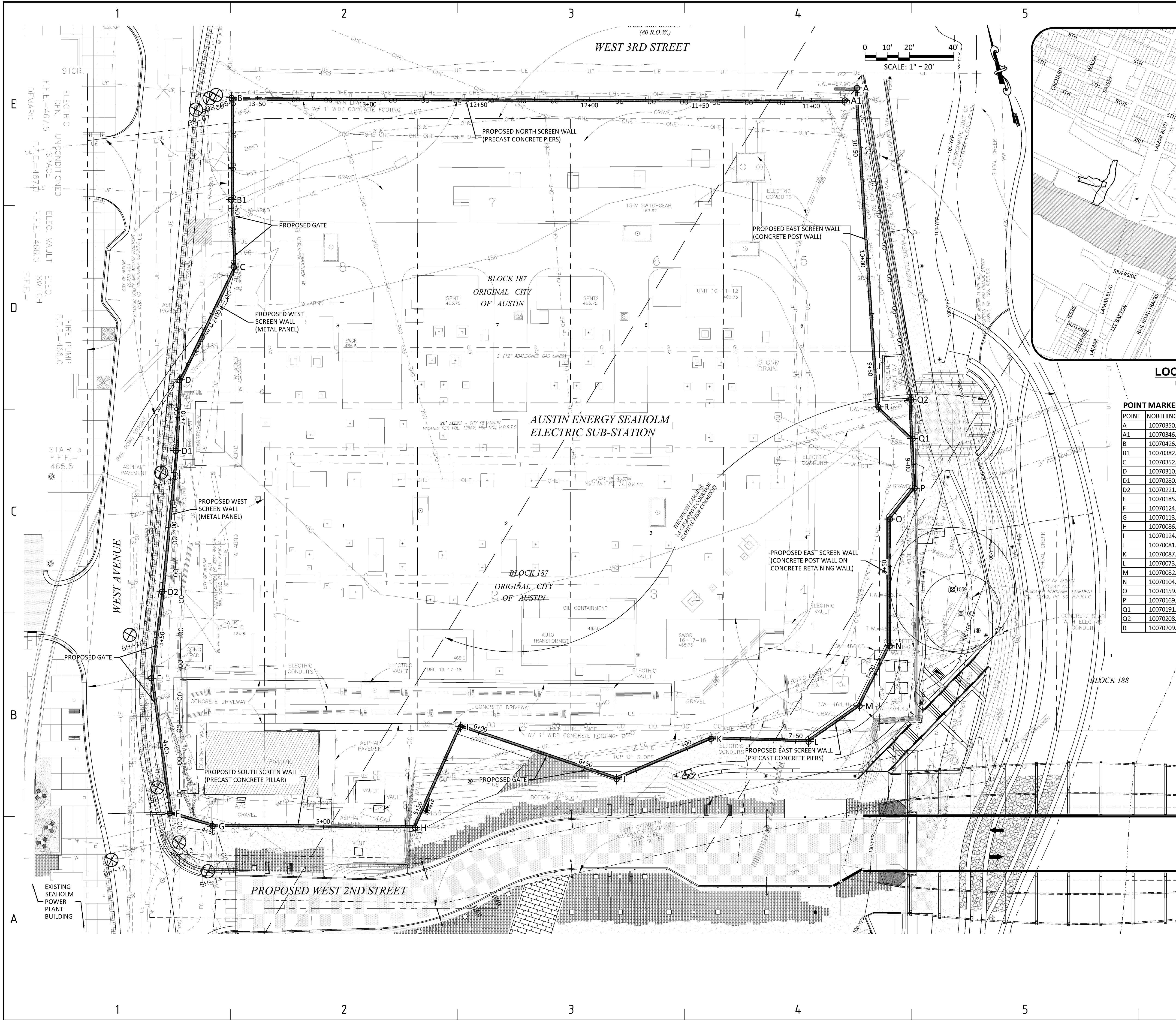
☐ incorporated, ☐ need input, ☒ N/A



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Go

30°16'02.02" N 97°45'03.19" W elev 470 ft



POINT MARKER TABLE				
POINT	NORTHING	EASTING	EX. ELEV. (SURVEY)	PROP. ELEV. (BY OTHERS)
A	10070350.00	3111815.04	467.20	NA
A1	10070346.16	3111808.19	466.72	NA
B	10070426.06	3111543.30	467.67	468.52
B1	10070382.08	3111530.04	466.65	467.18
C	10070352.64	3111522.59	465.80	466.73
D	10070310.75	3111484.55	464.84	465.63
D1	10070280.57	3111473.82	464.68	465.26
D2	10070221.35	3111449.67	464.29	465.28
E	10070185.41	3111433.95	464.05	465.29
F	10070124.47	3111424.65	463.28	463.81
G	10070113.45	3111441.50	463.57	463.91
H	10070086.85	3111528.88	454.05	464.88
I	10070124.53	3111561.54	464.73	464.51
J	10070081.95	3111622.22	460.56	464.31
K	10070087.23	3111668.25	464.51	462.84
L	10070073.46	3111710.08	464.47	460.66
M	10070082.36	3111736.72	464.48	459.35
N	10070104.43	3111757.51	463.69	458.07
O	10070159.32	3111773.87	464.21	455.87
P	10070169.50	3111788.55	464.08	454.96
Q1	10070191.14	3111794.05	464.55	454.62
Q2	10070208.10	3111798.37	464.51	454.57
R	10070209.33	3111783.25	465.14	NA

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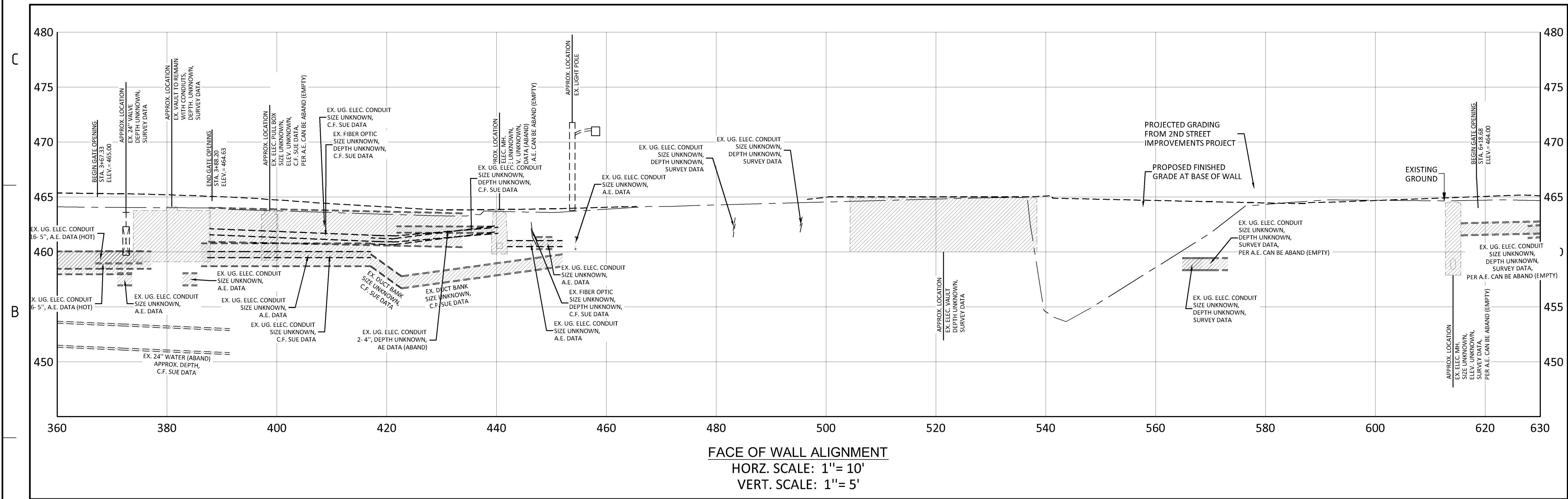
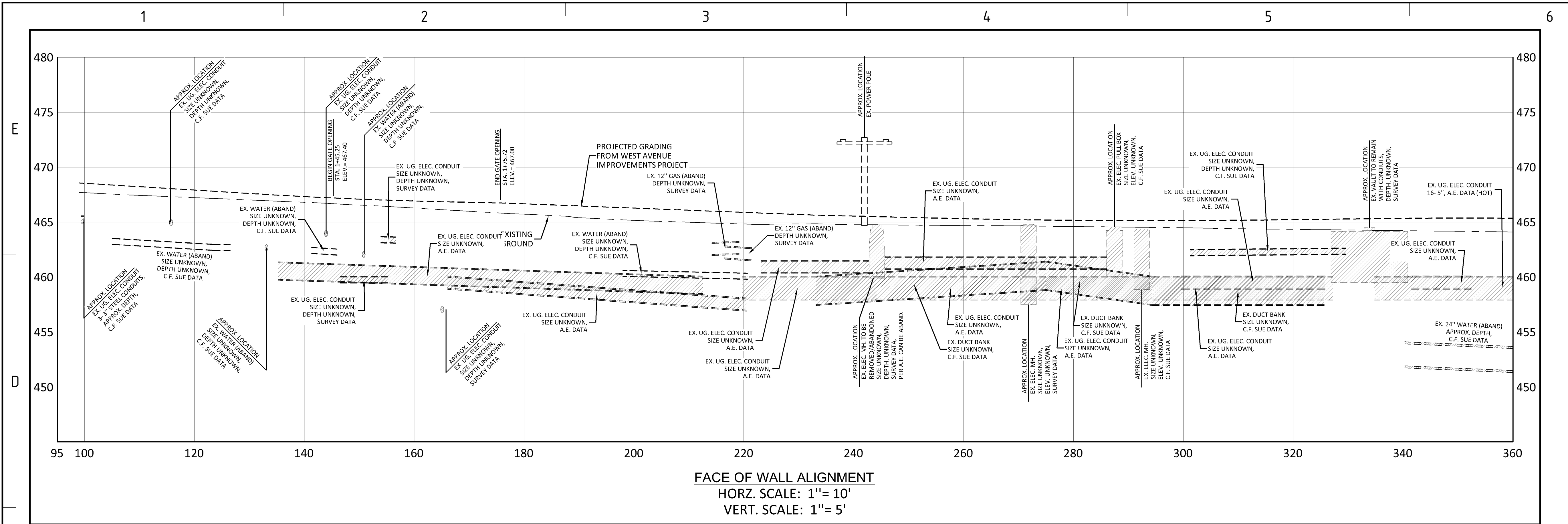
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Drawing Title:
SITE PLAN

Drawing No:
C101

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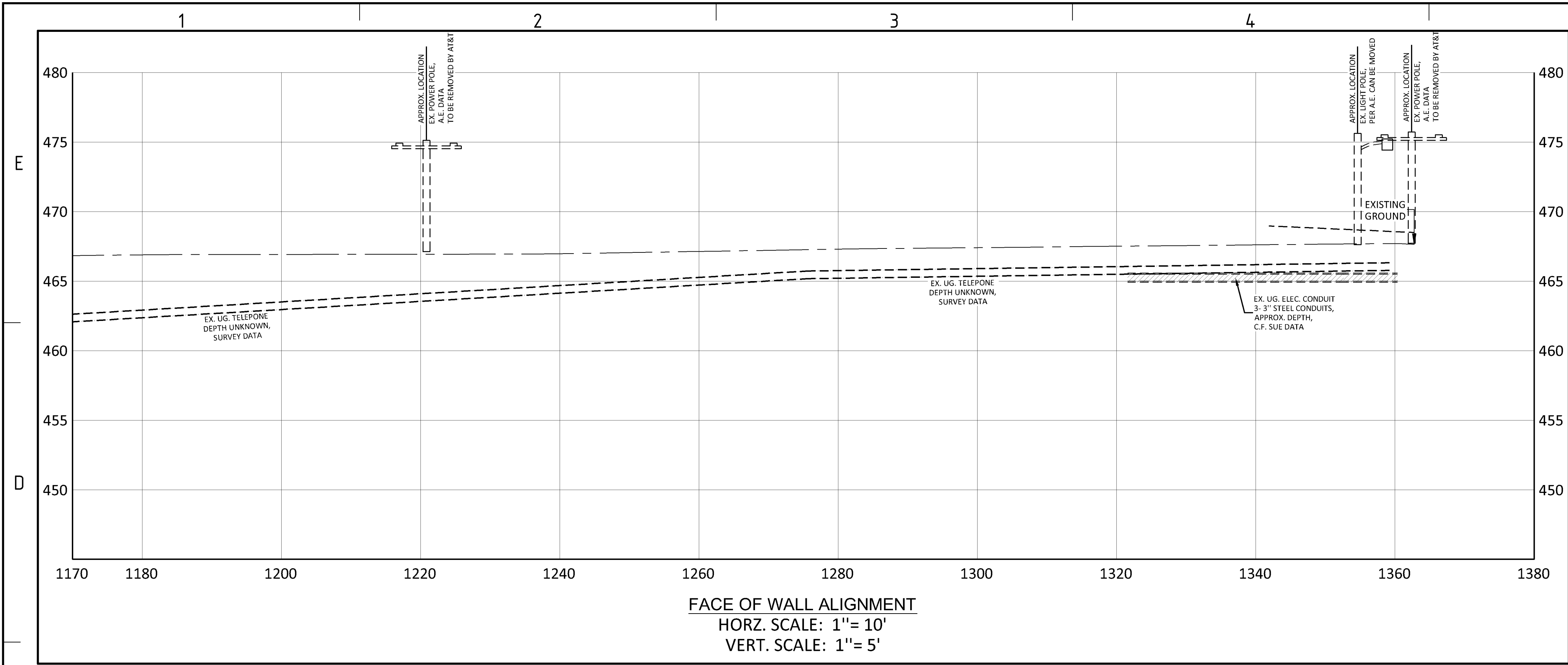
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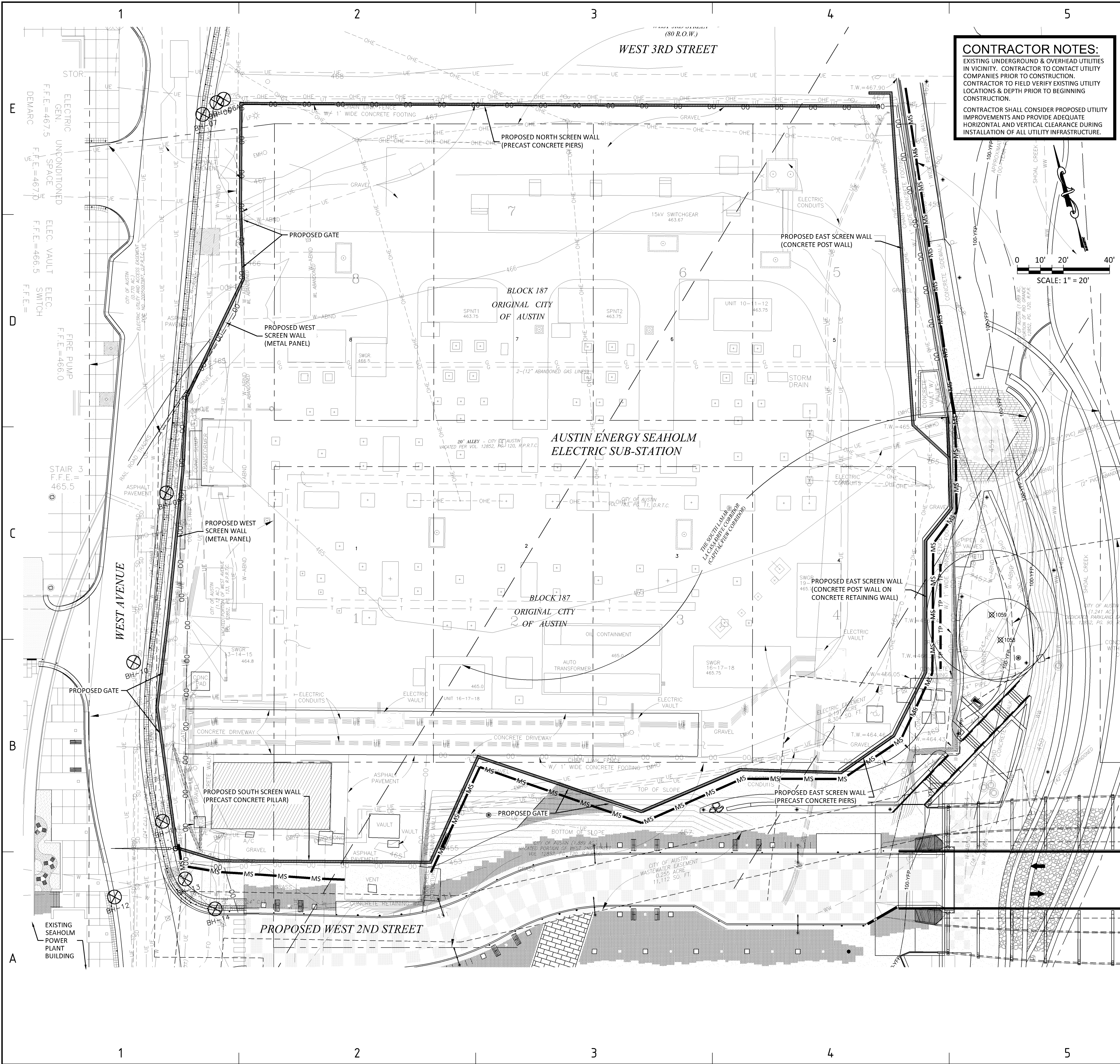
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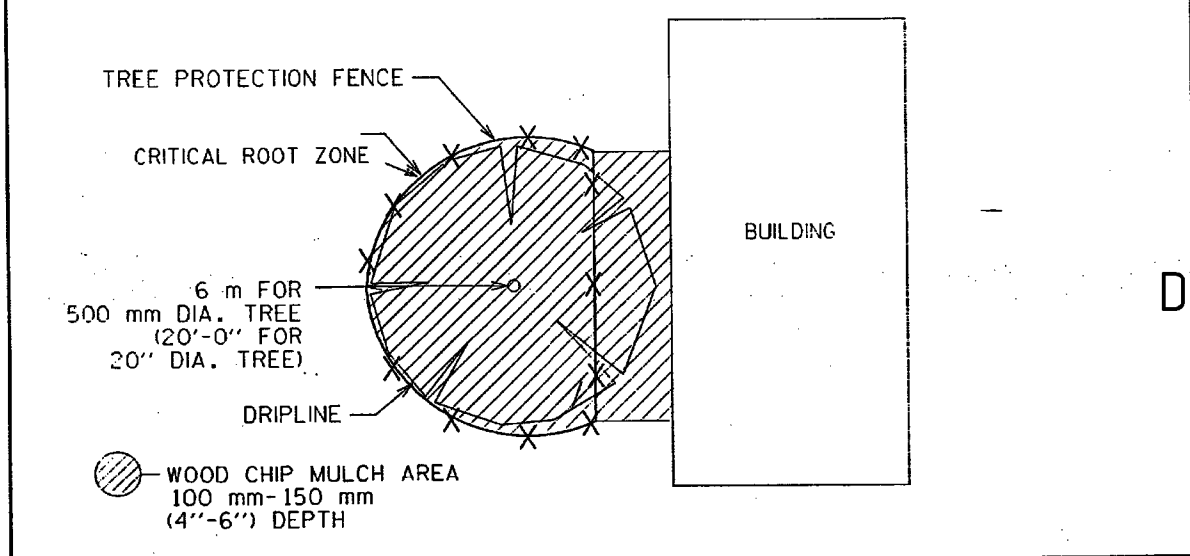
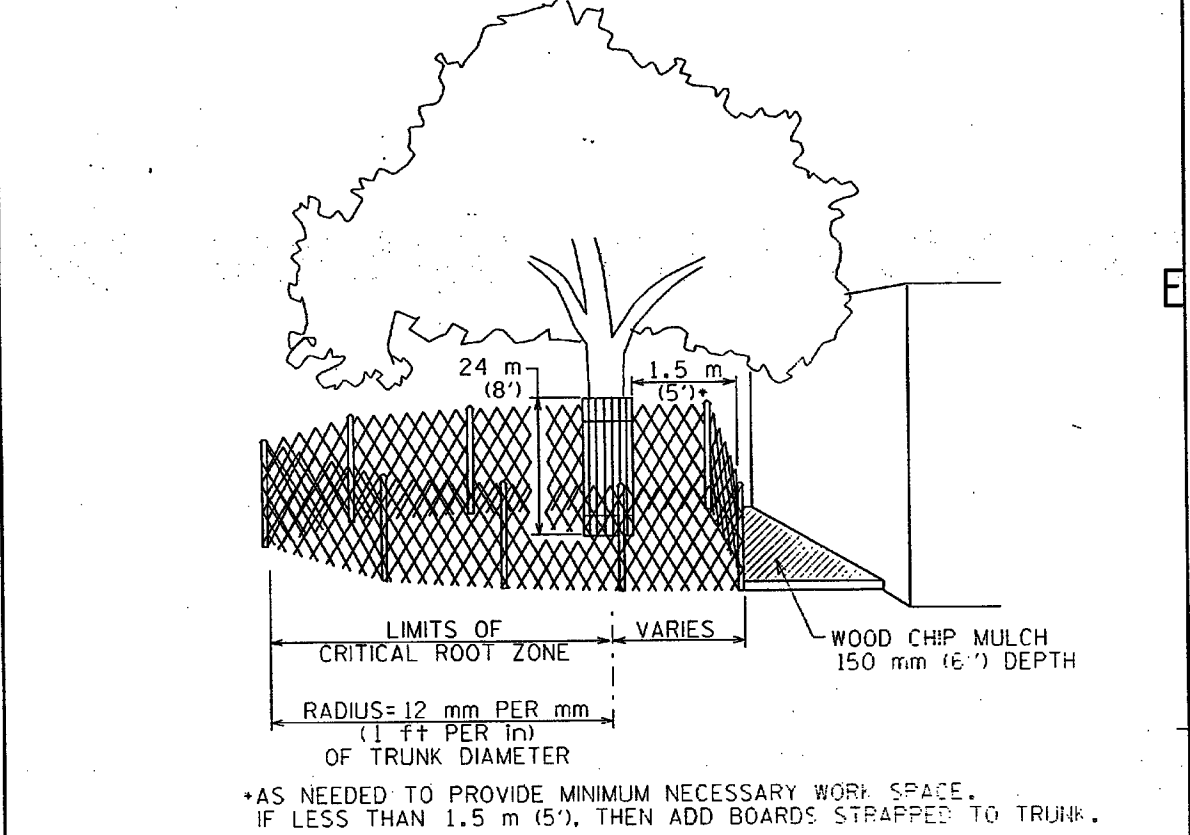
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Drawing No:
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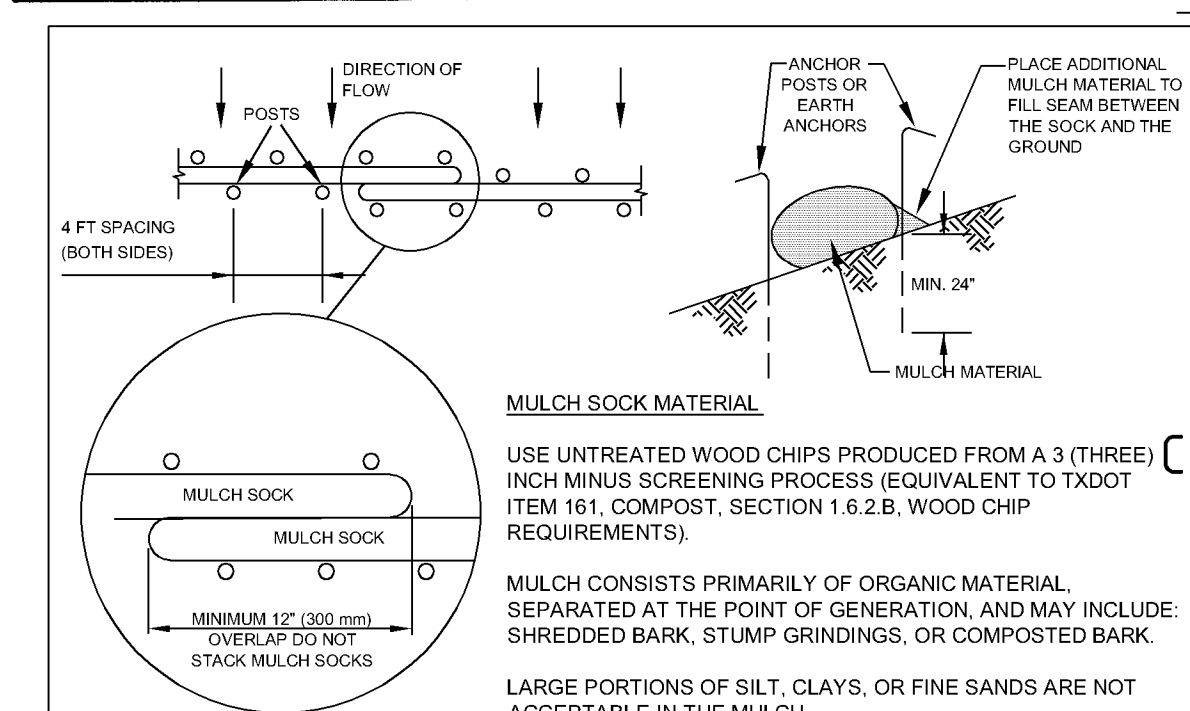
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CONTRACTOR NOTES:
EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	STANDARD NO. 610S-4
RECORD COPY SIGNED BY MORGAN BYARS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	ADOPTED



- NOTES:**
- STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
 - THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
 - MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
 - SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
 - MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 14.5.F.1 FOR A GIVEN SLOPE CATEGORY.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	MULCH SOCK	STANDARD NO. 648S-1
RECORD COPY SIGNED BY MORGAN BYARS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	ADOPTED

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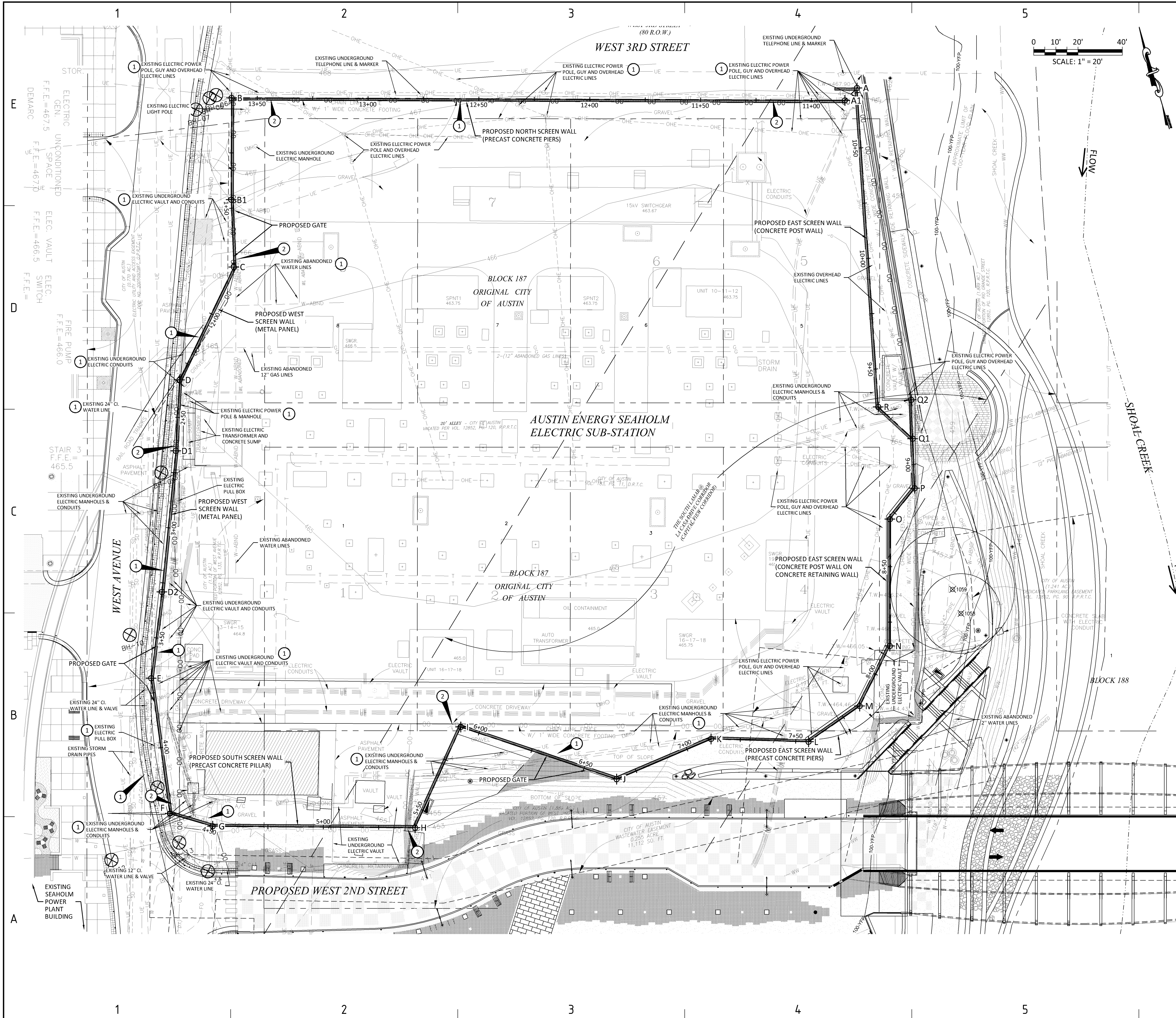
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& TREE PROTECTION PLAN

Drawing No:

C103

Phase: DESIGN DEVELOPMENT



CONTRACTOR NOTES:
EXISTING UNDERGROUND & OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTH PRIOR TO BEGINNING CONSTRUCTION.
CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

KEY NOTES:
1 PRIOR TO CONSTRUCTION, AUSTIN ENERGY TO POTHOLE AND VERIFY LOCATION & DEPTH OF EXISTING UTILITIES. THE UTILITY IS TO BE RELOCATED BY AUSTIN ENERGY IF FOUND TO BE IN CONFLICT WITH NEW ART WALL OR ART WALL FOUNDATION. SEE STRUCTURAL PLANS FOR WALL DETAILS.
2 EXISTING FENCE OR GATES TO BE REMOVED UPON COMPLETION OF NEW ART WALL. CONTRACTOR TO ADJUST EXISTING FENCE AS REQUIRED DURING CONSTRUCTION WHILE MAINTAINING THE SUB-STATION AS A SECURED AREA AT ALL TIMES.

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BOSTON MA, 02118
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T 617.54.15540

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512.250.5200

CHAN & PARTNERS ENGINEERING, LLC
4319 JAMES CASEY STREET, #300
AUSTIN, TEXAS 78745
512.480.8155 (PH)
512.480.8811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013

Owner:
ART IN PUBLIC PLACES
CULTURAL ARTS DIVISIONS OFFICES
201 E. SECOND STREET, AUSTIN TX 78701
512.974.7700

SEAHOLM ART WALL 100 WEST AVE.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS F. CURRAN, P.E. #61905 ON 9/13/2013. IT IS NOT TO BE USED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

Scale: As Noted
Drawn By: -
Checked By: -
Date: 9/13/2013

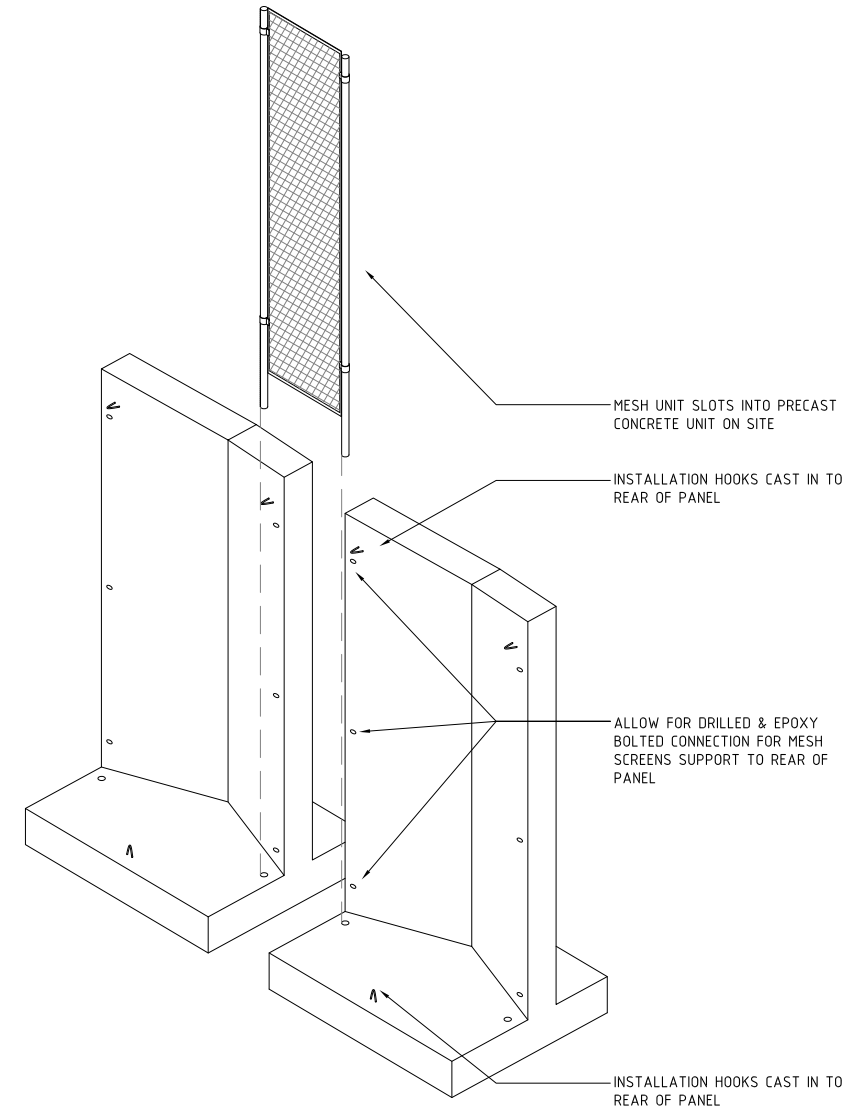
Revisions:	DATE	DESCRIPTION

Drawing Title:
UTILITY PLAN

Drawing No:
C104

Phase: DESIGN DEVELOPMENT

05 AXONOMETRIC
SCALE: 1/2" = 1'-0"



05 ASSEMBLY DIAGRAM - AXONOMETRIC
SCALE: 3/4" = 1'-0"

NOTES:
WALL MADE FROM TWO PRECAST UNIT TYPES WITH WIRE MESH IN BETWEEN EACH PANEL.

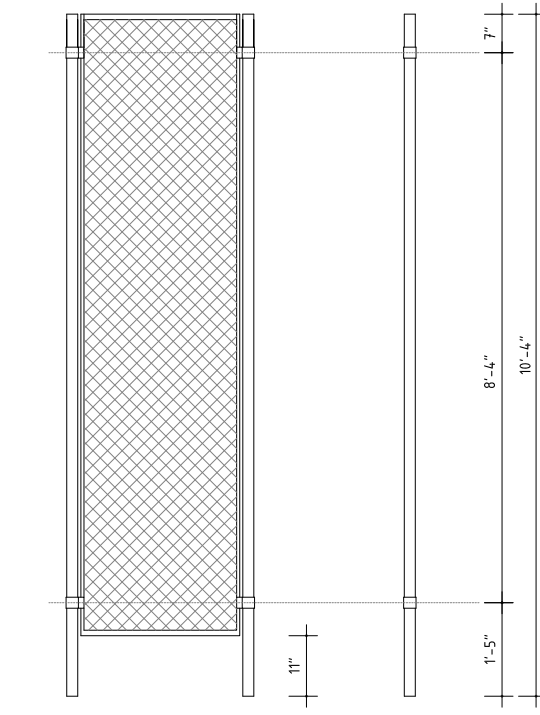
PANEL TYPE 1
PT-1

PANEL TYPE 2
PT-2

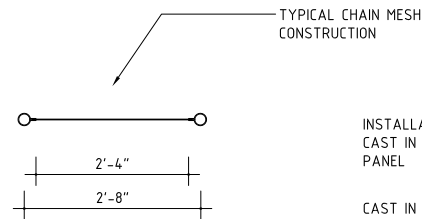
CONCRETE BASE:
TYPE I OR TYPE III PORTLAND CEMENT WITH FLY ASH.
COLORING ADMIXTURE OF THE VERTICAL COMPONENTS OF PRECAST UNITS FROM "STANDARD GROUP" COLOR.
ALL PANELS TO USE THE SAME ADMIXTURE FOR SINGLE CONSISTENT COLOR.
PROVIDE GRAFFITI RESISTANT COATINGS.

CONCRETE STRUCTURAL NOTES:
4,000 psi CONCRETE
GR 60 REINFORCING; #3 AT 6" VERTICALS & #3 AT 9" HORIZONTAL SPACING.

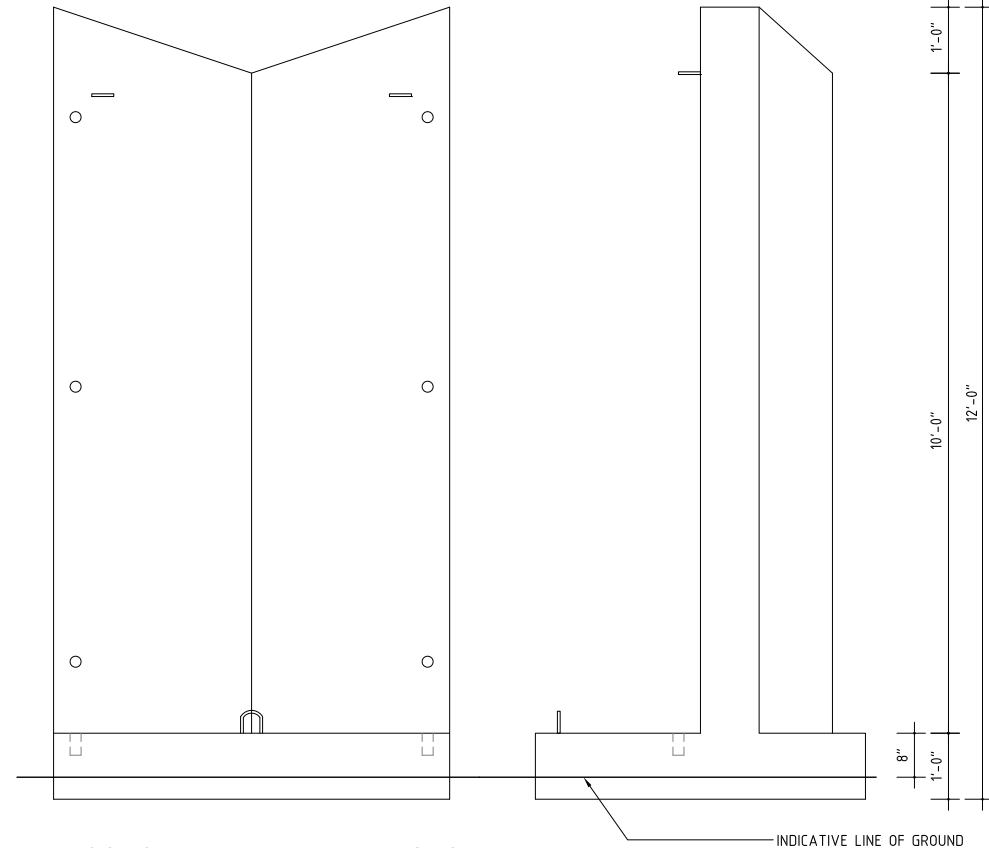
MINI MESH:
GALVANIZED "MINI-MESH" FABRIC,
11 GAUGE WITH ON 3/8" MESH SIZE



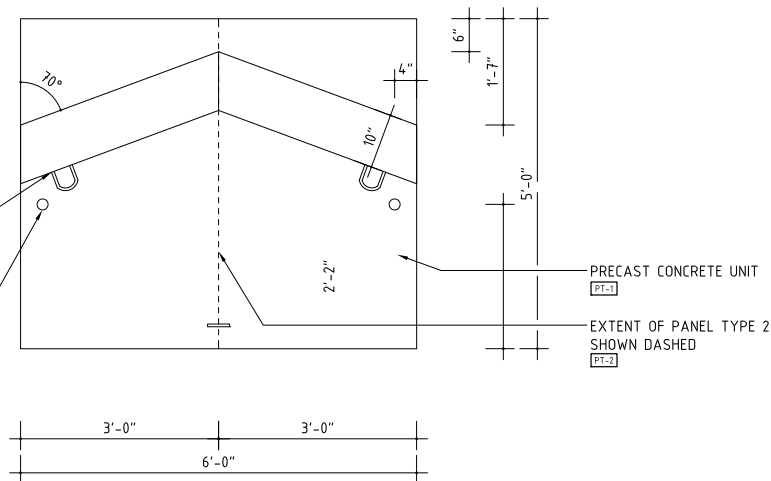
04 MESH UNIT - ELEVATIONS
SCALE: 3/4" = 1'-0"



02 MESH UNIT - PLAN
SCALE: 3/4" = 1'-0"



03 CONCRETE UNIT - ELEVATIONS
SCALE: 3/4" = 1'-0"



01 CONCRETE UNIT - PLAN
SCALE: 3/4" = 1'-0"

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SEAHOLM
SUBSTATION
SCREEN WALL
100 WEST AVENUE

Scale: AS NOTED
Drawn By: JD
Checked By: DG
Date: JUNE 20, 2014

Revisions:	
DATE	DESCRIPTION
06/20/2014	FOR INFORMATION

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WALL UNIT DRAWINGS
Drawing No:

SK-001

Phase: FOR INFORMATION



04 PERSPECTIVE
N.T.S.

NOTES:

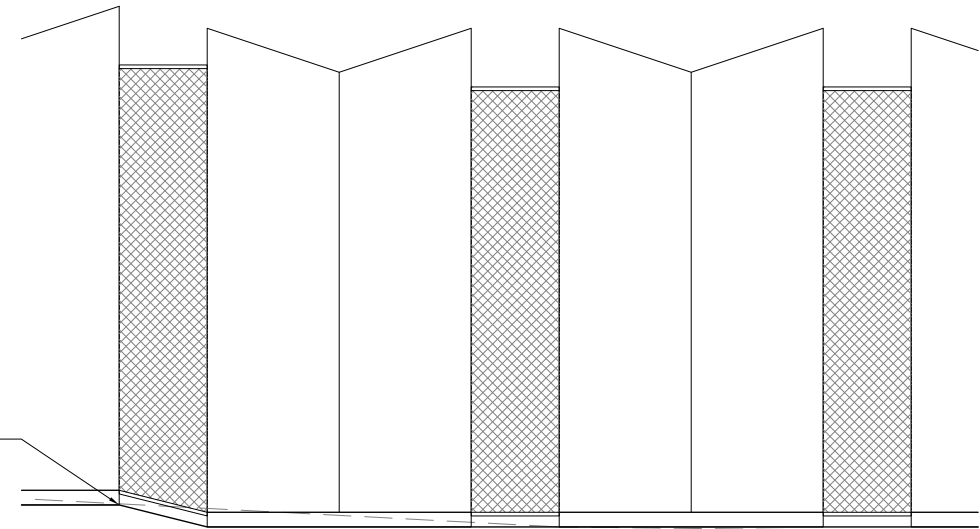
WALL MADE FROM TWO PRECAST UNIT TYPES WITH WIRE MESH IN BETWEEN EACH PANEL.

PANEL TYPE 1
PT-1

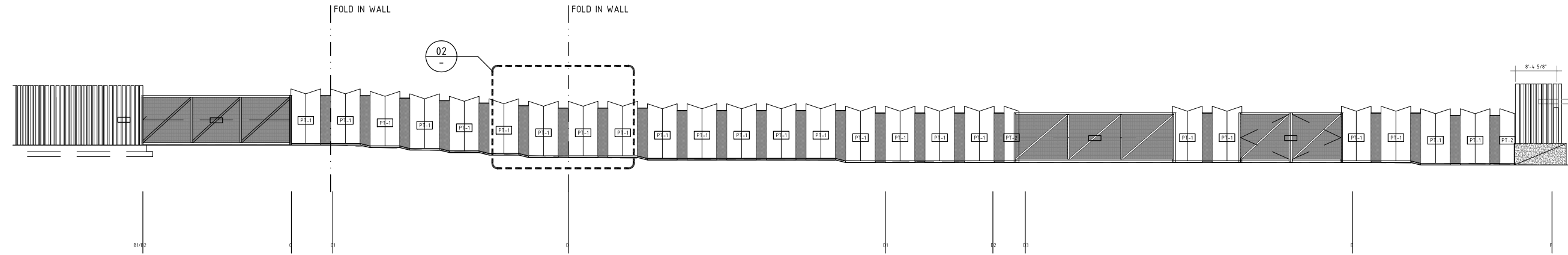
PANEL TYPE 2
PT-2

GROUND TO BE COMPACTED AND FLAT UNDER EACH INDIVIDUAL PRECAST CONCRETE PANEL. FALLS TO OCCUR BETWEEN PANELS. (DASH LINE INDICATE EXISTING GRADE).

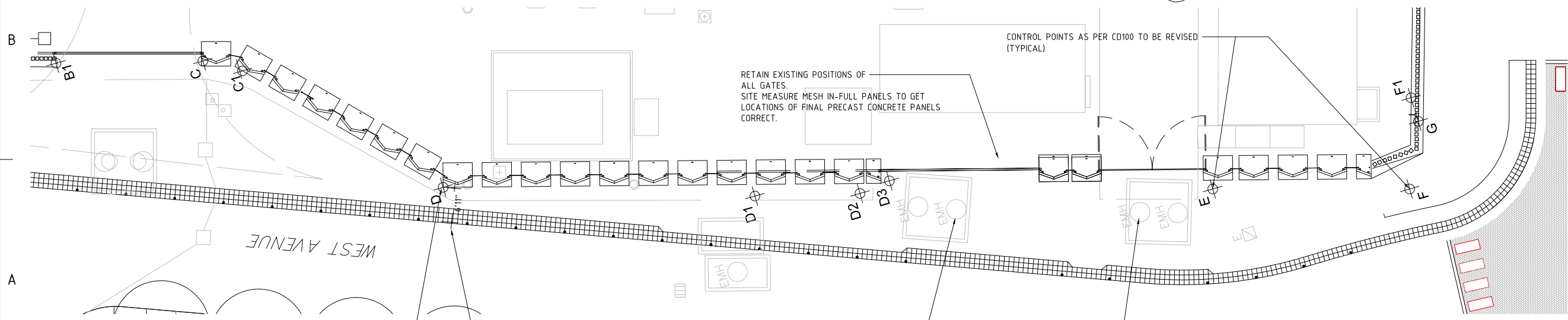
MESH UNITS TO BE INSTALLED TO FOLLOW GRADE WITH MINIMAL GAP BETWEEN MESH & FINISH GRADE.



03 PARTIAL ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



02 WEST UNFOLDED ELEVATION
SCALE: 3/32" = 1'-0"



01 PARTIAL PLAN
SCALE: 3/32" = 1'-0"

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SEAHOLM
SUBSTATION
SCREEN WALL
100 WEST AVENUE

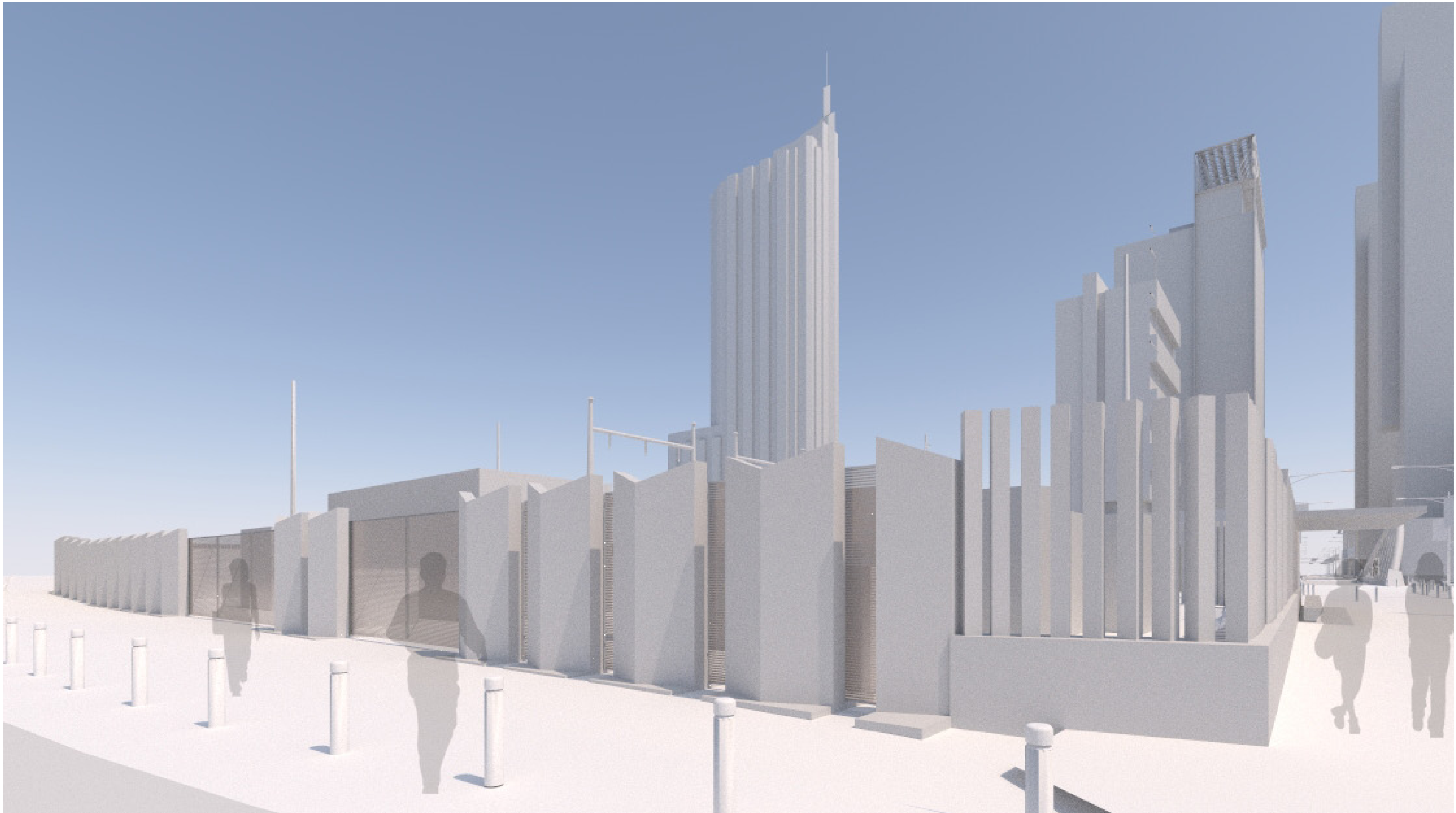
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Checked By: DG
Date: JANUARY 22, 2014

Revisions:	DATE	DESCRIPTION
1	06/20/2014	FOR INFORMATION

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PLAN & ELEVATION
Drawing No:

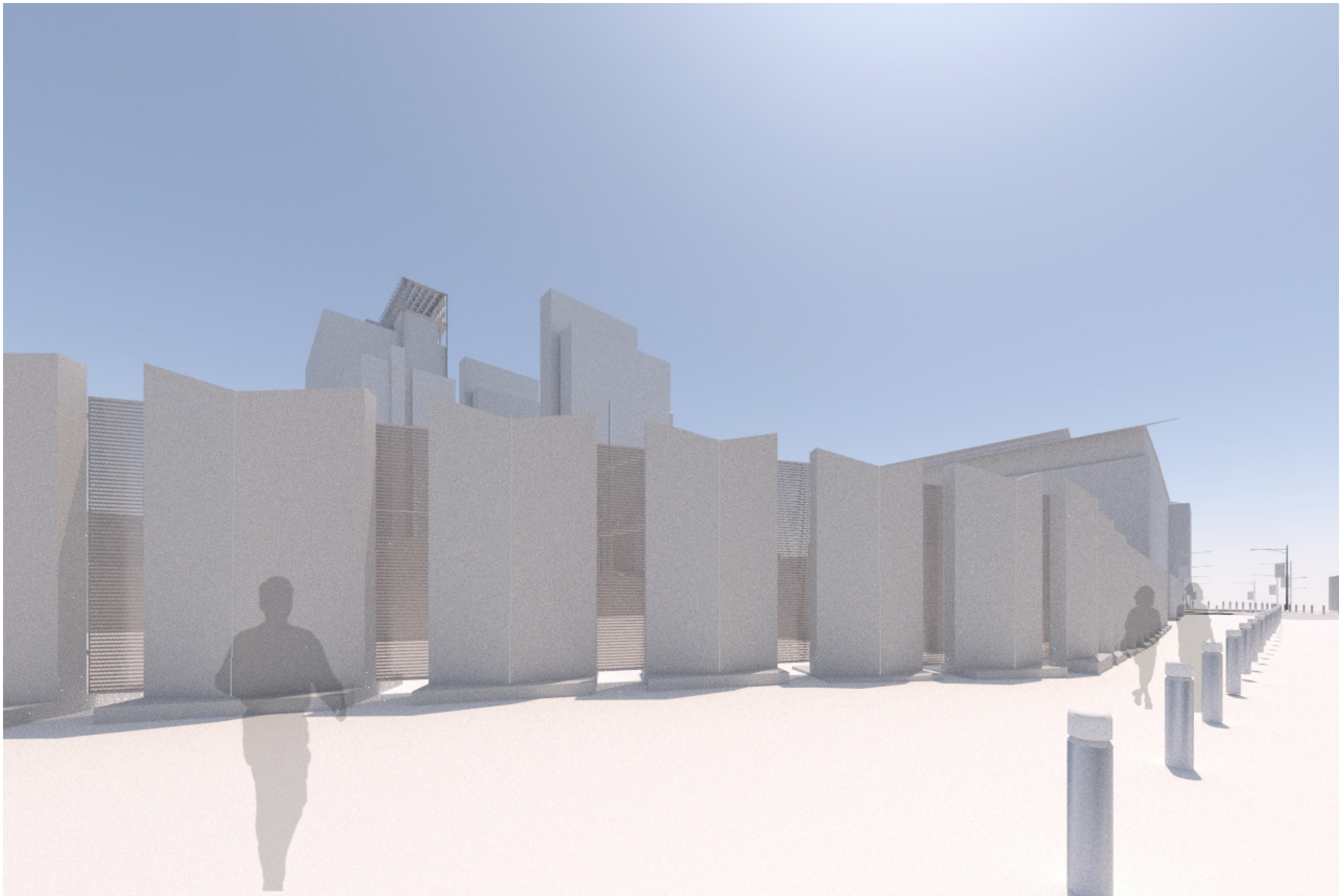
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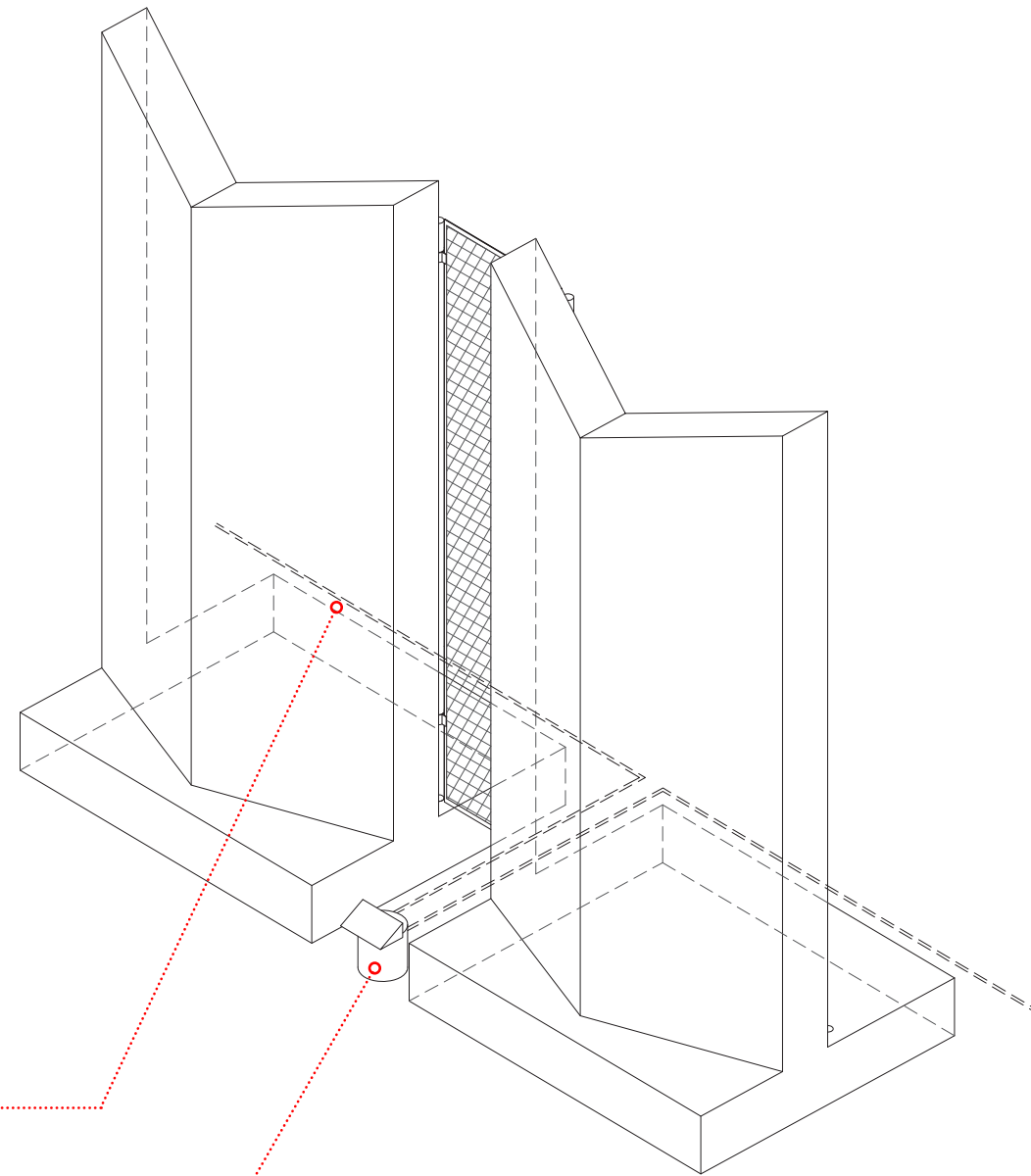
Phase: FOR INFORMATION



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SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

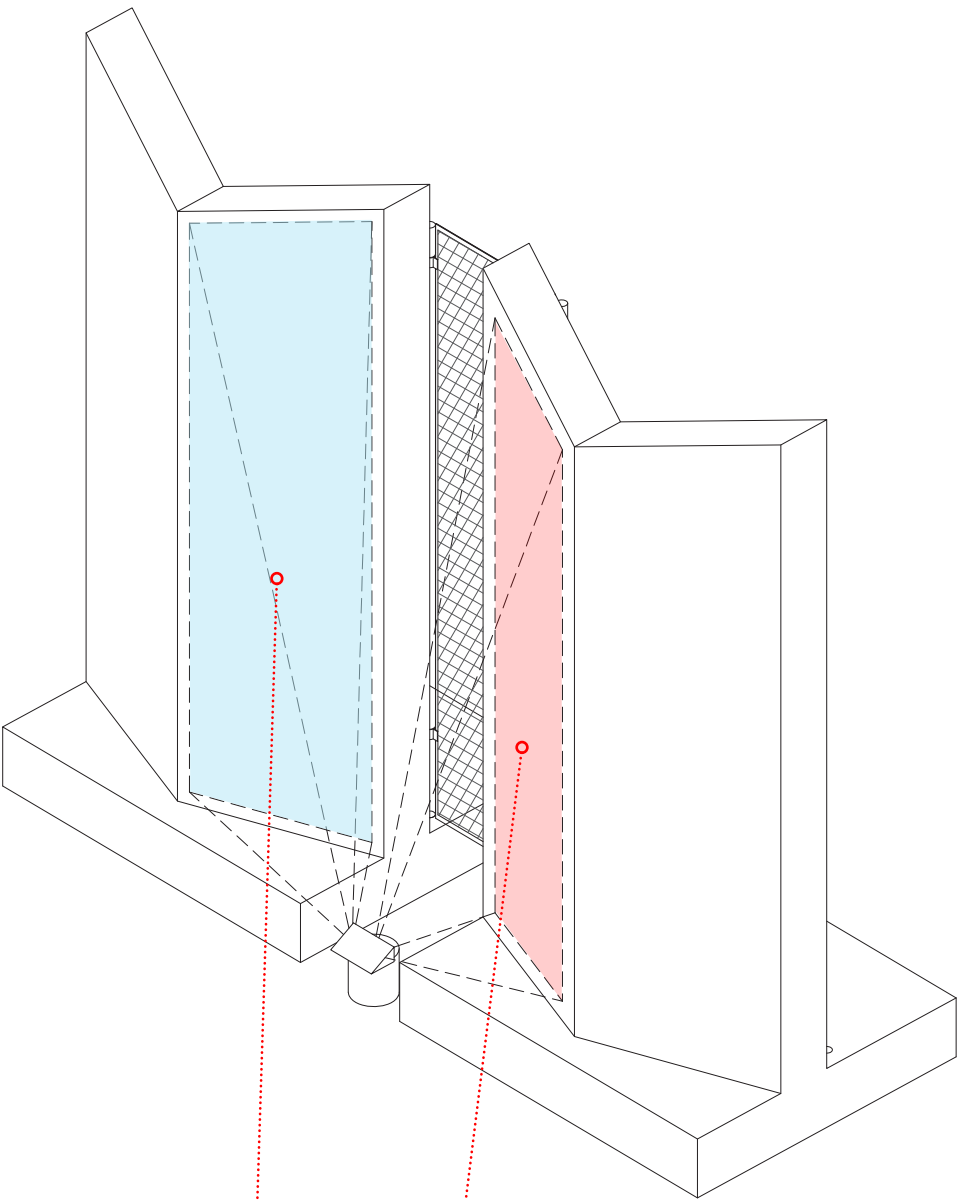
OPTION 1
PRECAST CONCRETE WALL WITH MINI-MESH IN-FILL
PANELS





RUN ELECTRICAL CONDUIT IN GROUND
FROM BEHIND THROUGH THE GAP
BETWEEN PANELS.

SURFACE MOUNTED / EMBEDDED LIGHT
FIXTURE



2x DIRECTIONAL LED FIXTURES
PROJECTED ONTO PRECAST CONCRETE
CHEVRONS

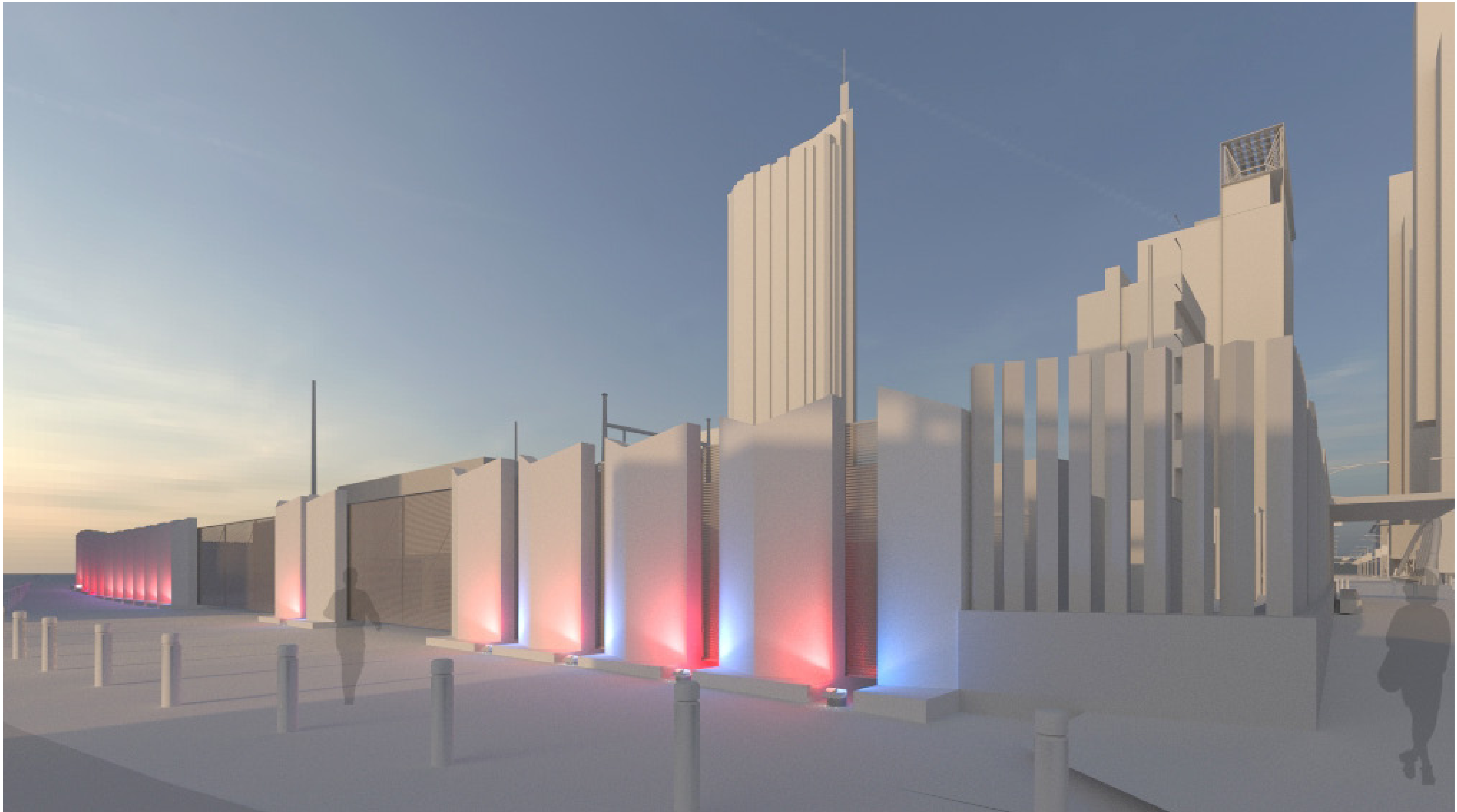


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SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

OPTION 1

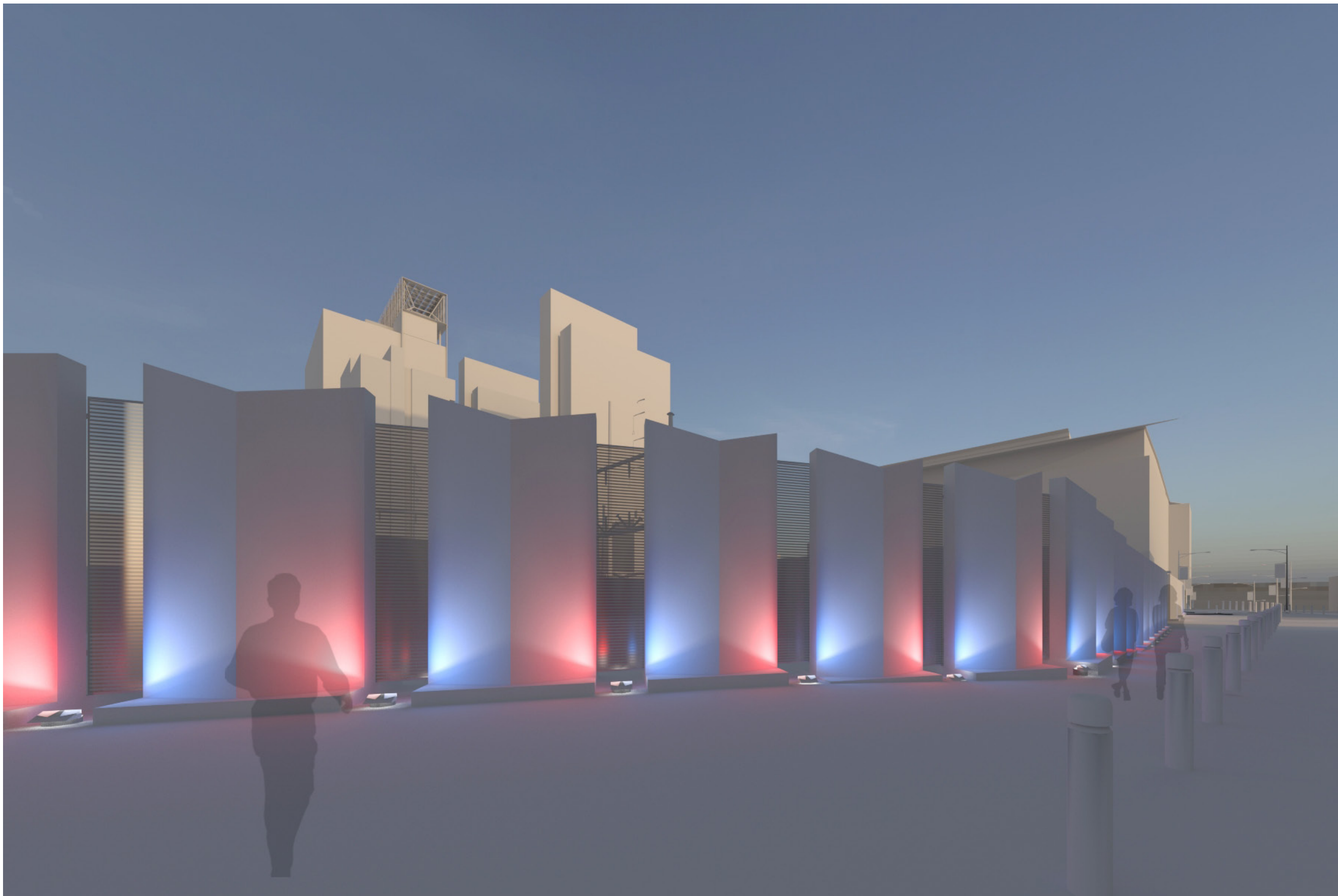
PRECAST CONCRETE WALL WITH MINI-MESH IN-FILL
PANELS

LIGHTING PROPOSAL



NADAAA
SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

OPTION 1
PRECAST CONCRETE WALL WITH MINI-MESH IN-FILL
PANELS
LIGHTING PROPOSAL



NADAAA
SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

OPTION 1

PRECAST CONCRETE WALL WITH MINI-MESH IN-FILL
PANELS

LIGHTING PROPOSAL

1

2

3

4

5

6

E

D

C

B

A

NOTES:

WALL MADE FROM TWO PRECAST/PERFORATED METAL UNIT TYPES WITH PERFORATED METAL PANELS IN BETWEEN EACH PANEL.

PANEL TYPE 1

P1-1

PANEL TYPE 2

P1-2

CONCRETE BASE:

TYPE I OR TYPE III PORTLAND CEMENT WITH FLY ASH.

COLORING ADMIXTURE OF THE VERTICAL COMPONENTS OF PRECAST UNITS FROM "STANDARD GROUP" COLOR.

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PROVIDE GRAFFITI RESISTANT COATINGS.

CONCRETE STRUCTURAL NOTES:

4,000 psi CONCRETE

GR 60 REINFORCING; #3 AT 6" VERTICALS & #3 AT 9" HORIZONTAL SPACING.

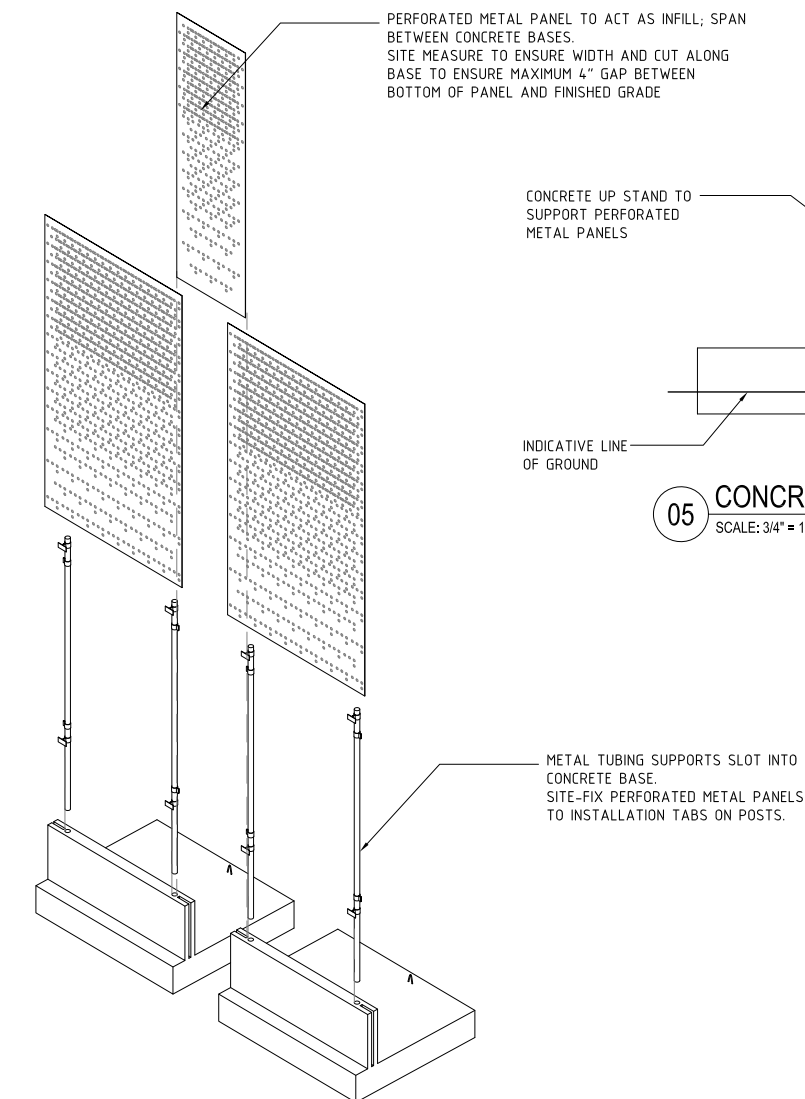
PERFORATED PANEL:

1-1/2" DIAMETER HOLES IN CUSTOM PUNCHED PATTERN ON 11 GAUGE HOT ROLLED STEEL WITH COLORED BAKED ENAMEL FINISH.

COLOR TO BE SELECTED BY ARCHITECT.

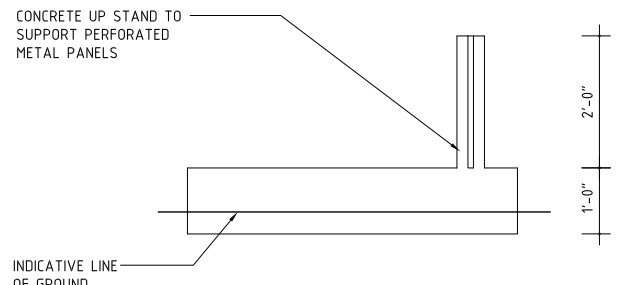
PROVIDE GRAFFITI RESISTANT COATINGS.

06 AXONOMETRIC
SCALE: 3/8" = 1'-0"

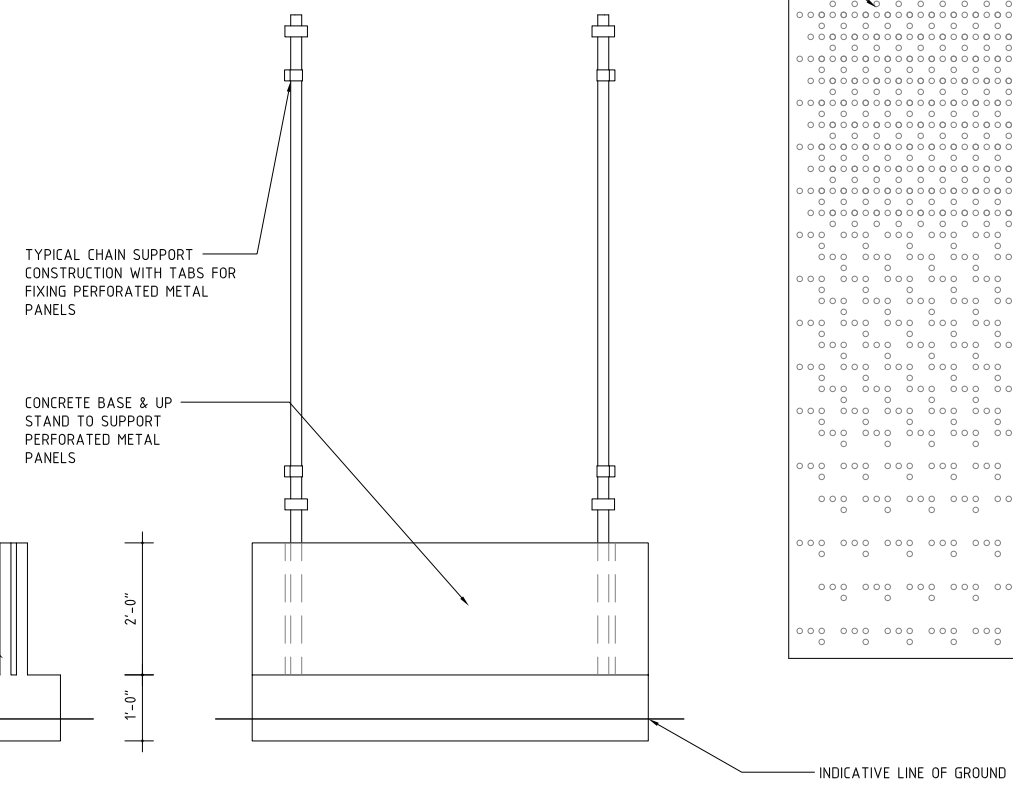


06 ASSEMBLY DIAGRAM - AXONOMETRIC
SCALE: 3/8" = 1'-0"

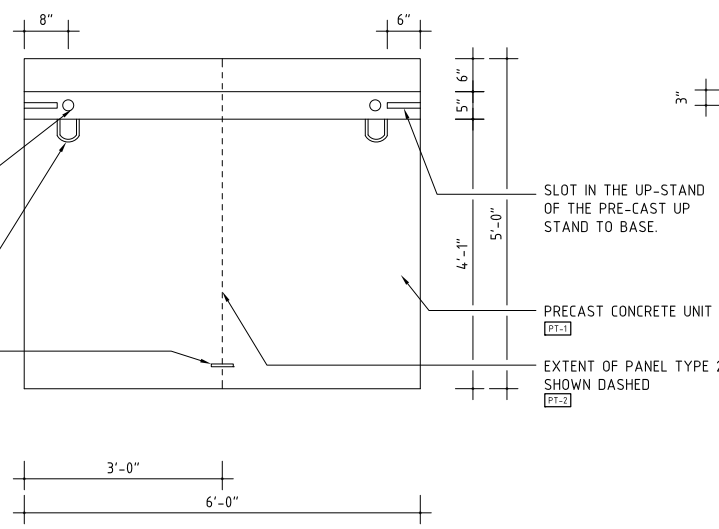
05 CONCRETE BASE - ELEVATION
SCALE: 3/4" = 1'-0"



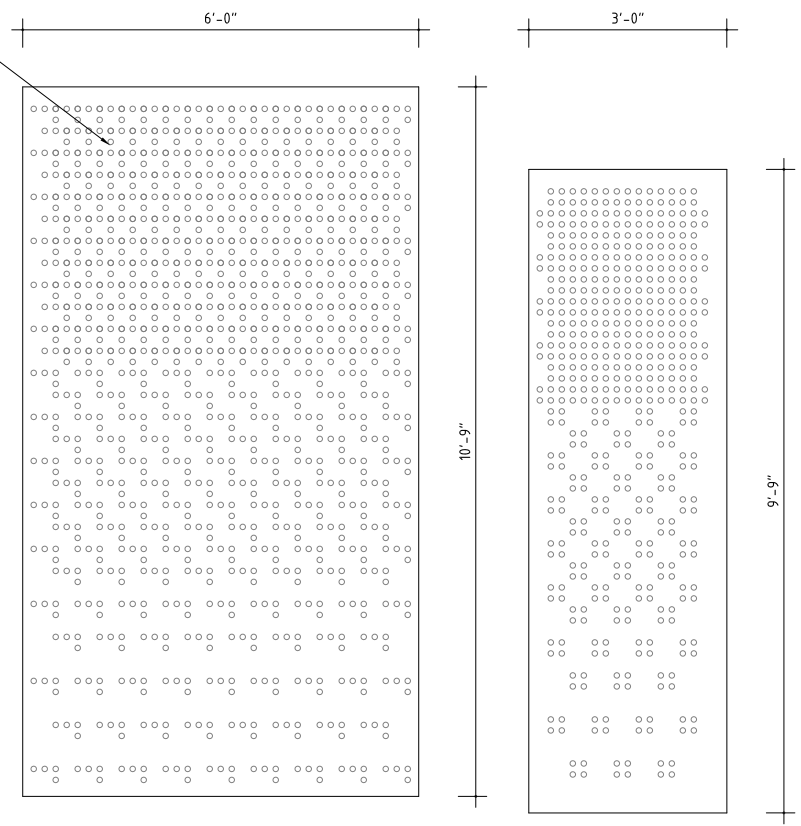
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SCALE: 3/4" = 1'-0"



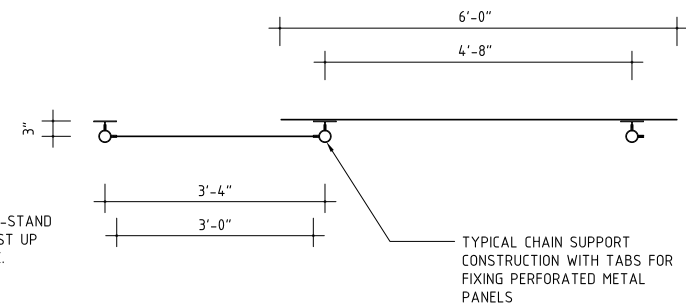
02 CONCRETE BASE - PLAN
SCALE: 3/4" = 1'-0"



03 PERFORATED PANELS - ELEVATIONS
SCALE: 3/4" = 1'-0"



01 PERFORATED METAL PANELS - PLAN
SCALE: 3/4" = 1'-0"



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Client:
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SEAHOLM SUBSTATION SCREEN WALL 100 WEST AVENUE

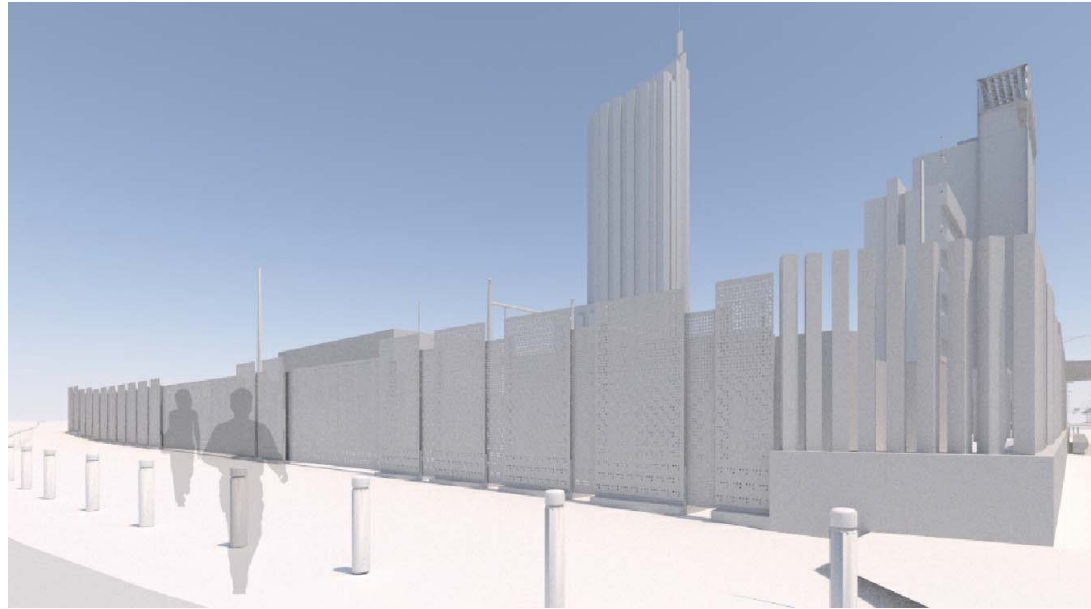
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Checked By: DG
Date: JUNE 20, 2014

Revisions:	
DATE	DESCRIPTION
06/20/2014	FOR INFORMATION

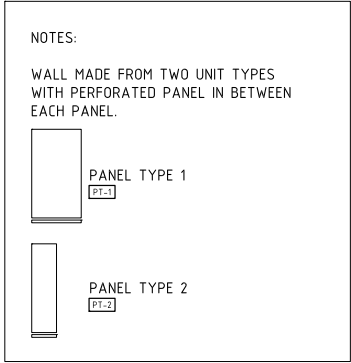
Drawing Title:
WEST WALL:
WALL UNIT DRAWINGS
Drawing No:

SK-003

Phase: FOR INFORMATION

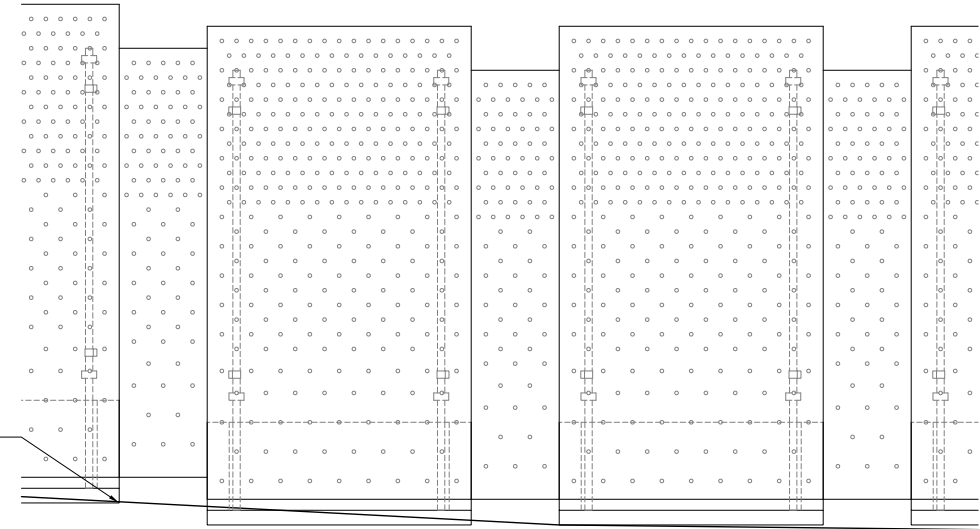


04 PERSPECTIVE
N.T.S.

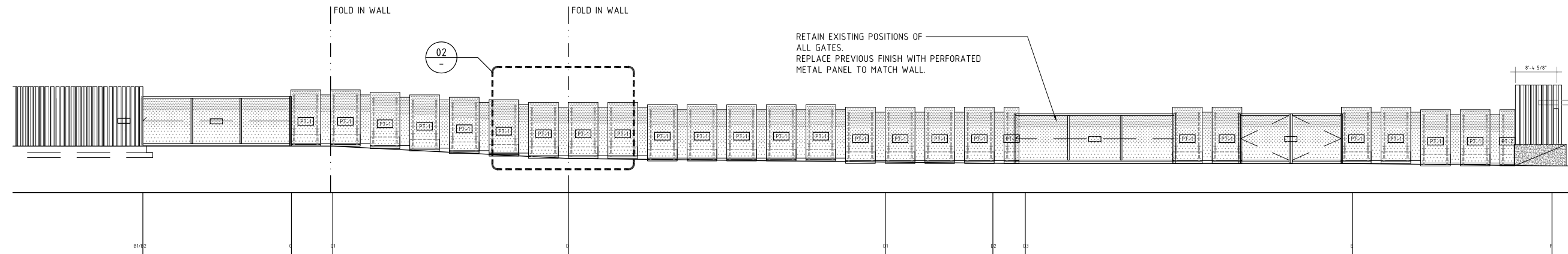


GROUND TO BE COMPACTED AND FLAT UNDER EACH INDIVIDUAL PRECAST CONCRETE PANEL. FALLS TO OCCUR BETWEEN PANELS. (DASH LINE INDICATE EXISTING GRADE).

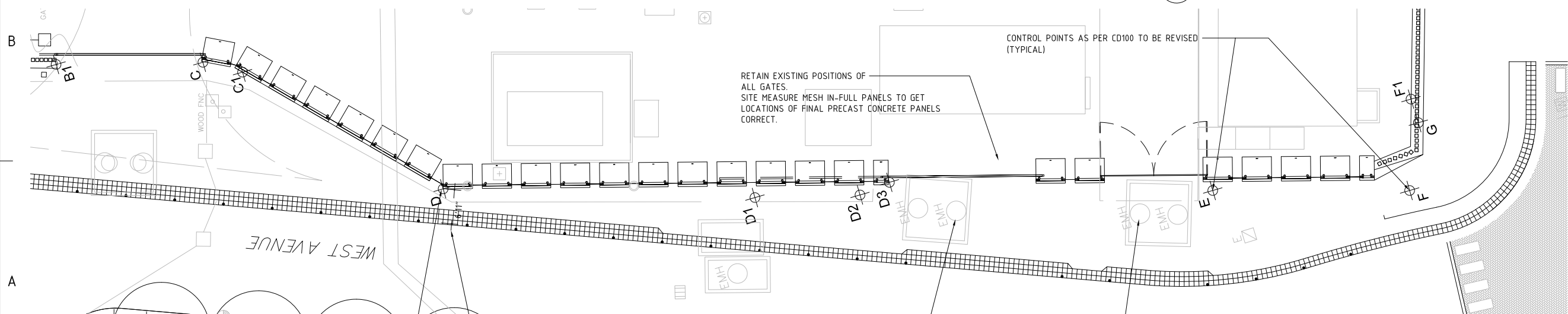
INFILL PERFORATED METAL PANELS TO BE INSTALLED TO FOLLOW GRADE WITH MINIMAL GAP BETWEEN MESH & FINISH GRADE.



03 PARTIAL ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



02 WEST UNFOLDED ELEVATION
SCALE: 3/32" = 1'-0"



01 PARTIAL PLAN
SCALE: 3/32" = 1'-0"

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SEAHOLM
SUBSTATION
SCREEN WALL
100 WEST AVENUE

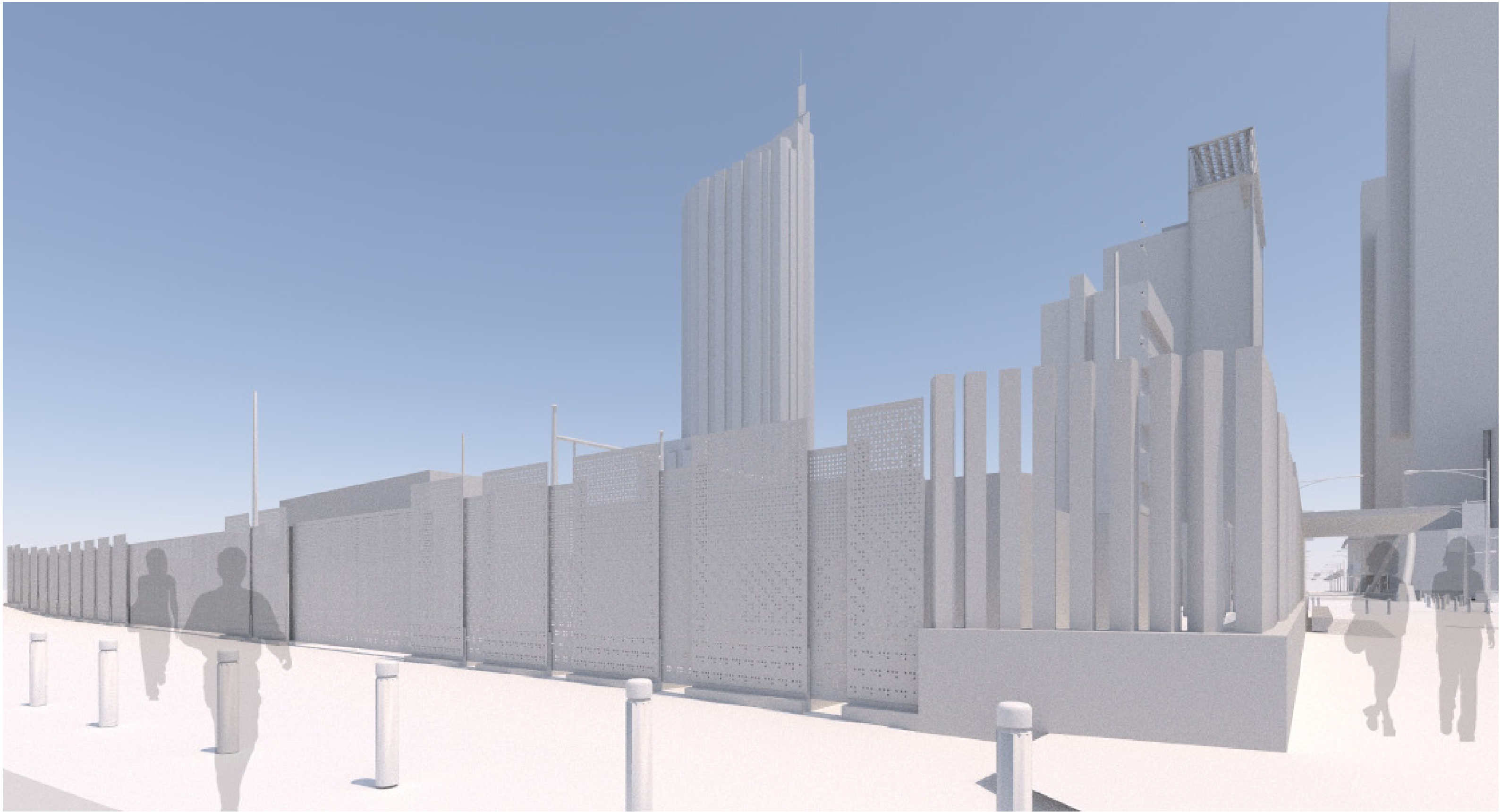
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Checked By: DG
Date: JANUARY 22, 2014

Revisions:	DATE	DESCRIPTION
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PLAN & ELEVATION
Drawing No:

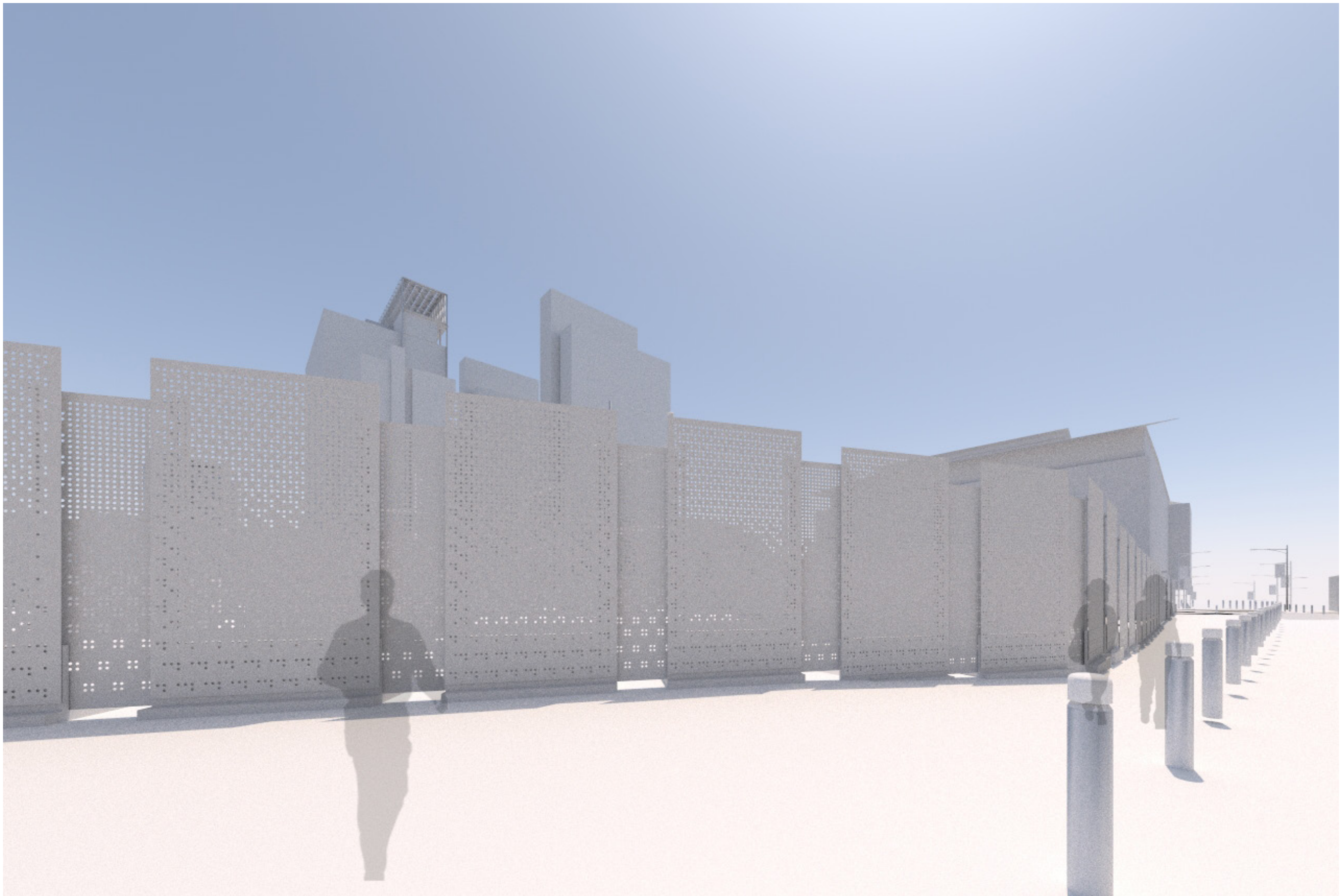
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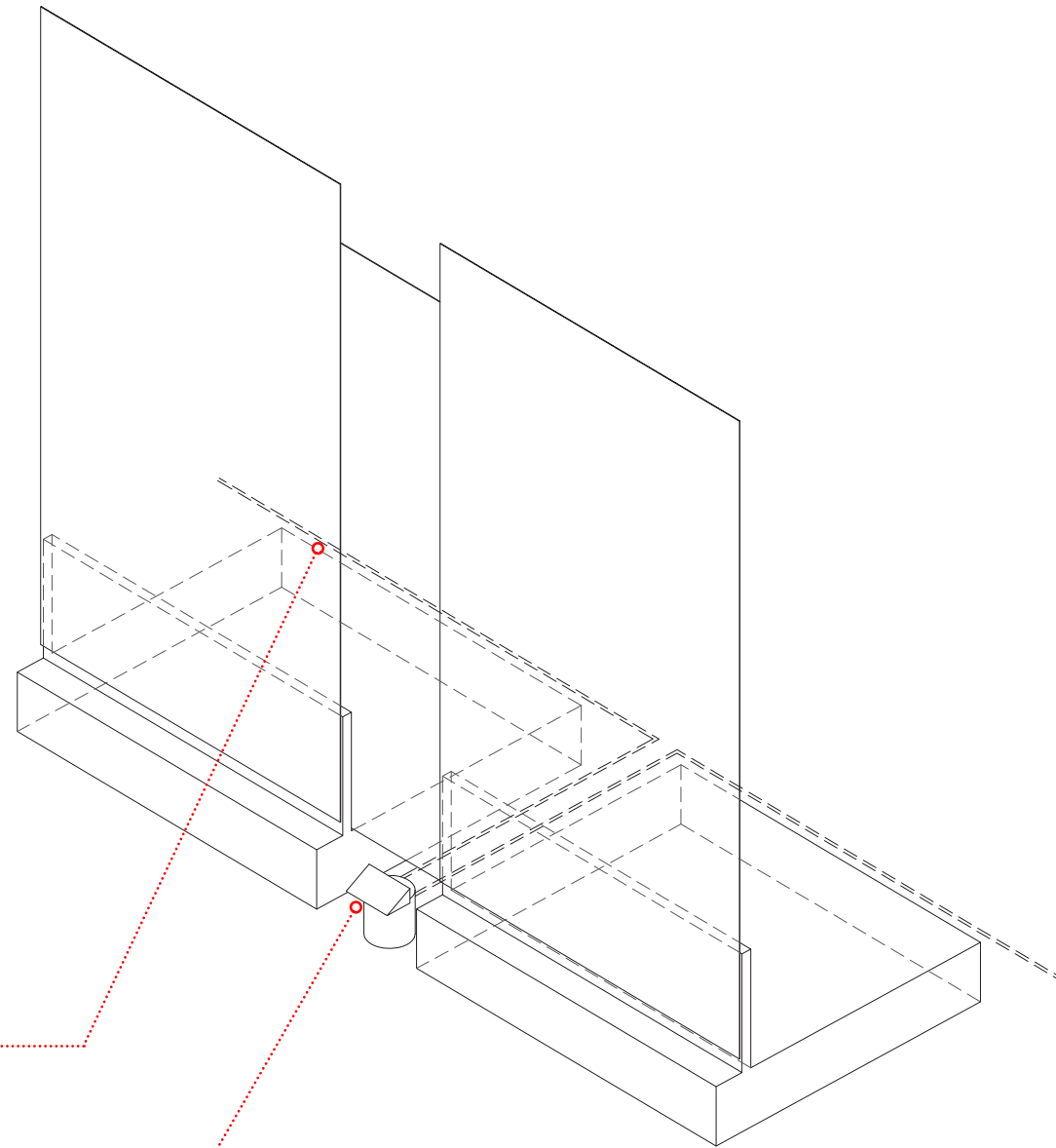
Phase: FOR INFORMATION



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SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

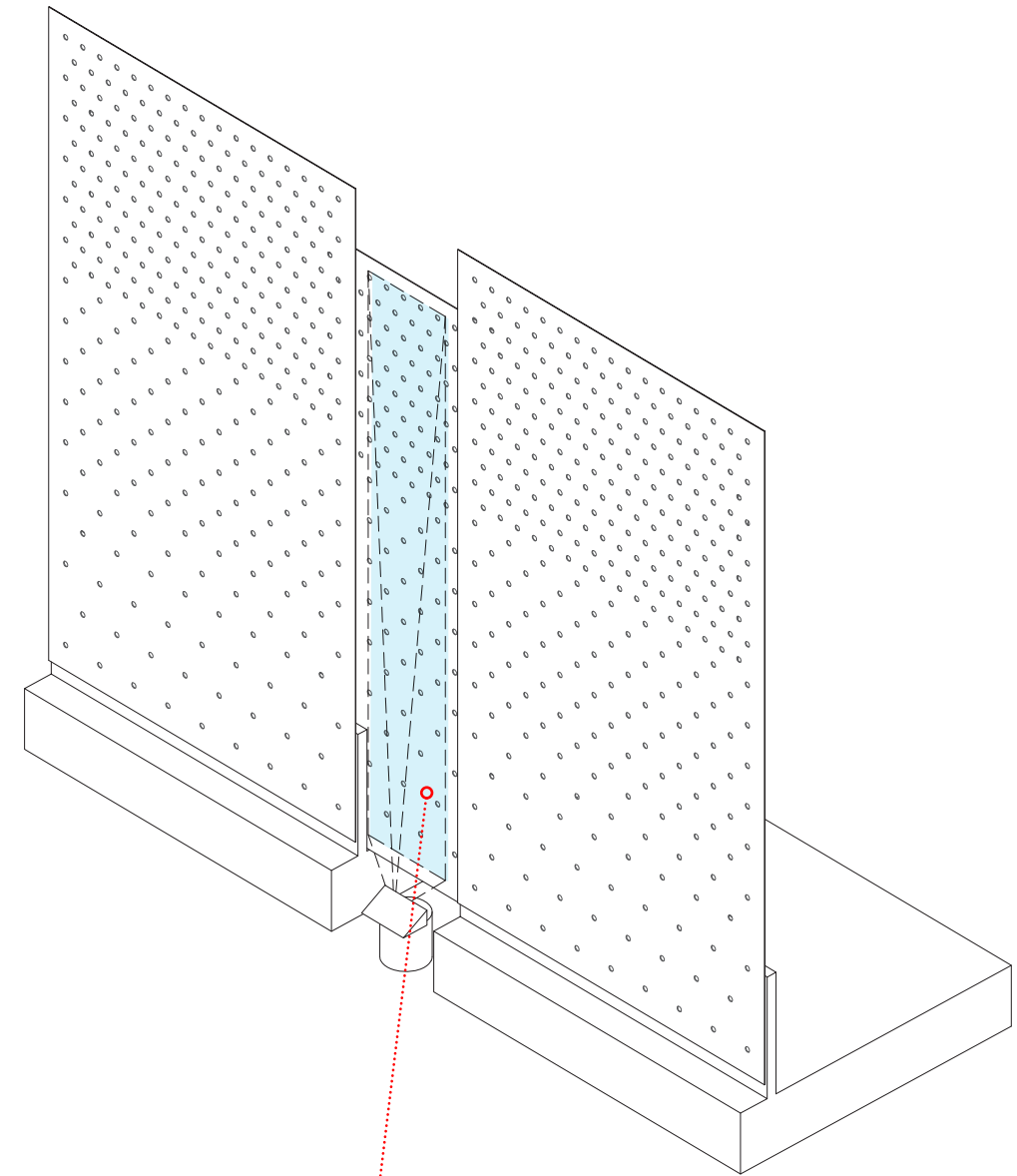
OPTION 2
PERFORATED METAL PANELS WITH PERFORATED
METAL IN-FILL PANELS & GATES



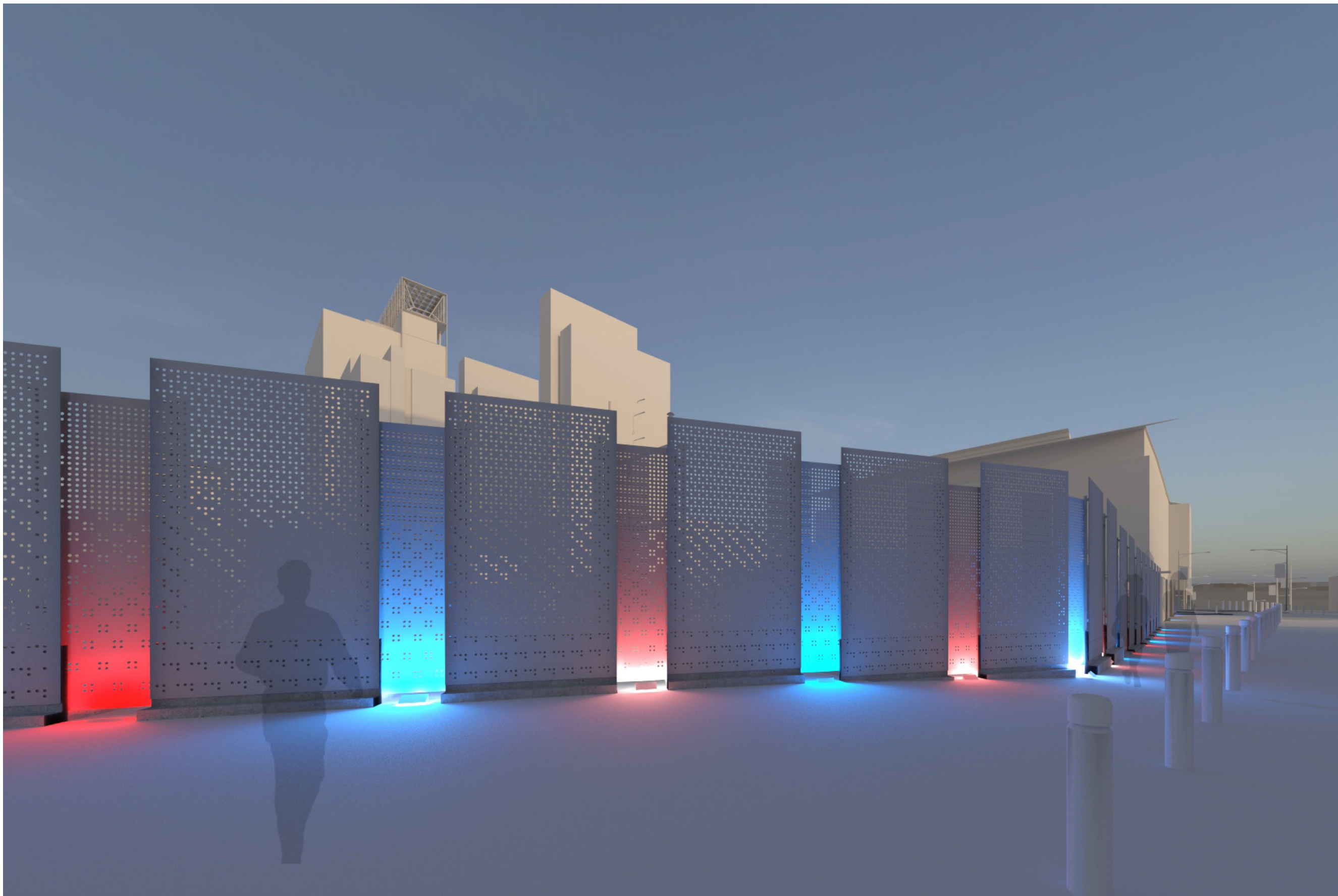


RUN ELECTRICAL CONDUIT IN GROUND
FROM BEHIND THROUGH THE GAP
BETWEEN PANELS.

SURFACE MOUNTED / EMBEDDED LIGHT
FIXTURE



DIRECTIONAL LED FIXTURE PROJECTED
ONTO IN FILL PERFORATED PANEL WITH
ALTERNATING COLORS



NADAAA
SEAHOLM SUBSTATION
WEST WALL OPTIONS
JUNE 25, 2014

OPTION 2
PERFORATED METAL PANELS WITH PERFORATED
METAL IN-FILL PANELS & GATES
LIGHTING PROPOSAL

Publicly Accessible Plazas as a Public Benefit Under the Downtown Density Bonus Program

DESIGN COMMISSION RECOMMENDATION

After thorough review of the Downtown Austin Plan Density Bonus Program for Public Plaza Standards, the Design Commission recommends its approval, but offers the following comments/recommendations. Since these comments have been consolidated from several sources, there may be some contradictions, but we believe they are all important to consider.

GENERAL

- 1] The applicant must be encouraged to expend the effort required to make these plazas a successful enhancement of the public realm.
- 2] Lessons can be learned from the New York City Density Bonus Plaza Standards, and the works of Thomas Balsley and Jerold Kayden. These resources should be referenced in the COA program if possible.
- 3] The Plaza Standards should be prescriptive enough to ensure that the space meets public needs, but not overly prescriptive in that it diminishes creative possibilities.
- 4] Some type of design excellence should be targeted, at a minimum, a licensed design professional with a portfolio of similar work.
- 5] Encourage Staff to produce as detailed and precise a document as the one that governs the New York City Plaza Bonus Program. I site specifically adopting the ratio of linear seating per square foot of plaza. Intent is to ensure that the plaza/arcade purpose is to accommodate the public during open hours. I cite the Frost Tower arcade as a public amenity that has no infrastructure to support the public. The lack of a long term retail establishment in the north east retail space adds to the perception of abandonment.

SPECIFIC

1. DIMENSIONS
 - Consider more specific dimensions by size of development so applicant is clear as to their responsibility. Full block- 4,000sf, half block- 2,000sf, quarter block- 1,000sf.
2. CONFIGURATION
 - If an arcade is to be proposed as a viable alternative to an open air plaza, include it as an explicit option with linear seating requirements, maintenance and design requirements. The arcade is an excellent option in this climate and can satisfy the intent of the plaza density bonus program.
 - Delete reference to prescriptive shape but stress avoidance of dark, uninviting alcoves.
 - Have 75% open to the sky and a maximum of 25% covered.
3. VISIBILITY
 - "Completely visible" might be difficult to achieve. Allow some flexibility.
4. ELEVATION
 - A variance to the 18" elevation change might be required due to topography. All elevation changes must address handicapped accessibility.
5. CIRCULATION PATHS
 - Ensure that obstacles not be placed within the circulation paths.
 - Either mention handicapped accessibility or reference Item 13 "Standards of Accessibility for Persons with Disabilities".

6. PROHIBITIONS

Mitigate unwanted noise that could affect the ambiance of the plaza.

7. SEATING

- Variety: Use movable tables and chairs to foster daily interaction.
- Location: Concern that a seat wall or seating arrangement might be located at the property line that might limit public access or be perceived as limiting public access, i.e. the plaza at the W Hotel. Need to look at integration of the ROW into a plaza that might initiate on private property, i.e. the plaza at Post on South Lamar. (This could also be addressed in Item 2-CONFIGURATION.)
- Delete the word “adequate”. (TB)
- Skate board deterrents may be necessary.
- Need to specify a certain required linear feet of seating per linear feet of public plaza street frontage. In NYC, it is one linear foot of seating for every two linear feet of public plaza street frontage. In SF, it is one linear foot per linear foot of plaza perimeter.
- Need to ensure seating is relatively comfortable.

8. TREES AND OTHER PLANTING

- If plant materials is included in the design proposal, applicant must demonstrate a minimum of 6 hours of full sun will hit planted areas. The intent of this requirement is to prevent an abundance of north facing plaza's that demonstrate a potential for poor plant persistence or an lack of variety of plant material if only shade tolerant species are specified throughout down town. Variety of character is essential if a series of plazas is to be successful.
- Encourage low-maintenance, drought-tolerant plants, although this could contradict requirement for “lush planting”.
- Trees – The amount of trees needs to be calibrated with the amount of space open to the sky.
- Reference Urban Forestry regarding soil volumes.
- Additional Plantings- Need to look at the percentage of planted area for mitigation of the Urban Heat Island and green infrastructure. The Urban Design Guidelines call for 30%
- Ground level planting may get trampled. Raised planters open to the ground may be a good alternative.
- All planting areas should be serviced by sustainable water practices such as drip irrigation or bubblers.
- All planting areas need to drain to storm or have dry wells.

9. SUN CONTROL DEVICES

- The Downtown/PARB Open Space Task Force recommended that this category be changed to SHADE and the standards address all types of shade from overhangs, to arbors, to the dappled light from trees.
- The maximum projection of 2'-6" seems shallow.

10. LIGHTING AND ELECTRICAL POWER

- INFRASTRUCTURE might be a better name for this section so it could include hose bibs and drains, electrical outlets for outdoor music and events, charging stations, WIFI access, drinking fountains, trash receptacles, bike racks, restrooms, storage, etc.
- Lighting might include low level spotlighting or interactive lighting features. Shielding of light sources is important.

11. PUBLIC SPACE SIGNAGE

- Permanent Entrance Plaque
- Signage must CLEARLY include ownership, and prohibited uses. The intent is to prevent any misinterpretation of the rules governing the use of the plaza.
- Incorporate a standard Privately Owned Public Space logo which is easily recognizable. Allow the building owner to be listed as the Plaza Steward in similar typeface as the rest of the sign.
- Do not allow advertising tenant signs
- Integrate Public Plazas into COA new Wayfinding Program.

12. OPERATIONAL STANDARDS

- Applicant must demonstrate a perpetual care and maintenance commitment for the plaza or arcade. Intent is to demonstrate that plaza or arcade will be perceived as functional and safe for the public. Perceived safety is essential for long term viability. Safety includes prevention of physical harm and physical assault.
- The density bonus plaza should never be entirely closed to the public during operating hours. The public space should be accessible at all times.
- Encourage use of friendly security to provide visible access for “eyes on the street”.

13. STANDARDS OF ACCESSIBILITY FOR PERSONS WITH DISABILITIES

- Replace “applicable building codes standards” with Texas Accessibility Standards (TAS).

14. USES FRONTING ON PUBLIC PLAZAS

- Food and drink service should be encouraged to activate the public plazas but use of the plaza should not depend on buying anything from those services.
- Open air café street frontage should be limited so the plaza is visible as being public.
- Encourage a building entrance on the plaza for safety and vibrancy of the space.
- Applicant must demonstrate that there will be no permanent retail located in the plaza. The intent behind this requirement is to prevent any misperception that the plaza is associated with a retail establishment; the plaza is for the citizens of Austin and its guests.

15. ALTERNATIVE EQUIVALENT COMPLIANCE

- No comment