DESIGN COMMISSION
MONDAY, AUGUST 25, 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
_____ Evan Taniguchi (ET) – Vice Chair
_____ Hope Hasbrouck (HH) – Secretary
_____ Juan E. Cotera (JC)
_____ James Shieh (JS)
_____ 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 July 28, 2014 Design Commission meeting minutes.	**6:15 PM**
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on a recommendation to the City Council on the draft Pease Park Master Plan. (Kim McKnight, COA- PARD); b. Discussion and possible action on a presentation by The American Society of Landscape Architects, Austin Section, regarding their CodeNEXT issue paper seeking support for their position. (Chris Jackson, ASLA); c. Discussion and possible action on the GWTP Block 23 design development submittal located at 500 West 2nd Street seeking support for the project. (Adam Nims, Trammell Crow Company and Todd Runkle, Gensler Architects); d. Discussion and possible action on a proposed alley vacation (F#9268-310) at 702 East 3rd Street between 3rd and 4th Streets seeking support for the alley vacation. (Michele R. Lynch, Metcalfe Wolff Stuart & Williams, LLP); and e. Discussion and possible action on the proposed Seton Medical Center at The University of Texas at Austin (SMCUT)-Aerial Walkway located at 1500 Red River Street seeking support for the aerial walkway. (David Armbrust, Armbrust & Brown, PLLC).	**6:20 PM**

4. OLD BUSINESS (Discussion and Possible Action) a. Discussion and possible action on Design Guidelines for infrastructure projects as directed by City Council Resolution No.: 20120816-060.	**8:45 PM**
5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action) a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	**9:10 PM**
6. STAFF BRIEFINGS: None	**9:15 PM**
7. FUTURE AGENDA ITEMS a. Urban Rail Update	**9:15 PM**
8. ANNOUNCEMENTS b. Chair Announcements; c. Items from Commission Members; and d. Items from City Staff.	**9:20 PM**
ADJOURNMENT	**9:30 PM**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 3 days before the meeting date. Please contact Jorge Rousselin in the Planning and Development Review Department, at jorge.rousselin@austintexas.gov or (512) 974-2975, for additional information. TTY users route through Relay Texas at 711.

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 Desgin, 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, JULY 28, 2014 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

_EA*__ Dean Almy (DA) – Chair
_EA*___ James Shieh (JS) – Vice Chair
_A___ 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

EA= Excused Absence

Meeting Minutes

Call to order by: Hope Hasbrouck @ 6:12 pm
Roll Call: [D. Almy, E. Taniguchi, J. Shieh] not present. [D. Almy, E. Taniguchi excused absence]

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and Possible Action)

a. Discussion and possible action on the June 23, 2014 Design Commission meeting minutes.

The motion to approve minutes as drafted made by J. Wiginton; second by B. Whatley was approved on a vote of [4-0]. [D. Almy, E. Taniguchi, J. Shieh not present]

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 the future Second Street and future West Avenue. (Jose Ibarra, COA-Public Works)

Mr. Jose Ibarra and Ms. Sue Lamb presented to the commission the proposed changes to the wall design and AIPP piece. Briefing outlined changes to AIPP proposal and wall details.

DRAFT

The motion for a preferred perforated metal option with clear coordination with lighting options made by H. Hasbrouck; Second by J. Cotera was approved on a vote of [4-0]. [D. Almy, E. Taniguchi, J. Shieh not present].

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).

Chair H. Hasbrouck gave a briefing on draft outline to craft a recommendation letter to council. Make clear that Design Commission is in support of outline as presented with addition that Design Commission not support recommendation of not including task force recommendations to council made by B. Whatley; Second by J. Wiginton was approved on a vote of [4-0]. [D. Almy, E. Taniguchi, J. Shieh not present]

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).

No action by commission – for information only.

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 provided a report on Downtown Commission Review of Seaholm Wall.

d. Appointment of Committee/Working Group members by Chair: **None**

6. STAFF BRIEFINGS:

Briefing by Staff Liaison on recommendations for Design Commission meeting procedures:
Item pulled from the agenda – no action by the commission.

7. FUTURE AGENDA ITEMS:

- **Urban Rail Update**
- **ASLA white paper in CodeNext and Green Infrastructure**

8. ANNOUNCEMENTS

a. Chair Announcements**: None**
b. Items from Commission Members: None
c. Items from City Staff: **None**

ADJOURNMENT by consensus at: 6:40 PM

DRAFT

PEASE PARK MASTER PLAN

- Pease Park dates to 1875 donation of land from Governor Pease to City of Austin
- Partnership between PARD & Pease Park Conservancy to develop first Master Plan
- Master Plan Developed by Wallace Roberts & Todd (WRT)
- Three Public Meetings:
  - November 21, 2013
  - February 27,2014
  - June 5, 2014
- Close to 1,000 survey responses
- Comprehensive Technical Advisory Team

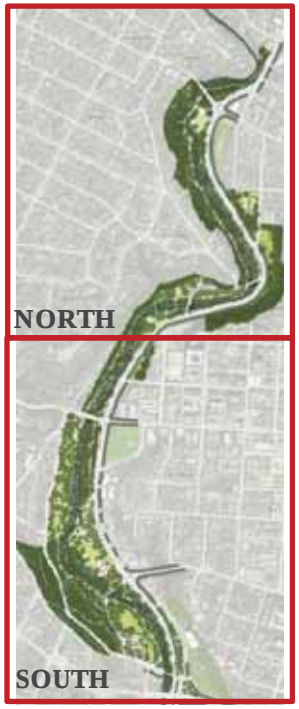
Photo Credit Lars Plougmann

PEASE PARK MASTER PLAN

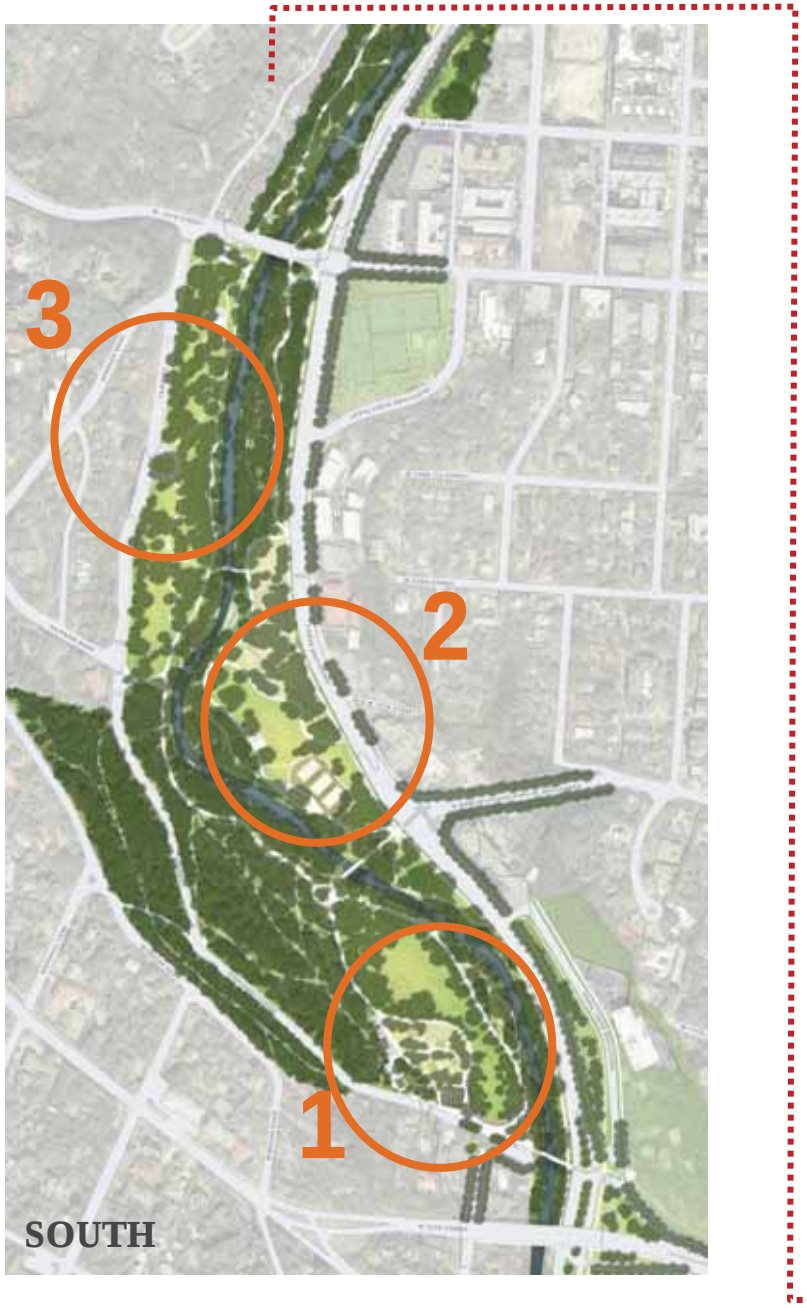
- Overview of Project Area
- 4 Goals / Themes
  - Natural Heritage
  - Cultural Heritage
  - Recreational Trail System and Gateways
  - Civic Connections

Photo Credit Lars Plougmann

THE MASTER PLAN: 5 HUBS



1. Kingsbury Commons
2. Polecat Hollow
3. Custer's Meadow
4. Gaston Green
5. Lamar Terrace



PEASE PARK MASTER PLAN
SUMMARY OF RECOMMENDATIONS

- Additional tree planting and improved natural areas including erosion control
- Sensitively adapt historic Tudor Cottage restrooms
- Improved and expanded trail system
- Realignment of Kingsbury Commons amenities
- Restrooms at Lamar Terrace
- Better connectivity and gateways

Photo Credit Lars Plougmann

LANDSCAPE MANAGEMENT ZONES

Riparian & Woodlands

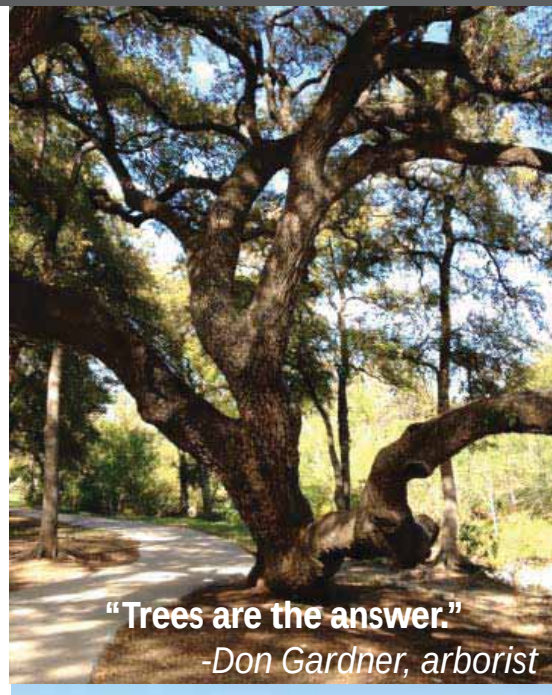
Natural area management informs recreational opportunities

- *Riparian*
- *Woodlands*

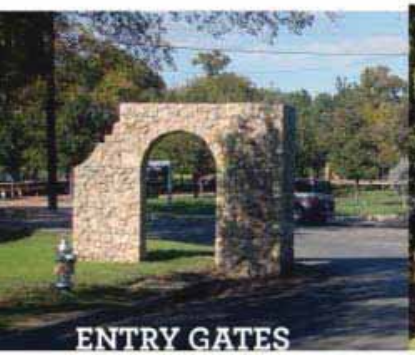
Savanna, Lawn, & Developed Areas

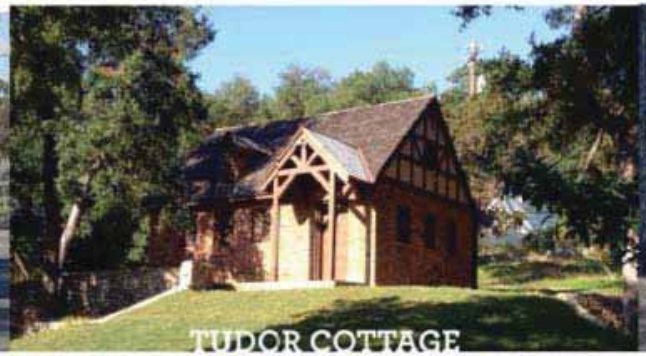
Natural areas management responds to and supports recreation and programming

- *Savanna*
- *Lawn*
- *Developed Areas*



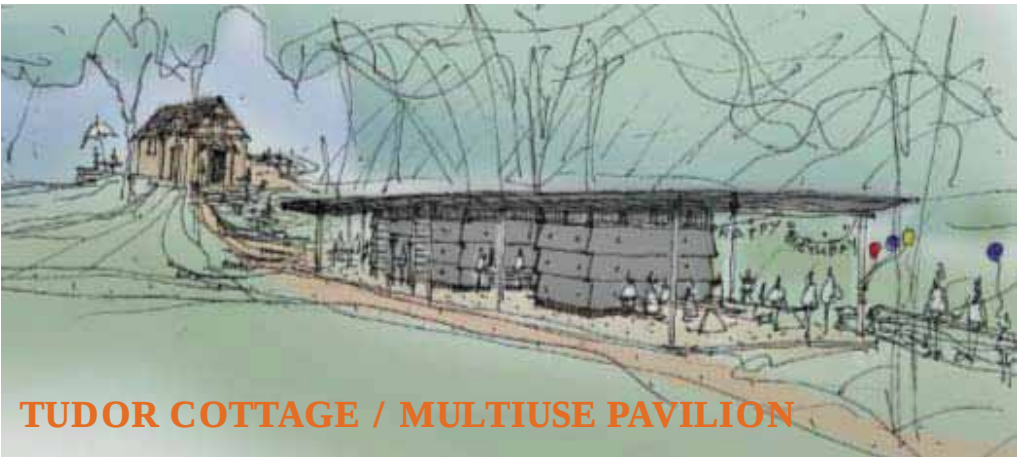
CULTURAL HERITAGE


ENTRY GATES


TUDOR COTTAGE

CCC PICNIC TABLES

STONE WALLS


TUDOR COTTAGE / MULTIUSE PAVILION

PICNIC PAVILION

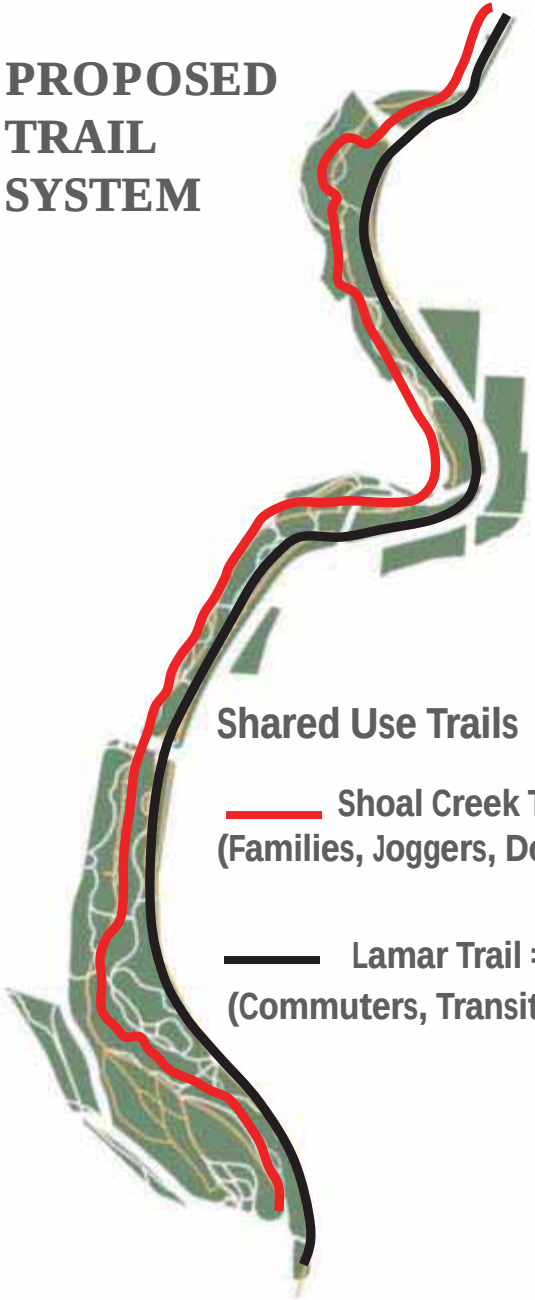
HISTORY HUT

BUS SHELTER

RESTROOM / OVERLOOK

TRAIL SYSTEM AND GATEWAYS

PROPOSED TRAIL SYSTEM



Shared Use Trails

Shoal Creek Trail = 1.75 Miles
(Families, Joggers, Dog Walkers, Casual Bikers)

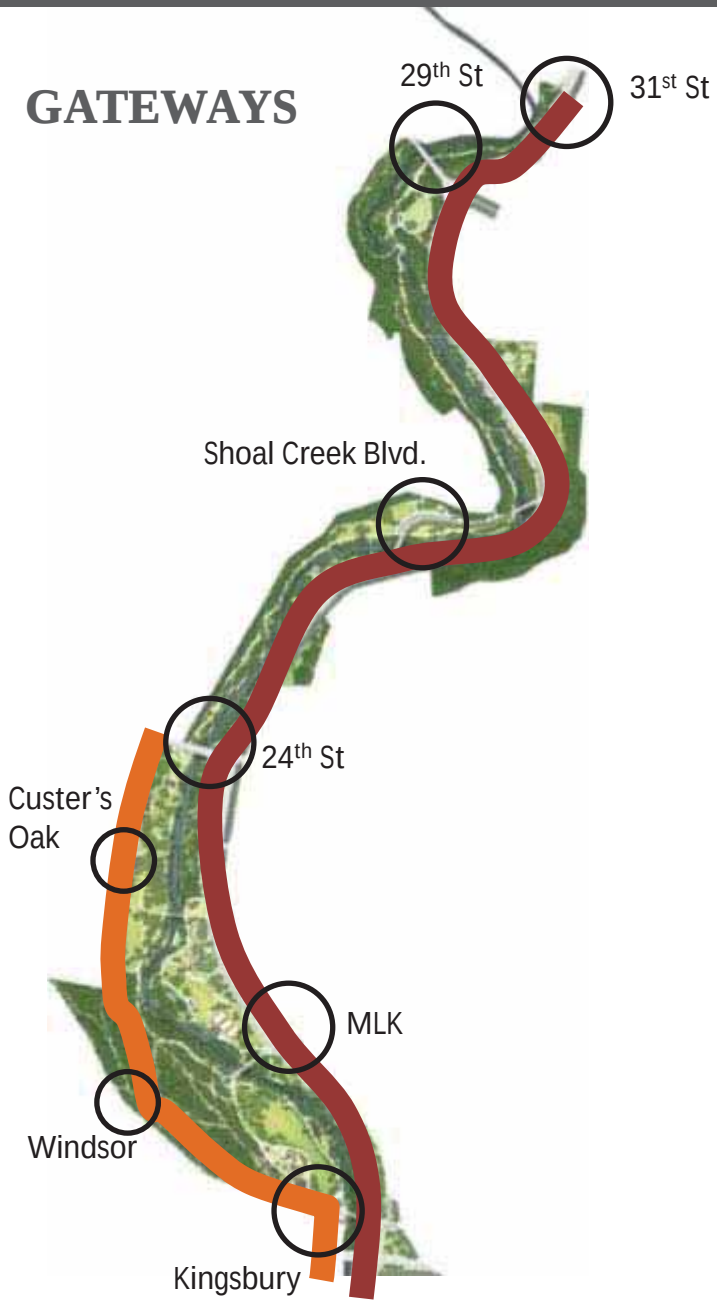
Lamar Trail = 1.60 Miles
(Commuters, Transit Users, Through Traffic)

ML KING AVENUE GATEWAY

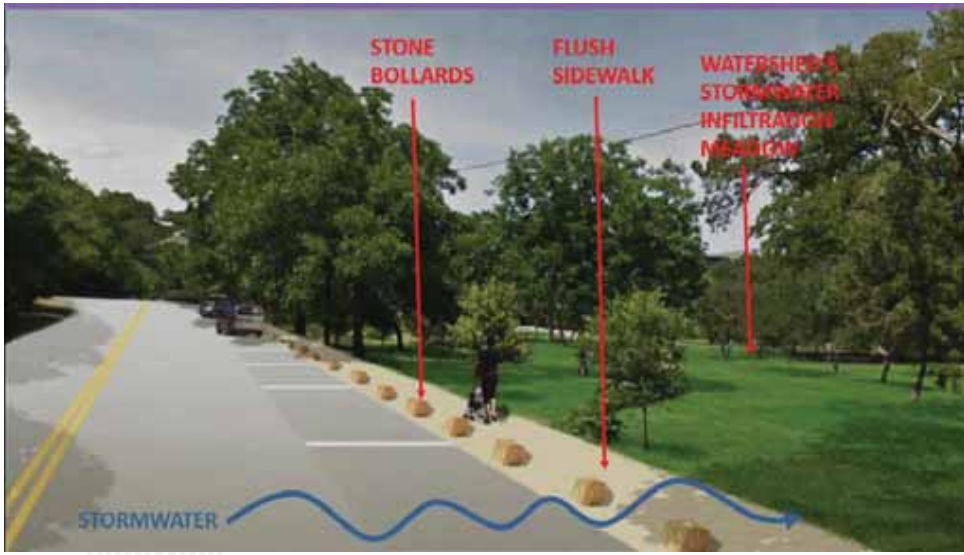
SHOAL CREEK TRAIL
AT WOOTEN WOODS

CIVIC CONNECTIONS: LAMAR BOULEVARD & PARKWAY

GATEWAYS



LAMAR BLVD AS CIVIC PARKWAY

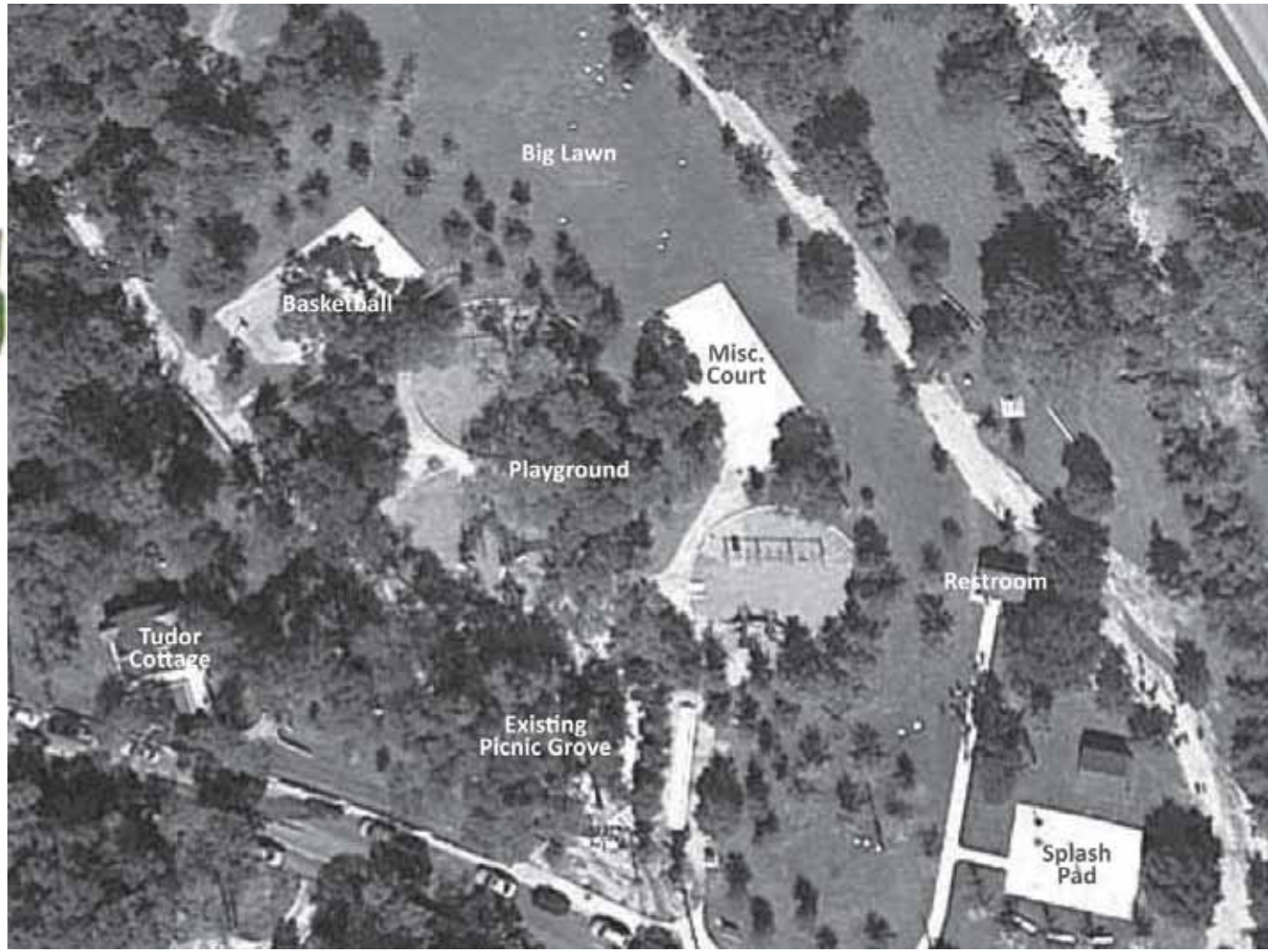


PARKWAY/KINGSBURY AS PARK ROAD

Narrowed Driving Lanes

1. KINGSBURY GATEWAY

KINGSBURY COMMONS: EXISTING



KINGSBURY COMMONS: PROPOSED

2. POLECAT HOLLOW

3. CUSTER'S MEADOW

4. GASTON GREEN

5. LAMAR TERRACE

PEASE PARK MASTER PLAN
NEXT STEPS

Staff Recommends the plan for approval

Aug. 20	Environmental Board
Aug. 25	Design Commission
Aug. 26	Planning Commission
Sept. 8	Land, Facilities & Programs Committee
Sept. 17	Urban Forestry Board
Sept. 23	Parks and Recreation Board
Oct. 16	Presentation to City Council

Photo Credit Lars Plougmann

ASLA Austin | CodeNEXT

Integrate Nature and City
into
Compact and Connected

Imagine Austin's Promise

Integrate green infrastructure elements such as the urban forest, gardens, green buildings, stormwater treatment, and infiltration facilities and green streets into the urban design of the city through "green" development practices and regulations. LUT P34

Austin’s Environmental Legacy

Austin’s Environmental Legacy

Compact and Connected: Manhattan

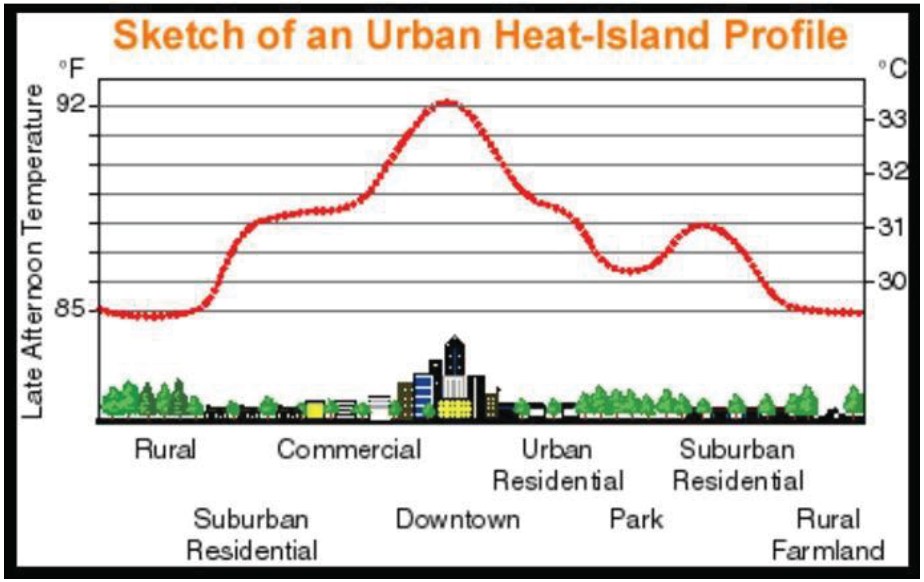
Vision for Integrating Nature into the City

Compact and Connected: Austin

Early Attempts at Integrating Nature into the City

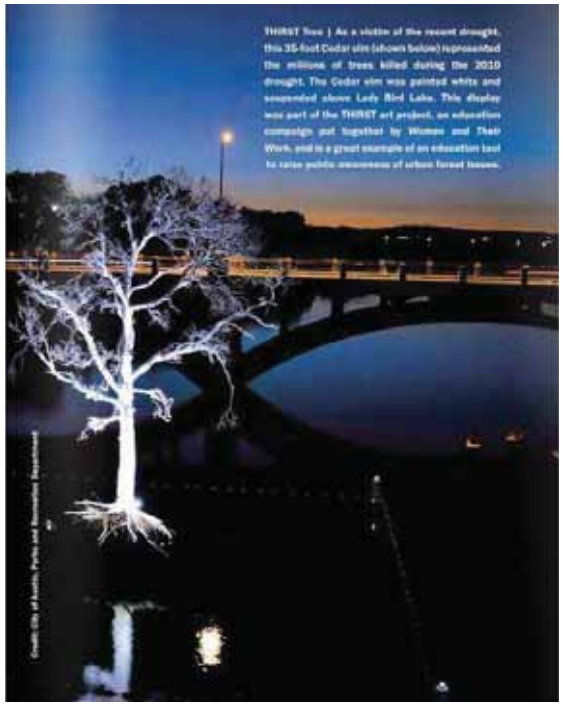
Concerns for Austin's Future: Loss of Tree Canopy

Concerns for Austin's Future: Urban Heat Island

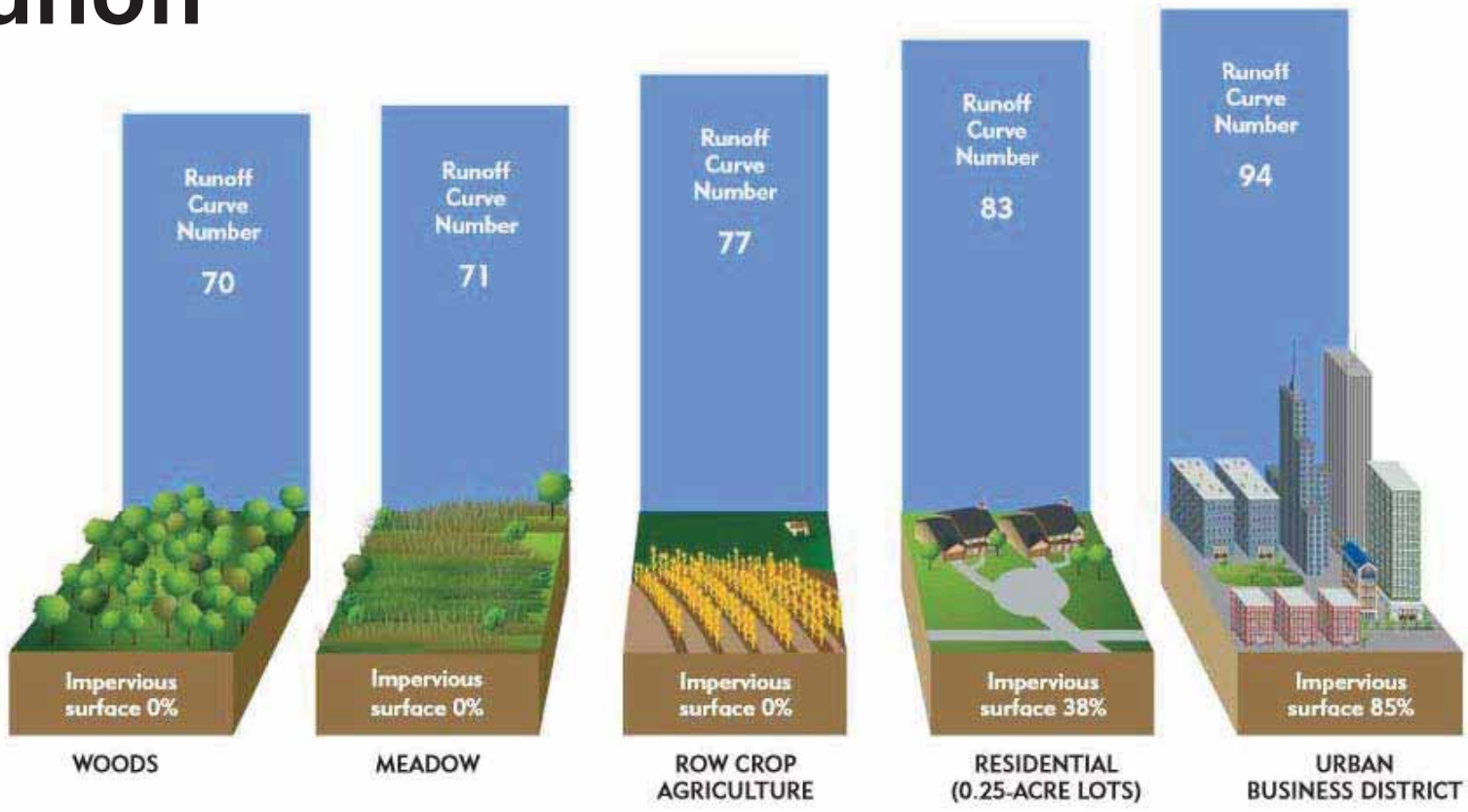


Concerns for Austin’s Future: Pollution

Concerns for Austin's Future: Drought



Concerns for Austin's Future: Urban Runoff



Concerns for Austin's Future: Flooding

Concerns for Austin's Future: Climate Change Projections

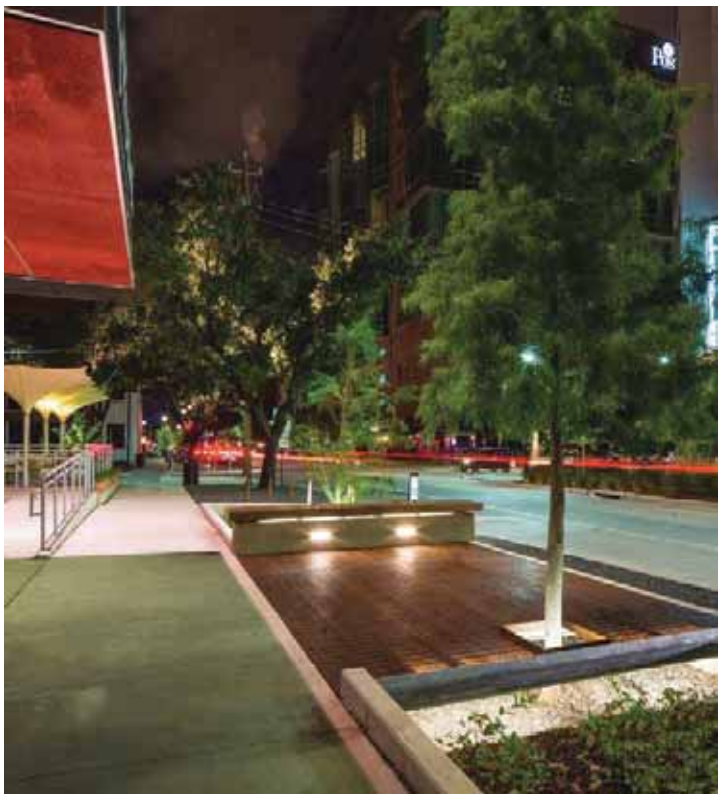
Toward a Climate-Resilient Austin: May 1, 2014) Report to Council

Category	Current	Projected*
Avg. annual temps		+ 9 to 10°
Summer avg. high temp.	94°	98 - 103°
No. summer days over 100°F	13	35 - 80
No. summer days over 110°F	0 (rare)	1 - 20
Annual avg. precipitation	32"	32-33"
No. days/year > 2" rainfall	2	3
Max. 5 day rainfall	6"	8"
Max. consecutive dry days (no precip.)	52	70 - 75

* Projected by end of this century (2071-2100).

Source: http://www.austintexas.gov/sites/default/files/files/Sustainability/Climate/Toward_a_Climate_Resilient_Austin.pdf

Solutions: Landscape Urbanism



Green Code: Seattle Green Factor

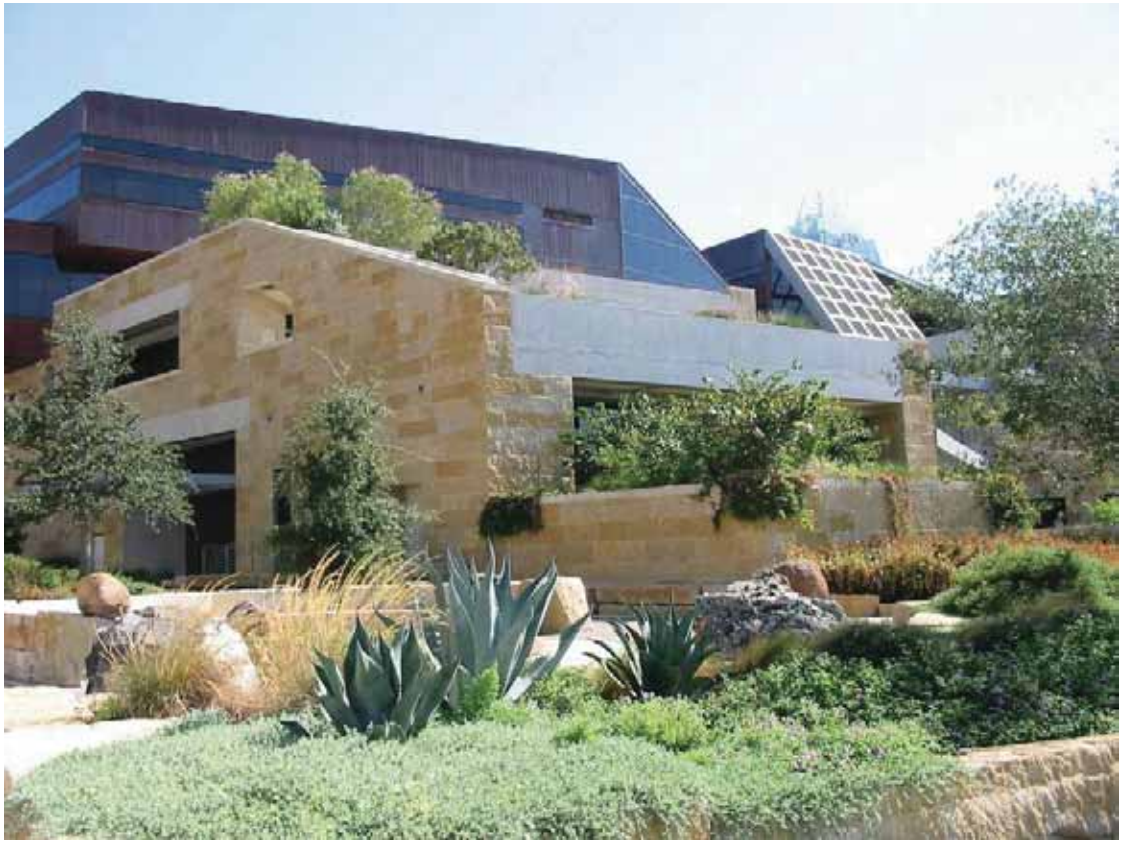
SEATTLE x green factor

Green Code: Seattle Green Factor

Results: Balanced Built Form

Results: Balanced Built Form

Results: Balanced Built Form



Recommendation: Adopt an Ecological Systems Based Approach to CodeNEXT

- Place the same importance on Nature and City as on Compact and Connected as in *Imagine Austin*
- Infuse the new code with sustainable development as in other precedent “Green Codes”
- Drill down into the new code with green elements - from zoning regulations, to environmental criteria, to design guidelines

ASLA Austin CodeNEXT Committee Members

Eleanor McKinney, McKinney Landscape Architect, Chair
Margarita Padilla-Posey, ASLA Austin Section Chair

Chris Jackson, TBG
Ilse Frank, Studio Balcones
Allan Shearer, Asst. Professor, UT School of Architecture
Alisa West, ASLA Austin Secretary
Tim Bargainer, Baker-Aicklen
Patrick Dean, Carillo Dean
Mike Fishbaugh, Coleman and Associates
Enrique Serna, Consort, Inc.

Alex Ramirez, Design Workshop
Roberto Garcia, Garcia Design
John Gleason, John Gleason LLC
Brent Luck, Luck Design Team
Eric Schulz, Owen Snell, dwg.
Noah Halbach, Peter Dufrene, RVI
Joan Hyde, Resource Design
Mitch Wright, Vista Planning

ASLA Contact:

Eleanor McKinney, Chair ASLA Austin, CodeNEXT Committee
ehmla@swbell.net
Alisa West, Secretary ASLA Austin Section
AustinTXASLA@texasasla.com

Link to ASLA's CodeNEXT Issue Paper
http://www.austintexas.gov/department/viewpoints
under Submittals, ASLA

City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Block 23		
Project Location/Address: 500 W 2nd Street		
Applicant: TC Austin Development, Inc.	**Property Owner:** City of Austin	
Mailing Address: 100 Congress, Suite 225	**Mailing Address:** 201 W 2nd Street	
Phone Number: 512.482.5544	**Phone Number:** 512.974.7131	
Project Architect/Engineer: Gensler	**Project Start Date:** Sept 2014	**Project End Date:** March 2016
Mailing Address: 212 Lavaca St. Ste 390, Austin, TX	**Phone Number:** 512.867.8136	
Is project subject to redevelopment site plan or zoning application approvals? Yes ☑ No ☐	**Anticipated Dates of Action** Planning Commission: N/A City Council: N/A	

Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :

The Block 23 property is in the heart of downtown Austin, Texas, at the northwest corner of San Antonio and West 2nd Streets (the "Site"). The 400' tall office tower is composed of approximately 500,000 square feet of administrative office space with an additional 10,500 square feet of retail and restaurant space at ground level. A below grade and above grade parking garage will allow parking for 980 cars. The 14th floor will contain amenity spaces with conference rooms and coffee bars. The tower is a concrete frame with steel, aluminum and glass.

Is Alternative Equivalent Compliance (AEC) requested for this project?

☐ **Yes** ☑ **No** **If yes, please refer to following page**

Current Status of Submittal:

☐ **Conceptual** ☐ **Schematic** ☑ **Design Development**

Do you have a copy of the Urban Design Guidelines for Austin? ☑ **Yes** ☐ **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.

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

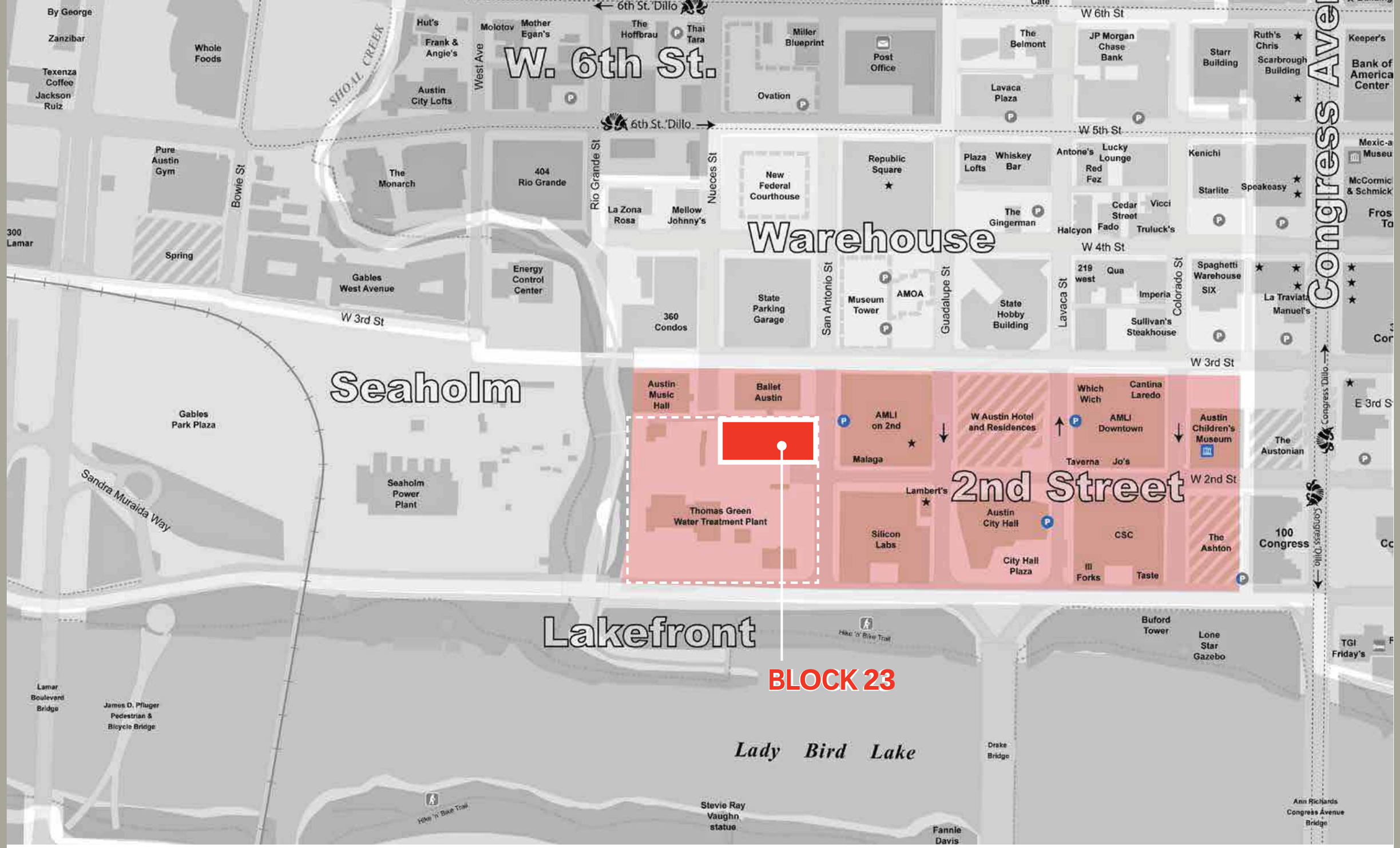
☑ incorporated, ☐ need input, ☐ N/A

GREEN WATER: BLOCK 23 OFFICE TOWER

Principal Real Estate Investors

Trammell Crow Company

Gensler



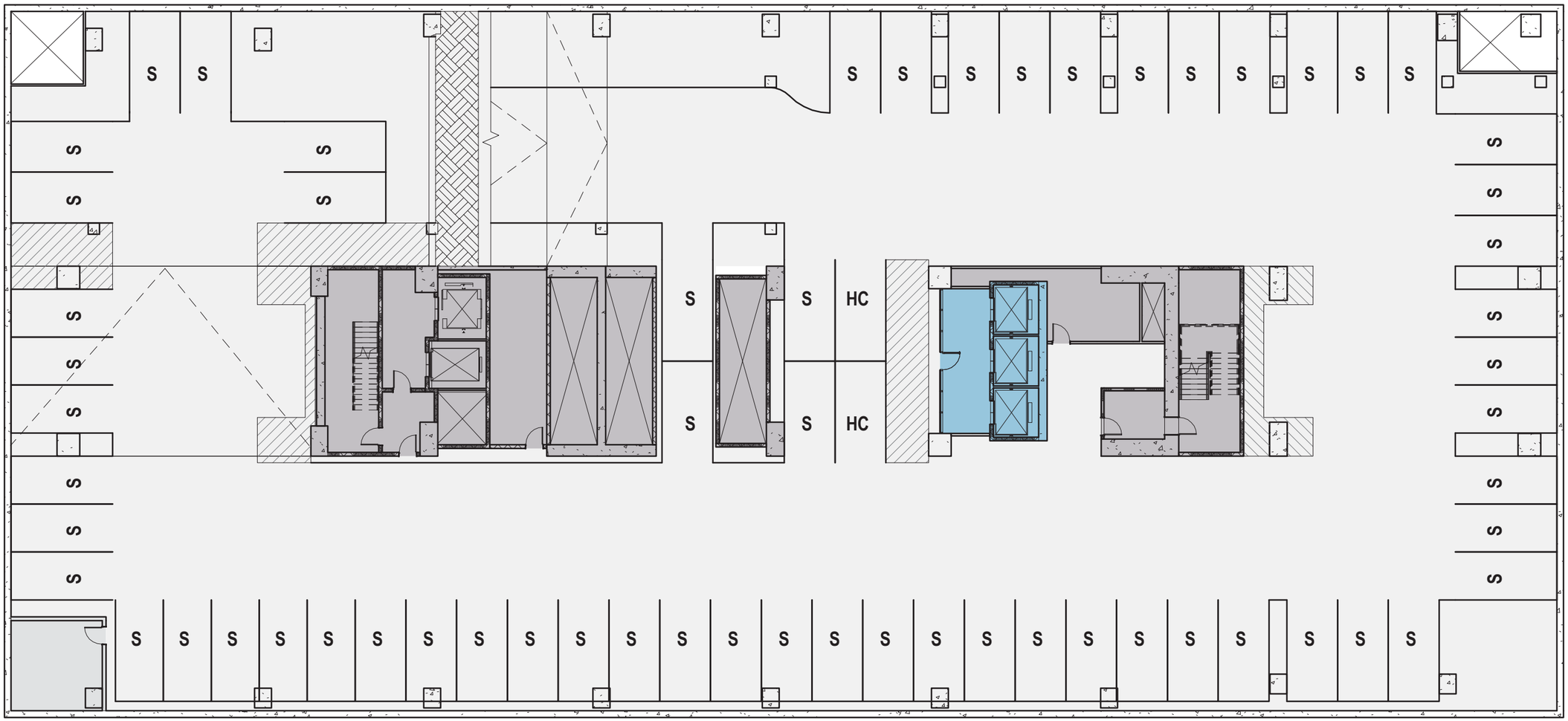
LOCATION MAP

TRAMMELL CROW COMPANY GREEN WATER : BLOCK 23 OFFICE TOWER

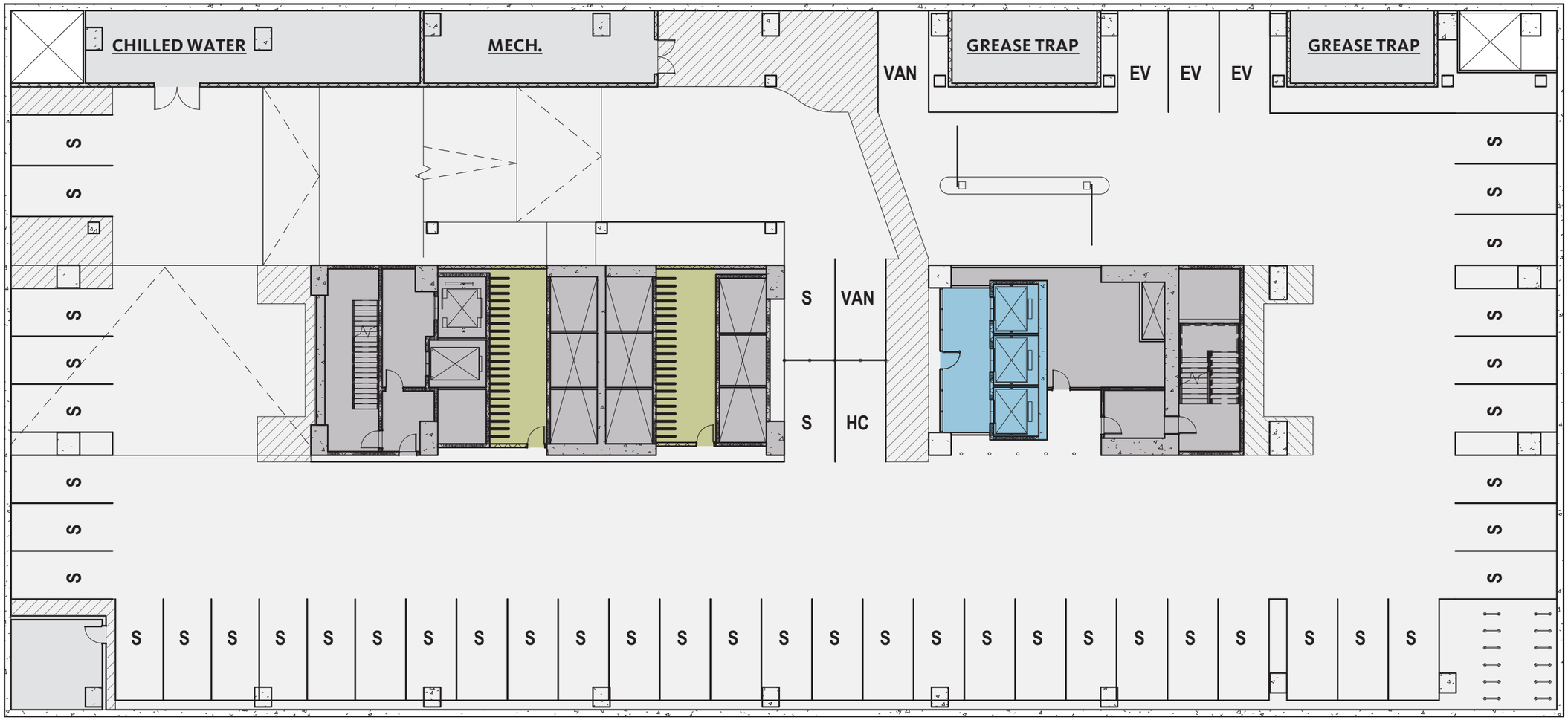
15 AUGUST 2014

Gensler

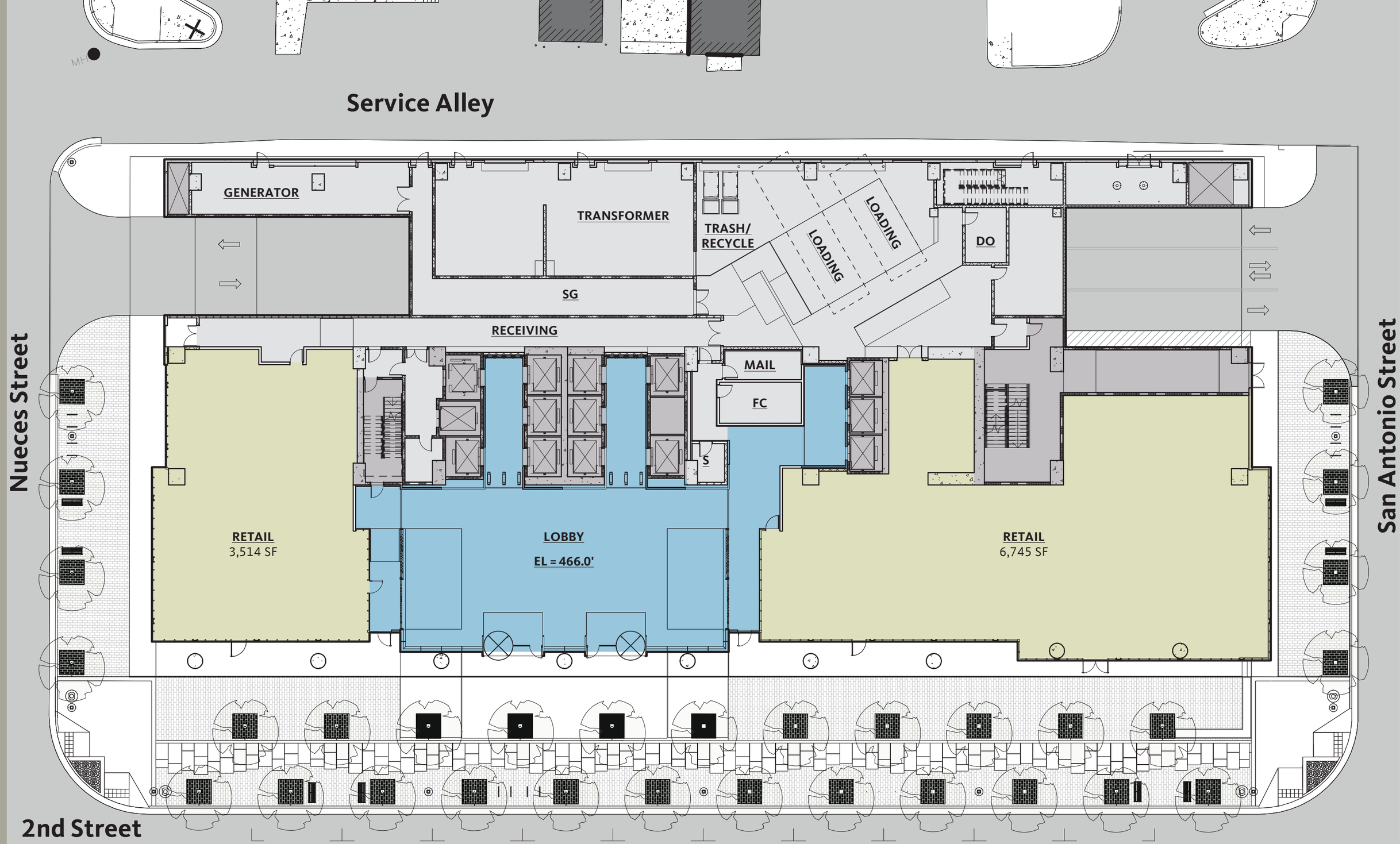
RETAIL DISTRICT PLAN

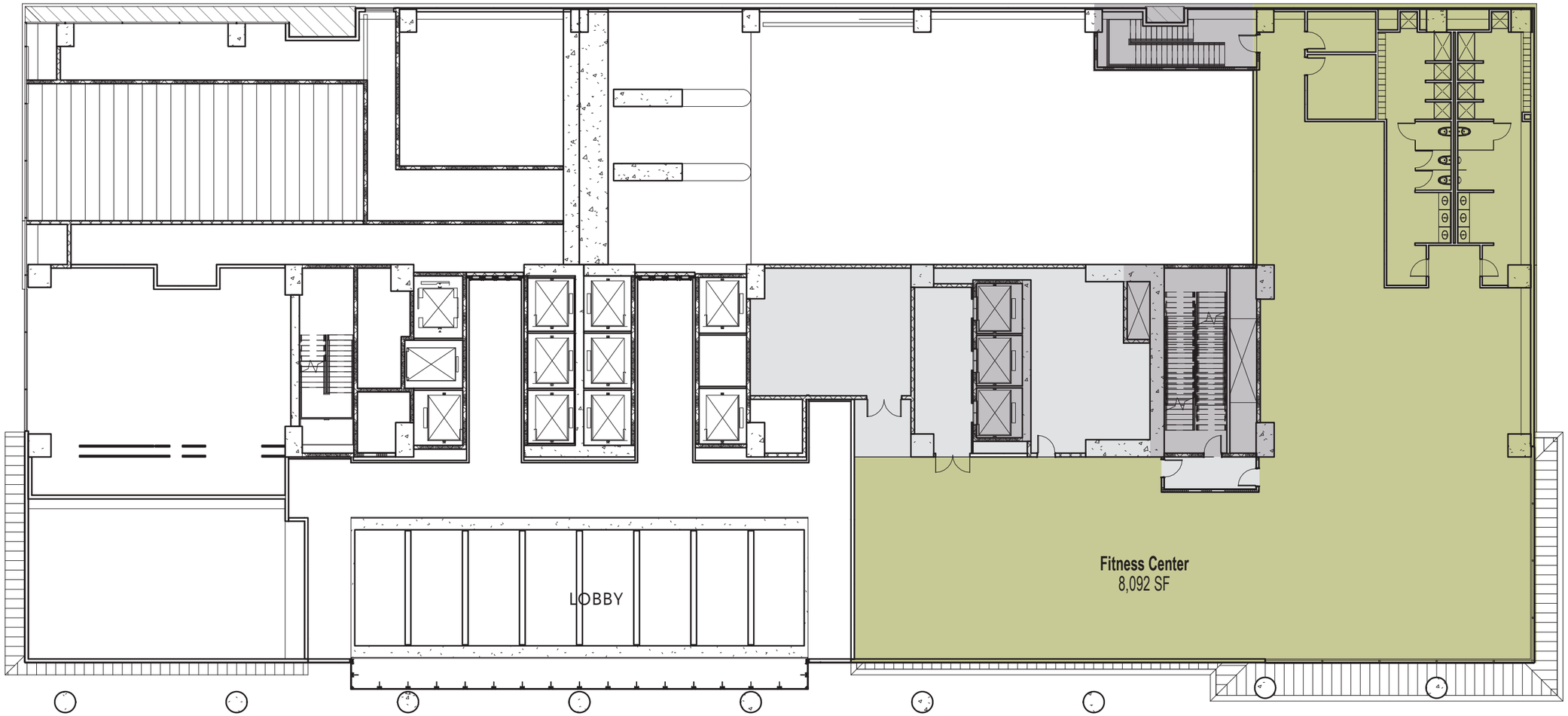


FLOOR PLAN : B2 BELOW GRADE PARKING

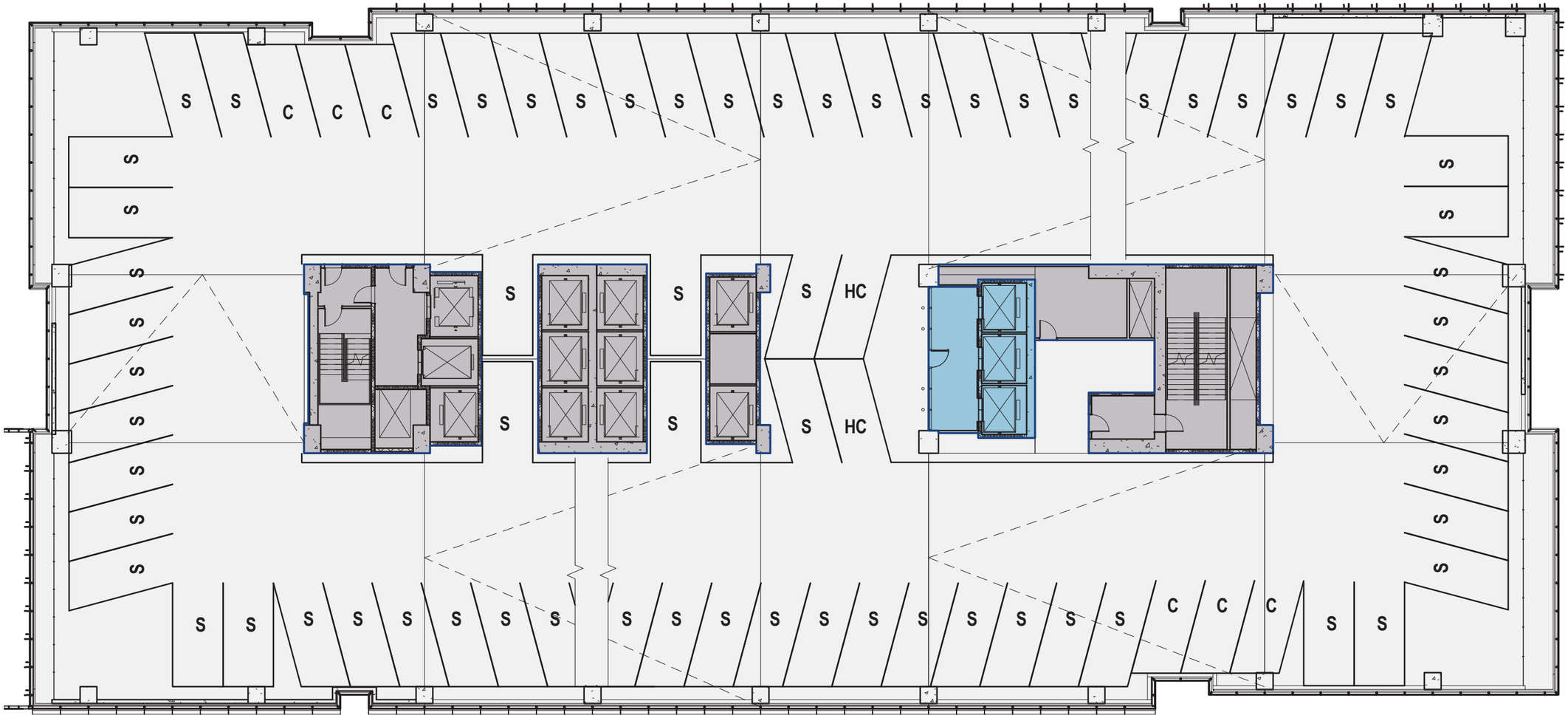


FLOOR PLAN : LEVEL B1 BELOW GRADE PARKING

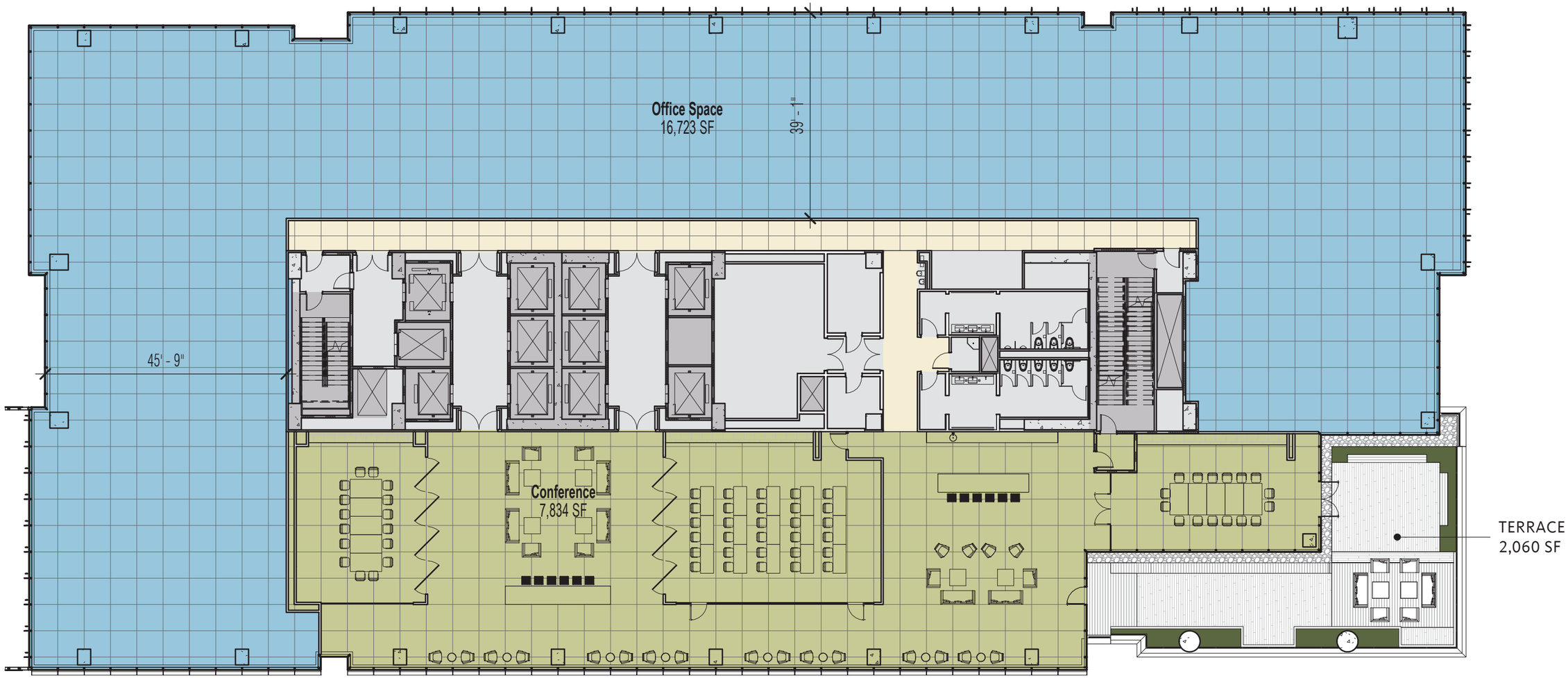

Service Alley
GENERATOR
TRANSFORMER
TRASH/
RECYCLE
LOADING
LOADING
DO
SG
RECEIVING
MAIL
FC
S
RETAIL
3,514 SF
LOBBY
EL = 466.0'
RETAIL
6,745 SF
Nueces Street
San Antonio Street
2nd Street



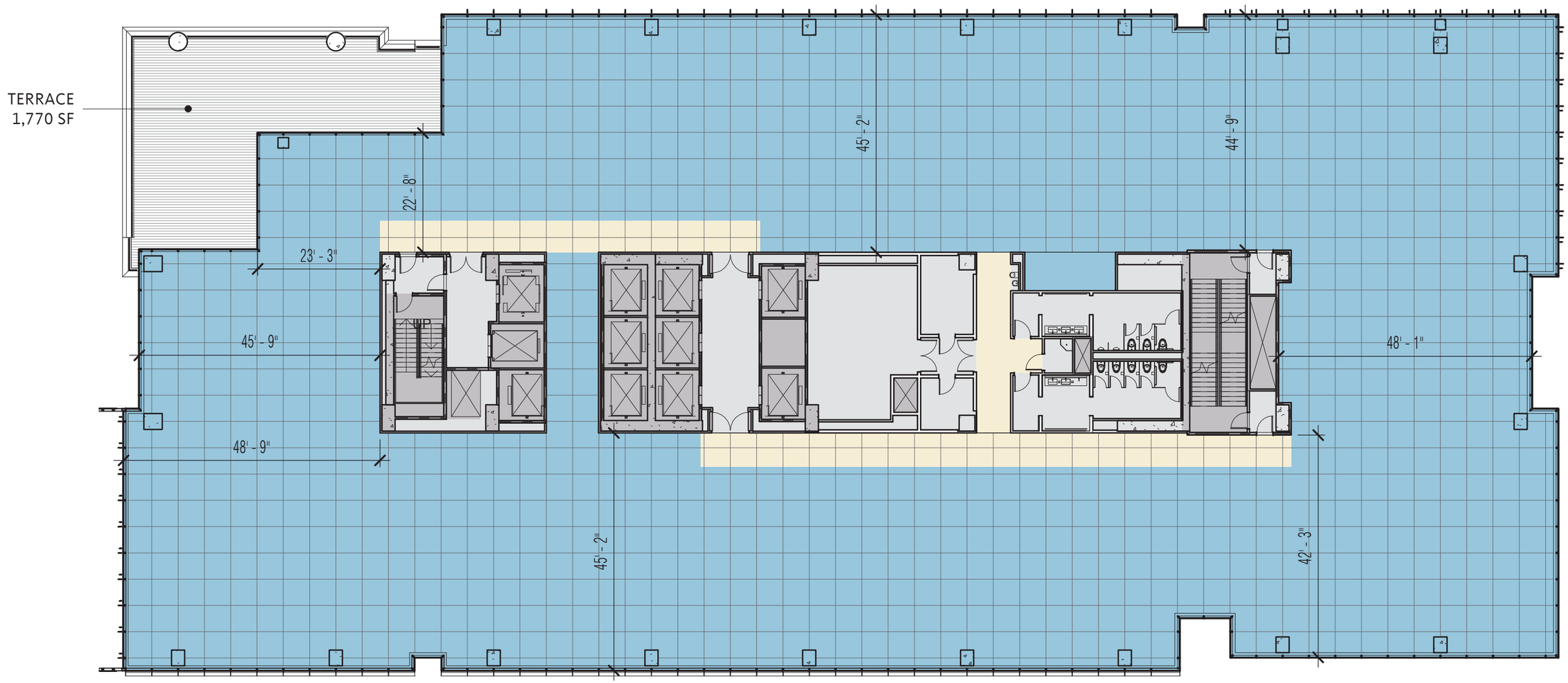
FLOOR PLAN : LEVEL 1.5 BUILDING AMMENITY



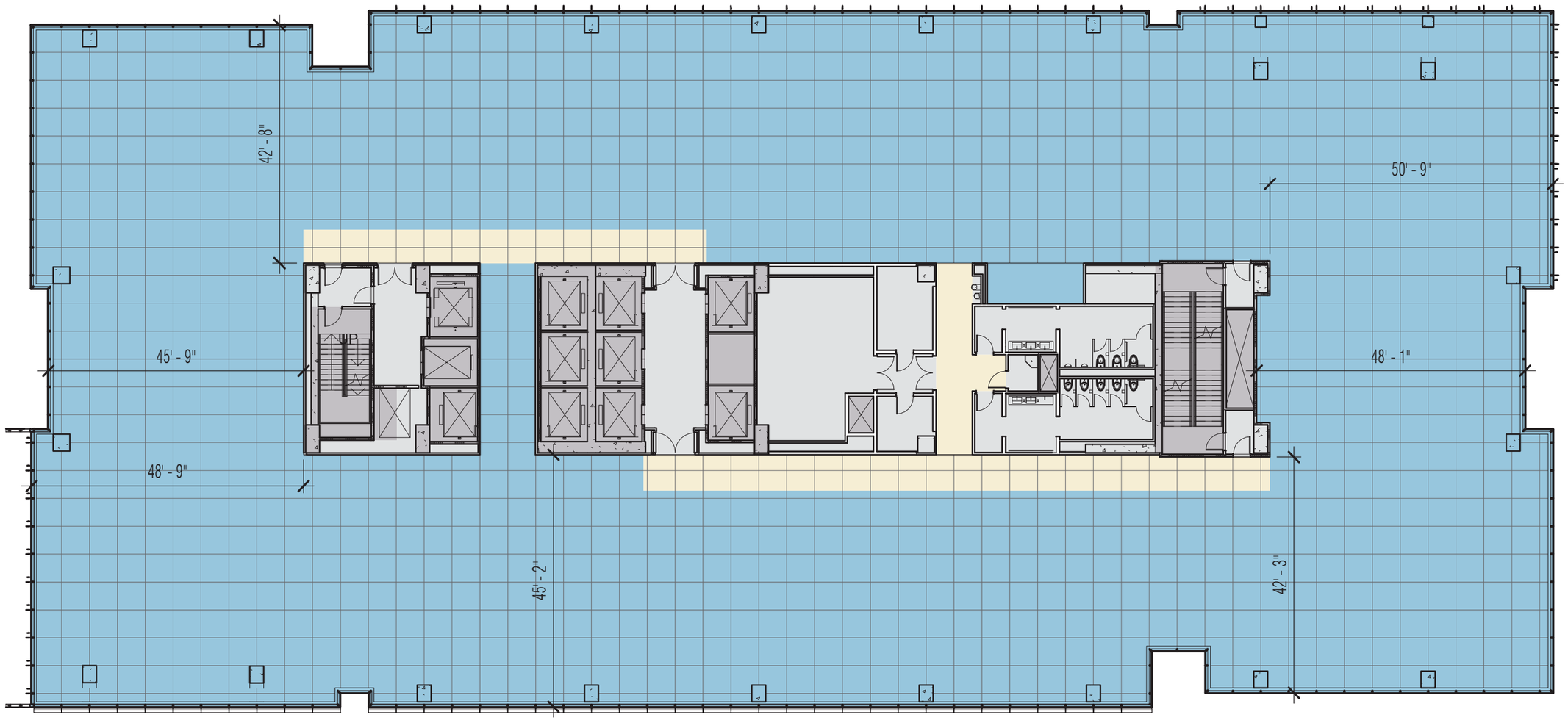
FLOOR PLAN : TYPICAL ABOVE GRADE PARKING



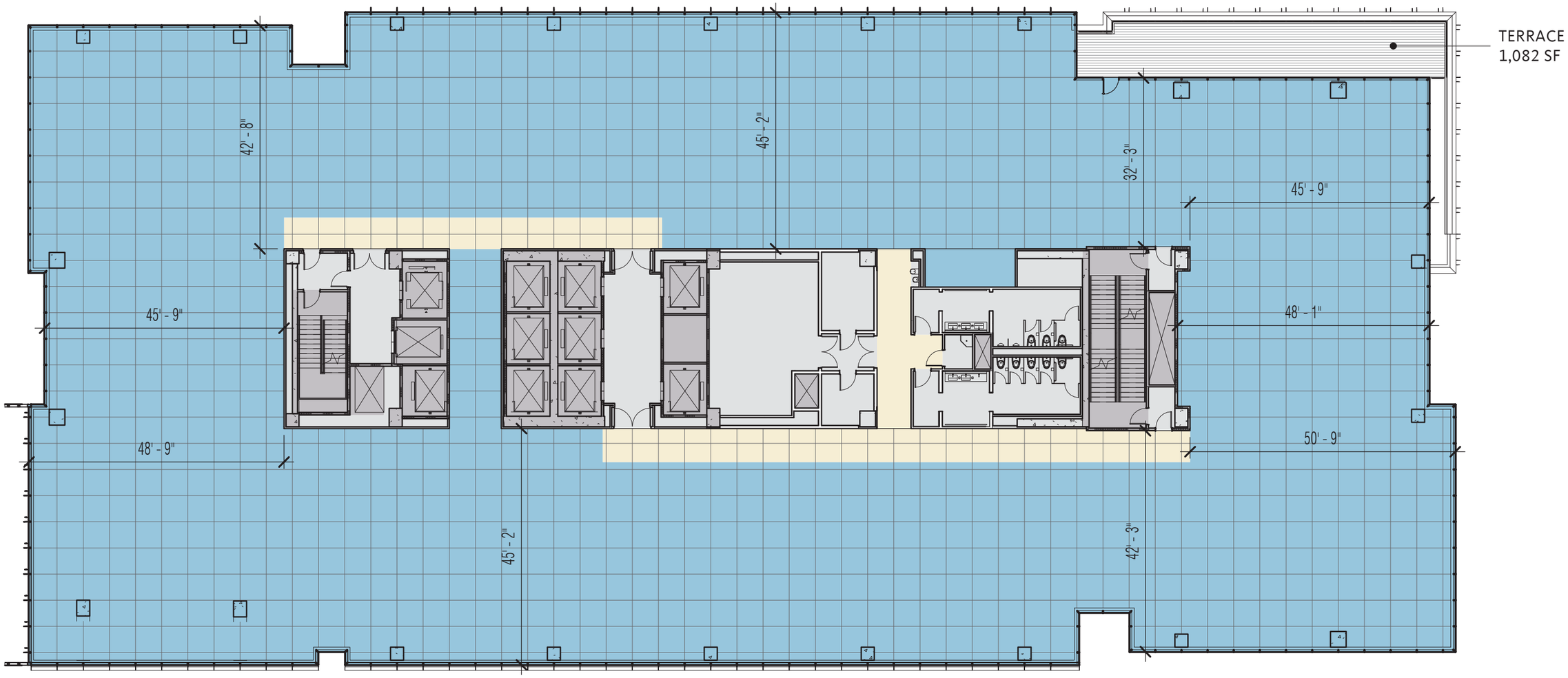
LOW-RISE FLOOR PLAN : LEVEL 14



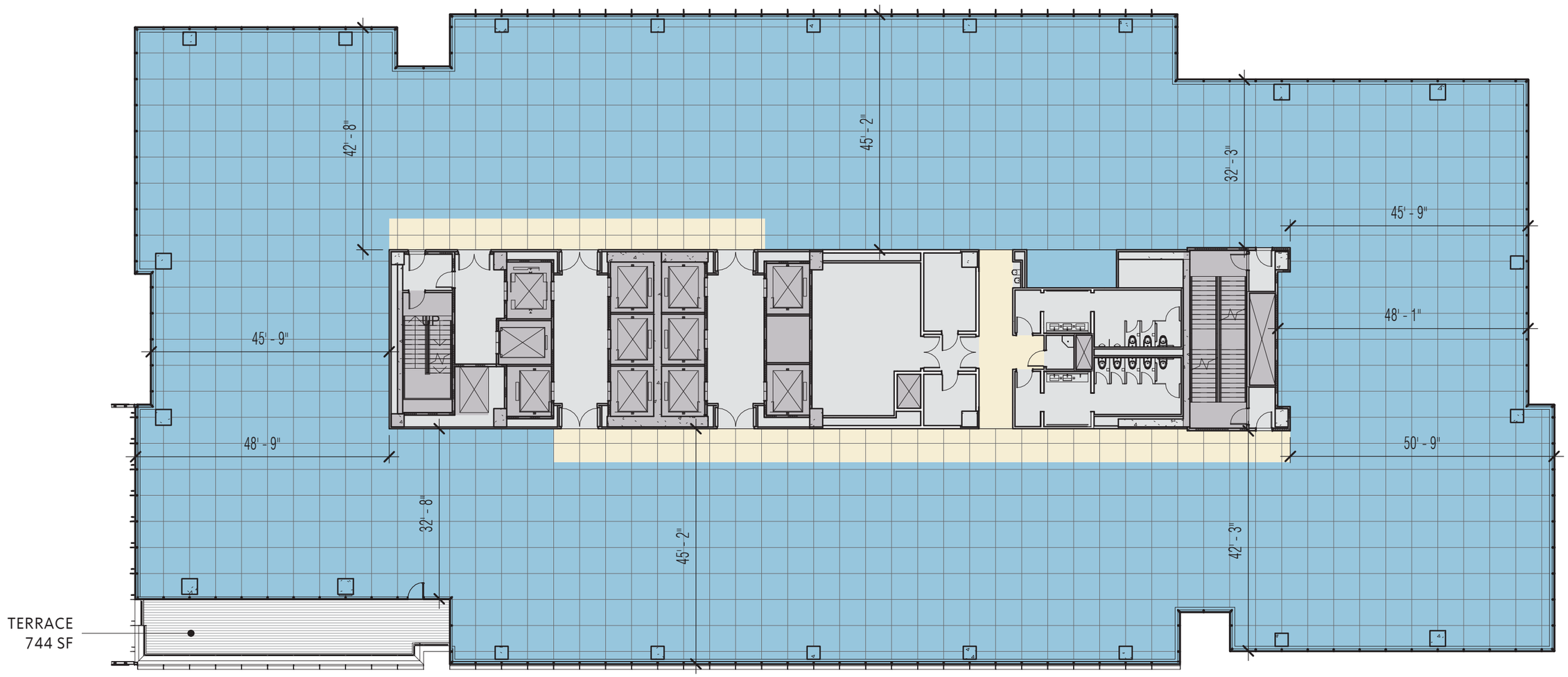
LOW-RISE FLOOR PLAN : LEVEL 16



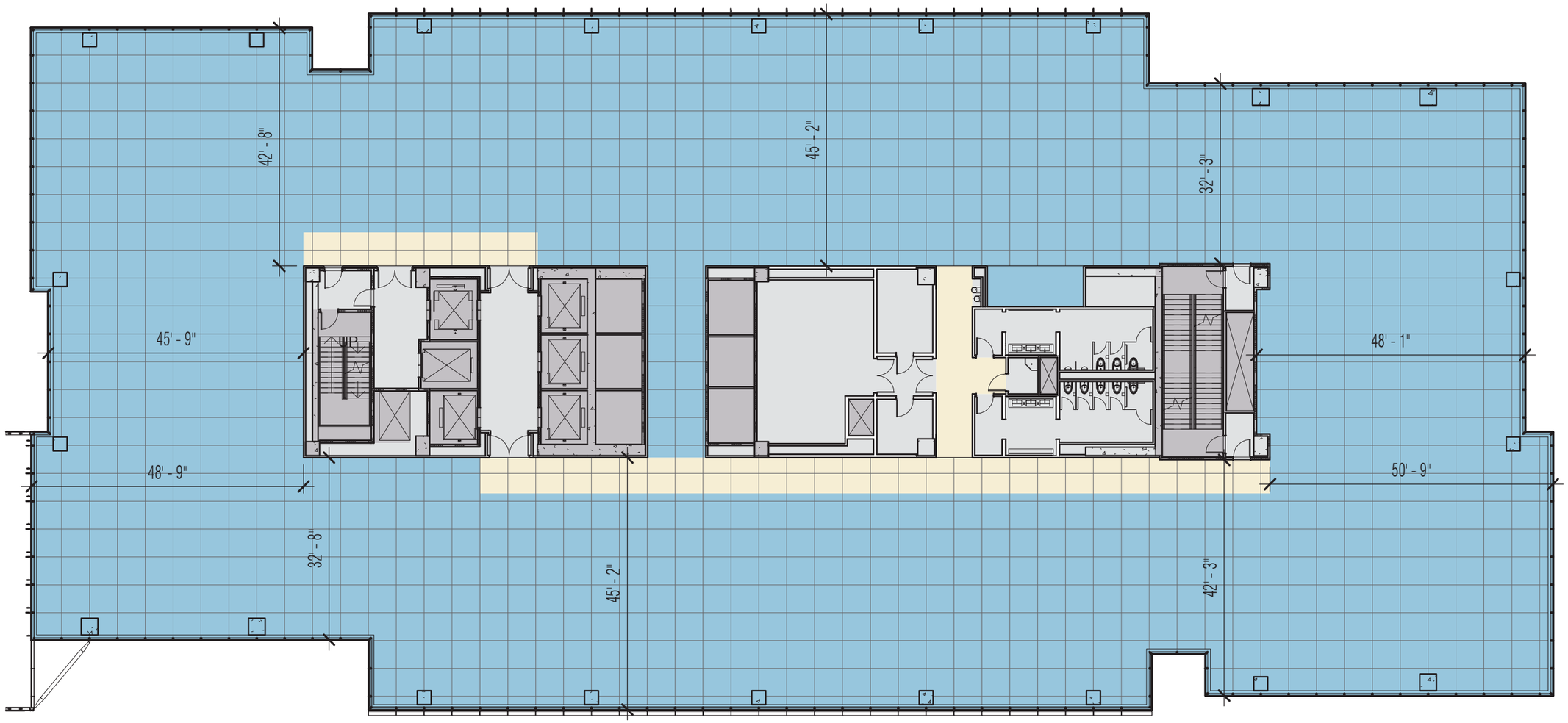
TYPICAL LOW-RISE OFFICE FLOOR PLAN



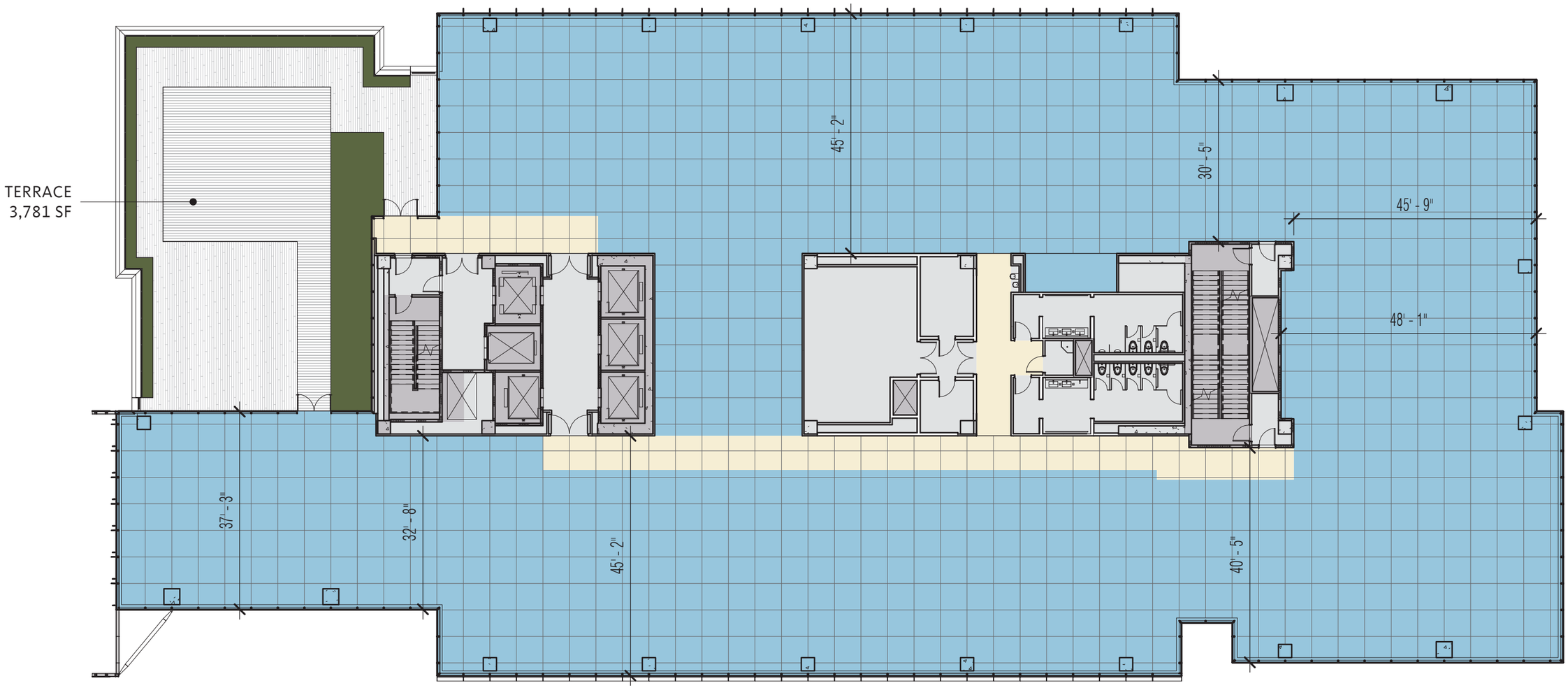
LOW-RISE FLOOR PLAN : LEVEL 20



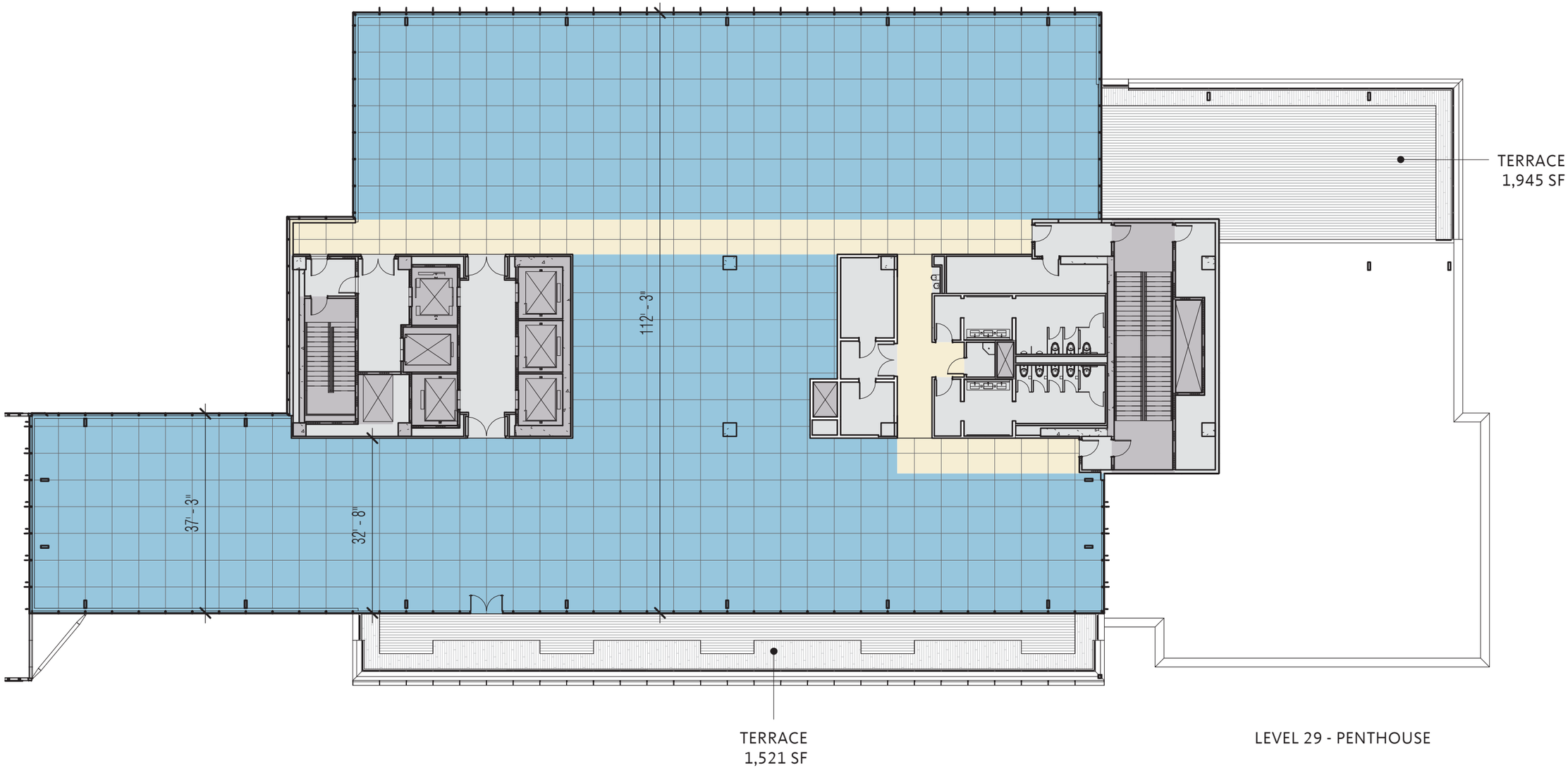
TRANSFER LEVEL FLOOR PLAN : LEVEL 22



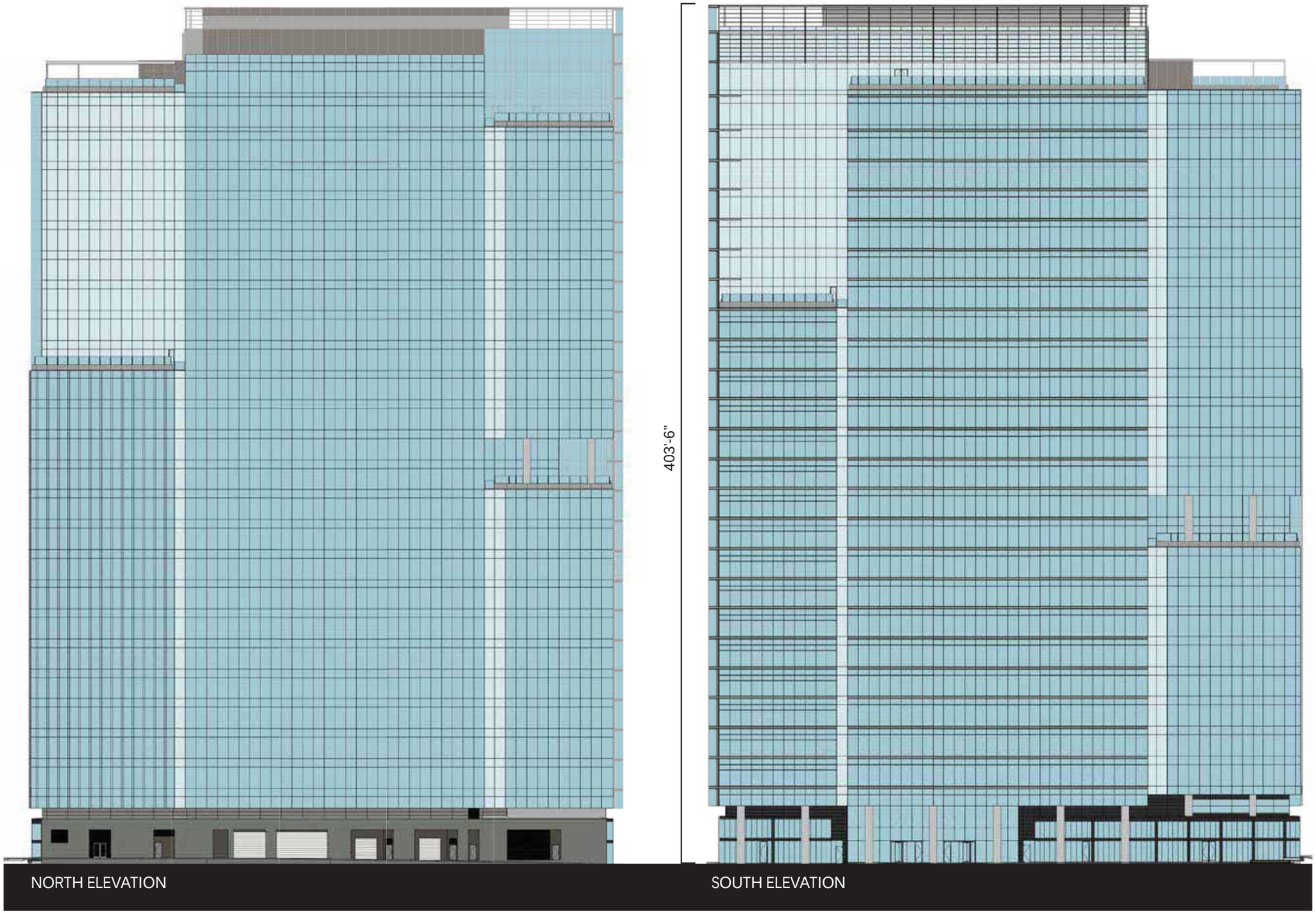
TYPICAL HIGH-RISE OFFICE FLOOR PLAN

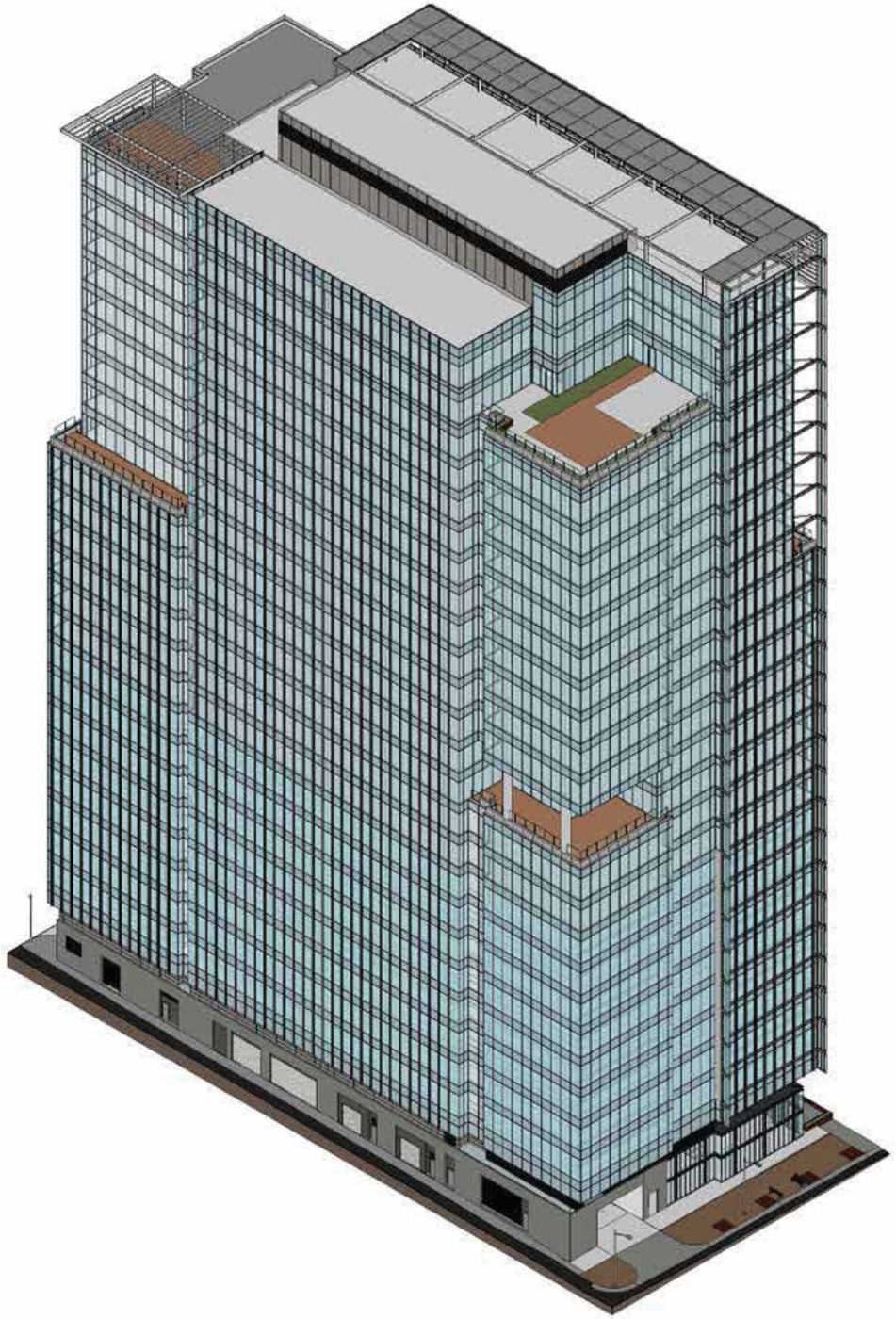


HIGH-RISE FLOOR PLAN : LEVEL 28



HIGH-RISE FLOOR PLAN : LEVEL 29


403'-6"
NORTH ELEVATION
SOUTH ELEVATION



NORTHWEST AXONOMETRIC

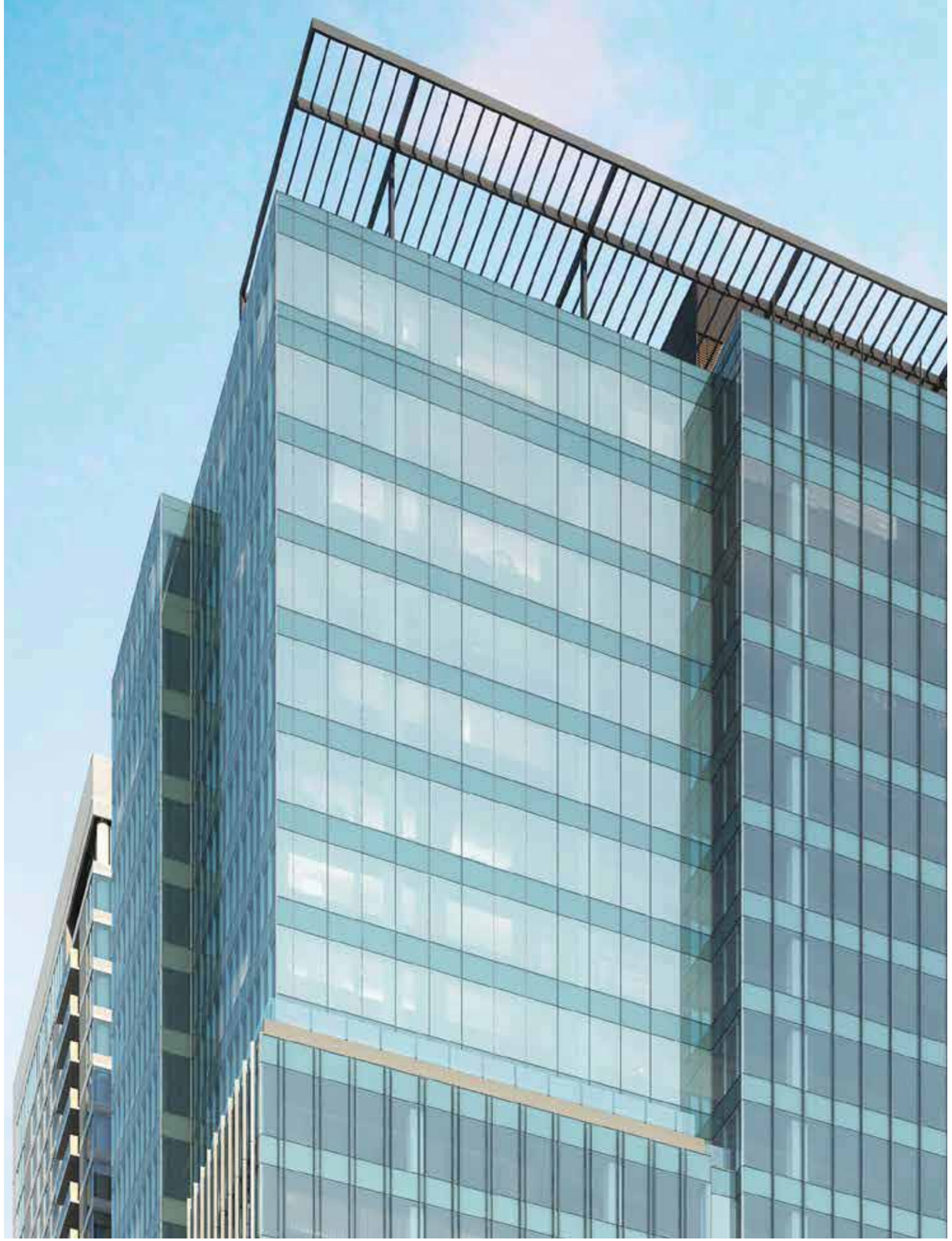
SOUTHEAST AXONOMETRIC

AERIAL VIEW

VIEW FROM LADY BIRD LAKE

SOUTHWEST FACADE VIEW

SOUTHWEST FACADE DETAIL

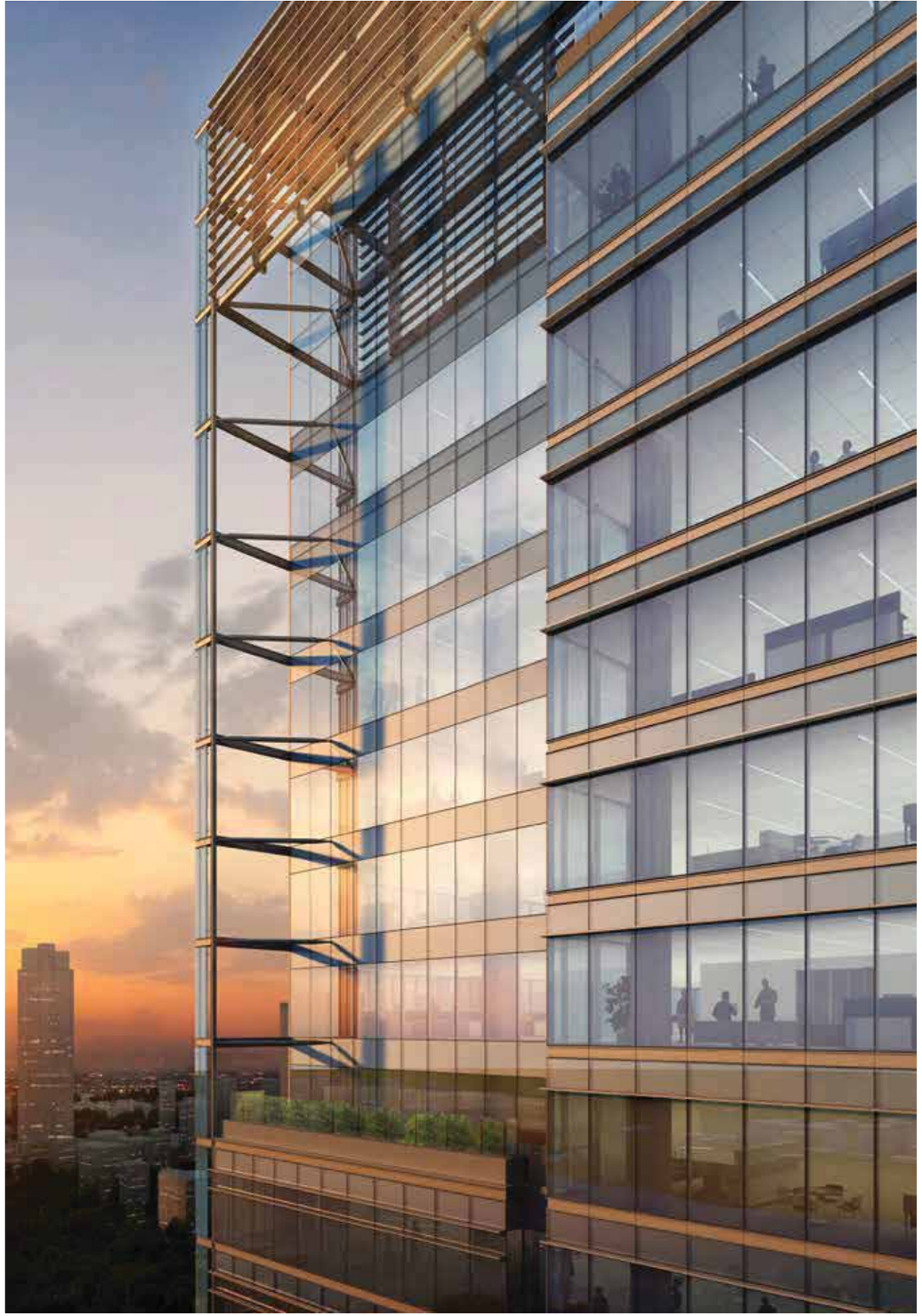


NORTH FACADE DETAIL

NORTH FACADE VIEW

WEST FACADE VIEW

EAST FACADE VIEW



SOUTH FACADE AT STREET LEVEL
*NOTE: TREES, VEGETATION, ETC. ARE HIDDEN TO SHOW BUILDING FACADE

LOBBY INTERIOR VIEW

STREET LEVEL VIEW
CORNER OF 2ND STREET AND NUECES STREET

STREET LEVEL VIEW
CORNER OF 2ND STREET AND SAN ANTONIO STREET

City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: 702 East 3rd Street		
Project Location/Address: 702 East 3rd Street Austin, Texas 78701		
Applicant: Michele R Lynch	**Property Owner:** Lion Outdoor, LLC	
Mailing Address: 221 W 6th St, Ste 1300 Austin 78701	**Mailing Address:** 4330 S Mopac, Ste 150 Austin 78735	
Phone Number: 512-404-2251	**Phone Number:** 512-926-7740	
Project Architect/Engineer: Rhode Partners	**Project Start Date:** Early 2015	**Project End Date:** TBD
Mailing Address: 515 Congress Ave, Ste 1600 Austin 78701	**Phone Number:** 512-473-0923 x201	
Is project subject to redevelopment site plan or zoning application approvals? **Yes** ☐ **No** ☑	**Anticipated Dates of Action** **Planning Commission:** Aug 26, 2014 **City Council:** December 2014	

Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :

The project is in the conceptual planning stages. The current request is to vacate a "paper alley" in order to develop the Property with its highest, best, and most dense use for the downtown area. The Property is restricted by several overlays, including the Capitol View Corridor limiting the development potential greatly. The legal vacation of the non-existent and non-functional alley will allow a greater use to occupy this important downtown block which is adjacent to the up and coming Waller Creek corridor. The Property is identified as a "potential develoment" site in both the Waller Creek Master Plan and the Downtown Austin Plan. The conceptual project is proposed to be a 34,571 square foot mixed use building with commercial and office uses, no more than 40' in height with underground structured parking and internal offstreet loading.

Is Alternative Equivalent Compliance (AEC) requested for this project?

☑ **Yes** ☐ **No** **If yes, please refer to following page**

Current Status of Submittal:

☑ **Conceptual** ☐ **Schematic** ☐ **Design Development**

Do you have a copy of the Urban Design Guidelines for Austin? ☑ **Yes** ☐ **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.

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.

The Property is bounded by roadways on three sides (IH-35, 3rd Street and 4th Street). 4th Street is unique in that it contains the Lance Armstrong Bikeway (LAB) and the Urban Light Rail line. Discussions with staff regarding these constraints led to the potential design of the sidewalk proposed on this street to be slightly narrower than a typical Urban Roadway as the LAB will act as a buffer between pedestrians and vehicles.

NOTE: As the project is conceptual, AEC will be sought at the site plan review stage.

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

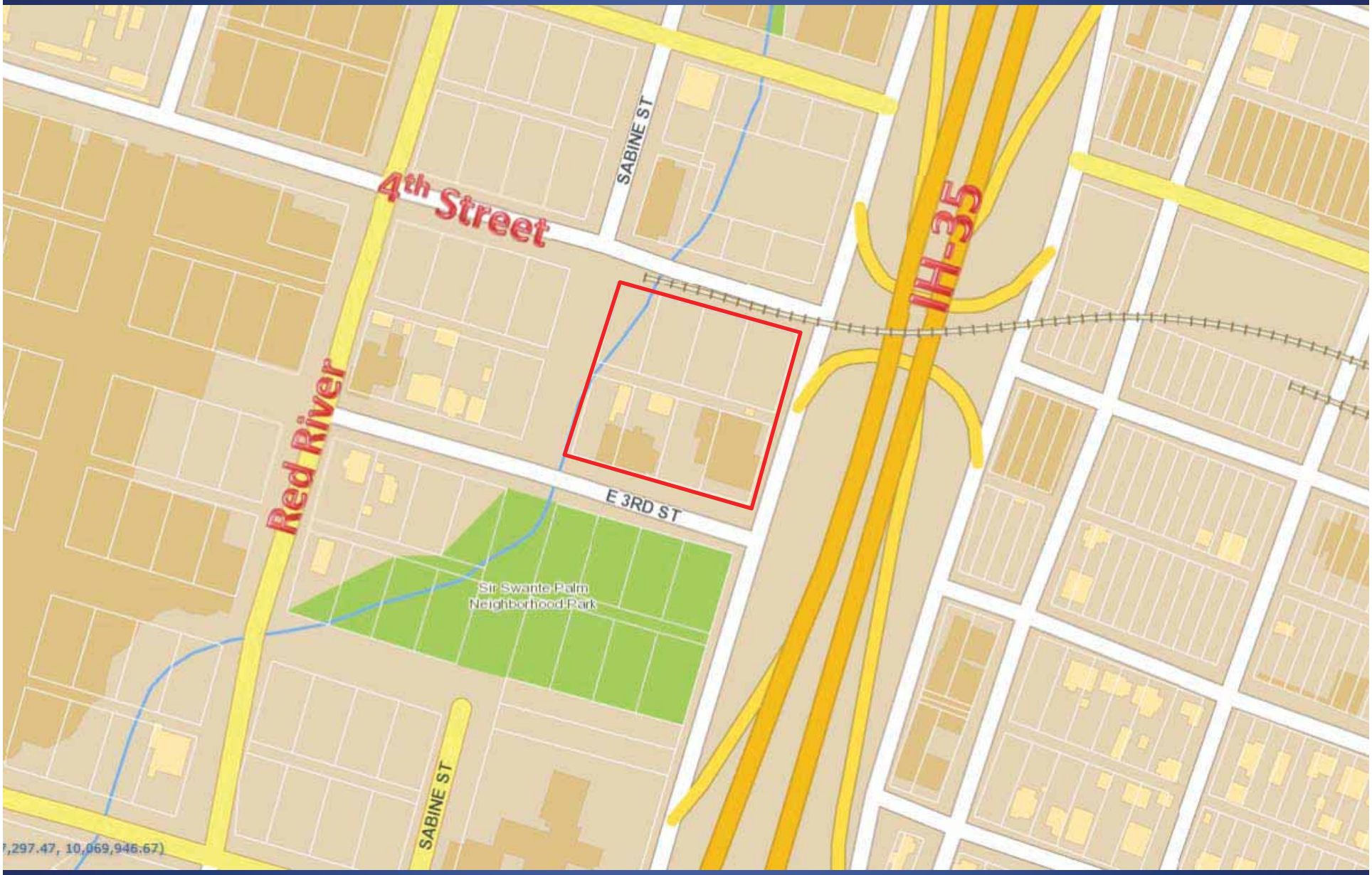
☑ incorporated, ☐ need input, ☐ N/A

6. Create quality construction

☑ incorporated, ☐ need input, ☐ N/A

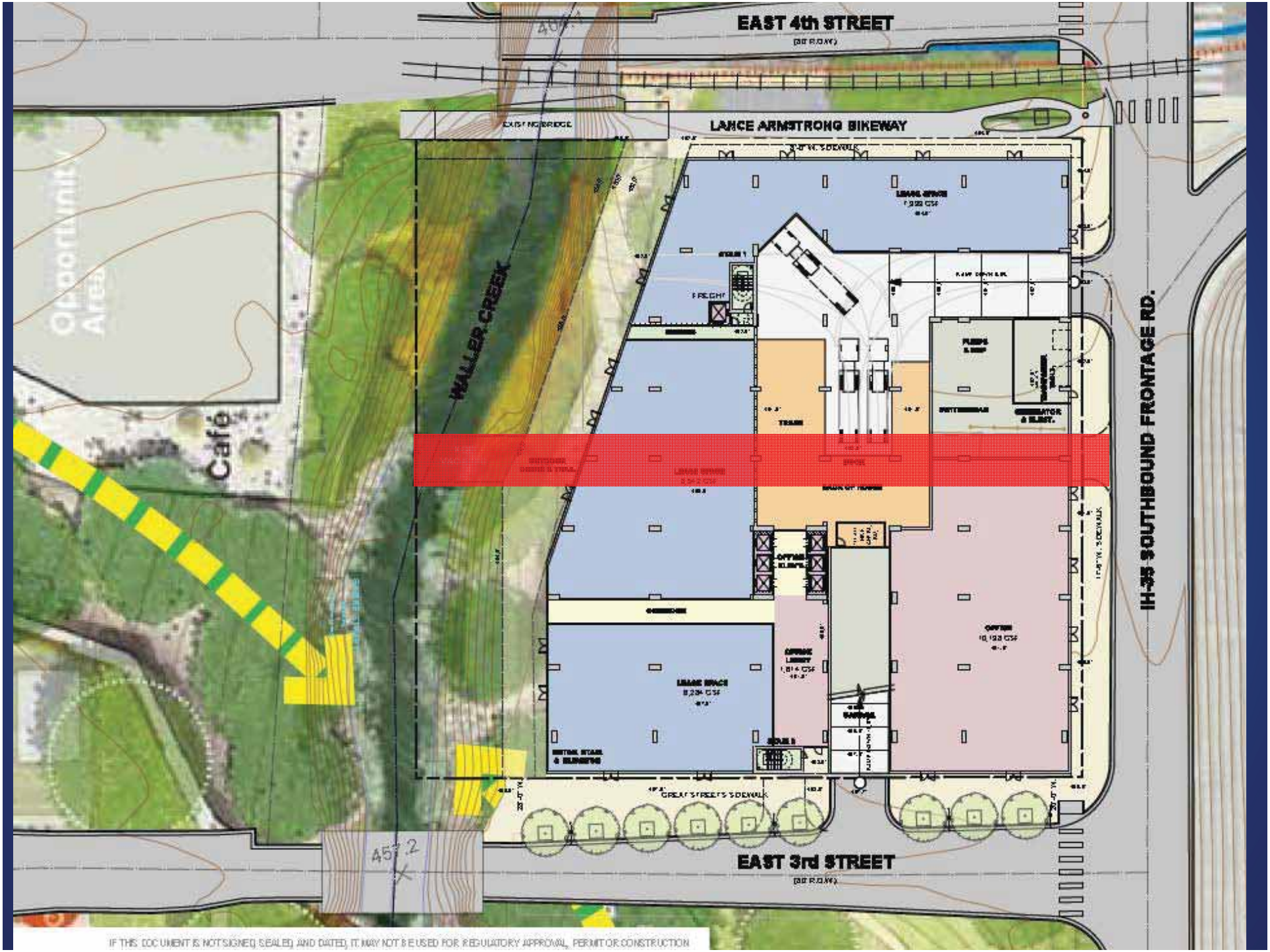
7. Create buildings with human scale

☑ incorporated, ☐ need input, ☐ N/A


4th Street
SABINE ST
IH-35
Red River
E 3RD ST
Sir Swante Palm
Neighborhood Park
SABINE ST
,297.47, 10,069,946.67)

E 4th St
Waller Creek
N Interstate 35 Frontage Rd
Interregional Hwy
290
CrossFit Central
Downtown
E 3rd St
35

3rd Street
4th Street



IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

City of Austin

Founded by Congress, Republic of Texas, 1839
Planning Development and Review Department
Urban Design Division
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

August 4, 2014

Metcalfe Wolff Stuart & Williams, LLP
221 West 6th St., Ste. 1300
Austin, TX 78701
Attn: Michele Rogerson Lynch

Sent via email

RE: Property bordered by: 3rd and 4th Sts, Waller Creek and IH 35 Frontage Road, Waller District Design Guideline Team

Michele-

Thank you for attending our most recent Waller District Design Guidelines Team (WDDGT) meeting on July 24, 2014. The Team appreciated hearing about your project in the early stages of design.

WDDGT support for alley vacation is contingent upon a commitment to dedicate easements allowing for the necessary trail alignment horizontally and vertically to complete the proposed trail system and associated streambank stabilization per the Waller Creek Master Plan.

We look forward to receiving your plan submittal during the design phase. Feel free to give me a call with any questions or concerns, (512) 974-3462.

Sincerely,

Tonya Swartzendruber
Planning and Development Review Department
Waller District Design Guideline Team Representative

City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Seton Medical Center at The University of Texas at Austin (SMCUT) - Aerial Walkway		
Project Location/Address: 1500 Red River Street		
Applicant: David Armbrust, Armbrust & Brown, PLLC	**Property Owner:** See attached	
Mailing Address: 100 Congress Avenue, Suite 1300, Austin, TX 78701	**Mailing Address:** See attached	
Phone Number: 512-435-2301	**Phone Number:** See attached	
Project Architect/Engineer: David Prusha, HKS	**Project Start Date:** Sept 1, 2014	**Project End Date:** Nov 1, 2016
Mailing Address: 350 N Saint Paul St, Suite 100, Dallas, TX 75201-4240	**Phone Number:** 214-969-3319	
Is project subject to redevelopment site plan or zoning application approvals? **Yes** ☐ **No** ☑	**Anticipated Dates of Action** **Planning Commission:** Aug 26, 2014 **City Council:** Sept 26, 2014	

Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :

See attached

Is Alternative Equivalent Compliance (AEC) requested for this project?

☐ **Yes** ☑ **No** **If yes, please refer to following page**

Current Status of Submittal:

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AREA WIDE GUIDELINES

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☑ 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

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8. Respect adjacent historic buildings

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

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10. Avoid the development of theme environments

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11. Recycle existing building stock

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GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

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2. Minimize curb cuts

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3. Create a potential for two-way streets

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4. Reinforce pedestrian activity

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5. Enhance key transit stops

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7. Avoid conflicts between pedestrians and utility equipment

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8. Install street trees

☑ incorporated, ☐ need input, ☐ N/A

9. Provide pedestrian-scaled lighting

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11. Screen mechanical and utility equipment

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13. Install pedestrian-friendly materials at street level

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

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GUIDELINES FOR BUILDINGS

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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

LANDOWNER INFORMATION FOR 1701 RED RIVER STREET

Name: Board of Regents of The University of Texas System

Address: 201 W. 7th Street, Suite 416, Austin, TX 78701

Phone: (512) 459-4333

LANDOWNER INFORMATION FOR 601 E 15th STREET

Name: Travis County Healthcare District c/o John Stephens

Address: 111 E. Cesar Chavez Street, Suite B, Austin, TX 78702

Phone: (512) 431-0882

NARRATIVE DESCRIPTION OF PROPOSED PROJECT

The Seton Family of Hospitals submitted an aerial encroachment agreement application (the "Application") for providing dedicated pedestrian access between the new Seton Medical Center Austin at The University of Texas (SMCUT) and the existing parking garage currently serving University Medical Center Brackenridge (UMCB).

The SMCUT will be constructed at 1500 Red River Street, on the north side of 15th Street. All parking will be provided in the existing UMCB parking garage at 601 E. 15th Street, which is across 15th Street. The Application seeks approval for an encroachment agreement to cross 15th Street with an aerial walkway, which will connect the two facilities.

We understand that the recently adopted Downtown Austin Plan (DAP) discourages sky-bridges; however, we believe this is a unique situation for the following reasons:

1. Seton is dedicated and obligated to provide safe and efficient access for patients, visitors, physicians and staff to the hospital. The aerial walkway will provide safe access across 15th Street for patients and hospital staff to cross 15th Street from the primary and possibly the only parking facility serving the hospital.

2. The topography at the intersection of 15th Street and Red River Street is hilly, making pedestrian access less than ideal for patients entering the hospital at ground level.

3. Traffic at the intersection of 15th Street and Red River Street would also make pedestrian access difficult for patients and staff entering the hospital at ground level. Approximately 3,000 patients, visitors, staff, physicians, and volunteers are expected to cross daily from the parking garage to SMCUT in each direction, with the heaviest volume to occur at shift changes at 7am, 3pm, and 7pm. Of particular concern is the safety of hundreds of patients and staff members crossing 15th Street during the morning rush hour between 6:30am and 7:30am.

4. No onsite parking is provided on the new hospital's site due to site limitations.

5. The site is owned by UT and is part of UT's Medical District. UT's Medical District Master Plan does not include any parking facilities to serve SMCUT.

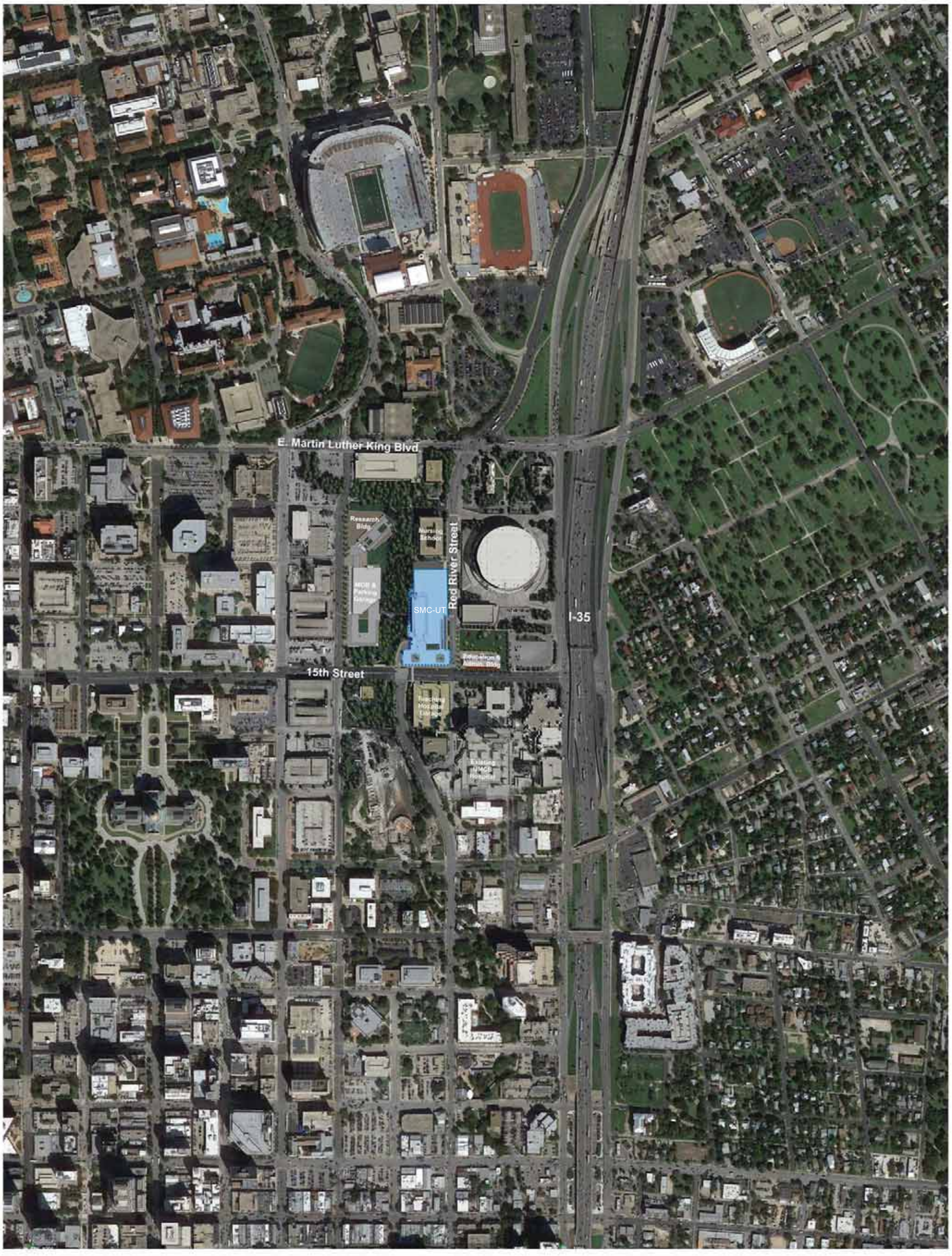
6. SMCUT operates 24 hours a day, 7 days a week, 365 days a year and serves as Central Texas' only Level 1 Trauma and Safety Net Hospital. Many patients and visitors suffer physical disabilities including mobility impairment. The on-grade route from the garage elevator across 15th Street, then east uphill to realigned Red River, and then north to the main hospital entrance is not only dangerous and un-safe due to the traffic on 15th Street, it also would subject people with mobility impairments to unacceptable challenges.

Although access to the hospital is proposed to occur primarily through the use of the aerial walkway, the SMCUT project will contribute to a vibrant, diverse, and pedestrian-friendly urban district that is in concert with The University of Texas Medical District Urban Design Guidelines and The Ten Enduring Principles for Building on the UT Austin Campus. SMCUT will nurture a vibrant, diverse, and pedestrian-friendly urban district, including humanely-scaled architectural expression and a variety of pedestrian amenities along Red River Street. Hospital service functions, such as the loading dock and the Emergency Department ambulance entrance, will be effectively screened from public view.

Envisioned as an integral part of the highly active pedestrian zone of the UT Medical District, the SMCUT's location adjacent to 15th Street also ensures easy access to existing Capital Metro bus service and is a short walk from the proposed alignment of the Capital MetroRail expansion.

As part of the larger University of Texas Medical District, SMCUT will integrate closely, both physically and visually, with the other District Buildings. The main public entrance to the Hospital is on Red River Street, which is envisioned as a highly active pedestrian zone linking the Teaching Hospital to other buildings in the Medical District and contributing to the animation of public spaces in the District. SMCUT's public entry plaza will also visually connect across Red River Street to the Dell Medical School Administration Building entrance plaza, creating a gateway into the Medical District. SMCUT will present a strong "build-to" edge along a tree-lined 15th Street, aligning with the Dell Medical School Administration Building across Red River and contributing to the human-scaled urban quality of the UT Medical District.

For these reasons, we request Design Commission's support for this Application.



SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

AUGUST 12, 2014

16977.000

SITE VICINITY PLAN

HKS

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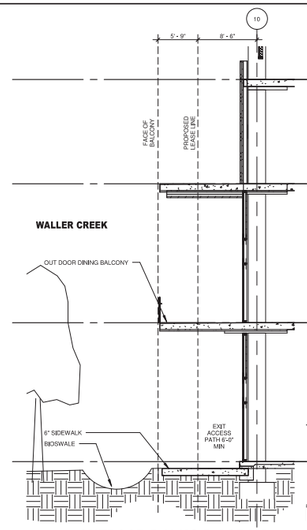
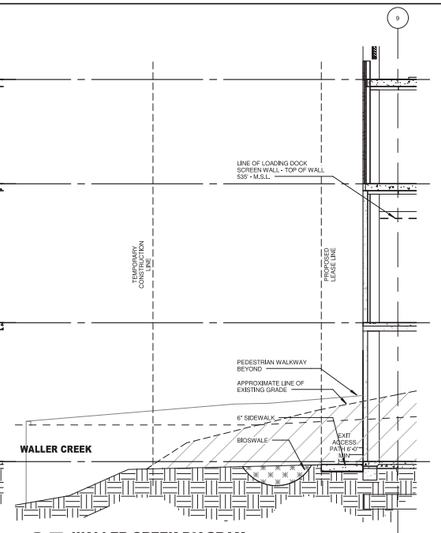
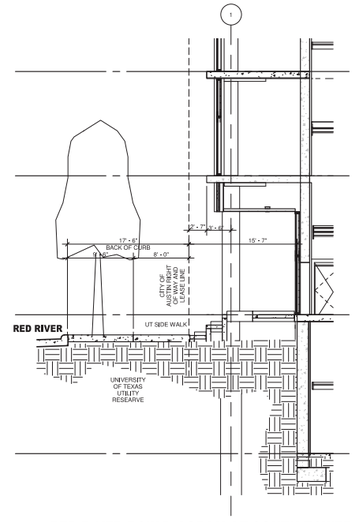


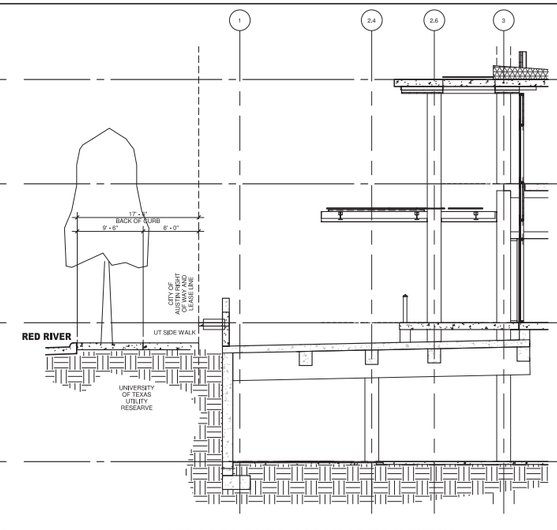
06 OUTDOOR DINING DIAGRAM
1/8" = 1'-0"



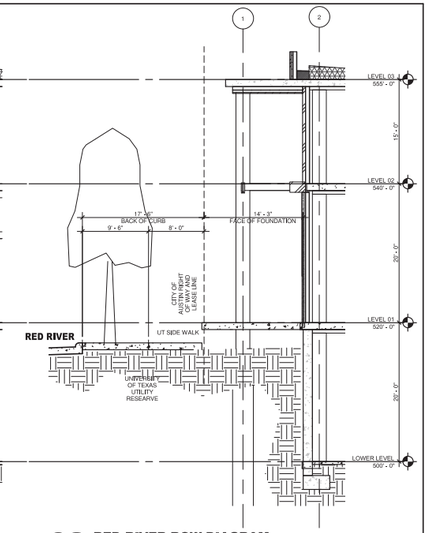
05 WALLER CREEK DIAGRAM
1/8" = 1'-0"



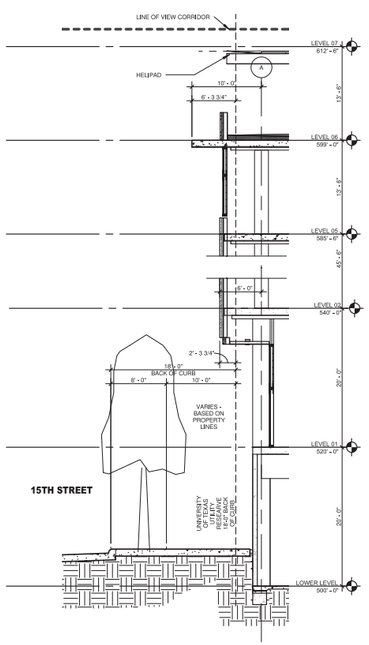
04 RED RIVER ROW DIAGRAM AT SOUTH TOWER
1/8" = 1'-0"



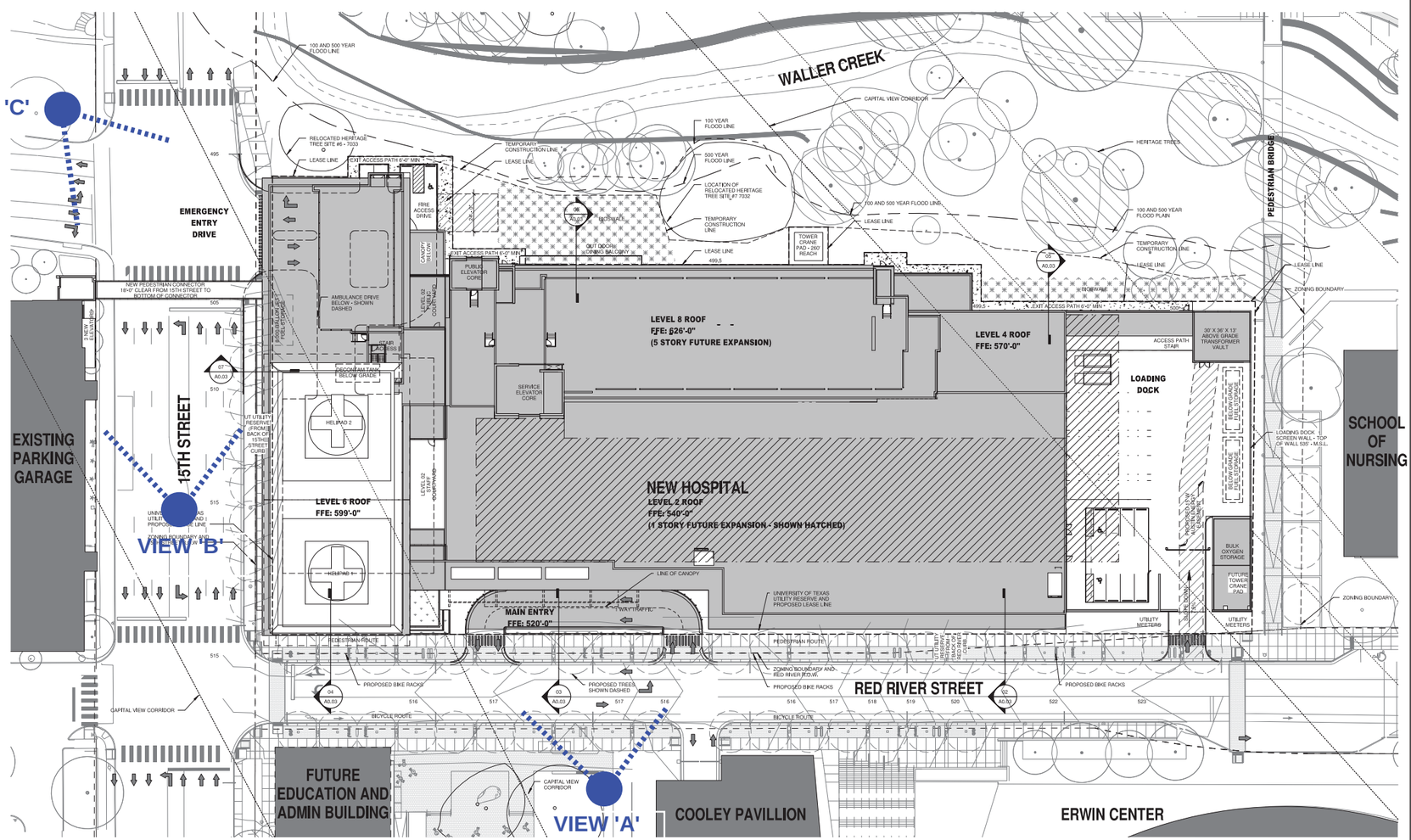
03 RED RIVER ROW DIAGRAM AT MAIN ENTRY
1/8" = 1'-0"



02 RED RIVER ROW DIAGRAM
1/8" = 1'-0"



07 15TH STREET ROW DIAGRAM
1/8" = 1'-0"



01 ARCHITECTURAL SITE PLAN
1" = 30'-0"

HKS

CLIENT
SETON HEALTHCARE FAMILY
1300 WEST 34th ST
AUSTIN, TX 78705

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201•4240

INTERIOR DESIGN
HKS INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201•4240

CIVIL ENGINEER
GARZA BURY
221 WEST SIXTH STREET, STE 600
AUSTIN, TX 78701

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201•4240

MEP ENGINEER
CCRD PARTNERS
3625 N. HALL STREET, SUITE 1300 • LB139
DALLAS, TX 75219

COMMUNICATION CONSULTANT
CCRD PARTNERS
3625 N. HALL STREET, SUITE 1300 • LB139
DALLAS, TX 75219

FOOD SERVICE CONSULTANT
LDM FOODSERVICE DESIGN GROUP
811 CROMELL PARK DRIVE, SUITE 113
GELN BURNIE, MD 21061

LANDSCAPE
DWG. URBAN LANDSCAPE ARCHITECTS
912B CONGRESS AVENUE
AUSTIN, TX 78701

Seton Medical Center
at The University of Texas

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: DAVID PRUSHA
Arch. Reg. No.: 14075
Date: 07/01/2014

TRUE NORTH
PROJECT NORTH

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
16977.000

DATE
AUGUST 12, 2014

SHEET TITLE
ARCHITECTURAL SITE DIAGRAMS

SHEET NO.
A0.02

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PLOT DATE: 7/7/2014 12:15:02 PM TEMPLATE VERSION: 2.6.4.201.30601

MATERIAL SELECTION SUMMARY

ARCHITECTURAL METAL FINISHES
AMF01:
Type: Organic Coating
Coating Color: Alpolic MICA MZG GREY
AMF02:
Type: Organic Coating
Coating Color: Alpolic CNC CHRCL 30% gloss
AMF03:
Type: Organic Coating
Coating Color: Alpolic SWT WHITE 30% gloss
AMF04:
Type: Organic Coating
Coating Color: Alpolic MBU BLUE 30% gloss
AMF05:
Type: Organic Coating
Coating Color: Alpolic AUB BLUE 30% gloss
AMF06:
Type: Organic Coating
Coating Color: Alpolic RTB BLUE 30% gloss
AMF07:
Type: Organic Coating
Coating Color: Alpolic AGT GREY 30% gloss
AMF08:
Type: Organic Coating
Coating Color: Akzo Nobel Blue Spray Trinar 30% gloss
AMF09:
Type: Organic Coating
Coating Color: Alpolic SDG GREY 30% gloss
AMF10:
Type: Organic Coating
Coating Color: Alpolic WLN WALNUT 30% gloss
AMF11:
Type: Organic Coating
Coating Color: Alpolic RON RED 30% gloss

CAST IN PLACE ARCHITECTURAL CONCRETE
CIPC01: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: TBD
Style Name: Vertical Board Formed – 2 x 14" + Quarter Sawn
Color/Texture: Reference Image - Typical Aggregate and Finish as building structure
Grade: Should meet ASTM C150/C150M-11, ASTM C595/C595M-11, ASTM C845-04, or ASTM C1157/C1157M-11
CIPC02: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: TBD
Style Name: Architectural Concrete
Color/Texture: Smooth
Grade: Should meet ASTM C150/C150M-11, ASTM C595/C595M-11, ASTM C845-04, or ASTM C1157/C1157M-11

STONE MASONRY
ST01: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: Meager Enterprise
Style Name: Leuders Limestone
Color/Texture: Cream, Smooth
Size: 16"X40" Max. (Size varies, see elevations for pattern)
Mortar Color: Cream
ST02: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: Texas Quarries
Style Name: Leuders Limestone
Color/Texture: Buff, Leathered Cut
Size: 16"X40" Typ. (Size varies, see elevations for pattern and location)
Mortar Color: Cream

AESS ARCHITECTURAL EXPOSED STRUCTURAL STEEL FRAMING
Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: TBD
Material: AESS
Color/Finish: AMF02 See Drawings for designation

INSULATED METAL WALL PANELS
CMP01: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF03; AMF07; AMF09 (See elevations for pattern)
Size: 12"x52"

CMP02: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF02/
Size: 12"x120"

CMP03: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF03; AMF04; AMF04; AMF06/ AMF08 (See elevations for pattern)
Size: 12"x120"

CMP04: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF11
Size: 29"x120"

CMP06: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF10
Size: 8"x96"

FLASHING AND SHEET METAL
Copings and flashings exposed to public view:
Finish Color: AMF02; See Architectural Metal Finishes above.

ALUMINUM ENTRANCE DOORS
Type 1: Kawneer Bi-Parting Doors
Model and Type TBD
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01
Type 2: Kawneer Swing Doors
Model and Type TBD
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01
Type 3: Hollow Metal Door
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01

Glazing
Glass Type "GL-10": 1" Vision Insulating Glass Unit,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass
Glass Type "GL-11": 1" Spandrel Insulating Glass Unit,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass with white frit on 4th surface.
Glass Type "GL-12": 1" Vision Insulating Glass Unit with custom frit pattern,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire with frit pattern (see elevations for extent)
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass
Glass Type "GL-13": 1/2" Vision Laminated Glass,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Polyvinyl Butyral Interlayer
Inner Lite: 1/4" PPG Starphire with white 507 Translucent dot matrix frit on 3rd surface.

Gray Gasket
Gray structural silicone joint
Gray weather-seal
½" Mill spacer with gray silicone seal

GLAZED ALUMINUM WALL SYSTEMS
Type 1: Punched openings
Manufacturer: Kawneer
Number: 1600
Size: 2 1/2" x 7 1/2"
Finish Color: AMF01
Type 2: Curtainwall
Manufacturer: Kawneer
Number: 1600 Wall System 2
Size: 2 1/2" x 7 1/2"
Finish Color: AMF01
Type 3: Curtainwall
Manufacturer: Kawneer
Number: 1600 Wall System 1
Size: 2 1/2" x 10.5"
Finish Color: AMF01

Type 4: Point Supported Canopy
Manufacturer: Nevum
Number: PSC
Size: TBD
Finish Color: AMF01

1600 F1/A OPTIONAL COVER
4.75"X2.5" AMF01
Mullion extensions where indicated on drawings.

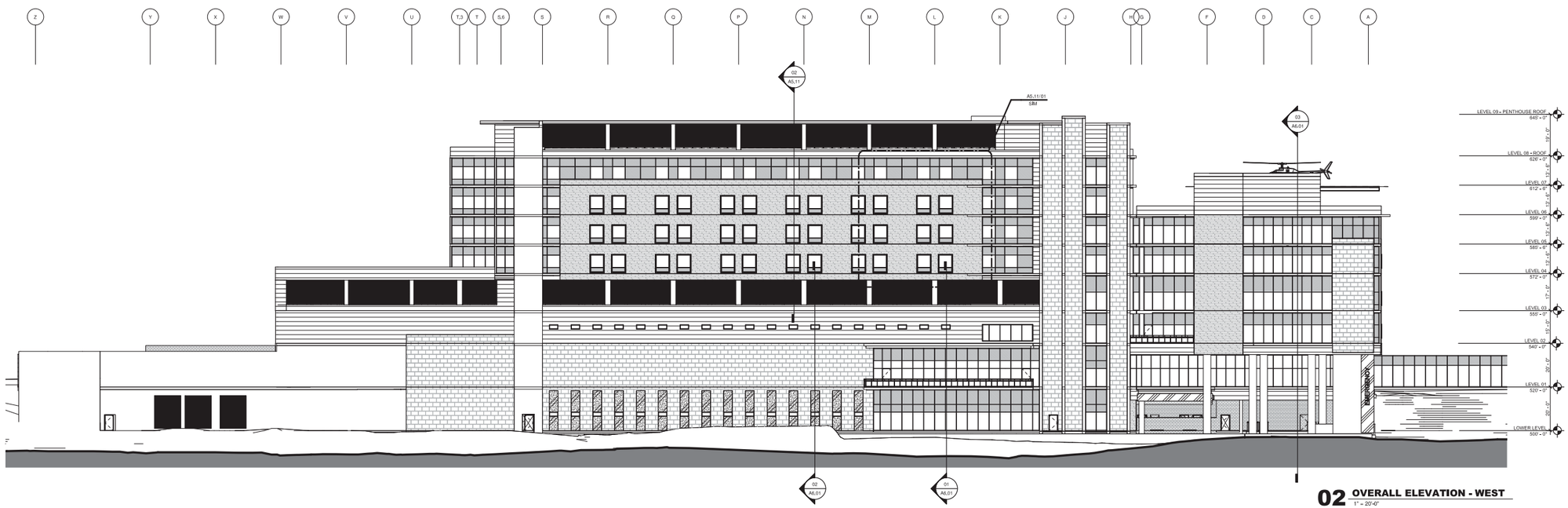
1600 F1/1 4" SIGHT LINE
4" Super Mullion AMF01

PAINTING
Exterior Paint Colors:
XPT01:
Color: Color to match AMF02 (steel beams at entry canopies)
XPT02:
Color: Color to match AMF01 (Any field painted hollow steel exterior doors)
XPT03:
Color: Color to match AMF03 (Plaster Soffits)

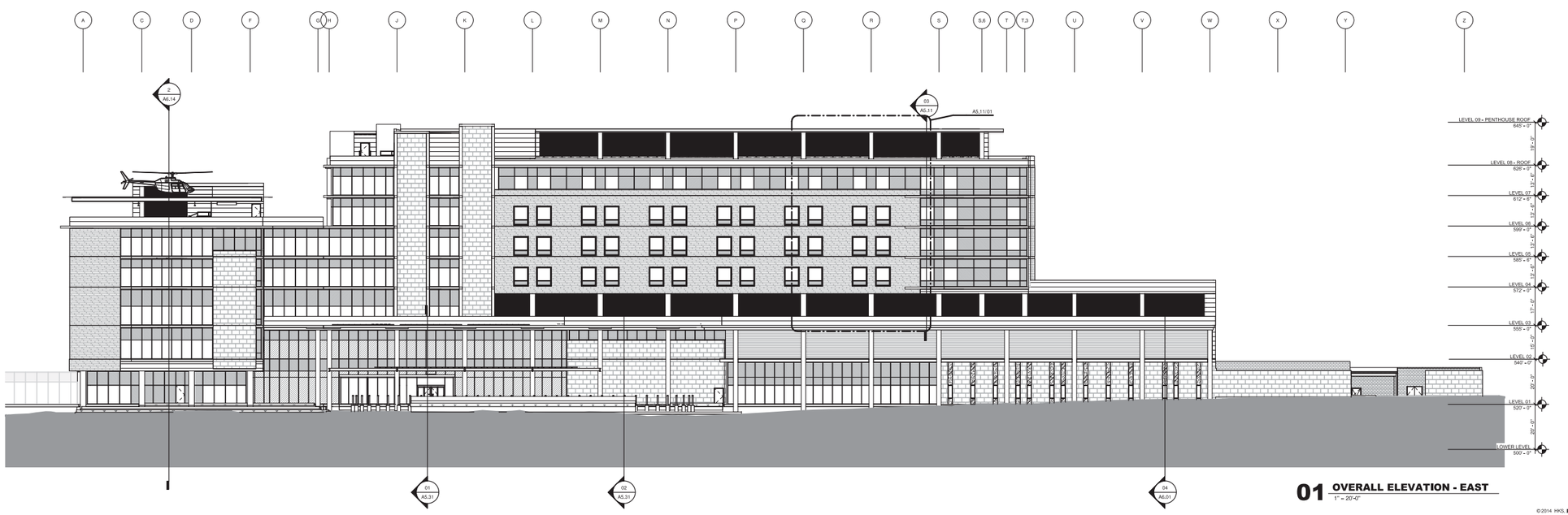
WALL LOUVERS
MWL01: Manufacturer: CS Louvers
Style Name: 6" AE177 Drainable Blade Horizontal Louver
Color/Finish: AMF02
Size: Varies

EXTERIOR MATERIAL LEGEND

- VISION GLASS - 01
- VISION GLASS - 02
- SPANDREL GLASS - 01
- CMU WITH ACRYLIC COATING
- WALL LOUVER
- COMPOSITE METAL WALL PANEL - CMP 01
- COMPOSITE METAL WALL PANEL - CMP 02
- COMPOSITE METAL WALL PANEL - CMP 03
- COMPOSITE METAL WALL PANEL - CMP 04
- STONE 01
- STONE 02



02 OVERALL ELEVATION - WEST
1" = 20'-0"



01 OVERALL ELEVATION - EAST
1" = 20'-0"

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CLIENT
SETON HEALTHCARE FAMILY
1300 WEST 34th ST
AUSTIN, TX 78705

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

INTERIOR DESIGN
HKS INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

CIVIL ENGINEER
GARZA BURY
221 WEST SIXTH STREET, STE 600
AUSTIN, TX 78701

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEER
CCRD PARTNERS
3625 N. HALL STREET, SUITE 1300 • LB139
DALLAS, TX 75219

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CCRD PARTNERS
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DALLAS, TX 75219

FOOD SERVICE CONSULTANT
LDM FOODSERVICE DESIGN GROUP
811 CROMELL PARK DRIVE, SUITE 113
GLEN BURNIE, MD 21061

LANDSCAPE
DWG. URBAN LANDSCAPE ARCHITECTS
912B CONGRESS AVENUE
AUSTIN, TX 78701

Seton Medical Center
at The University of Texas

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: DAVID PRUSHA
Arch. Reg. No.: 14075
Date: 07/01/2014

TRUE NORTH PROJECT NORTH

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
16977.000

DATE
AUGUST 12, 2014

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A5.01

PLOT DATE: 7/10/2014 6:28:05 PM TEMPLATE VERSION: 2.6.4.01.00021

MATERIAL SELECTION SUMMARY

ARCHITECTURAL METAL FINISHES
AMF01:
Type: Organic Coating
Coating Color: Alpolic MICA MZG GREY
AMF02:
Type: Organic Coating
Coating Color: Alpolic CNC CHRCL 30% gloss
AMF03:
Type: Organic Coating
Coating Color: Alpolic SWT WHITE 30% gloss
AMF04:
Type: Organic Coating
Coating Color: Alpolic MBU BLUE 30% gloss
AMF05:
Type: Organic Coating
Coating Color: Alpolic AUB BLUE 30% gloss
AMF06:
Type: Organic Coating
Coating Color: Alpolic RTB BLUE 30% gloss
AMF07:
Type: Organic Coating
Coating Color: Alpolic AGT GREY 30% gloss
AMF08:
Type: Organic Coating
Coating Color: Akzo Milano Blue Spray Trinar 30% gloss
AMF09:
Type: Organic Coating
Coating Color: Alpolic SOG GREY 30% gloss
AMF10:
Type: Organic Coating
Coating Color: Alpolic WLN WALNUT 30% gloss
AMF11:
Type: Organic Coating
Coating Color: Alpolic RON RED 30% gloss

CAST IN PLACE ARCHITECTURAL CONCRETE
CIPC01: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but not limited to, the following: TBD
Style Name: Vertical Board Formed –2"x 14"–Quarter Sawn
Color/Texture: Reference Image - Typical Aggregate and Finish as building structure
Grade: Should meet ASTM C150/C150M-11, ASTM C595/C595M-11, ASTM C845-04, or ASTM C1157/C1157M-11
CIPC02: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: TBD
Style Name: Architectural Concrete
Color/Texture: Smooth
Grade: Should meet ASTM C150/C150M-11, ASTM C595/C595M-11, ASTM C845-04, or ASTM C1157/C1157M-11

STONE MASONRY
STS1: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: Mezger Enterprise
Style Name: Leuders Limestone
Color/Texture: Cream, Smooth
Size: 16"X40" Max, (Size varies, see elevations for pattern)
Mortar Color: Cream
STS2: Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but is not limited to, the following: Texas Quarries
Style Name: Leuders Limestone
Color/Texture: Buff, Corduroy Cut
Size: 16"X40" Max, (Size varies, see elevations for pattern and location)
Mortar Color: Cream

AESS ARCHITECTURAL EXPOSED STRUCTURAL STEEL FRAMING
Manufacturer: Subject to compliance with requirements, products that may be incorporated into the Work includes, but not limited to, the following: TBD
Material: AESS
Color/Finish: AMF02 See Drawings for designation

INSULATED METAL WALL PANELS
CMP01: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF03/ AMF07/ AMF09 (See elevations for pattern)
Size: 12"x52"

CMP02: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF02/
Size: 12"x120"

CMP03: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF03/ AMF04/ AMF04/ AMF06/ AMF08 (See elevations for pattern)
Size: 12"x120"

CMP04: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF11
Size: 29"x120"

CMP06: Manufacturer: Alpolic PE
Style Name: Composite Metal Panel
Color/Finish: AMF10
Size: 8"x96"

FLASHING AND SHEET METAL
Copings and flashings exposed to public view:
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ALUMINUM ENTRANCE DOORS
Type 1: Kawneer Bi-Parting Doors
Model and Type TBD
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01
Type 2: Kawneer Swing Doors
Model and Type TBD
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01
Type 3: Hollow Metal Door
Finish: AMF-01; See Architectural Metal Finishes Above
Hardware Finish: AMF-01

Glazing
Glass Type "GL-1/01": 1" Vision Insulating Glass Unit,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass
Glass Type "GL-11": 1" Spandrel Insulating Glass Unit,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass with white frit on 4th surface.
Glass Type "GL-12": 1" Vision Insulating Glass Unit with custom frit pattern,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire with frit pattern (see elevations for extent)
Air Space: 1/2"
Inner Lite: 1/4" PPG Solarban 72 on clear glass
Glass Type "GL-13": 1/2" Vision Laminated Glass,
Outer Lite: 1/4" ultra low iron glass: PPG Starphire
Polyvinyl Butyral Interlayer
Inner Lite: 1/4" PPG Starphire with white 50? Translucent dot matrix frit on 3rd surface,

Gray Gasket
Gray structural silicone joint
Gray weather-seal
½" MB spacer with gray silicone seal

GLAZED ALUMINUM WALL SYSTEMS
Type 1: Punched openings
Manufacturer: Kawneer
Number: 1600
Size: 2 1/2" x 7 1/2"
Finish Color: AMF01
Type 2: Curtainwall
Manufacturer: Kawneer
Number: 1600 Wall System 2
Size: 2 1/2" x 7 1/2"
Finish Color: AMF01
Type 3: Curtainwall
Manufacturer: Kawneer
Number: 1600 Wall System 1
Size: 2 1/2" x 10.5"
Finish Color: AMF01

Type 4: Point Supported Canopy
Manufacturer: Nexum
Model: PSG
Size: TBD
Finish Color: AMF01

1600 F1/A OPTIONAL COVER
4.75"X2.5" AMF01
Mullion extensions where indicated on drawings.

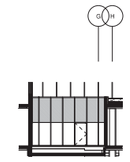
1600 F1/1 4" SIGHT LINE
4" Super Mullion AMF01

PAINTING
Exterior Paint Colors:
XPT01:
Color: Color to match AMF02 (steel beams at entry canopies)
XPT02:
Color: Color to match AMF01 (Any field painted hollow steel exterior doors)
XPT03:
Color: Color to match AMF03 (Plaster Soffits)

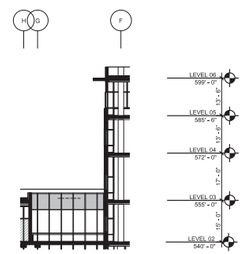
WALL LOUVERS
MWL01: Manufacturer: CS Louvers
Style Name: 6" All/177 Drainable Blade Horizontal Louver
Color/Finish: AMF02
Size: Varies

EXTERIOR MATERIAL LEGEND

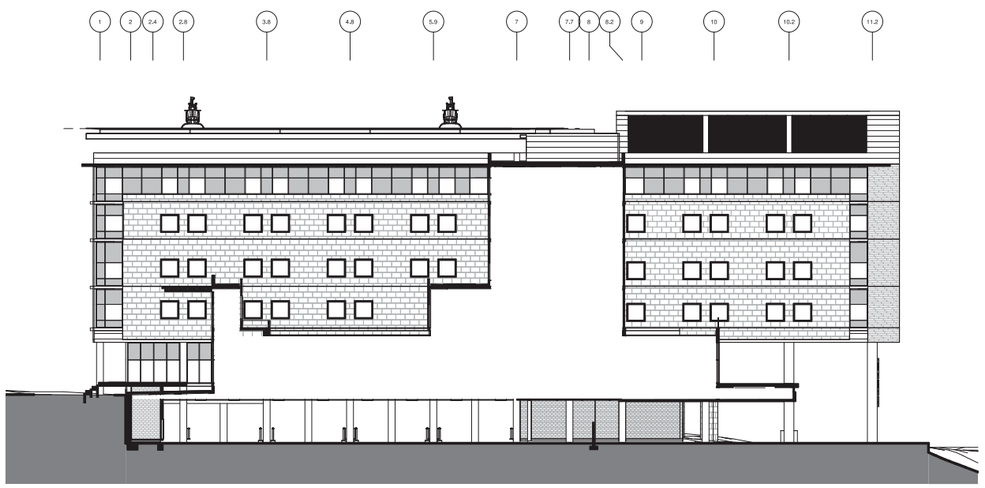
- VISION GLASS - 01
- VISION GLASS - 02
- SPANDREL GLASS - 01
- CMU WITH ACRYLIC COATING
- WALL LOUVER
- COMPOSITE METAL WALL PANEL - CMP 01
- COMPOSITE METAL WALL PANEL - CMP 02
- COMPOSITE METAL WALL PANEL - CMP 03
- COMPOSITE METAL WALL PANEL - CMP 04
- STONE 01
- STONE 02



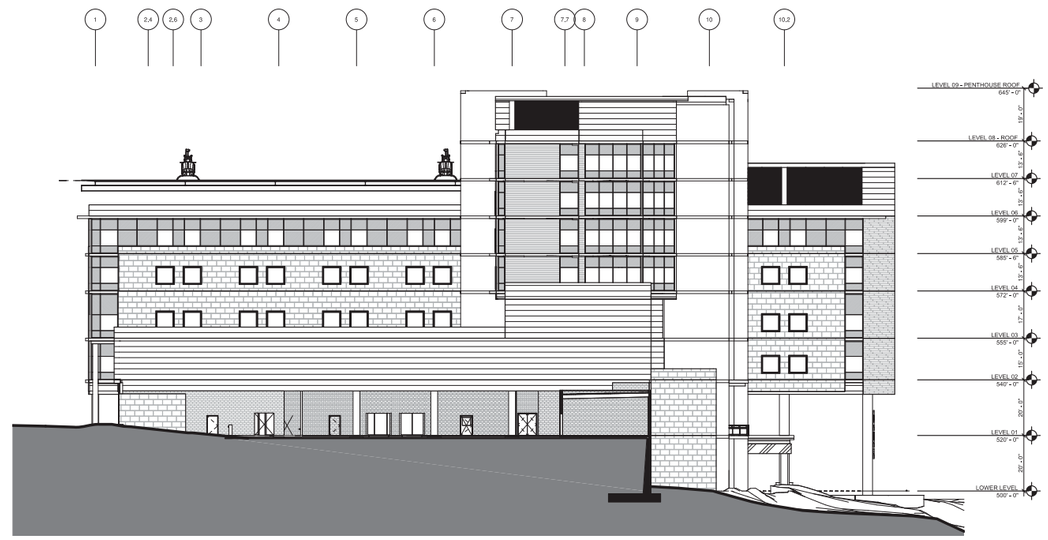
06 STAFF COURTYARD EAST ELEVATION
1" = 20'-0"



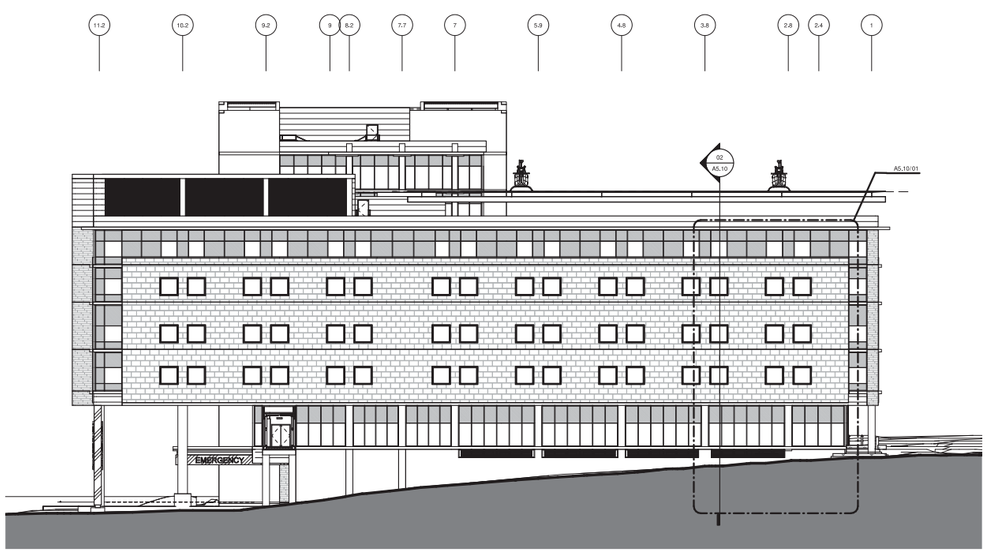
05 STAFF COURTYARD WEST ELEVATION
1" = 20'-0"



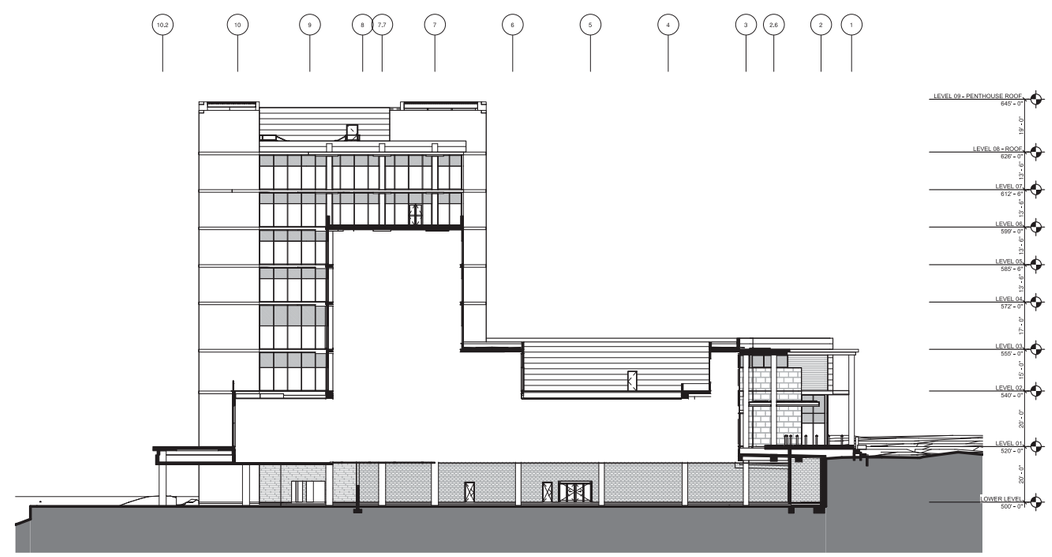
04 SOUTH TOWER - NORTH ELEVATION
1" = 20'-0"



02 OVERALL ELEVATION - NORTH
1" = 20'-0"



03 OVERALL ELEVATION - SOUTH
1" = 20'-0"



01 NORTH TOWER - SOUTH ELEVATION
1" = 20'-0"

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HKS

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INTERIOR DESIGN
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Seton Medical Center
at The University of Texas

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: DAVID PRUSHA
Arch. Reg. No.: 14075
Date: 07/01/2014

TRUE NORTH
PROJECT NORTH

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
16977.000

DATE
AUGUST 12, 2014

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NO.
A5.02

PLOT DATE: 7/1/2014 6:28:24 PM
TEMPLATE VERSION: 2.6.4.201.00621

SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

VIEW 'A' FROM DELL MEDICAL SCHOOL PLAZA

AUGUST 12, 2014 16977.000

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SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

VIEW 'B' FROM 15TH STREET LOOKING WEST

AUGUST 12, 2014

16977.000

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SETON MEDICAL CENTER AT THE UNIVERSITY OF TEXAS

VIEW 'C' FROM SOUTHWEST CORNER OF 15TH STREET AND RED RIVER STREET

AUGUST 12, 2014

16977.000

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