



DESIGN COMMISSION
MONDAY, FEBRUARY 24, 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 January 27, 2014 Design Commission meeting minutes.	6:15 PM
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on the Fifth and West Residences schematic submittal located at 501 West Ave. seeking support for the project and review for substantial compliance with the Urban Design Guidelines for Austin. (Nikelle Meade, Husch Blackwell, LLP).	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 including discussion on Design Commission's areas of critical concern and engagement with City Staff. b. Discussion and possible action on Design Commission's Annual Report.	6:45 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.	7:15 PM

6. STAFF BRIEFINGS: None	7:20 PM
7. FUTURE AGENDA ITEMS	7:20 PM
8. ANNOUNCEMENTS a. Chair Announcements; b. Items from Commission Members; and c. Items from City Staff.	7:25 PM
ADJOURNMENT	7:30 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 Annie Pennie in the Planning and Development Review Department, at annie.pennie@austintexas.gov or (512) 974-1403, 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. Affordable Housing Liaison: Wiginton
2. Downtown Comm. Liaison / Downtown Austin Plan: Whatley
3. TOD Liaison: Shieh
4. East Riverside Master Plan: Shieh
5. Airport Boulevard Redevelopment Initiative: Whatley
6. South Shore Waterfront SDAT: Almy
7. Imagine Austin Comprehensive Plan: Taniguchi
8. Downtown Wayfinding: Taniguchi

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, JANUARY 27, 2014 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS ROOM 1001
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

<input type="checkbox"/> P___ Dean Almy (DA) – Chair	<input type="checkbox"/> P___ Juan E. Cotera (JC)
<input type="checkbox"/> P___ James Shieh (JS) – Vice Chair	<input type="checkbox"/> P___ Jeannie Wiginton (JW)
<input type="checkbox"/> P___ Evan Taniguchi (ET) – Secretary	<input type="checkbox"/> P___ Bart Whatley (BW)
	<input type="checkbox"/> P___ Hope Hasbrouck (HH)
	<input type="checkbox"/> P___ Jorge E. Rousselin (COA – PDRD) Staff Liaison

Meeting Minutes

Call to order by: Chair D. Almy @ 6:04 pm; Roll Call: All present

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and Possible Action)

- a. Discussion and possible action on the December 16, 2013 Design Commission meeting minutes.

The motion to approve minutes as drafted made by E.Taniguchi; second by J. Shieh was approved on a vote of [7-0].

3. NEW BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on the Reconnect Austin Project seeking support from the Design Commission to consider this as an additional alternative and request that it receive further study. (Sinclair Black, Black+Vernooy Architecture and Urban Design).

Mr. Sinclair Black presented the Reconnect Austin project and showed a video.

Motion to:

1. The Design Commission will endeavor to write a letter of support for considering Reconnect Austin as a fourth alternative in studies prepared by TxDOT and considered by NEPA. Have landscape and infrastructure work group to craft a letter in support for Reconnect Austin as a 4th alternative as presented and

2. The Design Commission will support Reconnect Austin as a 4th alternative to the NEPA process made by H. Hasbrouck; second by B. Whatley approved on a vote of [7-0].

- b. Discussion and possible action on the Design Development submittal of the Fiskville Substation Enclosure Project located at 9821 ½ Middle Fiskville Road, seeking support for the replacement of the chain link fence. (Ron Humphrey, COA-Austin Energy).

Mr. Ron Humphrey and Ms. Stritmatter presented the Fiskville Fence Project.

The motion to provide support for approach as recommended in the presentation addressing masonry and landscape buffer agents made by J. Wiginton; Second by H. Hasbrouck was approved on a vote of [7-0].

- c. Briefing on the City of Austin Bike Share Program (Nadia Barrera, COA-Public Works Department).

Ms. Nadia Barrera and Mr. Eliot McFaden presented the Austin Bike Program.

No Action by commission.

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 including discussion on Design Commission's areas of critical concern and engagement with City staff.

Discussion on draft list of staff and craft cover letter on invitation to Planning and Urban Design work group.

- Add Lorriane Riser from Real Estate

Motion to send to Planning and Urban Design work group.

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

- a. Standing Committees Reports: **None**

- b. Liaison Reports: **Commissioner Whatley gave a report on Downtown presentations:**

- DAP updates
- Code amendments
- Density Bonus recommendations
- Rainey St. plan

Almy: SSW moving forward

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

6. STAFF BRIEFINGS: None

7. FUTURE AGENDA ITEMS: Transportation Criteria Manual Revisions

8. ANNOUNCEMENTS

a. Chair Announcements: **None**

b. Items from Commission Members: **TX Architect article from Dean**

c. Items from City Staff: **None**

ADJOURNMENT by consensus at: 8:05 PM

DRAFT



**City of Austin
Design Commission – Project Submittal Consideration Sheet**

Project Name: Fifth and West Residences		
Project Location/Address: 501 West Ave., Austin, Texas 78701		
Applicant: Riverside Resources Investments II, LTD.	Property Owner: Texas Press Association	
Mailing Address: <small>Husch Blackwell, LLP, Attn: Nikelle Meade, 111 Congress Ave., # 1400, Austin, TX 78701</small>	Mailing Address: 718 W. 5th St., Austin, TX 78701	
Phone Number: Nikelle Meade: 512-479-1147	Phone Number: Michael Hodges 512-477-6755	
Project Architect/Engineer: <small>Joe Isaja, BURY-AUS, Inc.(Engineer); Joel Efrussy (GDA) (Architect)</small>	Project Start Date: 3/1/2014	Project End Date: 3/1/2016
Mailing Address: <small>221 W. 6th St., # 600, Austin, TX 78701; 3090 Olive St., # 500, Dallas, TX 75219</small>	Phone Number: BURY-AUS: 512-328-0011; GDA 214-871-9078	
Is project subject to redevelopment site plan or zoning application approvals? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Anticipated Dates of Action Planning Commission: City Council: 2/13/2014	
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) : The proposed project is a condominium tower. We are seeking additional density through the Downtown Density Bonus Program.		
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 checked="" type="checkbox"/> Schematic <input type="checkbox"/> Design Development		
Do you have a copy of the Urban Design Guidelines for Austin? <input checked="" 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

FIFTH AND WEST RESIDENCES BACK-UP PACKET

PROJECT SUBMITTAL CONSIDERATION SHEET

Applicant is proposing to build a condominium tower at 501 West Ave., Austin, Texas, 78701, with the following characteristics:

<u>Lot size</u>	16,662 sq. ft.
<u>Square footage of building</u>	306,555 sq. ft. (FAR calc.)
<u>Total Units</u>	163
<u>Floors</u>	38 (including roof/ mechanical level)
<u>Height</u>	430' - 0" above average grade
<u>FF Elevation</u>	470' - 9"
<u>Proposed FAR</u>	20:1
<u>Building coverage</u>	16,206 sq. ft.
<u>Open space</u>	To be determined; the plans call for an outdoor pool and common area.

The surrounding area is made up of multi-family residential towers to the west and south, and retail uses to the north and east. The lot is located in the Lower Shoal Creek District and is eligible for a density bonus under the Downtown Density Bonus Program.

HOW THE DESIGN COMMISSION CAN ASSIST

The Design Commission can assist in making the project better for the community by helping us to identify community benefits that we can provide as part of the development to enhance the quality of the surrounding urban environment. Under the Density Bonus Program, a developer can achieve additional density by providing community benefits that serve a public and municipal purpose. Currently, the Land Development Code does not articulate exactly which uses constitute a community benefit; therefore, we would like to work with the neighboring communities and the Design Commission to identify those community benefits that are both feasible for us to implement and desirable to the community.

SUSTAINABILITY HIGHLIGHTS AND COMMUNITY BENEFITS

The development will (1) substantially comply with the Urban Design Guidelines, (2) achieve a 2 star rating under the Austin Energy Green Building Program, and (3) include streetscape services consistent with the Great Street Standards. Additionally, we are in the process of

establishing additional community benefits that we can provide as part of the Density Bonus Program.

URBAN DESIGN GUIDELINES

Area-Wide 1: The project is a dense residential development with a 20:1 FAR.

Area-Wide 3: The project does not permanently close any downtown streets, and is exclusively located on one quarter block.

Area-Wide 6: The project is partially within the Lamar Bridge Capitol View Corridor, and the entire building is in compliance with the Capitol View Corridor's height and elevation restrictions.

Area-Wide 7: The project's design does not mimic past architectural styles and is consistent with modern high quality design schemes.

Area-Wide 9: Equipment on the roof will be hidden from view by screens.

Streetscape 2: Curb-cuts will be minimized and the pedestrian paving will create a level walking surface.

Streetscape 3: The project includes two driveways, both of which can function in one-way and two-way street systems.

Streetscape 4: The project's sidewalks are wide and comply with the Great Street Standards.

Streetscape 6: The streetscape will comply with the Great Street Standards, and includes appropriate trees.

Streetscape 7: The utilities will be out of sight from pedestrians and power lines will be upgraded. The dumpsters are hidden from view and will not interfere with pedestrian uses.

Streetscape 8: Street trees will be installed along 5th Street and West Avenue.

Streetscape 10: Pedestrians will be protected from cars by planters and a wide sidewalk.

Streetscape 11: Mechanical equipment will be screened from view.

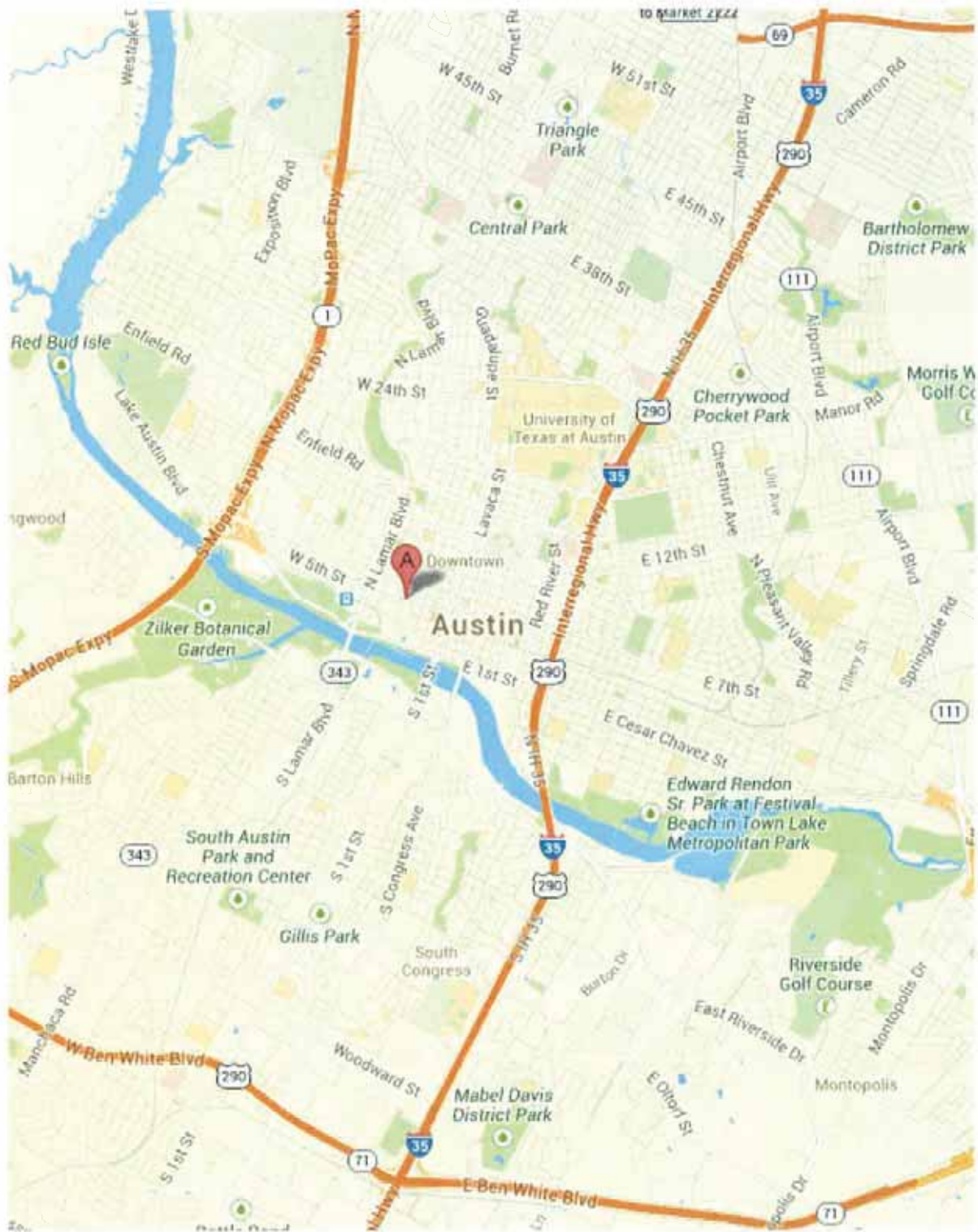
Plazas and Open Space 4: The project includes patios for every unit and a community roof deck with a pool.

Building 1: The project will be built to the property line.

Building 5: The project includes both a below ground and an above-ground parking structure. The parking structure will be hidden from view and not open-sided.

Building 6: The project will be constructed in high quality and durable manner.

Fifth and West Residences Vicinity Map



Fifth and West Residences
Vicinity Map



VICINITY MAP

N.T.S.

GRID NUMBER: H22 & J22
MAPSCO PAGE: 584V & 585S

718 W. 5TH STREET
RIVERSIDE RESOURCES,
INVESTMENTS II, LTD.

DEMOLITION PLAN



221 West Coast Street, Suite 500
Austin, Texas 78701
Tel: (512) 326-0011 Fax: (512) 326-0328
TSP#: # F-1044 TSP/L #: F-101077500
Copyright © 2013

[illegible]

KEY NOTES:

- 1 SAW CUT AND REMOVE A MINIMUM OF 1 FOOT OF EXISTING PAVEMENT OR A MINIMUM OF 1 FOOT FAST EDGE OF UNSATISFACTORY PAVEMENT, WHICHEVER IS GREATER.
- 2 EXISTING CURB & GUTTER TO BE REMOVED.

DEMOLITION NOTES:

- REMEDIATION NOTES**
- INSTALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION AS INDICATED ON DESIGN AND EROSION CONTROL PLAN.
- ANY OFF-SITE DUMPING OF DEBRIS WILL REQUIRE PERMIT OR EVIDENCE OF A LEGAL DUMP SITE TO BE PRESENTED TO THE CITY OF AUSTIN.
- PROTECT ALL UTILITIES THAT ARE TO REMAIN.
- SEE TREE PRESERVATION PLANS FOR DETERMINING WHICH TREES ARE TO BE REMOVED.

NOTES

- NOTES:**
1. THERE ARE NO SLOPES IN EXCESS OF 10% ON OUR PROPOSED SITE EXCEPT FOR THE MAN MADE SLOPES CONSTRUCTED UNDER THE PREVIOUS FARM.
2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL AGENCIES IS REQUIRED PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION. A PRELIMINARY EROSION CONTROL PLAN MUST BE SUBMITTED TO THE AGENCIES PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION.

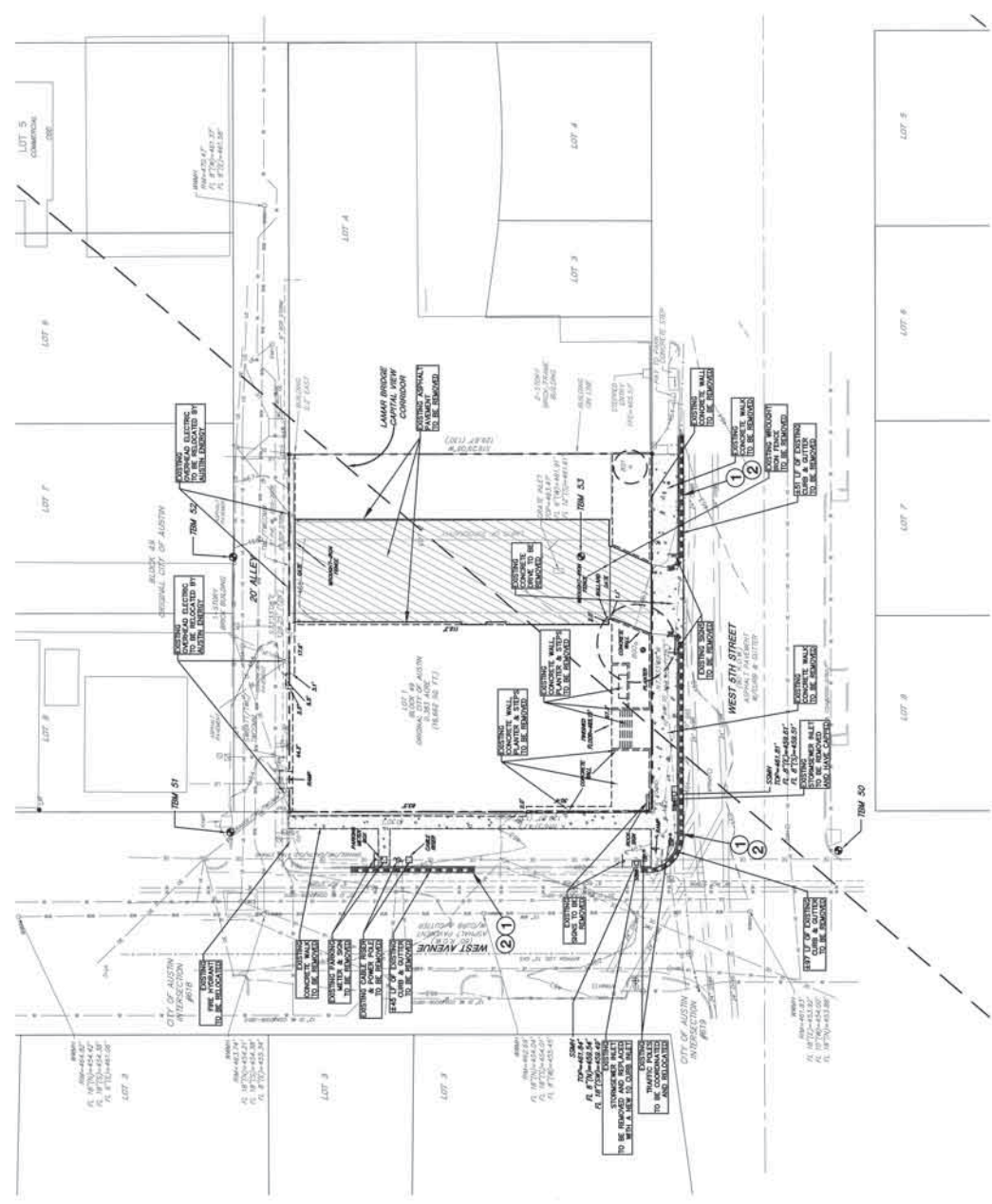
FOR CITY USE ONLY

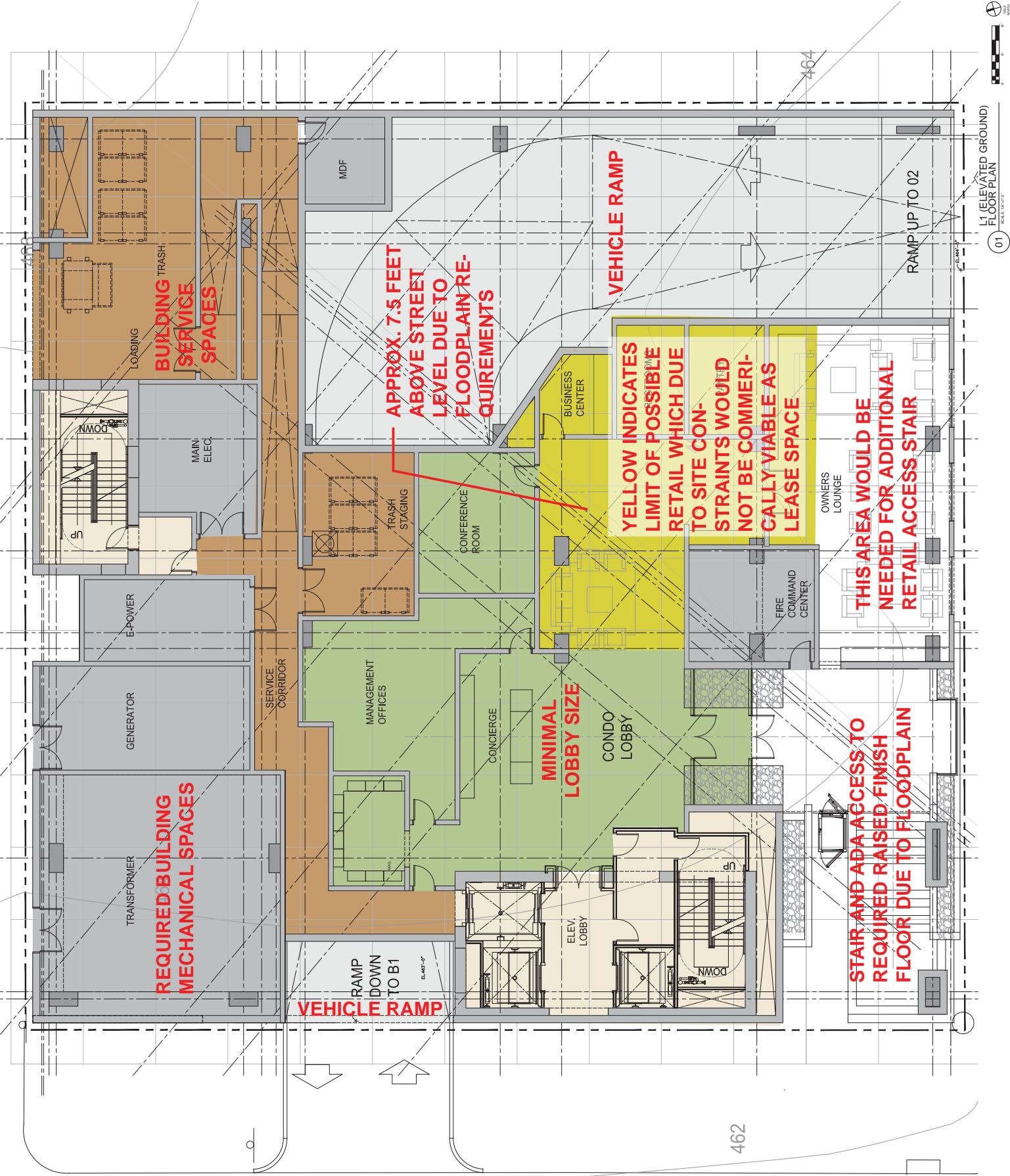
[illegible]

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

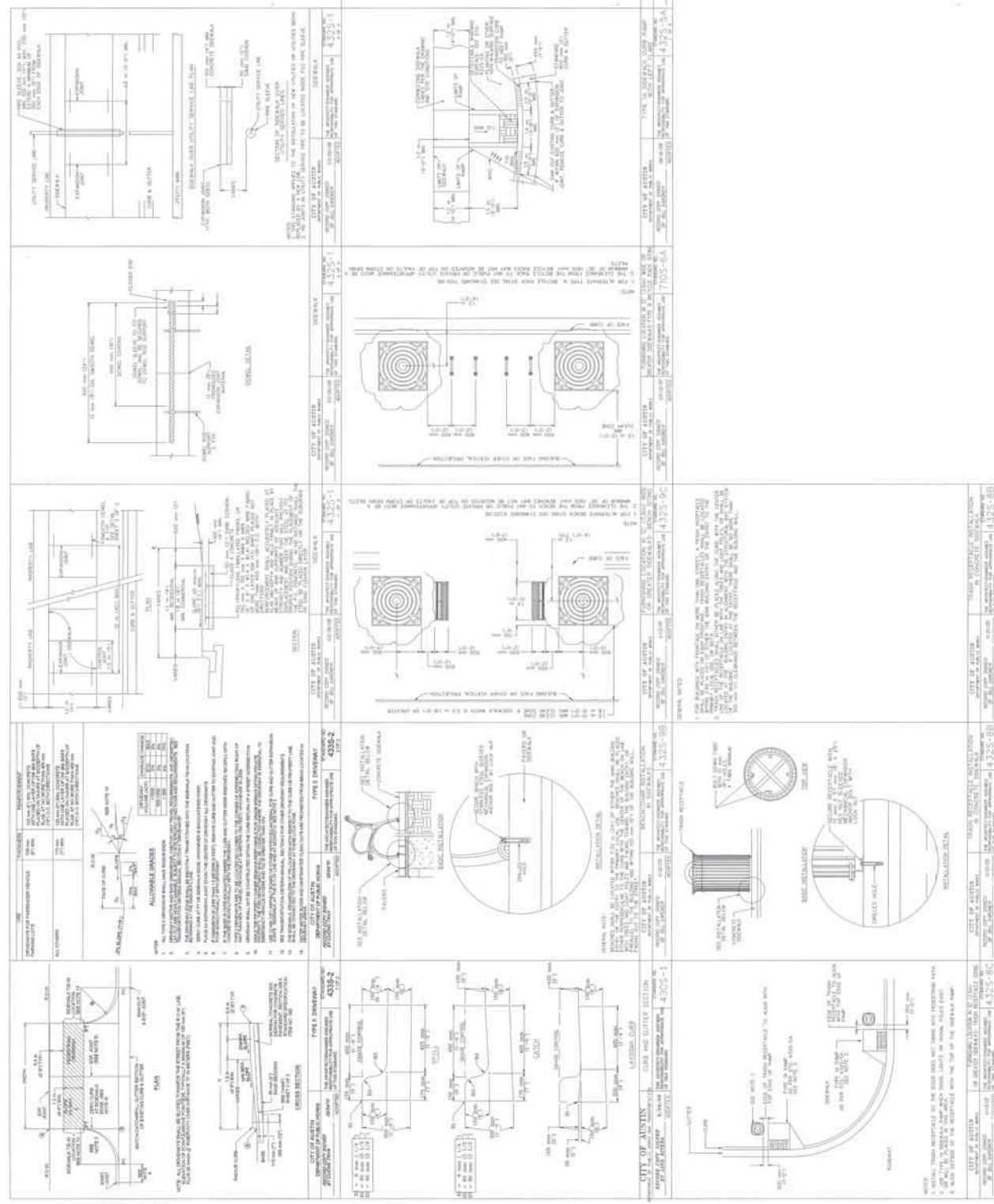
TREE LIST

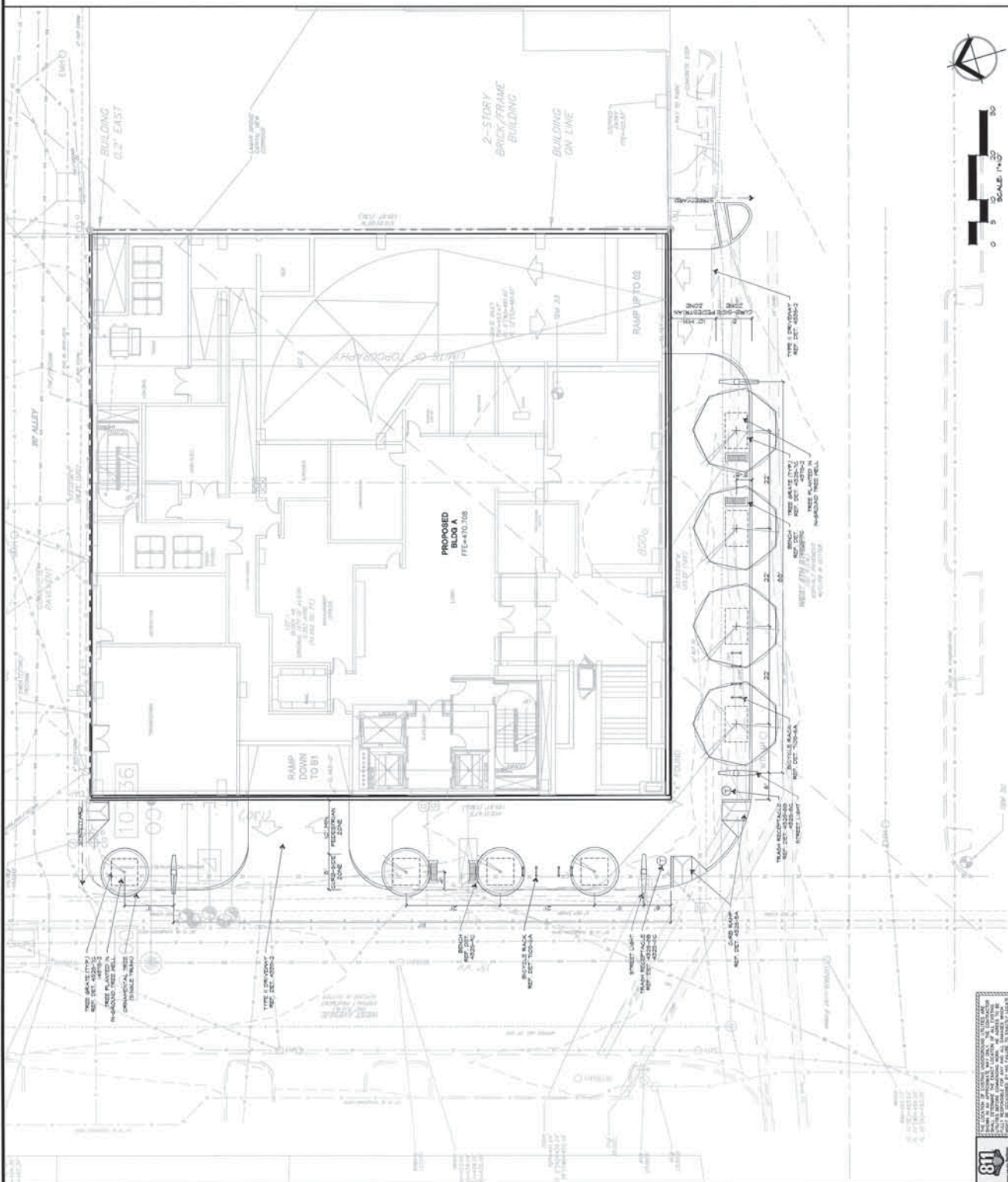
(R) DENOTES INK TO BE REMOVED



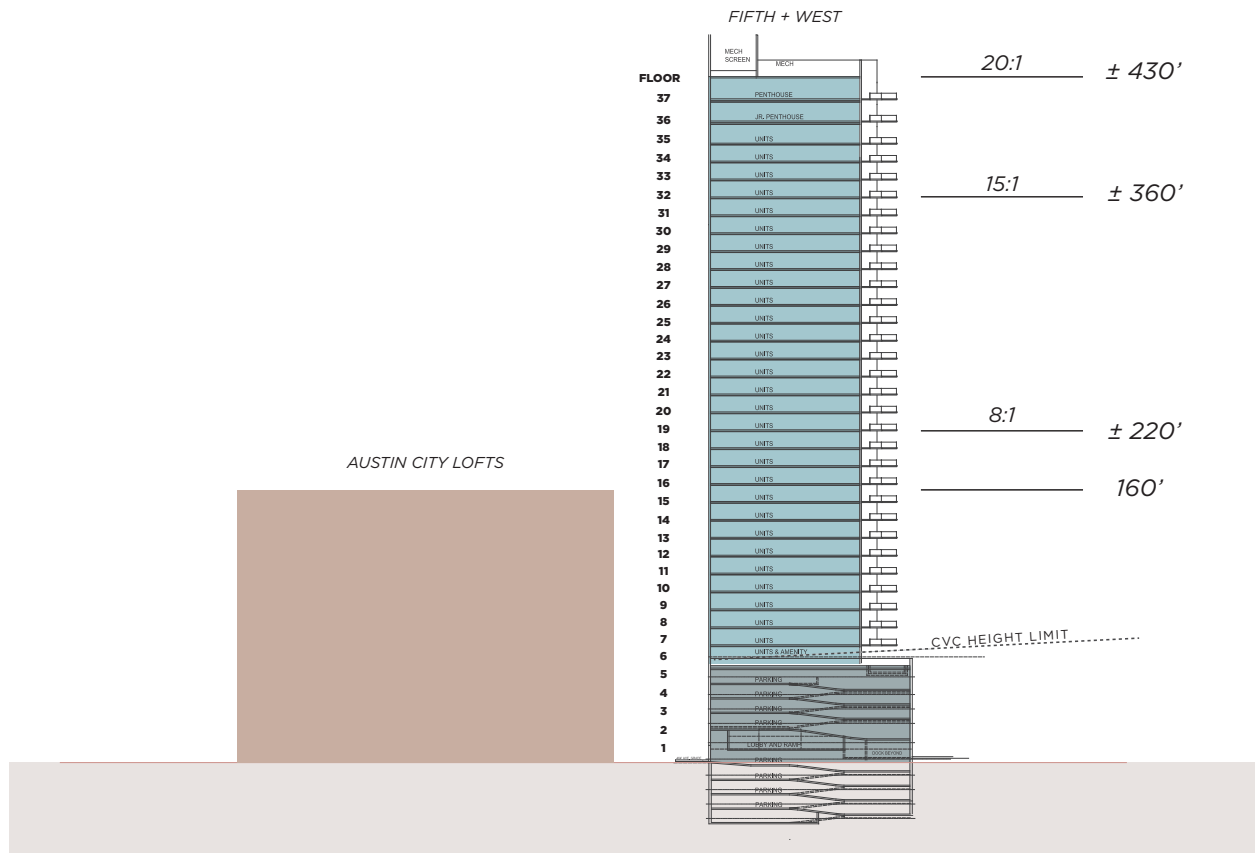




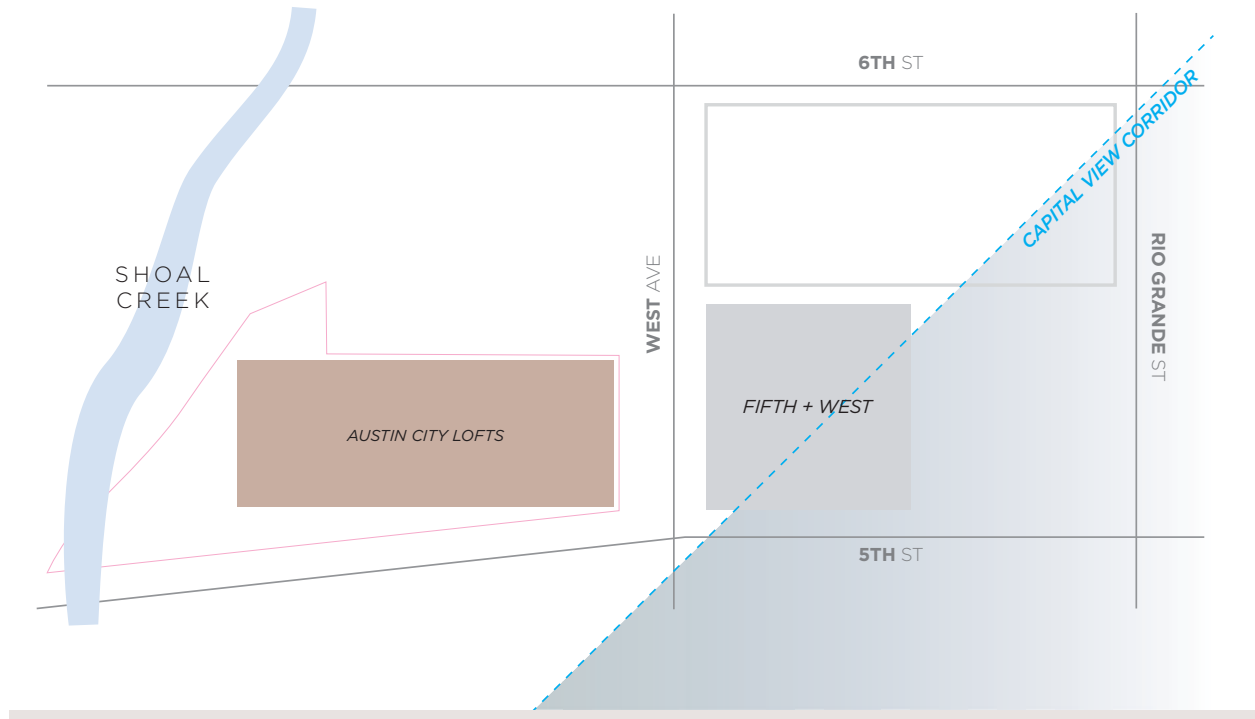




80 EAST ELEVATION



SECTION VIEW



PLAN VIEW



FIFTH + WHEEL

RIVERSIDE RESOURCES

GDA



FIFTH + WEST


RIVERSIDE RESOURCES


GDA





FIFTH + WEST

RIVERSIDE RESOURCES



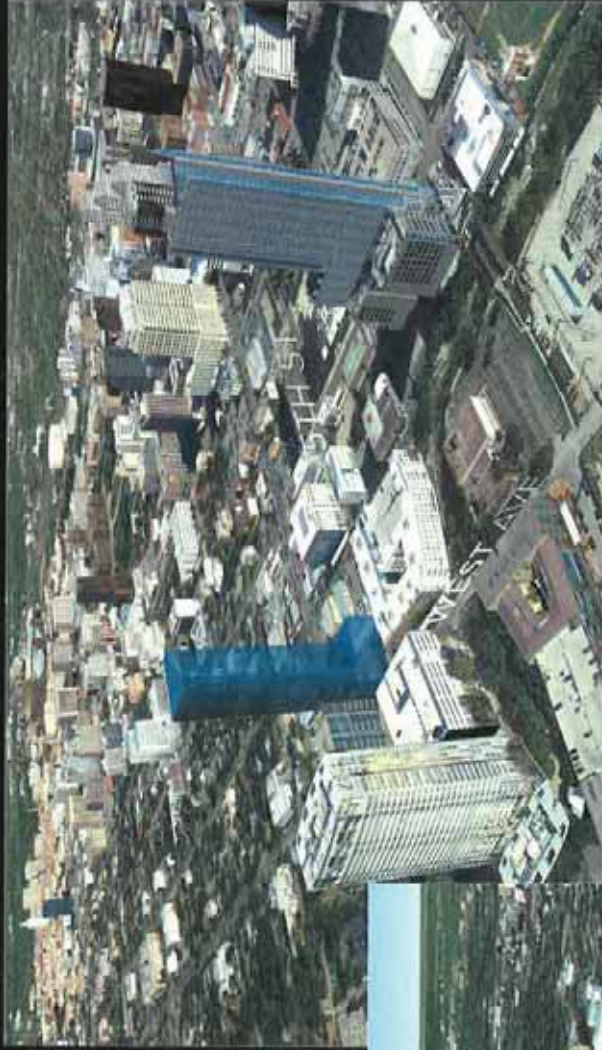




FIFTH + WEST


RIVERSIDE RESOURCES


GDA



LOOKING NORTHWEST



LOOKING NORTHEAST



RIVERSIDE RESOURCES

FIFTH + WEST

LOOKING SOUTHEAST



LOOKING SOUTHWEST



FIFTH + WEST



RIVERSIDE RESOURCES

COMMUNITY BENEFITS

Riverside Resources has engaged in several conversations with neighborhood associations and other stakeholders in the area surrounding the Fifth and West Residences property to identify community benefits that will improve that portion of downtown. The following is a list of those community benefits that Riverside commits to provide in connection with the density bonus it is seeking.

Improve Sidewalks. In addition to the Great Streets streetscape improvements required adjacent to its own property, Riverside agrees to extend the Great Streets improvements along both sides of West Avenue for the length of the entire block between 5th and 6th Streets. Riverside can make those improvements during the construction phase of Fifth and West Residences and will be reimbursed by the city. (This agreement furthers the Streetscape Guidelines Nos. 2 (Minimize Curb Cuts), 4 (Reinforce Pedestrian Activity), 6 (Enhance Streetscape), and 8 (Install Street Trees) of the Urban Design Guidelines.)

Bike Share. Riverside will purchase a one-year B-Cycle membership for each of its 163 condominium buyers to introduce them to the program and encourage participation. There are three B-Cycle locations within one block of the property, making it easy and convenient for residents to use their membership. (This program will encourage more bike use in downtown and further the goals of the Transportation and Parking Provision 3.6 of the Downtown Austin Plan which provides for the implementation of a community bike share program.)

Car Share. Riverside will reimburse one Car2Go registration for each of its 163 condominium buyers. Additionally, Riverside will work with the city to locate at least two Car2Go parking spaces near the site. Signing up for a car share program is often the biggest barrier to participation. We believe that if a membership is included with the condominium purchase, residents will be much more likely to use the service. (Car share programs help control on-site parking which furthers Building Guideline No. 5 [Control On-Site Parking] of the Urban Design Guidelines.)

Shoal Creek. Riverside will allocate one-half of its community benefit funds to Shoal Creek Conservancy for: (1) the creation of a Shoal Creek Action Plan to mitigate flood risks and make other improvements on Shoal Creek from the West Avenue bridge to the West 10th Street bridge and (2) trail improvements to Shoal Creek from the West Avenue bridge to the West 10th Street bridge via a public-private partnership with the Public Works Department and the Watershed Protection Department of the City. In addition to allocating its community benefit funds to Shoal Creek Conservancy, Riverside will also participate with Austin City Lofts (ACL) in ACL's obligation to maintain the portion of Shoal Creek near the 5th Street bridge by contributing

Fifth and West Residences

Design Commission Urban Design Working Group

\$10,000.00 per year for three years to ACL. (This agreement furthers the goals of 1) the Public Realm Provision 1.3 of the Downtown Austin Plan which calls for improving downtown's urban greenways and adjoining public parks, as natural refuges and pathways; 2) the Utilities/Infrastructure Provisions 3.1, 3.5, and 3.6 of the Downtown Austin Plan which call for increasing watershed maintenance of Shoal Creek and implementing a restoration and flood control plan for Lower Shoal Creek; and 3) Leadership and Implementation Provision 1.2 of the Downtown Austin Plan which calls for encouraging public/private partnerships and conservancies aimed at building and operating parks and open space improvements.)

Green Building. Riverside commits to exceed the downtown density bonus 2-Star AEGB rating requirement by achieving a minimum of a 3-Star rating. (This will improve sustainability which is listed as Shared Value No. 3 in the Urban Design Guidelines.)

Shoal Creek Conservancy. Riverside agrees to provide marketing material to its 163 condominium buyers about the benefits of membership in the Shoal Creek Conservancy and pay for their membership for the first year. (This will increase participation in Shoal Creek Conservancy and further the goals of the Utilities/Infrastructure Provisions 3.1, 3.5, and 3.6 of the Downtown Austin Plan which call for increasing watershed maintenance of Shoal Creek and implementing a restoration and flood control plan for Lower Shoal Creek.)

Notice of After-Hours Construction. Riverside agrees to provide at least 48 hours advance notice to the property managers of Austin City Lofts, 404 Rio Grande, and the Monarch if Riverside or its contractors apply for a permit per section 9-2-21 of the City Code to pour concrete after 7:00 p.m. (This agreement will help mitigate any disturbances to nearby residents, which will make urban living more comfortable in furtherance of Vision No. 9 of the Urban Design Guidelines ["Create a Comfortable Urban Environment"].)

For-Sale Condominiums. Riverside agrees that the development will consist solely of for-sale condominiums rather than apartments. (A condominium development such as this one with large units and multiple bedrooms is catered to families, which furthers the goals of the Activities and Uses Provision 2.5 of the Downtown Austin Plan ["Make Downtown Housing More Family-Friendly"].)



Austin Design Commission

To: Austin Design Commission
From: Planning & Urban Design Working Group

February 21, 2014

Working Group review of W. 5th & West Project for substantial compliance with the Urban Design Guidelines

Meeting date: 2-12-2014

Applicant: Riverside Resources

The applicant is seeking a density bonus to raise the FAR from 8:1, past the allowable 15:1 to 20:1 FAR. The project is in a floodplain and is on a site sized approximately one quarter of a city block.

The applicant reported to have been working with the surrounding community groups to fine-tune the list of community benefits offered in connection with the density bonus sought. This list includes extending Great Streets improvements along both sides of West between 5th and 6th.

Positive attributes of the project address plazas and open space with the green roof deck and contributions to Shoal Creek. Additionally extension of Great Streets improvements is regarded as positive.

Concerns primarily center on the manner in which the building and the spaces within relate to the streetscape on both West 5th and West Avenue. The Working Group discussed possibilities of more engaging building materials and a kiosk type space at sidewalk elevation.

We recommend that the project, as presented, is not in substantial compliance with the Urban Design Guidelines. The floodplain seems to create unique difficulties for the project to address the streetscape as outlined in the Urban Design Guidelines. The project does not substantially meet guidelines of reinforcing pedestrian activity, enhancing the streetscape, providing generous ground level windows, and providing pedestrian oriented uses at street level.

The working group appreciates the opportunity to comment on this project. We look forward to continued discussion on ideas about how the building addresses the streetscape.

Respectfully,
Planning & Urban Design Working Group of the Design Commission

Dean Almy,
Chair

Evan Taniguchi,
Vice Chair

Hope Hasbrouck,
Secretary

Juan Cotera

James Shieh

Bart Whatley

Jeannie Wiginton

George Adams
Executive Liaison

Jorge E. Rousselin
Staff Liaison



Austin Design Commission

To: City of Austin Staff
From: Design Commission

February 11, 2014

Thank you for your assistance in working with the Design Commission to craft recommendations that we can include in Infrastructure Design Guidelines. As a follow-up to your participation and cooperation, the City Council directed the City Manager to work with the Design Commission to craft design guidelines (not just recommendations) for infrastructure projects. Therefore, the Commission would like to meet with key City staffers to roll-out a work plan to accomplish this task. The intent is to have an initial meeting is to introduce the working process for further collaborative work on infrastructure design guidelines.

The timeline is as follows:

1. Kick-off meeting at a special-called Commission meeting late February 2014;
2. March-April 2014: meet with key Department representatives to understand roles, processes, and specific functions affecting infrastructure projects;
3. May – July 2014: Based on input from Departments, the Commission will craft draft design guidelines for compact, connected, integrated, and sustainable City infrastructure;
4. August 2013: Design Commission consideration of draft design guidelines;
5. September 2014: Presentation to Council

To assist in this endeavor, the Commission is presenting a list of initial questions to better understand your Department's function and how it influences infrastructure development (please see attached). These questions are for review and discussion between Staff and Design Commission Members, can be amended, and are not meant to be answered at this time but at follow-up meetings to be scheduled at a later date. Furthermore, these questions are meant to gather input on process and communicate our ideas for further discussion.

We've also attached a copy of Interim Infrastructure Design Guidelines that explain the Design Commission's role and defines infrastructure.

The Commission will extend follow-up invitations to additional meetings after the kick-off meeting. Commissioners will meet with specific Department representatives to go over the questions and discuss each Department's role. Your assistance to complete this important City Council request is greatly appreciated. Stay tuned for meeting invitations and please help us identify additional personnel needed to accomplish this task.

Dean Almy,
Chair

Evan Taniguchi,
Vice Chair

Hope Hasbrouck,
Secretary

Juan Cotera

James Shieh

Bart Whatley

Jeannie Wiginton

George Adams
Executive Liaison

Jorge E. Rousselin
Staff Liaison

If you have any questions about this process, please contact Mr. Jorge Rousselin, Design Commission Liaison, at (512) 974-2975 or at Jorge.rousselin@austintexas.gov.

Regards,



Dean Almy, Chair
City of Austin Design Commission

Proposed questions for City Department 'One on One' Interviews
(Note, these questions will be discussed in follow up meetings)

Land Development Codes:

1. What land development codes govern your work?
2. What components of those codes do you or your department perceive as obstructions to achieving an integrated approach toward infrastructure development?

Technical Criteria Manuals:

3. What Technical Criteria Manuals have been developed by your department?
4. What Technical Criteria Manuals, developed by other departments, do you refer to regularly?

Collaboration & Outreach:

5. What departments do you regularly collaborate with?
6. What is the process for collaborating with other city departments?
7. How do you include community outreach in your projects?

Design Commission:

8. Please characterize your department's perception of the Design Commission?
9. What criteria do you use to determine what projects should appear before the Design Commission?
10. What are your expectations in regards to working with the Design Commission in the development of the Infrastructure Design Guidelines (IDG)?

Concluding or Synthesis Questions:

11. What questions relating to codes, criteria manuals and interdepartmental collaboration have we overlooked?
12. What critical components of your department's work related to infrastructure performance and viability should be included in the IDG?
13. How do you foresee the integration of the IDG into your department's Technical Criteria manuals?
14. What else does the Design Commission need to know in order to craft a meaningful and useful document for the City?



CITY OF AUSTIN
DESIGN COMMISSION

INTERIM

INFRASTRUCTURE DESIGN GUIDELINES



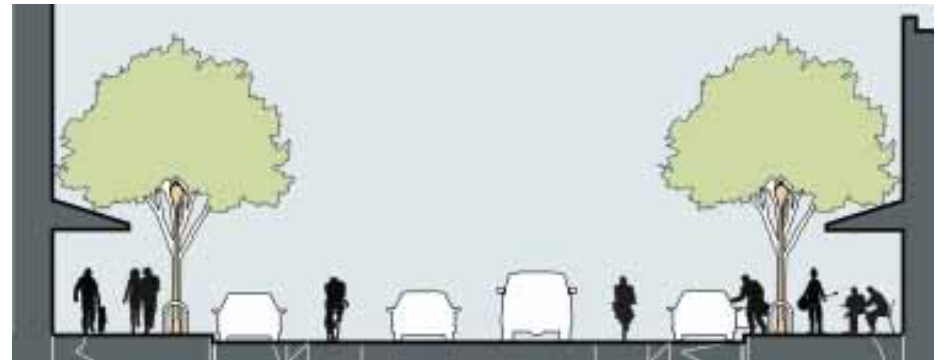
Mueller Water Tower



Seaholm Bridge (proposed)



Seaholm Wall (proposed)



Great Streets

Introduction

The Design Commission provides advisory recommendations to the City Council on matters pertaining to the quality of proposed urban development, and as requested by the Council, assists in developing public policy and in promoting excellence in the design and development of Austin's built environment. In our capacity as stewards of Austin's built identity, Council has asked the Design Commission to broaden its scope to include policies and standards for the design and review of the infrastructural components of our city. This Manual of Infrastructure Design Guidelines is meant to complement both the city's Urban Design Guidelines, and the Imagine Austin Comprehensive Plan. The Infrastructure Design Guidelines address the design character and construction of components and systems that structure and support the ongoing development and growth of the City of Austin and aim to enable the City to attain its vision of becoming the most livable city in the country. Design excellence in infrastructure contributes to sustainable growth and supports Austin's civic identity.

What is Infrastructure?

Infrastructure can generally be defined as the set of interconnected structural components that provide the necessary supporting framework for urban development. Typically referring to the technical structures that support a society's needs, such as roads, bridges, water supply, sewers, electrical grids, telecommunications, and so forth, infrastructure is comprised of "the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions." [Fulmer, 2009]. The Design Commission is primarily concerned with achieving excellence in the design of such structures and systems.

Infrastructure plays two primary roles in the design of urban environments: performative, and connective. Performative in this context refers to the capacity of the infrastructure to accomplish the technical function for which the system has been designed, be it the distribution and collection of water, electricity, transportation, etc., or the provision of systems of public space, streets, sidewalks, etc. Performative standards and criteria are the purview of City Staff and City Departments. Connective refers to the ability of infrastructure to integrate disparate urban development components and projects into an integrated system.

Because of Austin's extraordinary rapid growth and its focus on becoming a more "compact-and-connected" city, the need for new infrastructure to support new development has increased as well, almost becoming out of control. To ensure that these infrastructure projects do not have an adverse effect on the public realm, and that they are integrated into the concept of smart growth, the City Council passed Resolution 20100819-035, which assigned the Design Commission to develop guidelines for these infrastructure projects. This document will be quite similar to the Urban Design Guidelines produced in 2009, and will reflect many of the visions of the Imagine Austin Comprehensive Plan, which was adopted in 2012. The Manual of Infrastructure Design Guidelines (IDG) will provide the necessary framework for all future, applicable public infrastructure projects with the goal of enhancing Austin's quality of life. The IDG focuses on projects that have a significant impact on the public realm and will build on values expressed in the Urban Design Guidelines and Imagine Austin Comprehensive Plan.

Connective also refers to the socially supportive role that infrastructure may play in enhancing the quality of life of the citizens of Austin. The Design Commission seeks to work with and advise City Staff, City Departments, and developers on ways to attain excellence in the design and integration of the physical and social systems of our city.

The Infrastructure Guidelines outline the vision, principles and connective design criteria that are required for the design of our city's urban structure. The Infrastructure Design Guidelines provide the necessary framework for the design of a compact, connected and sustainable urban environment for Austin. The Design Commission's role in evaluating infrastructure proposals is to ensure that each development project is designed adequately and systematically reflects the values and principles espoused by the framework in order to realize the goals of the Imagine Austin Comprehensive Plan.

The Merits of Integrated Infrastructure

As the City of Austin strives to implement its compact, connected and sustainable agenda for the future, the necessity to integrate the various infrastructural systems that organize, construct and service the metropolitan landscape is of vital importance. The urban environment has become a complex organism requiring the expertise of many professionals, from multiple disciplines, to construct and manage. This complexity is reflected in the multiple departments that are responsible for the various components of infrastructural design within the city. The segregation of technical expertise, into distinct city departments, is a reflection of the segmentation of professional responsibility that has evolved with modern society. This disciplinary separation encourages the use of infrastructural solutions that are designed to solve singular dilemmas, without full consideration of the consequent effect on the totality of the urban environment. The urban landscapes, produced by this disciplinary separation, are comprised of systems of infrastructure that are engineered and implemented to function for individual purposes and are rarely integrated into the type of complex multi-functional systems needed to service the contemporary city.

Best design practices have shown that integration provides benefits that are social, environmental and economic. Planning for land-use development and mobility issues, for example, are often separately considered spatial planning disciplines. However, in practice there is a strong connection between land use issues and mobility factors, these issues strongly influencing each other in terms of livability and the subsequent financial-economic positions of neighborhoods. While optimizing a particular design may satisfy the technical engineering requirements necessary for infrastructure to perform a singular function, the resultant urban landscape is often dispersed, disconnected, and unsustainable.

The construction of a compact and integrated urban environment requires that the design and construction of infrastructural systems be able to operate on several levels. Systems must be both performative and connective. This is best accomplished by assimilating multiple purposes within an integrated system. Integrated infrastructure has the ability to respond to issues of mobility across a range of uses from the pedestrian, to bicycles, automobiles and public transportation, while additionally responding to the ecological needs of storm water mitigation, and the social roles of public space, all within the mechanisms of an integrated system.

10 Core Principles for an Integrated Infrastructure

1 CONTEXTUAL

Infrastructure should be thoughtfully designed and adapted to enhance surrounding neighborhoods and environments.

Context is the physical scale, space and ambience of a place and establishes the built and natural forms within which individual buildings and infrastructure are sited. As such, the design of infrastructure affects the balance between natural ecosystems and the built environment.



2 CONNECTED

Infrastructure should be strategically planned to so as to facilitate multi-modal linkages and pathways through the city.

Infrastructure should be designed bind the districts, neighborhoods and public spaces of the city together so as to create a vital social, economic and ecologically responsible urban environment.



3 INTEGRATED

Infrastructure should be designed to accommodate competing interests in the urban environment.

A well-designed and efficient urban infrastructure must allow for the intensification of functions in the urban environment by providing for the integration of social and technical systems. This requires an integrated approach to design that supports multiple simultaneous programs and functions.



4 COMPACT

Infrastructure should be designed to promote sustainable urban environments.

Infrastructure that supports compact urban development should be designed to sustain a relatively high-density urban environment comprised of mixed land uses. It must provide for an efficient public transport system and be structured to encourage walking and cycling, low energy consumption, and a reduced carbon footprint. A compact urban population, served by suitable public infrastructure will provide opportunities for social interaction, the building of community and increased public safety.



5 SUSTAINABLE

Infrastructure should aspire to improve the quality of life for its citizens, while living within the carrying capacity of the supporting eco-systems.

Sustainable infrastructure provides for environmental, economic, and social equity in the urban environment. The built environment is an extension of the ecological systems that allows for a dense human population to live in a compact area in relative comfort. Sustainable infrastructure practices encompass: low impact development practices to protect water resources, public transportation systems, distributed energy systems, and the provision of wildlife corridors to protect the health of the natural environment.



6 HYBRIDIZED

Infrastructure should be designed for the efficient integration of multiple programs and uses.

Constructing a compact city requires that infrastructure be designed efficiently in order to provide for a multiplicity of uses within a single area. This technique of hybridization can contribute to the activation of urban areas that would otherwise be vacated, and provides for the continuous use of urban space for diverse programs and events.



7 HUMANE

Infrastructure should contribute to the creation of a vibrant public realm with superior public spaces.

The design of infrastructure can either divide communities, or bring them together. Urban Infrastructure performs an important social role in the city, and proper consideration should be given to the role public space plays in the formation of an accessible and civilized urban landscape, one that serves the entire urban population.



8 ECOLOGICAL

Infrastructure should provide for healthy natural environments.

The unification of natural systems into the city helps to soften the impact of a dense cityscape and provides city dwellers with pockets of respite from the activities of urban life. A healthy environment is created through the use of green infrastructure to support communities of plants and animals, transforming parks and water bodies into spaces for community activities. The integration of nature is not only aesthetically pleasing, but also improves the air quality and mitigates heat island effects in the city.



9 TIMELESS

Infrastructure should recognize the historic significance of important buildings and places.

Culturally important places are constructed incrementally over long periods of time. This aspect can reinforce the authenticity of a place while providing the basis for contemporary urban lifestyles.



10 INCLUSIVE

Decisions about infrastructure should be made with the participation of the effected community.

From the seemingly trivial activities of everyday life (e.g. using a plastic bag) to the overtly transformational (e.g. growing the city), citizens have a role to play and a responsibility. It is only through the sum total of individual choices, of individual actions, that change will come about.

Residents and stakeholders must be part of the planning and designing of their cities and their communities. They must also be part of delivering a new vision: by choosing to walk, by engaging each other, by generating awareness, and by demanding higher standards.





Annual Internal Review

This report covers the time period of 1/1/2012 to 12/31/2012

THE DESIGN COMMISSION

The Board/Commission's Mission Statement per City Code (Section 2-1-129) is:

The commission shall provide advisory recommendations to the city council as requested by the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment.

The commission shall:

- (1) offer policy recommendations regarding specific issues of urban design;
- (2) participate in developing design guidelines;
- (3) unless otherwise directed by the city council, for projects that require the approval of the Planning Commission or the Zoning and Platting Commission:
 - (a) review a project only after a formal request by the project sponsor or applicant; and
 - (b) complete the review before the respective Planning or Zoning and Platting Commission takes final action;
- (4) provide citizen education and outreach regarding quality urban design;
- (5) provide a venue for citizen input on the design and development of the urban environment;
- (6) maintain liaison relationships with city staff and other boards and commissions; and
- (7) perform other activities as directed by the city council.

The commission may appoint one or more of its members to serve as liaison to a project specific community advisory group addressing urban design and planning issues at the formal request of the project sponsor.

1. Describe the board's actions supporting their mission during the previous calendar year. Address all elements of the board's mission statement as provided in the relevant sections of the City Code.

A. Specific outcomes of significance:

- a. The Design Commission introduced its concern of public outreach thru the creation of the Outreach and Education Working Group
- b. The Design Commission continued its study of City infrastructure projects thru discussions and meetings with City Staff and Council. The Commission also developed a work plan to achieve the goals of the Council directive.
- c. The Design Commission assisted in policy development thru liaisons to Council charged study areas to help advocate the greater vision.
- d. The Design Commission took part and reviewed the Airport Boulevard and Riverside Corridor master plans, and Seaholm substation project thru joint Commission meetings.
- e. The Design Commission reviewed and made recommendations to the Downtown Sound Mitigation study.
- f. The Design Commission began monthly discussions of pertinent issues for the creation of monographs.

B. The Design Commission reviewed public and private projects as demonstrated in the agendas.

C. Drafted project review letters as requested.

D. Agendas

E. Meeting minutes

2. Determine if the board's actions throughout the year comply with the mission statement.

Evaluation 2011-2012:

The Design Commission ("Commission") successfully achieved the goals and objectives as set forth by the City Council in evaluating projects for compliance with approved Urban Design guidelines and setting forth design criteria for urban projects. The Commission continues to evaluate urban projects for compliance with the updated, citywide Urban Design Guidelines.

3. List the board's goals and objectives for the new calendar year.

- A. To raise the awareness of urban design, establishing and promoting design guidelines in order to improve the quality of the built environment throughout the metropolitan area, and informing policies that shape the application of urban design principles,

- B. To efficiently and effectively evaluate projects in order for developments to see DC as a tremendous asset and continue to use DC as a resource for assisting their projects.
- C. To protect the future development of areas that have the potential to have dense development
- D. To continue to uphold the duties of the Commission's Mission Statement.

4. Proposed activities for the next year to achieve the board's goals and objectives.

- A. The commission proposes to provide active community outreach and education to Public, Council, and interested stakeholders.
 - a. Active informal discussion on urban design issues implemented by dedicating time in each meeting for open discussion of topics
 - i. Some topics introduced by public for insight from Design Commission
 - b. Set up meetings with Council offices to introduce who we are and what we stand for, and how we can assist them.
 - c. Begin the creation of Design Commission Manual
 - i. Create the outline of the working manual
 - ii. Begin discussions and assembly of the manual
- B. Offer strategic help to City Staff in the review of changes to the Land Development Code as they propose them and present it to the Design Commission.
- C. Continue to meet with City Staff, and Council to develop the interim Infrastructure Guidelines and begin creating the final document.
- D. The Commission proposes to continue refinement of the Design Commission Project Review process by including, but not limited to, the following
 - a. Creation of a "Frequently Asked Questions" list for project submissions
 - b. Review of the required items for project submittal process.
 - c. Understand overlying message that we would like to project about the project as well as specific detailed comments, and use the created new template to capture.
 - d. Develop process that Commissioners would use which would streamline the evaluation of the project on the macro and micro level.
- E. The Commission proposes to continue to work with the City of Austin Planning & Development Review Department on issues and activities pertaining to Urban Design such as the Comprehensive Plan, Urban Design Guidelines, the Commercial Design Standards ordinance, and design implications of code amendments.
- F. The Commission proposes to continue to conduct project reviews and make advisory recommendations upon request by project sponsors and/or applicants regarding private and public development to the City Council, the Planning Commission, Planning & Development Review Department, and other boards

and commissions, utilizing the Urban Design Guidelines as a primary reference.

- G. The Commission proposes to continue to conduct project reviews and make advisory recommendations to the city council regarding the City of Austin improvement projects (Great Streets, buildings, bridges, roads, parks, infrastructure, etc.).
 - H. The Commission proposes to continue to monitor planning activities through Design Commission liaisons selected emerging projects and master plans such as the Airport Boulevard Redevelopment Initiative, Downtown Austin Plan Implementation, Downtown Wayfinding, East Riverside Corridor Regulating Plan, Imagine Austin Comprehensive Plan, Subchapter E, and Waterfront Overlay, South Austin Neighborhood Plan.
 - I. The Commission proposes to continue to offer design guideline education and act as a resource for city departments, developers, other boards and commissions, interested stakeholder, and the community regarding design related issues.
 - J. The Commission proposes to continue commission efforts to offer general assistance and advisory recommendations on issues as defined in the Urban Design Guidelines.
 - K. The Commission proposes to continue commission efforts through committees and working groups.
- 5. Proposed work schedule: The commission proposes to hold public meetings during fiscal year 2012-2013:**
- A. On the fourth Monday of every month unless specified by an approved meeting calendar.
 - B. When called to review and make advisory recommendations of subjects as may be assigned for commission review by request from city management, other city departments, and or city council.

Rousselin, Jorge

From: Barrera, Nadia
Sent: Friday, February 21, 2014 11:08 AM
To: Rousselin, Jorge
Cc: Anderson, Robert N [PDR]; Gregor, Katherine
Subject: TCM @ the Design Commission

Jorge,
Per your request, please see the below:

The revision of the Transportation Criteria Manual (TCM) will resume beginning in March 2014. The Public Works, Transportation, Planning, Parks and Recreation, and Watershed Protection, and Austin Fire Departments as well as Austin Energy and the Austin Water Utility will continue to coordinate this effort. Additionally, given Council Resolution 20131212-080 stating that the City Manager, "create and implement a comprehensive Complete Streets program..." staff has been working together to assure that the policy and criteria are appropriately coordinated. Given the proposed schedule of the Complete Streets Policy and the rule posting schedule, it is estimated that staff will be able to report on developments of both the Complete Streets policy and the revision of the TCM by June of this year. Please do not hesitate to contact Nadia Barrera, with any additional questions about the revision of the TCM.

Thanks!

Nadia M. Barrera, PMP
City of Austin Public Works | Neighborhood Connectivity Division
www.facebook.com/CityofAustinBicycleProgram
512.974.7142

Interested in participating in the Bicycle Advisory Council? Join the Google Group for updates and meeting information:
<http://groups.google.com/group/austin-bac/subscribe>