



**DESIGN COMMISSION**  
**MONDAY, MARCH 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
<b>CALL TO ORDER AND ROLL CALL</b>	<b>6:00 PM</b>
<b>1. CITIZEN COMMUNICATION: GENERAL</b> 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.	<b>6:00 PM</b>
<b>2. APPROVAL OF MINUTES (Discussion and Possible Action)</b> a. Discussion and possible action on the February 24, 2014 Design Commission meeting minutes. b. Discussion and possible action on the November 21, 2013 Executive Committee meeting minutes.	<b>6:15 PM</b>
<b>3. NEW BUSINESS (Discussion and Possible Action):</b> a. Discussion and possible action on the Design Development submittal of the Town Lake Metropolitan Park - Auditorium Shores Improvements - Off-Leash Area located at 1100 West Riverside Drive seeking support for the project. (Marty Stump, COA-PARD).	<b>6:20 PM</b>
<b>4. OLD BUSINESS (Discussion and Possible Action)</b> 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.	<b>6:45 PM</b>
<b>5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action)</b> a. Standing Committees Reports; b. Working Group Reports;	<b>7:15 PM</b>

c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	
<b>6. STAFF BRIEFINGS:</b> None	<b>7:20 PM</b>
<b>7. FUTURE AGENDA ITEMS</b> a. Great Streets Presentation; b. Urban Rail Update; and c. TCM Updates.	<b>7:20 PM</b>
<b>8. ANNOUNCEMENTS</b> d. Chair Announcements; e. Items from Commission Members; and f. Items from City Staff.	<b>7:25 PM</b>
<b>ADJOURNMENT</b>	<b>7:30 PM</b>

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](mailto: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](mailto: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, FEBRUARY 24, 2014 6:00 PM**  
**AUSTIN CITY HALL, COUNCIL CHAMBERS ROOM 1001**  
**301 W. SECOND STREET, AUSTIN, TEXAS 78701**

**Current Commission Members**

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

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

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

**Meeting Minutes**

Call to order by: Chair D. Almy @ 6:01 pm  
Roll Call: [B. Whatley] not present.

1. CITIZEN COMMUNICATION: None
2. APPROVAL OF MINUTES (Discussion and Possible Action)

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

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

[B. Whatley joins meeting at 6:07 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)

Ms. Nickelle Meade of Husch Blackwell gave a presentation on the project, highlighting how the project substantially meets the Urban Design Guidelines. Project presentation highlighted how project addresses Shoal Creek improvements.

- Architect presented details of the building design
- Mr. Ted Siff representing OANA spoke in support of the project.
- B. Whatley discussed work group letter of recommendations.

Motion to modify the Planning and Urban Design Working Group's draft letter by inserting a paragraph into letter as discussed on Dias requesting Riverside Resources provide infrastructure that would support public uses in the spirit of the Great Streets program in order to activate the pedestrian realm. The uses should include:

- 1.Programmatic animation (not kinetic) and pedestrian-scaled lighting to the areas in front of the proposed development;
- 2.Seating; and
- 3.Kiosks.

made by D. Almy; Second by J. Wiginton on a vote of [7-0].

#### 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.

Commissioner Hasbrouck spoke about assigning staff work groups to begin interviews. By consensus it was agreed to allow Commissioner Hasbrouck to assign meetings.

- b. Discussion and possible action on Design Commission's Annual Report.

Executive Commission to meet and craft report and questionnaire. No action by the Commission.

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

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

- b. Working Group Reports: **None**

- c. Liaison Reports:

- B. Whatley reported on Downtown Commission: Busking and regulations on Panhandling and how the sit/lie Ordinance works. Busking is not different from panhandling – clarify.

- Update on Great Streets

- d. Liaison Reports: **None**

#### 6. STAFF BRIEFINGS: None

**7. FUTURE AGENDA ITEMS: Great Streets Presentation**

- Urban Rail Briefing
- TCM Updates

**8. ANNOUNCEMENTS**

- Chair Announcements: **None**
- Items from Commission Members: **None**
- Items from City Staff: **None**

**ADJOURNMENT by consensus at: 7:47 PM**

DRAFT







**DESIGN COMMISSION EXECUTIVE COMMITTEE  
THURSDAY, NOVEMBER 21, 2013 2:30 PM  
ONE TEXAS CENTER ROOM 500 – 5<sup>TH</sup> FLOOR  
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704**

**Executive Committee Members**

\_\_\_P\_\_\_ Dean Almy (DA) – Chair  
\_\_\_P\_\_\_ Evan Taniguchi – Vice Chair (ET)  
\_\_\_P\_\_\_ Hope Hasbrouck– Secretary (HH)  
\_\_\_P\_\_\_ Jorge E. Rousselin, Staff Liaison  
COA-PDRD

**Meeting Minutes**

**CALL TO ORDER by Chair Almy at 2:35 PM – all present**

**1. CITIZEN COMMUNICATION: None**

**2. NEW BUSINESS (Discussion and possible action)**

- a. Discussion and possible action on completion of the infrastructure guidelines.  
The Committee discussed how to address Infrastructure Guidelines framework by breaking down tasks through working groups. Discussion included identifying at least ten critical City departments to engage:

Austin Energy	PDRD
Austin Water	Sustainability
PARD	Austin Transportation
Public Works	
Watershed	

Discussion also centered around the creation of engagement questions to present to the various departments once staff meetings begin.

No action by the Committee.

**3. ANNOUNCEMENTS: None**

**ADJOURNMENT at 3:45 by consensus**





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

<b>Project Name:</b> Town Lake Metropolitan Park - Auditorium Shores Improvements - Off-Leash Area		
<b>Project Location/Address:</b> 1100 West Riverside Drive, 78704		
<b>Applicant:</b> TBG Partners	<b>Property Owner:</b> PARC	
<b>Mailing Address:</b> 901 S Mopac, Bldg II, Suite 350, Austin, Texas 78746	<b>Mailing Address:</b> 200 South Lamar Blvd, Austin, Texas 78704	
<b>Phone Number:</b> 512-327-1011	<b>Phone Number:</b> 512-374-6700	
<b>Project Architect/Engineer:</b> TBG Partners	<b>Project Start Date:</b> May 2014	<b>Project End Date:</b> February 2015
<b>Mailing Address:</b> 901 S Mopac, Bldg II, Suite 350, Austin, Texas 78746	<b>Phone Number:</b> 512-327-1011	
<b>Is project subject to redevelopment site plan or zoning application approvals?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Anticipated Dates of Action</b>  <b>Planning Commission:</b> <b>City Council:</b>	
<b>Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :</b>  This project is located at the corner of Riverside Drive and West Bouldin Creek. The project consists of off-leash improvements at Auditorium Shores and is part of the overall Town Lake Metropolitan Park Masterplan. The off-leash area design provides expansive lawn spaces for dogs and dog owners, dog water access into Lady Bird Lake, shoreline restoration, landscape buffering, and shade trees		
<b>Is Alternative Equivalent Compliance (AEC) requested for this project?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, please refer to following page		
<b>Current Status of Submittal:</b> <input type="checkbox"/> Conceptual <input type="checkbox"/> Schematic <input checked="" type="checkbox"/> Design Development		
<b>Do you have a copy of the Urban Design Guidelines for Austin?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, please see: <a href="http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf">http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf</a>		
<b>Please fill in the subsequent information on the following pages.</b>		



**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](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

An aerial photograph of Town Lake Metropolitan Park, overlaid with a design plan. The plan shows a network of orange-colored paths, green spaces with tree symbols, and a blue area representing the lake. A large, curved path runs along the left side of the lake, while other paths branch out into the park's interior. The design is presented in a semi-transparent style over the actual aerial view of the park, which includes trees, grass, and some buildings in the background.

# **TOWN LAKE METROPOLITAN PARK**

## **Auditorium Shores Improvements - Off-Leash Area**

**Design Commission**

MARCH 24, 2014





PROJECT VICINITY MAP

AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.



T B G





OVERALL CONTEXT AERIAL

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

11 MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.

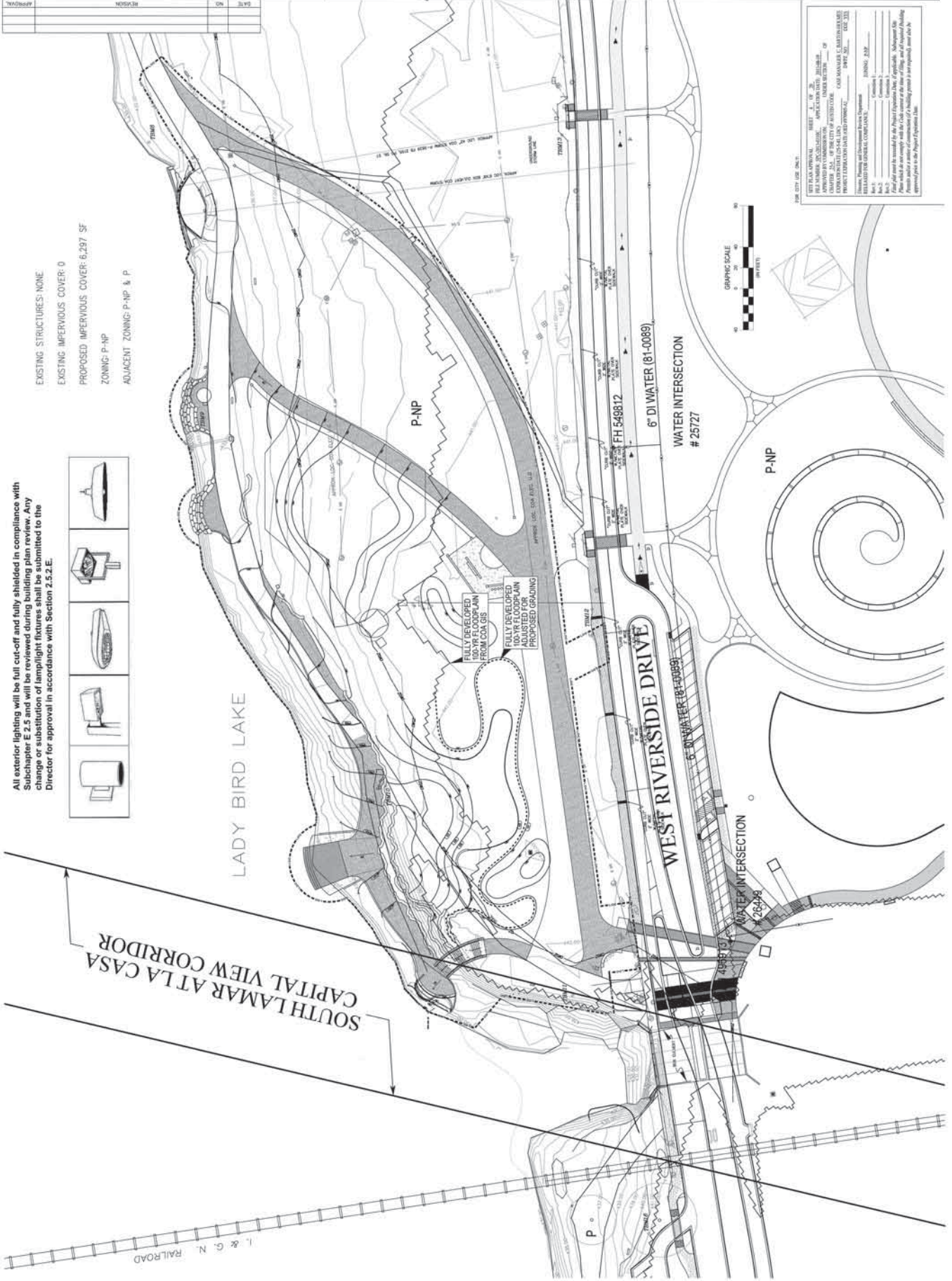




All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E.



EXISTING STRUCTURES: NONE  
 EXISTING IMPERVIOUS COVER: 0  
 PROPOSED IMPERVIOUS COVER: 6,237 SF  
 ZONING: P-NP  
 ADJACENT ZONING: P-NP & P



FOR CITY USE ONLY:  
 CITY PLAN OFFICIAL: SHEET 1 OF 2  
 FILE NUMBER: 13-742742-01-01  
 PROJECT NAME: TOWN LAKE METROPOLITAN PARK AUDITORIUM SHORES IMPROVEMENTS - OFF-LEASE AREA  
 CITY OF AUSTIN, TEXAS  
 PROJECT LOCATION: 1100 WEST RIVERSIDE DRIVE, AUSTIN, TEXAS 78701  
 PREPARED FOR: J. SEGURA  
 PREPARED BY: J. SEGURA  
 DATE: 10/20/14  
 SHEET: 1 OF 2  
 SCALE: 1" = 20'  
 DRAWN BY: J. SEGURA  
 CHECKED BY: J. SEGURA  
 APPROVED BY: J. SEGURA  
 PROJECT NUMBER: 13-742742-01-01  
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**T B G**  
 TOWN & BUILDING GROUP  
 3000 N. MOPAC BLVD., SUITE 200  
 AUSTIN, TEXAS 78701  
 PHONE: (512) 327-4088  
 FAX: (512) 327-4088  
 WWW.TBGGROUP.COM

**UDG**  
 Urban Design Group  
 3000 N. MOPAC BLVD., SUITE 200  
 AUSTIN, TEXAS 78701  
 PHONE: (512) 327-4088  
 FAX: (512) 327-4088  
 WWW.UDGDESIGN.COM

Landscaping Architects - Planning  
 3000 N. MOPAC BLVD., SUITE 200  
 AUSTIN, TEXAS 78701  
 PHONE: (512) 327-4088  
 FAX: (512) 327-4088  
 WWW.TBGGROUP.COM

Project:  
 TOWN LAKE  
 METROPOLITAN PARK  
 AUDITORIUM SHORES  
 IMPROVEMENTS -  
 OFF-LEASE AREA  
 1100 WEST RIVERSIDE DR

Project Number:  
 A13426

Designed:  
 Drawn:  
 Reviewed:  
 Date Issued:  
 AUGUST 14, 2013  
 Revisions:



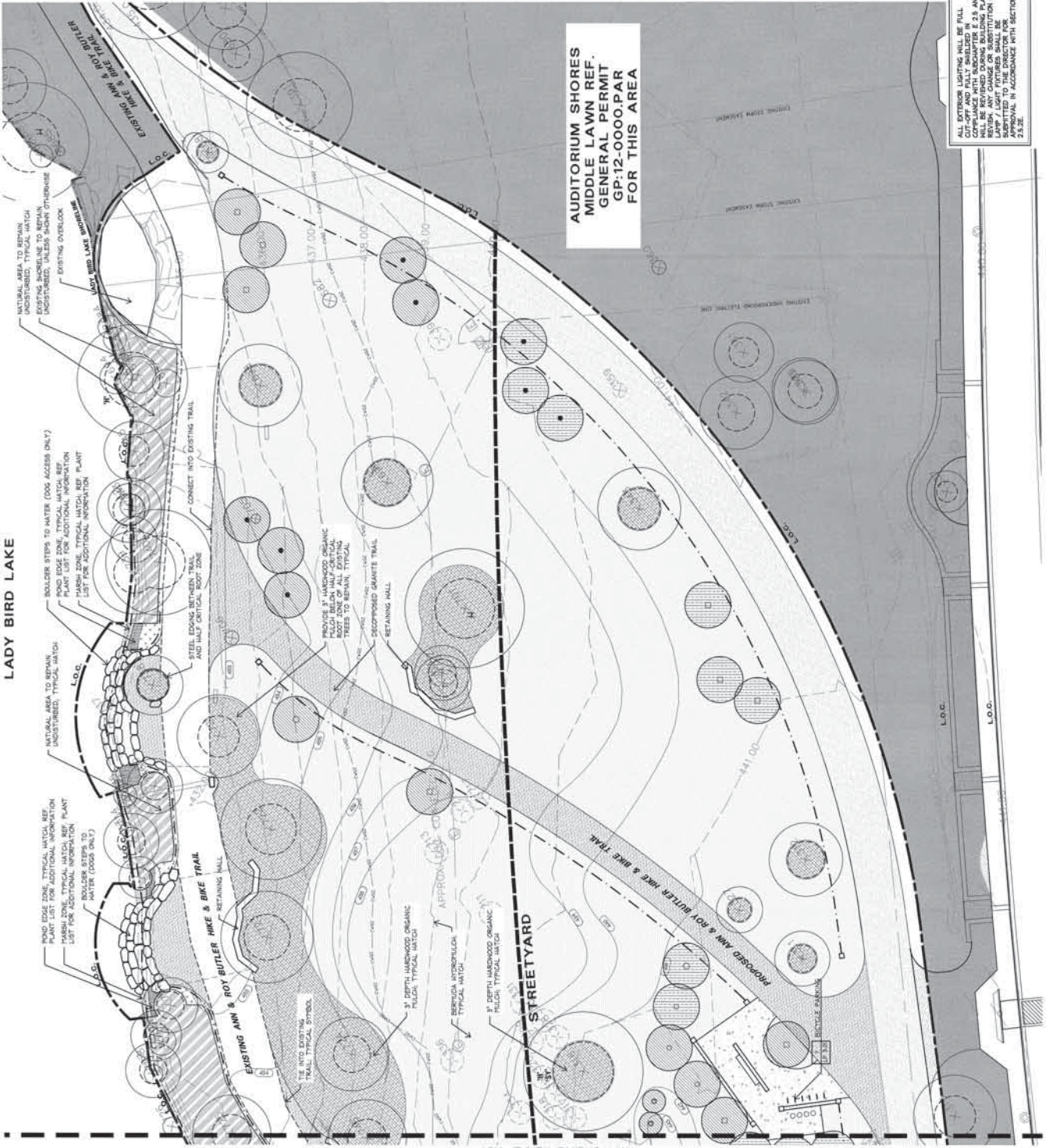
Sheet Title:  
 SITE PLAN  
 Sheet Number:  
 SHEET 4 OF 20

SPC-2013-0310C









SYMBOL	DESCRIPTION	QUANTITY
1	1" DEPTH HARDWOOD ORGANIC MULCH	1000
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6	6" DEPTH HARDWOOD ORGANIC MULCH	1000
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7	7" DEPTH HARDWOOD ORGANIC MULCH	1000
8	8" DEPTH HARDWOOD ORGANIC MULCH	1000
9	9" DEPTH HARDWOOD ORGANIC MULCH	1000
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13	13" DEPTH HARDWOOD ORGANIC MULCH	1000
14	14" DEPTH HARDWOOD ORGANIC MULCH	1000
15	15" DEPTH HARDWOOD ORGANIC MULCH	1000
16	16" DEPTH HARDWOOD ORGANIC MULCH	1000
17	17" DEPTH HARDWOOD ORGANIC MULCH	1000
18	18" DEPTH HARDWOOD ORGANIC MULCH	1000
19	19" DEPTH HARDWOOD ORGANIC MULCH	1000
20	20" DEPTH HARDWOOD ORGANIC MULCH	1000



Landscaping Architect: [Name]  
 101 South Lamar, Building 8, Suite 200  
 Austin, Texas 78704  
 (512) 327-1011 Fax: (512) 327-6408  
 For North-Houston-San Antonio - Texas

Project: TOWN LAKE METROPOLITAN PARK  
 Auditorium Shores Improvements - Off-Leash Area  
 1100 W. Riverside Dr.  
 Austin, Texas

Project Number: A1326

Designed: B.O.J.  
 Drawn: B.A.K.T.  
 Reviewed: B.O.J.  
 Date Issued: JANUARY 21, 2014  
 Revisions:

Sheet Title: LANDSCAPE PLAN

Sheet Number: 9 of 20  
 Scale: 1" = 20'

SP-2013-0310C





# OVERALL SITE PLAN

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.







PRECEDENT & MATERIAL IMAGERY

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.



## PROJECT AMENITIES

- 4.7 Acres of open space
- Approx. 860 LF unobstructed run areas (lawn)
- Approx. 215 LF dog water access
- Shoreline restoration
- Entry Plazas with water station and bike racks
- Shade trees and landscape buffering
- Seating areas



OFF-LEASH AREA SCHEMATIC PLAN- 4.7 ACRES

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.



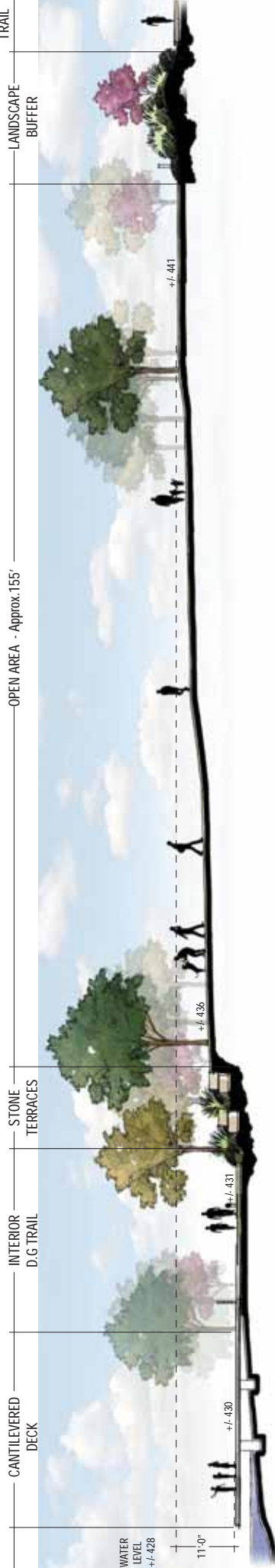
T B G



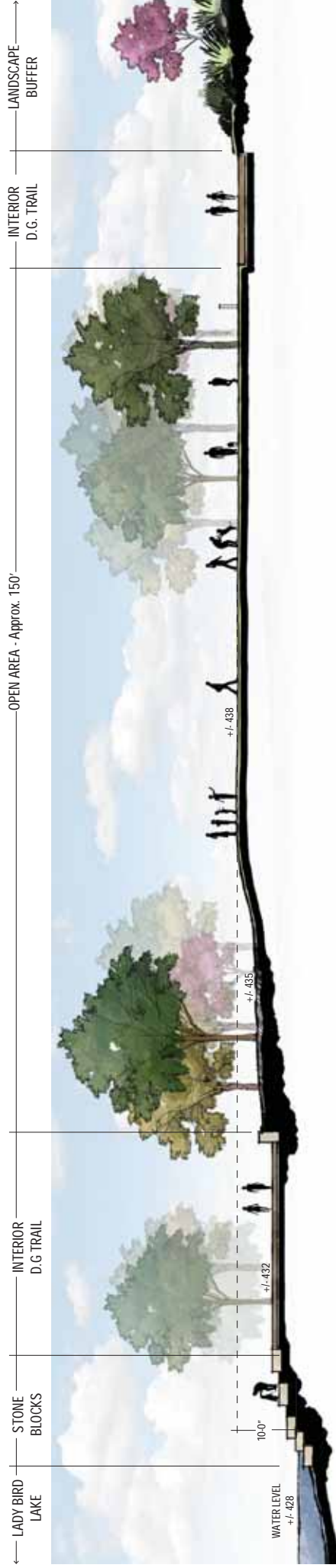
ELEVATION - Split Rail Barrier Fence Option (N.T.S.)



LADY BIRD LAKE



SECTION A



SITE SECTIONS

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

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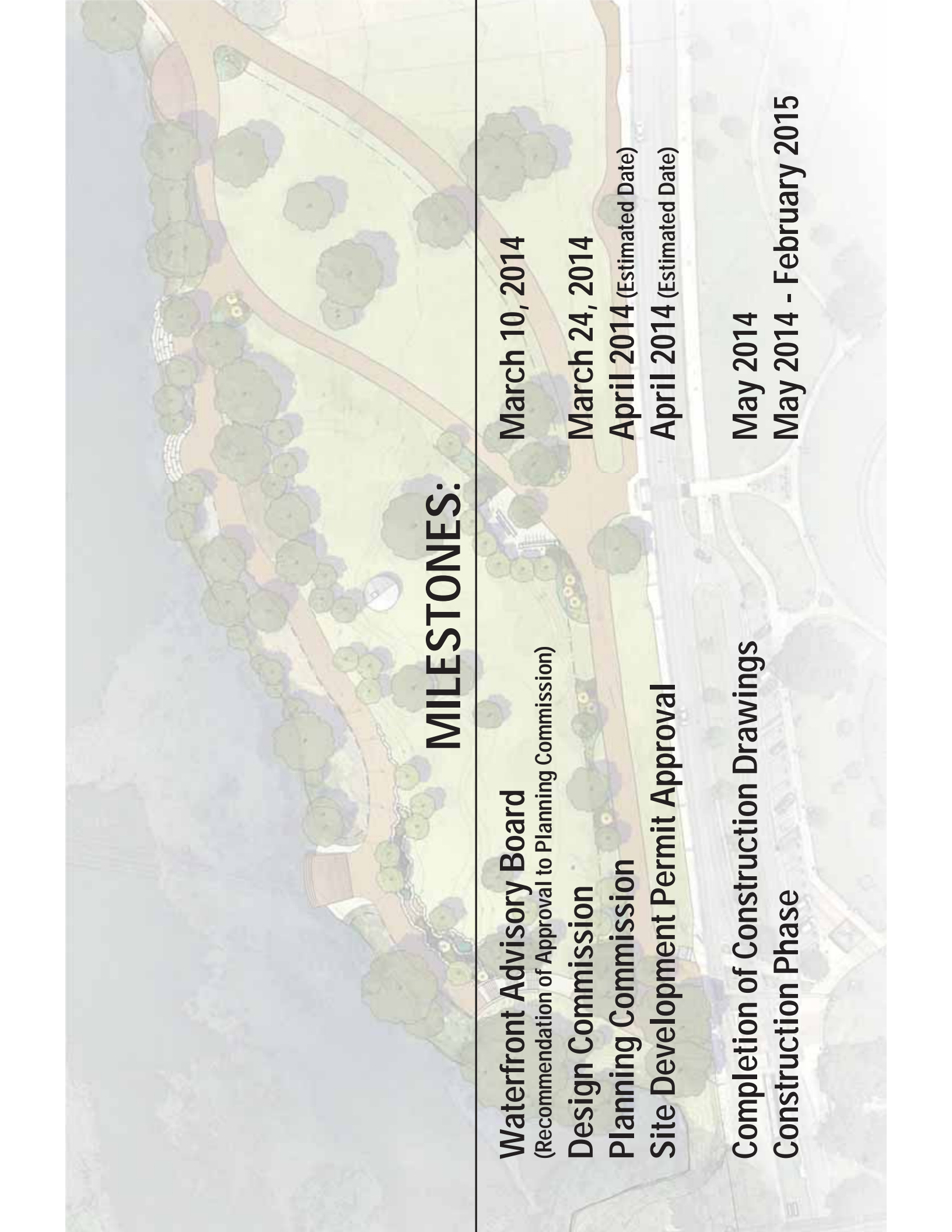


# FUTURE PARK AMENITIES

## AUDITORIUM SHORES IMPROVEMENTS - Off-Leash Area

MARCH 24, 2014

The information shown is based on the best information available and is subject to change without notice.



## **MILESTONES:**

**Waterfront Advisory Board**

(Recommendation of Approval to Planning Commission)

**March 10, 2014**

**Design Commission**

**March 24, 2014**

**Planning Commission**

**April 2014 (Estimated Date)**

**Site Development Permit Approval**

**April 2014 (Estimated Date)**

**Completion of Construction Drawings**

**May 2014**

**Construction Phase**

**May 2014 - February 2015**





# QUESTIONS?

Design Commission

MARCH 24, 2014



Landscaping Architects • Planners  
901 South Mopac, Building 1, Suite 350  
Austin, Texas 78746  
(512) 373-7011 Fax (512) 373-7088  
Austin • Dallas • Fort Lauderdale  
San Antonio • San Jose • San Jose • San Jose

Project:  
**TOWN LAKE  
METROPOLITAN  
PARK**  
AUDITORIUM SHORES  
IMPROVEMENTS -  
OFF-LEASH AREA

1100 W. Riverside Dr.  
AUSTIN, TEXAS

Project Number:  
A13426

Designed: BO, JL

Drawn: BA, KT

Reviewed: BO, JL

Date Issued:  
JANUARY 21, 2014

Revisions:

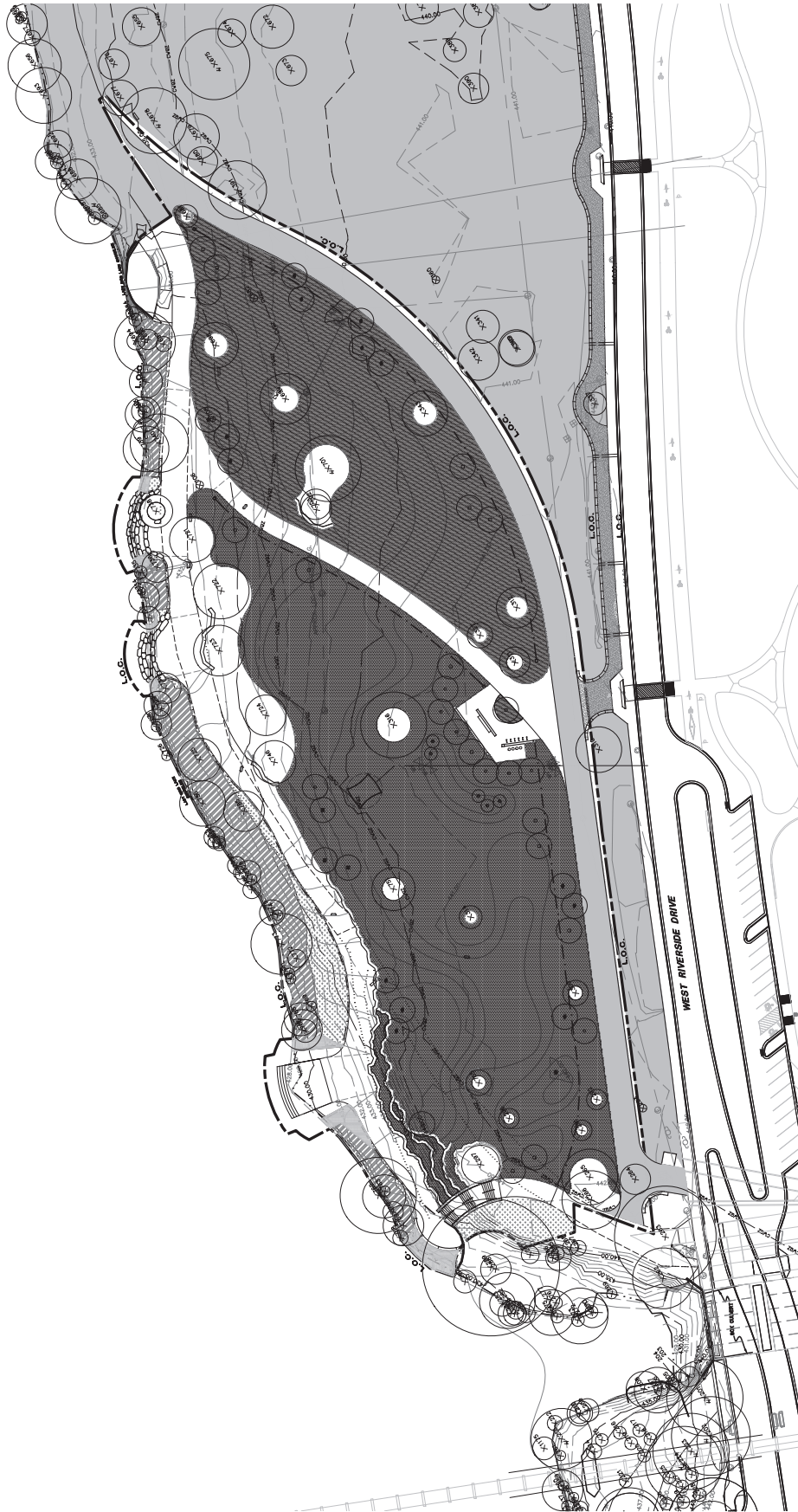
Sheet Title:  
**OVERALL  
REFERENCE PLAN**

Sheet Number: (LC 1.00)

7 of 20

SP-2013-0310C

DATE	NO.	REVISION	APPROVAL



FOR CITY USE ONLY

SCALE: 1"=40'

<b>SITE PLAN RELEASE</b>	
DATE: _____	BY: _____
APPROVED AND AUTHORIZED FOR RELEASE BY THE CITY OF AUSTIN:	
APPROVED BY: _____	APPROVED BY: _____
DATE: _____	DATE: _____
This release is for informational purposes only and does not constitute a warranty or guarantee of any kind. The City of Austin makes no representation or warranty as to the accuracy or completeness of the information provided herein. The City of Austin is not responsible for any errors or omissions in this release. The City of Austin is not responsible for any damages, including consequential damages, arising from the use of this release. The City of Austin is not responsible for any damages, including consequential damages, arising from the use of this release.	





Infrastructure Design Guidelines  
City Contact Assignment - Alphabetical  
17-Mar-14

Commissioner

Col	Column2	Column3	Column4	Column5	Column6
1	Almy	Kit	Johnson	Public Works - City Architect	Kit.Johnson@austintexas.gov
2	Cotera	Jean	Drew	Watershed	Jean.Drew@austintexas.gov
3	Hasbrouck	Erin	Wood	Watershed	Erin.Wood@austintexas.gov
4	Shieh	Sonny	Poole	ESD	Poole.Sonny.Poole@austinenenergy.com
5	Taniguchi	Gordon	Deer	ATD	Gordon Derr Gordon.Derr@austintexas.gov
6	Whatley	Kalpana	Sutaria	Public Works - Project Management	Kalpana.Sutaria@austintexas.gov
7	Wigington	Mark	Cole	Public Works - Neighborhood	Mark.Cole@austintexas.gov
1	Almy	Dylan	Siegler	Sustainability	Dylan.Siegler@austintexas.gov
2	Cotera	Brian	Long	ATD Utility coordination	Brian.Long@austintexas.gov
3	Hasbrouck	Lonnie	Robinson	AWU Pipeline engineering	Robinson Lonnie.Robinson@austintexas.gov
4	Shieh	Marc	Coudert	Sustainability	<a href="mailto:Marc.Coudert@austintexas.gov">Marc.Coudert@austintexas.gov</a>
5	Taniguchi	Dennis	Crabill	Public works	Dennis.crabill@austintexas.gov
6	Whatley	Michael Gates		Real Estate Services	<a href="mailto:Michael.Gates@austintexas.gov">Michael.Gates@austintexas.gov</a>
7	Wigington	Chris	Yanez	Parks and Rec - Planning	Chris.Yanez@austintexas.gov
1	Almy	Marty	Stump	Parks and REC management	Marty.Stump@austintexas.gov
2	Cotera	Chris	Wolter	Austin Water Engineering	Chris.Wolter@austintexas.gov
3	Hasbrouck	Gary	Schatz	Transportation - Assistant Director	Gary.Schatz@austintexas.gov
4	Shieh	Andy	Halm	Real Estate Services	Andy.Halm@austintexas.gov





## Annual Internal Review

This report covers the time period of ~~1/1/2012 to 12/31/2012~~ 1-1-2013 to 12/31/2013

### 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.a.~~ 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~~execute the Council directive by the fall of 2014.
- ~~e.b.~~ The Design Commission assisted in policy development thru liaisons to Council charged study areas to help advocate the greater vision.
- c. The Design Commission took part and reviewed the Airport Boulevard and Riverside Corridor master plans, and Seaholm substation project thru joint Commission meetings.
- d. The Design Commission restructured its Working Groups for increased efficiency and service to the public.
- ~~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~~2013:

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 craft a draft Infrastructure Projects Design Guidelines by the fall of 2014 in accordance with City Council directive under Resolution No. 20120816-060.
- B. 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,
- C. 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.
- D. To protect the future development of areas that have the potential to have dense development

E. 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.~~A. 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.~~B. Continue to meet with City Staff, and Council to develop the interim Infrastructure Guidelines and begin creating the final document.
- ~~D.~~C. The Commission ~~proposes to continue refinement of~~will refine 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.~~c. Develop process that ~~Commissioners would use which would streamline the evaluation of the project on the macro and micro level~~streamlines review process including areas of critical concern.
- ~~E.~~D. The Commission ~~proposes to continue to~~will 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.~~E. The Commission ~~proposes to continue to~~will 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.~~F. The Commission ~~proposes to continue to~~will 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.~~G. The Commission ~~proposes to continue to~~will 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.H.~~ The Commission ~~proposes to continue to~~will 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.I.~~ The Commission ~~proposes to~~will 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.



# Austin Design Commission

To: City of Austin Staff

March 3, 2014

From: Austin Design Commission

**Re: Review of W. 5th & West Project for substantial compliance with the Urban Design Guidelines**

**Meeting date: February 24, 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, and providing pedestrian oriented uses at street level.

The Commission requests that Riverside Resources modify the design's interface with the public streetscape in such a way that the design provide for infrastructure which would support public uses in the spirit of the Great Streets program so as to activate the pedestrian realm. Infrastructural improvements should include, but not be limited to, provision for uses that would accommodate and encourage an animated public realm in which elements such as: pedestrian-scaled lighting in the areas in front of the proposed development, along with seating, together with sales kiosks, be designed to be compatible with the architectural character of the project. It is the sense of the Design Commission that if these criteria are met, then substantial compliance could be achieved.

Respectfully,

Dean Almy, Chair  
City of Austin 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