



DESIGN COMMISSION
MONDAY, OCTOBER 27, 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 September 22, 2014 Design Commission meeting minutes. (Jorge Rousselin , COA-PDRD)	6:15 PM
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on the 5th & Brazos Hotel design development submittal located at 501 Brazos St. seeking support for the project and review for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program. (Ute Tegtmeier , bKL Architecture LLC.); b. Discussion and possible action on the Austin Shelter for Women & Children Renovation & Expansion design development submittal located at 4523 Tannehill Lane seeking support for the project and review of alternative design solutions for sections of Subchapter E. (Robin Camp , COA-Public Works); c. Election of Design Commission Officers for the next year.	6:20 PM
4. OLD BUSINESS (Discussion and Possible Action) a. Discussion and possible action on recommendations related to the American Society of Landscape Architects, Austin Section, regarding their CodeNEXT issue paper seeking support for their position. (Commissioner Hasbrouck).	7:20 PM
5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action) a. Standing Committees Reports;	8:00 PM

<ul style="list-style-type: none"> b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair. 	
6. STAFF BRIEFINGS: None	8:15 PM
7. FUTURE AGENDA ITEMS <ul style="list-style-type: none"> a. Discussion of coordinated efforts between ASLA & AIA, PE, with CodeNEXT. 	8:15 PM
8. ANNOUNCEMENTS <ul style="list-style-type: none"> a. Chair Announcements; b. Items from Commission Members; and c. Items from City Staff. 	8:15 PM
ADJOURNMENT	8:30 PM

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

Design Commission Committees, Working Groups, and Liaisons

Committees

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

Working Groups

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

Design Commission Liaisons

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

Design Commission Staff Liaison:

Jorge E. Rousselin, Development Services Process Coordinator
Urban Design, Planning and Development Review Department
City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704
Phone: (512) 974-2975 ■ 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, SEPTEMBER 22, 2014 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Meeting Minutes

CALL TO ORDER AND ROLL CALL

Call to order by: Chair Almy 6:08 PM

- 1. CITIZEN COMMUNICATION:** None
- 2. APPROVAL OF MINUTES (Discussion and Possible Action)**
 - a. Discussion and possible action on the August 25, 2014 Design Commission meeting minutes. ([Jorge Rousselin](#), COA-PDRD).

The motion to approve the minutes as drafted made by E. Taniguchi; Second by H. Hasbrouck was approved on a vote of [7-0].

- 3. NEW BUSINESS (Discussion and Possible Action):**
 - a. Discussion and possible action on the Code Approach Alternatives & Annotated Outlines for CodeNEXT. ([George Zapalac](#), COA-PDRD).

Commissioner Taniguchi expressed a conflict of interest with this item and recused himself from discussion and vote by vacating the Dias.

Mr. George Zapalac presented the Code Approach Alternatives & Annotated Outlines for CodeNEXT detailing the various options and alternatives and development standards to be presented to Council.

Ms. Joan Hyde Spoke on the ASLA position paper as it relates to CodeNEXT to address: nature in the City, compact and connected, support for green code and specifically spelled out in the approach.

Ms. Eleanor McKinney spoke on Chapter 4 and support for green code.

The motion to endorse staff's recommendation on Code Approach Alternatives & Annotated Outlines for CodeNEXT as presented by Staff made by J. Cotera; Second by B. Whatley was approved on a vote of [5-1]; H. Hasbrouck voted in opposition; E. Taniguchi off Dias.

Commissioner Taniguchi rejoined the Commission at the Dias after the vote.

4. OLD BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on a recommendation to the City Council on the draft Pease Park Master Plan. ([Kim McKnight](#), COA- PARD).

Commissioner Hasbrouck presented a recommendation from the Landscape and Infrastructure WG on the draft Pease Park Master Plan providing an outline.

Mr. Richard Craig spoke in support of the recommendation.

The motion to Support recommendation as drafted by the L&I WG and presented to the Commission. correspondence as presented by the working group made by H. Hasbrouck; Second by B. Whatley was approved on a vote of [7-0].

- b. Discussion and possible action on a recommendation for the proposed Seton Medical Center at The University of Texas at Austin (SMCUT)-Aerial Walkway located at 1500 Red River Street. ([Lynn Ann Carley](#), Armbrust & Brown, PLLC).

Commissioner Shieh expressed a conflict of interest with this item and recused himself from discussion and vote by vacating the Dias.

Chair Almy presented a recommendation and read into the record a draft letter by the Architecture & Development Working Group addressing the proposed Seton Medical Center at The University of Texas at Austin (SMCUT)-Aerial Walkway.

Mr. Peter Rieck spoke on this item to express gratitude for the time spent in reviewing the project.

The motion to accept recommendations and draft letter as presented and corrected on the Dias by the Architecture & Development Working Group made by B. Whatley; Second by J. Wiginton was approved on a vote of [6-0]; J. Shieh off Dias.

Commissioner Shieh rejoined the Commission at the Dias after the vote.

- c. Discussion and possible action on Design Guidelines for infrastructure projects as directed by [City Council Resolution No. 20120816-060](#).

Commissioner Hasbrouck reiterated the need to submit Staff responses and requested the Executive Committee to meet and produce a schedule for completion by the end of the year.

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:
 - **Commissioner Whatley gave an update on the MAAC recommendations by the Downtown Commission in support of the recommendation.**
 - **Reviewed a draft of the special events ordinance moving towards Council and concerns with the draft ordinance.**
- d. Appointment of Committee/Working Group members by Chair: **None**

6. STAFF BRIEFINGS: **None**

7. FUTURE AGENDA ITEMS:

- a. Discussion of coordinated efforts between ASLA & AIA, PE, with CodeNEXT.

8. ANNOUNCEMENTS

- a. Chair Announcements: **None**
- b. Items from Commission Members: **None**
- c. Items from City Staff: **South Central Waterfront information**

ADJOURNMENT by consensus at: 7:35 PM.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Submission Date:

2. Project Name:

5th & Brazos

3. Property Owner

Name:

WM Austin LLC

Address:

225 N Columbus Drive Suite 100 Chicago IL 60601

Phone:

312 642 8869

E-mail:

dcarlins@magellanddevelopment.com

4. Applicant

Name:

David Carlins

Address:

225 N Columbus Drive Suite 100 Chicago IL 60601

Phone:

312 642 8869

E-mail:

dcarlins@magellanddevelopment.com

5. Project Address:

501 Brazos Street Austin, Texas 78701

6. Site Information

a. Lot area:

35,419

b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions:

CBD

c. Existing entitlements:

▪ Current FAR limitation:

8:1

▪ Current height limitation:

No limit

▪ Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

N/A

7. Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

N/A

8. Building Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

692,351

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

Hotel:	341,484 sf
Apartment:	340,435 sf
Retail:	10,432 sf

- c. Number or units (if residential development):
- d. Number of rooms (if hotel or similar use):
- e. Number of floors:
- f. Height:
- g. FAR requested:

9. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in [Ordinance No. 20140227-054](#). Attach additional page(s) as necessary:

Below are primary ways that the project meets the *Gatekeeper* requirements:

1. The project will comply with the Urban Design Guidelines. Detailed points are outlined in Item 12.
2. The project will conform to the Austin Great Streets Standards, and a restrictive covenant shall be executed that commits to these standards.
3. The project will achieve at least a two star rating under Austin Energy's Green Building Program. Attached is the letter of intent from Austin Energy. In addition, a restrictive covenant shall be executed that commits to a two star rating.

10. Community Benefits

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

Community Benefits:

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The project will achieve a LEED for New Construction Silver rating for additional bonus area. In addition, the project will pay a development bonus fee. The exact funds and percentages to each fund are to be determined.

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

Site Area:	35,419 sf
Current FAR:	8 to 1, which is 283,352 sf
Additional FAR request:	11.7 to 1, which is 414,403 sf
Total FAR:	19.7 to 1, which is 697,755 sf

Gatekeeper Requirements:

Compliance with the Urban Design Guidelines

Compliance with Great Streets Standards

Compliance with a two star rating under the Austin Energy Green Building Program

Community Benefits:

Green Building: Providing LEED for New Construction Silver rating. This equates to 2 FAR, which is 70,838 sf.

Development Bonus Fee: 4.77 FAR, which is 169,034 sf. The cost for this fee is \$1,690,340.

Current FAR:

The residential portion of the total area is 341,484 sf / 689,351 sf = 49.2%

-The current FAR is 8 to 1, which is 283,352 sf

-The residential portion of the FAR is 283,352 sf * 49.2% = 139,402 sf [3.94 FAR]

-The development bonus fee associated with the current FAR is \$0

Additional FAR request:

-The additional FAR request is 11.7 to 1, which is 9.7 [343,565 sf] + 2 [70,838 sf] (from the Green Building Community Benefit)

-The residential portion of the FAR request is 343,565 sf * 49.2% = 169,034 sf [4.77 FAR]

-The development bonus fee associated with the additional FAR request is 169,034 sf * \$10/sf [Core/Waterfront District Bonus Fee] = \$1,690,340.

The exact fund and percentages to each fund are to be determined.

12. Relate Project to the Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) with reference to specific guidelines. Attach additional page(s) as necessary.

Below is an explanation of how the project substantially complies with the *Urban Design Guidelines for Austin*.

1. Approximately 90% of the project is built to the property line for the first 5 floors, reinforcing the streetwall. Where the building does not meet the property line, the sidewalk is wider to accommodate more pedestrian uses.
2. Along San Jacinto, 5th Street and Brazos Street, there are entries to hotel and residential lobbies and restaurants along the street. Each of these uses have their own entries from different streets, which align with the Multi-Tenant, Pedestrian-Oriented Development goal of the Austin Urban Design Guidelines.
3. Primary entries have canopies, which help to set a hierarchy along the street. Pedestrian entries along the street are recessed to reduce conflicts with pedestrians. The façade has space for a art piece, which will be integrated with the building facade and signify a primary entry to one of the building uses and accentuate the local character of the area.
4. All parking will be located below grade, with an entry off of Brazos Street in order to reduce the impact of cars on the goal of creating pedestrian oriented street-level activity. The different building uses will share the below grade parking.
5. The project will be built of brick, stone and glass, metal panel, materials that have a proven record of being low maintenance and durable.
6. The careful use of materials, their locations, the size of openings and massing on the project attempt to bring the character of the project to that of the human scale, especially where pedestrians actually come into contact with the building. The sizing of fenestration, the deployment of architectural elements and the use of landscaping and streetscaping on the project will also help to create a building that is at a human scale.

13. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☒ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ Yes

☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☒ Yes

☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with Design Commission Liaison (Jorge.rousselin@austintexas.gov):

☒ Yes

☐ No

Signed: Owner or Applicant

Date



AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of WM Austin LLC (Participant's Company Name) to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) Two Star Rating for a development / project that requires this rating.

Project Name: 5th & Brazos Mixed Use Project
Project Address: 5th & Brazos, Austin, TX 78701
Developer/Owner: WM Austin LLC

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this Letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Participation Request** or Completed **"Project Team"** and **"Project Information"** Tabs within the **AEGB Rating Packet** to an AEGB representative prior to or within Schematic Design Phase.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multi-family and single family projects), and the AEGB Rating Packet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
 - a) After interior mechanical equipment has been installed and prior to installation of insulation.
 - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating, as described in Section 7 of the Building Criteria Manual.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

PARTICIPANT:

Name: David Carlins
Signature: [Signature]
Title: Manager
Phone Number: (312) 642.8869
Date: 2014.10.03

AUSTIN ENERGY GREEN BUILDING:

Name: Liana Kallivoka, PhD, PE
Signature: [Signature]
Title: Project Manager
Phone Number: (512) 482-5406
Date:

Area Wide Guidelines

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	Target FAR 20:1
2	AW-2. Create mixed-use development	Yes	The development contains a hotel with 332 keys and event spaces, 340 residential units with amenity spaces and retail spaces. A public garage is located below grade
3	AW-3. Limit development which closes downtown streets	Yes	The development is limited to the site and won't exceed its boundaries.
4	AW-4. Buffer neighborhood edges	N/A	Project is not located on a neighborhood edge
5	AW-5. Incorporate civic art in both public and private development	Yes	Parts of the exterior wall of the building will incorporate large scale murals or mosaics by (local) artists
6	AW-6. Protect important public views	N/A	Site is outside of Capitol View Corridor
7	AW-7. Avoid historical misrepresentations	Yes	The development is unique and contemporary and does not attempt to mimic historical architecture.
8	AW-8. Respect adjacent historic buildings	Yes	
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	The roof surfaces of the podium and level 17 will host a pool, terrace bar and abundant landscaped spaces for use of both, hotel guests and residents.
10	AW-10. Avoid the development of theme environments	Yes	The development is unique and contemporary and does not attempt to mimic themed environments
11	AW-11. Recycle existing building stock	N/A	The site is currently a parking lot without existing building stock on it.

Public Streetscape Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	Yes	All main entrances into the building are protected by either canopies or insets into the building. Canopies along the building façade on 5th Street will protect pedestrians from sun and rain. The development meets Great Streets Standards.
13	PS-2. Minimize curb cuts	Yes	One curb cut for garage parking on Brazos provided.
14	PS-3. Create a potential for two-way streets	Yes	Design and access points accommodate both one and way streets

Review of Substantial Compliance with UD Guidelines

15	PS-4. Reinforce pedestrian activity	Yes	Hotel and Residential entrances are located on Brazos and San Jacinto. A restaurant and a retail space within the podium of the building will encourage pedestrians to walk along 5th Street.
16	PS-5. Enhance key transit stops	Yes	The development is located directly on 5th Street which hosts several major bus routes. The site is also within walking distance of major commuter rail stations.
17	PS-6. Enhance the streetscape	Yes	The development will meet the City of Austin's Great Streets Requirements
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All major utility connections happen from the alley side or are under ground and won't obstruct pedestrian circulation.
19	PS- 8. Install street trees	Yes	The development will meet the City of Austin's Great Streets Requirements
20	PS- 9. Provide pedestrian-scaled lighting	Yes	The development will meet the City of Austin's Great Streets Requirements
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Lay-by lanes along San Jacinto and Brazos will allow quick access to hotel and residential units. All parking is located under the building.
22	PS-11. Screen mechanical and utility equipment	Yes	All equipment will be located either in, under or on top of the building - not visible to pedestrians or building users.
23	PS-12. Provide generous street-level windows	Yes	The facade along all major street sides provides generous glazed openings to promote views in as well as out of the building.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	Project will conform to Great Streets Standards

Building Guidelines

	B- 1. Build to the street	Yes	90% of the project is built to the property line for the first 5 floors, reinforcing the street wall. Where the building does not meet the property line, the sidewalk is wider to encourage pedestrian use
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	Along San Jacinto, 5th Street and Brazos Street, there are entries to hotel and residential lobbies and restaurants along the streets.

Review of Substantial Compliance with UD Guidelines

	B-3. Accentuate primary entrances	Yes	Primary entrances have canopies to establish a hierarchy along the streets. Pedestrian entrances are recessed to avoid conflicts with passer-bys.
	B- 4. Encourage the inclusion of local character	Yes	Parts of the exterior wall of the building will incorporate large scale murals or mosaics by (local) artists
	B- 5. Control on-site parking	Yes	All parking will be located below grade, with an entry off of Brazos Street.
	B- 6. Create quality construction	Yes	The building will be built of brick, stone and glass, metal panel, materials that have a proven record of being low maintenance and durable.
	B- 7. Create buildings with human scale	Yes	The sizing of fenestration, the deployment of architectural elements and the use of landscaping and streetscaping on the project will create a building at a human scale

Plaza and Open Space Guidelines

	PZ-1. Treat the four squares with special consideration	N/A	
	PZ- 2. Contribute to an open space network	N/A	
	PZ- 3. Emphasize connections to parks and greenways	N/A	
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	Yes	The roof deck on top of the podium integrates a lap pool and cold tubs into its design. The east side of the podium hosts a terrace bar. A dog run is integrated into the layout of the third floor mezzanine.
	PZ- 5. Develop green roofs	Yes	The roof deck above the podium as well as the roof of level 17 will receive abundant landscaped spaces.
	PZ- 6. Provide plazas in high use areas	N/A	
	PZ- 7. Determine plaza function, size, and activity	N/A	
	PZ- 8. Respond to microclimate in plaza design	N/A	

Review of Substantial Compliance with UD Guidelines

	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	
	PZ- 10. Provide an appropriate amount of plaza seating	N/A	
	PZ- 11. Provide visual and spatial complexity in public spaces	N/A	
	PZ- 12. Use plants to enliven urban spaces	Yes	The development will meet the City of Austin's Great Streets Requirements
	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	
	PZ- 14. Provide food service for plaza participants	N/A	
	PZ- 15. Increase safety in plazas through way finding, lighting, & visibility	N/A	
	PZ- 16. Consider plaza operations and maintenance	N/A	

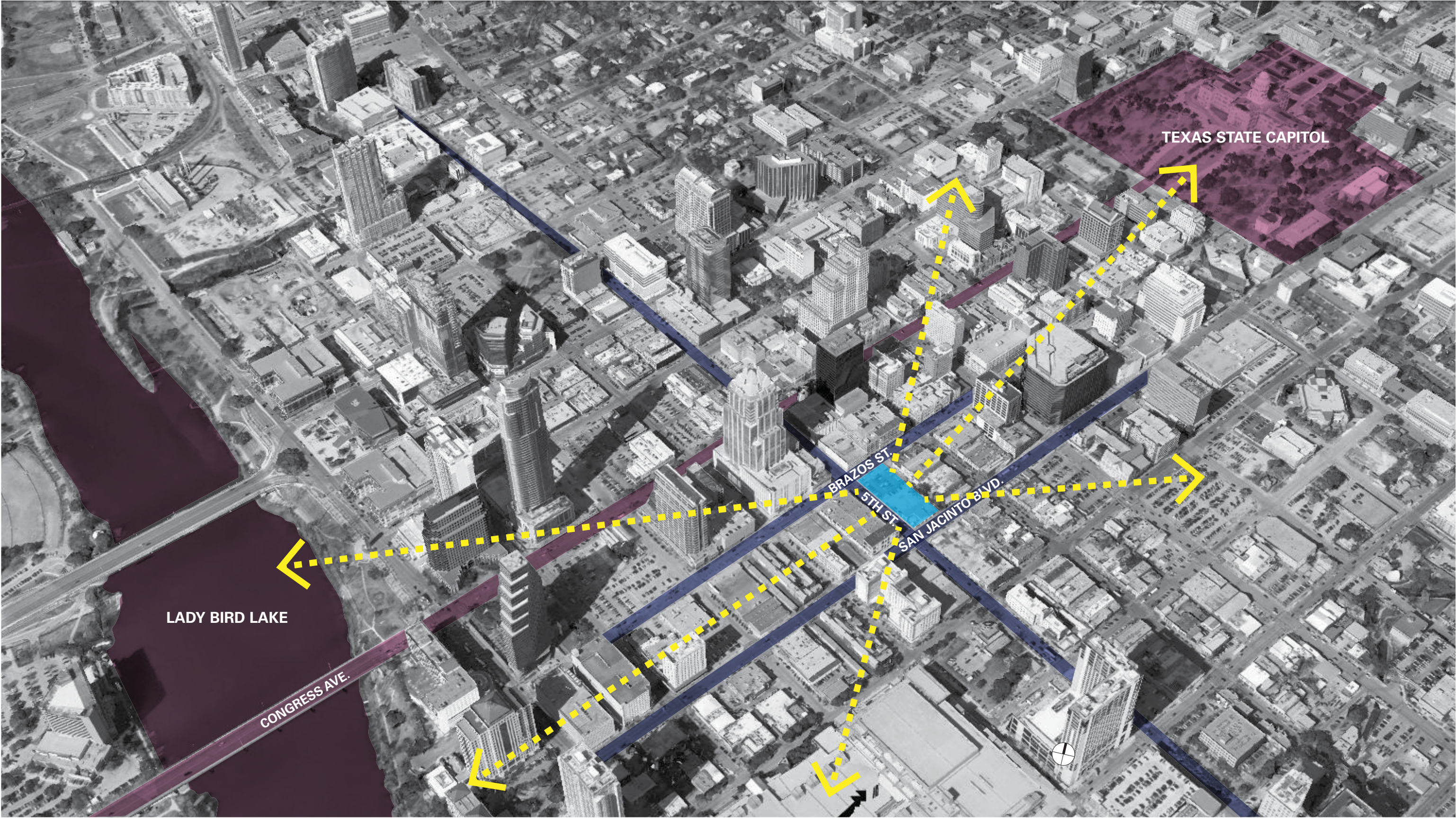
Conclusions

	Total number of Urban Design Guidelines	47	
	Number of Guidelines applicable to 5th & Brazos:	31	
	Number of Guidelines met by 5th & Brazos:	31	

5th & Brazos

AUSTIN DESIGN COMMISSION

27 OCTOBER 2014



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST



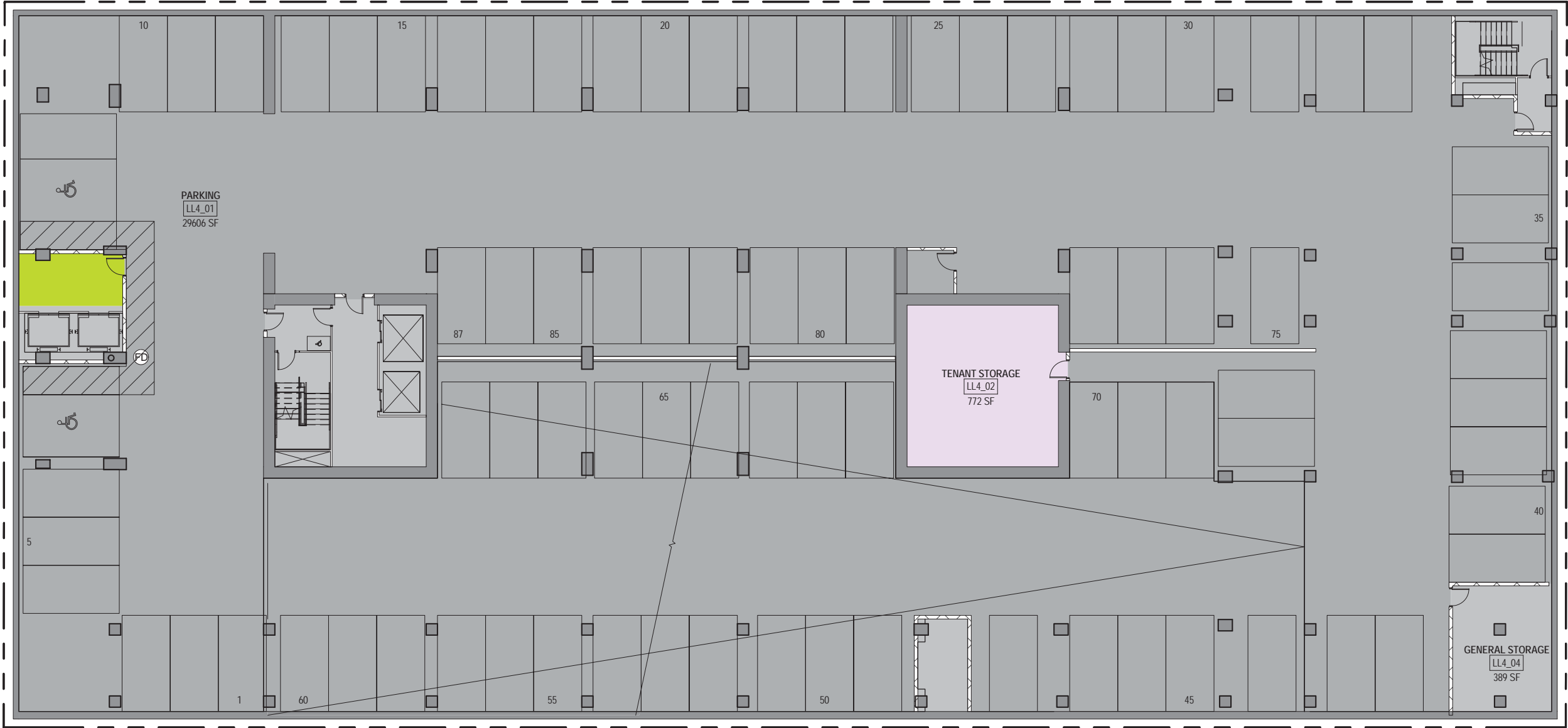
STREET LEVEL VIEW LOOKING NORTHEAST



STREET LEVEL VIEW LOOKING NORTHWEST



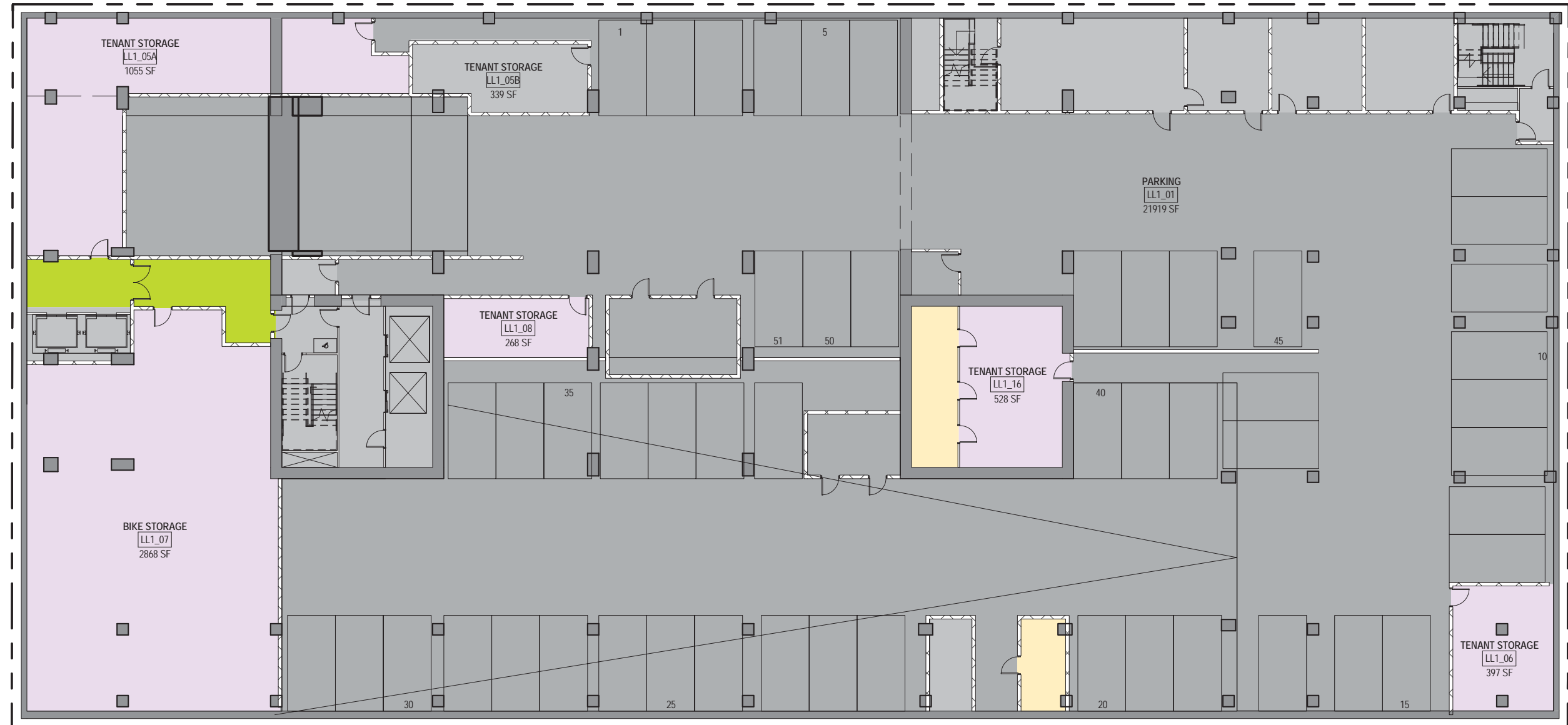
TYPICAL PARKING PLAN



PROGRAM KEY

- RESIDENTIAL BOH
- SHARED BOH
- PARKING
- SHARED FOH - AMENITY

LOWER LEVEL 1 PLAN



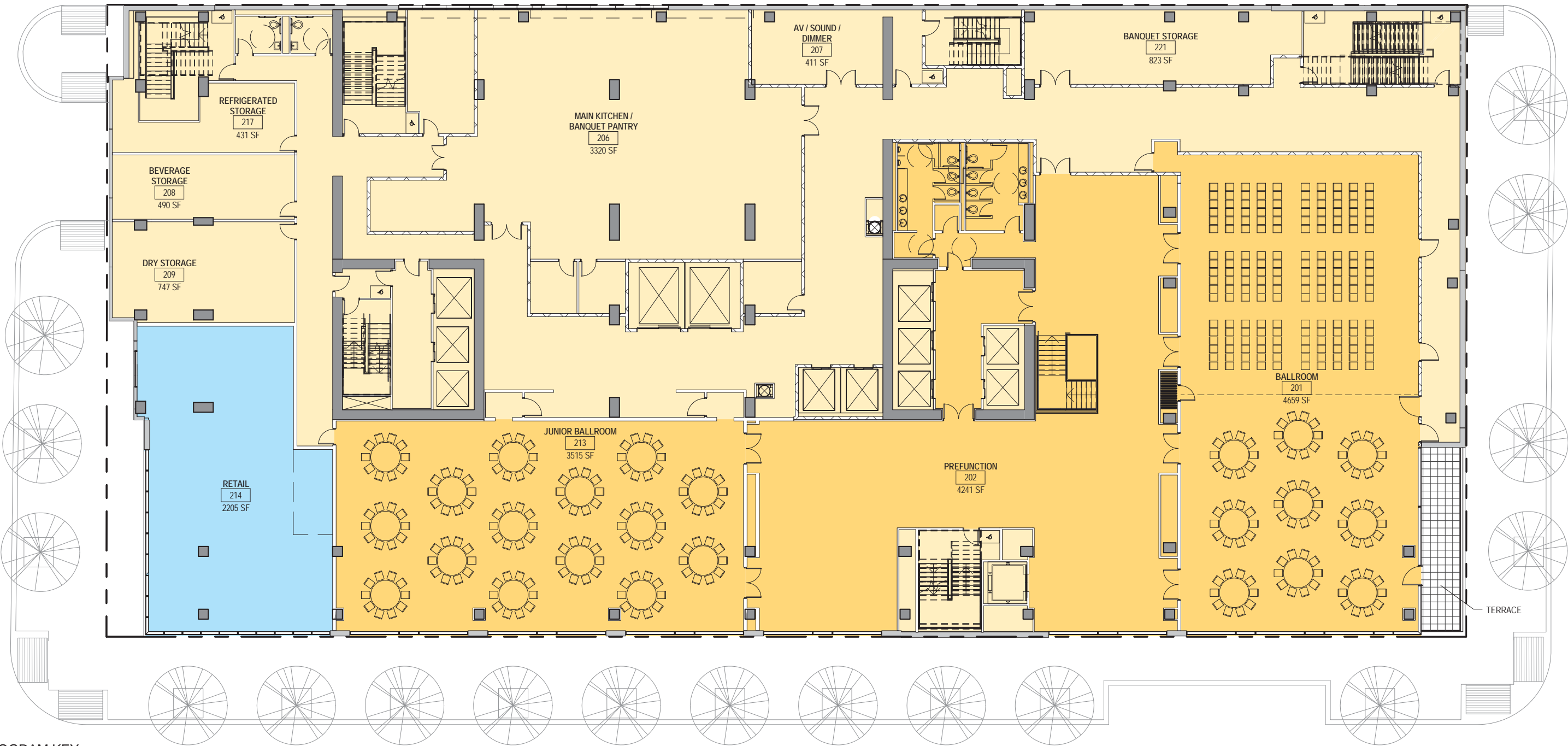
PROGRAM KEY

- HOTEL BOH
- RESIDENTIAL BOH
- SHARED BOH
- PARKING
- SHARED FOH - AMENITY

GROUND LEVEL PLAN - LANDSCAPE (GREAT STREETS LAYOUT)



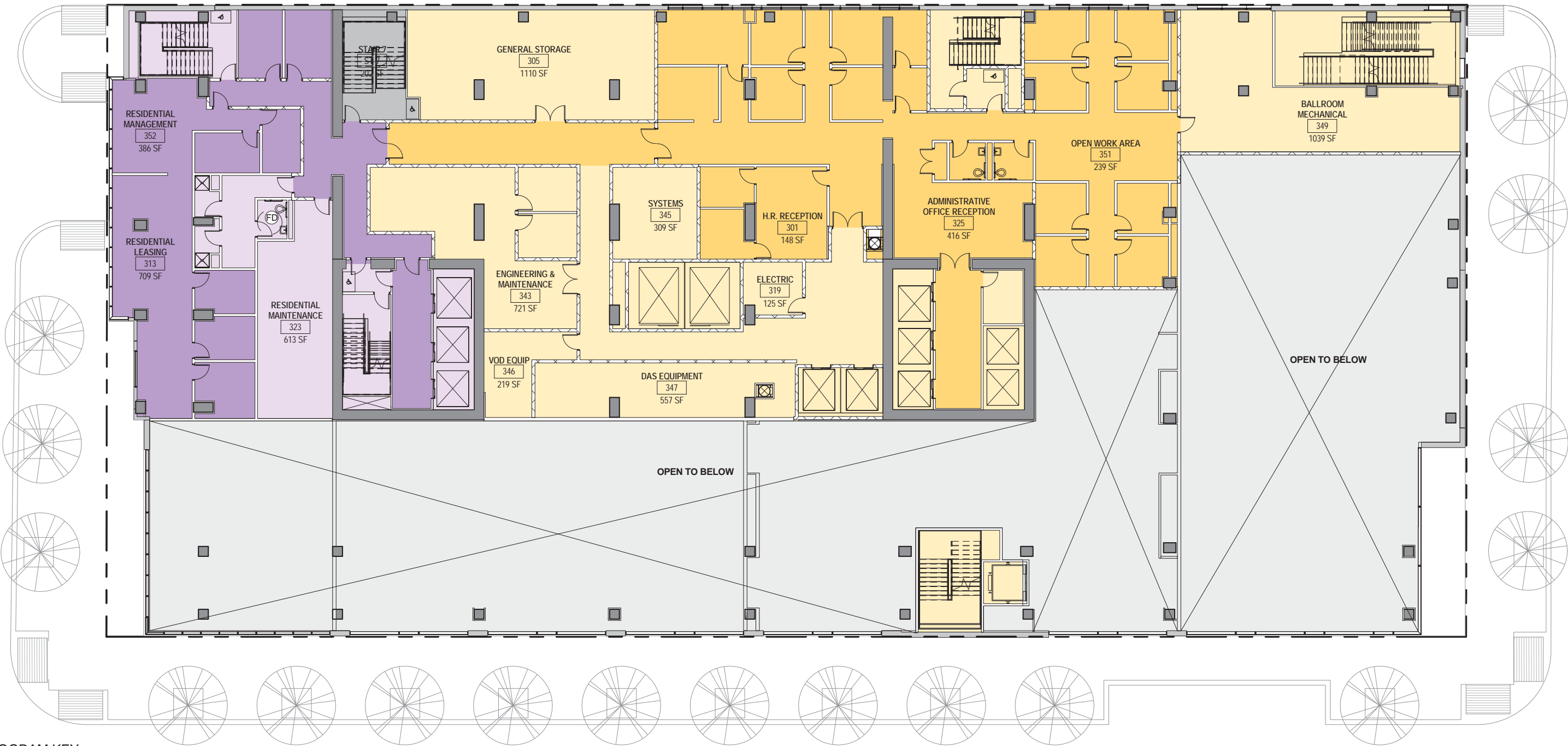
LEVEL 2 PLAN



PROGRAM KEY

- HOTEL
- HOTEL BOH
- RETAIL

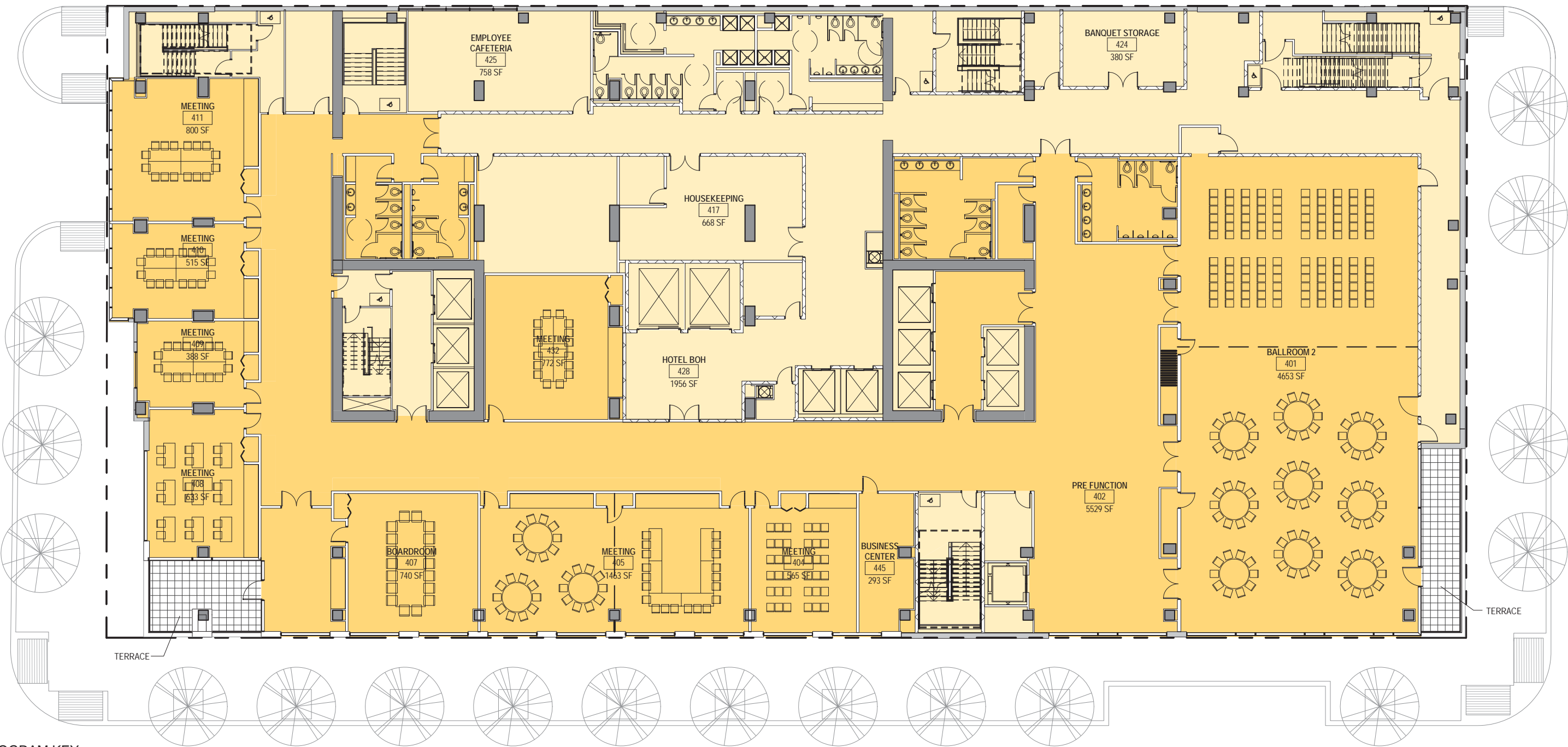
SCALE: 3/64" = 1'-0"



PROGRAM KEY

- HOTEL
- HOTEL BOH
- RESIDENTIAL
- RESIDENTIAL BOH
- SHARED BOH

SCALE: 3/64" = 1'-0"



PROGRAM KEY

- HOTEL
- HOTEL BOH

SCALE: 3/64" = 1'-0"



PROGRAM KEY

- HOTEL
- HOTEL BOH
- RESIDENTIAL
- RESIDENTIAL BOH
- SHARED BOH
- SHARED FOH - AMENITY

LEVEL 4M ENLARGED PLAN - DOG RUN LANDSCAPE



LEVEL 5 PLAN - AMENITY DECK

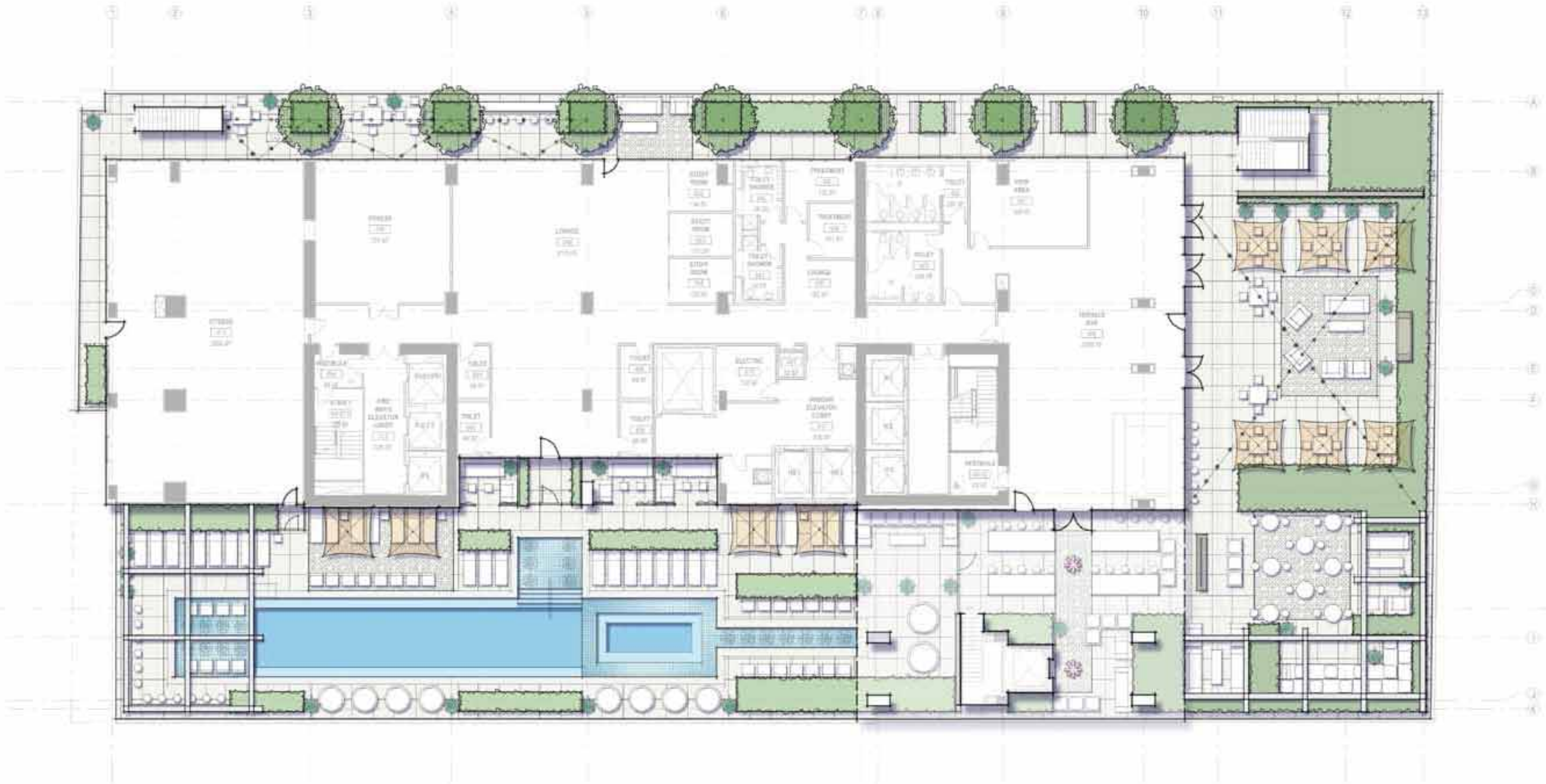


PROGRAM KEY

- HOTEL
- HOTEL BOH
- RESIDENTIAL
- RESIDENTIAL BOH
- SHARED BOH
- SHARED FOH - AMENITY

SCALE: 3/64" = 1'-0"

LEVEL 5 PLAN - AMENITY DECK LANDSCAPE



LEVEL 6-16 TYPICAL HOTEL PLAN



PROGRAM KEY

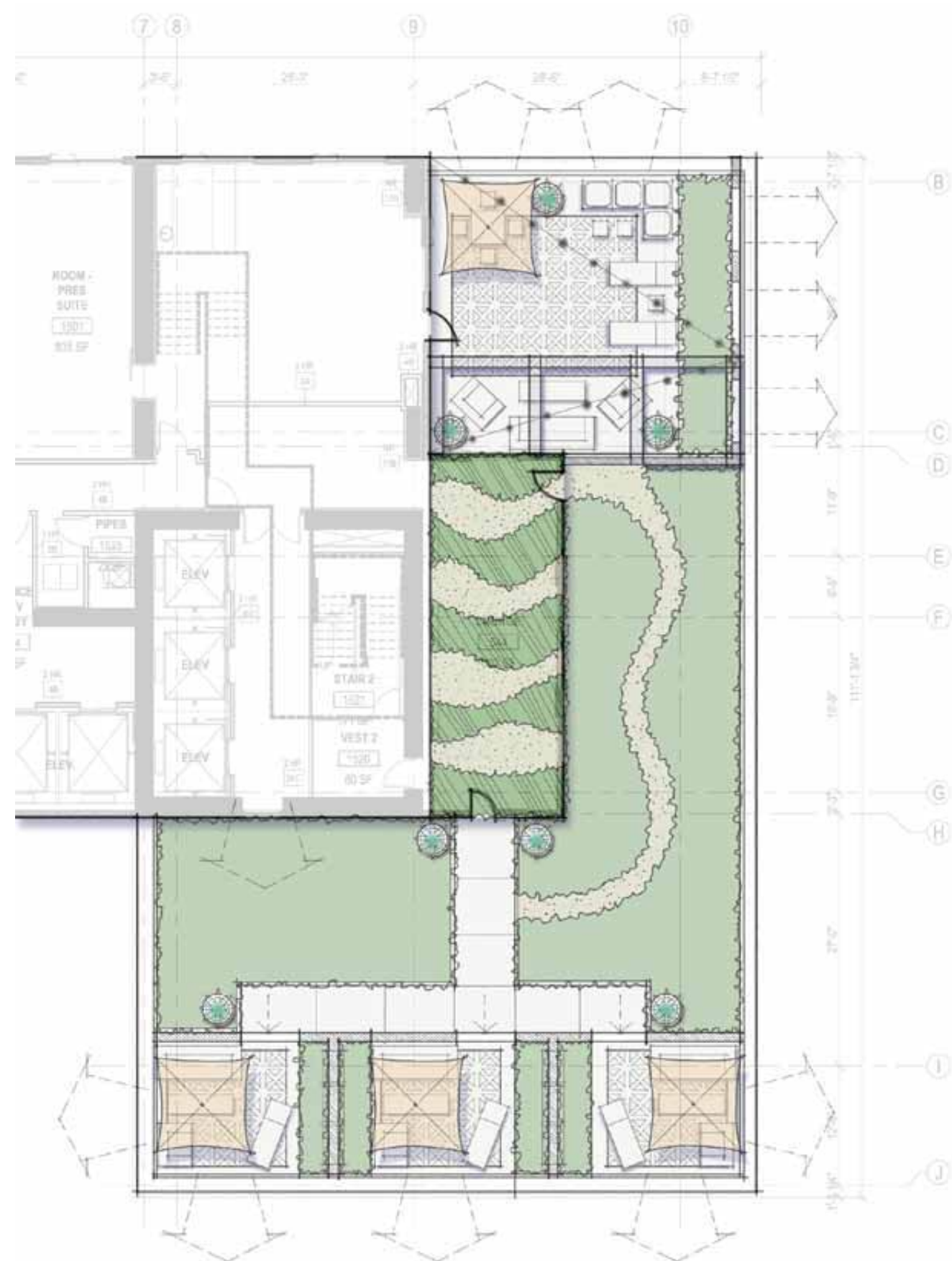
- HOTEL NET RENTABLE
- HOTEL
- HOTEL BOH



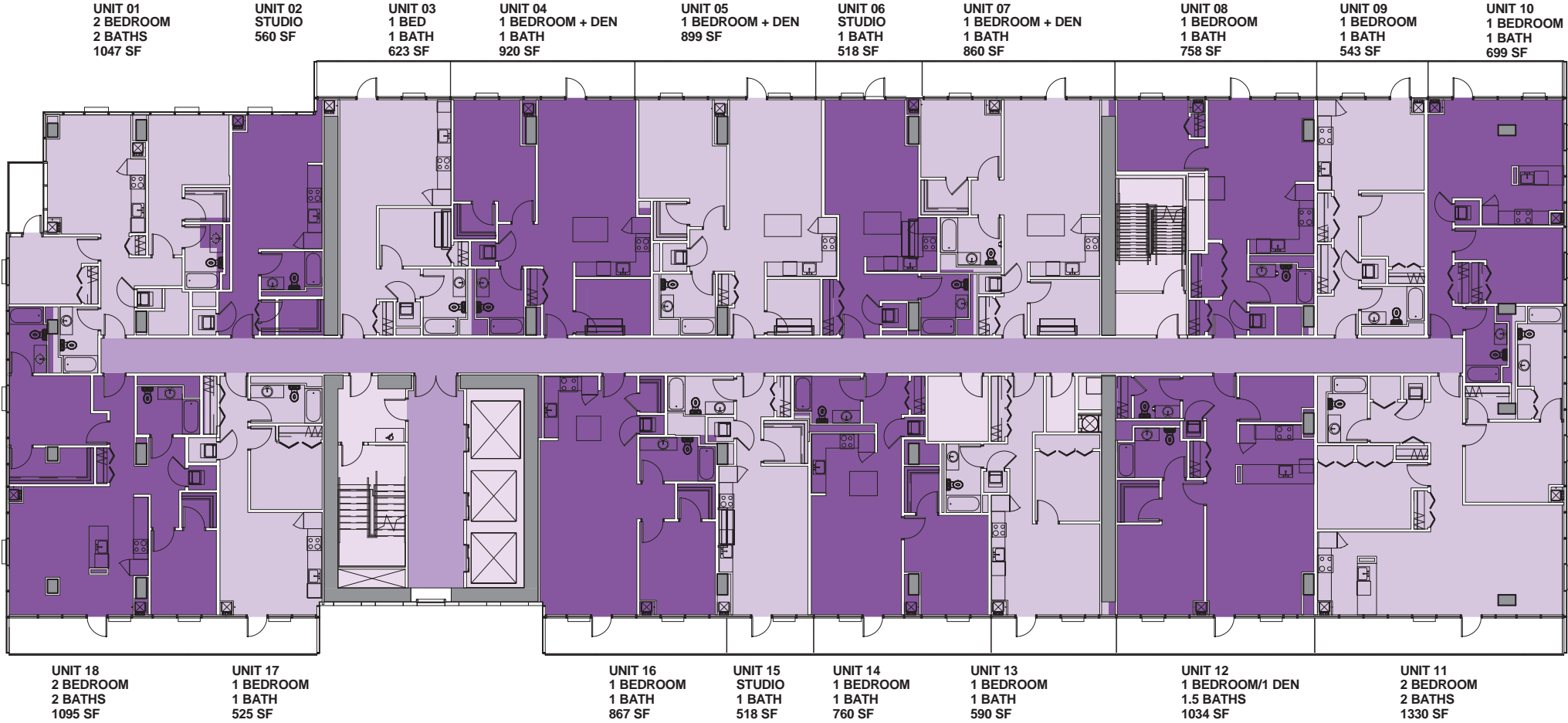
PROGRAM KEY

- HOTEL NET RENTABLE
- HOTEL
- HOTEL BOH

LANDSCAPE - LEVEL 17 GARDEN



LEVEL 18-36 TYPICAL RESIDENTIAL LEVEL



PROGRAM KEY

- RESIDENTIAL NET RENTABLE
- RESIDENTIAL
- RESIDENTIAL BOH

SCALE: 3/64" = 1'-0"

AERIAL PERSPECTIVE LOOKING NORTHWEST



Date: 10-22-14

To: Austin Design Commission

From: Planning & Urban Design Working Group

Re: Working Group review of 5th & Brazos Hotel for substantial compliance with the Urban Design Guidelines

The applicant is seeking a density bonus. Per ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star green building rating. The Mayor and Council and the Planning & Development Review Director is to determine appropriate bonus area and in light of community benefits to be provided.

Positive attributes of the project include:

1. Below grade parking.
2. Electrical vault at back along alley.
3. Minimized curb cuts.
4. No building projections are proposed in the ROW.
5. Building has glazing and areas for active uses along the majority of street frontages.
6. Balcony at level 2 can add to the street life.
7. Material variety used to break up scale.
8. Roof decks add to the building live and create attractive areas that may be seen from other buildings.

Suggestions/concerns raised include:

1. Kitchen placement is along the active portion of the ground floor façade at East 5th Street.
2. Driveway should have a character to help pedestrians realize that there is a change of function of what they are walking on – for safety concerns.
3. In conjunction with the bicycle room for employees, showers and lockers should be included for them in order to encourage this means of transportation.
4. If possible add a tree at the corner where the driveway is adjacent to the alley.
5. Back of house area for the ballroom – add some windows instead of blank wall. Helps with ambient light and less reliance on electricity. Can be high windows if needed.
6. Water reclamation and use such as condensate and rain water encouraged.
7. Addition of some color would be nice since everything seems grey and muted.
8. Should have some adaptability of more canopies at street level (for the retail areas) to help protect the pedestrians in harsh weather.

We recommend that the project, as presented, is in substantial compliance with the Urban Design Guidelines.

The working group appreciates the opportunity to comment on this project.

Respectfully,

Planning & Urban Design Working Group of the Design Commission

DRAFT



City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Austin Shelter for Women & Children Renovation & Expansion		
Project Location/Address: 4523 Tannehill Lane, Austin, TX 78721		
Applicant: Robin Camp, City of Austin Public Works	Property Owner: Travis County	
Mailing Address: 505 Barton Springs Road, Suite 900, Austin, TX 78704	Mailing Address: PO Box 1748 Austin, TX 78767	
Phone Number: 512-974-7830	Phone Number: (512) 854-9415	
Project Architect/Engineer: McKinney York Architects	Project Start Date: 5/14	Project End Date: 5/17
Mailing Address: 1301 East 7th Street	Phone Number: 512-476-0201	
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: 3/15 City Council: 8/15	
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) : <p>The Austin Shelter for Women and Children is a renovation and expansion to a City of Austin operated program that occupies a facility owned by Travis County and leased to the City.</p> <p>Please refer to the attached Exhibit 1 - Narrative Description.</p>		
Is Alternative Equivalent Compliance (AEC) requested for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please refer to following page		
Current Status of Submittal: <input type="checkbox"/> Conceptual <input type="checkbox"/> Schematic <input checked="" 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.

The proposed project is a renovation and expansion to a City of Austin operated program that occupies a facility owned by Travis County and leased to the City. Access to the leased area is via an access easement across land not owned by the applicant. The project does not directly front Tannehill Lane, an Urban Roadway. There is minimal easement width street frontage at the property line. As such, several sections of Subchapter E Commercial Design Standards regarding interface with the Public Realm are not applicable. Within the site boundary the project complies with applicable sections of Subchapter E. The design team is requesting input from the Commission on one area where the project does interface directly with the Public Realm.

Please refer to the attached Exhibit 2 - Subchapter E Summary.

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

Austin Shelter for Women and Children Renovation and Expansion

Exhibit 1 – Narrative

The Austin Shelter for Women & Children is a program of the City of Austin operated by the Salvation Army and located on property owned by Travis County and leased to the City. The lease area is set back from the street and property line, and is accessed via an easement along the north property line. This site configuration (in effect, a “flag” site) produces a location that is both close in proximity to the rest of the city yet relatively protected and bucolic. The resulting rural sensibility has proved an excellent place to provide services to homeless women and children. Because of this success it is the goal of the city to serve more of the homeless women-led families outside the downtown area. Providing beds for the growing population of homeless women and children is the most critical issue being addressed by the proposed project.

The project consists of site and landscape improvements, renovation work to the existing facility, a new residential wing for increased bed capacity, and a new daycare facility for increased child care needs. Additionally, the existing property has a narrow drive that is not Austin Fire Department compliant. The County lease provides for an access easement to create a new compliant drive to correct the life safety hazard of the existing condition. A separate life safety need being addressed by the project is the addition of an automatic sprinkler system throughout the existing and new construction. The proposed project has been designed as the Phase 1 component of a two phase campus master plan. The existing building has been reviewed by the City of Austin Historic Preservation Office and is reported to have a low degree of historical integrity due to roof and miscellaneous other changes by various previous renovations. Therefore, the Historic Preservation Office has stated that there would be no objections to approving changes to the structure administratively.

Project Summary

Project Uses (primary)

R-2 Non-transient Congregate Living
I-4 Daycare Facility

Open Space Area

16.37 acres

Area of Uses (primary)

Renovation Congregate Living: 6,120 SF
Expansion Congregate Living: 4,400 SF
I-4 Daycare Facility: 3,085 SF

FAR

N/A

Number of Dwelling Units

Renovation: 16 units (bedrooms)
Expansion: 8 units (bedrooms)

Nearby Transportation

Capitol Metro bus stop

Number of Floors

1 floor

Surrounding Context

Multifamily Residential
Commercial / Religious
Institutional
Single Family Residential
Undeveloped Lots

Height

30 feet

Austin Shelter for Women and Children Renovation and Expansion

Exhibit 2 – Subchapter E Summary

CITY OF AUSTIN SUBCHAPTER E – DESIGN STANDARDS AND MIXED USE

Summary of Applicable Sections

ARTICLE 2: SITE DEVELOPMENT STANDARDS

2.2: Relationship of Buildings to Streets and Walkways

2.2.3. Urban Roadways: Sidewalks and Building Placement

B. Sidewalks

1. Planting Zone: Compliant for width of access easement fronting Urban Roadway.
2. Clear Zone: Compliant for width of access easement fronting Urban Roadway.
3. Utilities: Compliant (per Figure 22)

D. Building Placement

1. Net Frontage: Not applicable. The building does not front the Urban Roadway but is accessed via an access easement across land not owned by the applicant.

E. Parking: Not applicable. The building does not front the Urban Roadway. Refer to Building Placement above.

F. Corner Sites: Not applicable.

2.2.5. Internal Circulation Routes: Sidewalks & Building Placement Requirements

B. Internal Circulation Route: Not applicable. The building does not front the Urban Roadway. Refer to Building Placement above.

C. Block Standards: Not applicable.

D. Project Circulation Plan: Not applicable.

E. Sidewalks: Not applicable.

F. Building Placement: Not applicable.

G. Parking: Not applicable.

2.3: Connectivity Between Sites

2.3.1: Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity

B. Standards

1. Vehicular and Pedestrian Connections Between Sites: Compliant

2. Additional Measures to Improve Connectivity: Will be Compliant

Option 1: Limit curb cuts

Option 2: Other options as approved by the Director – Due to the prevalence of use of public transit among the homeless population, the proposed design seeks to improve an existing transit stop by providing a high quality, safe, well lit sidewalk from the front entrance to the nearest public transit stop. In addition, the design team will recommend that the facility operator enroll in Capitol Metro's Adopt-A-Stop program and enlist the assistance of the residents to assist in bus stop stewardship.

2.4: Building Entryways

B. Standards: Compliant within site. Not applicable at Urban Roadway frontage per Building Placement above.

2.5: Exterior Lighting

B. Fully Shielded or Full Cut-off Light Fixtures Required: Compliant

C. Lighting of Building Façades: Compliant

D. Directional Luminaires: Compliant

E. Lamp or Fixture Substitution: Compliant

F. Non-Conforming Lighting: Compliant

2.6: Screening of Equipment and Utilities

2.6.2. Standards: Compliant

2.7: Private Common Open Space and Pedestrian Amenities

2.7.3. Standards

A. Amenity Required: The proposed project will be pursuing option 1 (natural and undeveloped private common open space) and option 4 (play area).

B. Location Criteria: Compliant

C. Areas Not Credited: Compliant

D. Design Criteria: Compliant

E. Maintenance: Compliant

2.8: Shade and Shelter

A. Standards: Will be compliant

ARTICLE 3: BUILDING DESIGN STANDARDS

3.2: Glazing and Façade Requirements

3.2.2. Glazing and Façade Relief on Building Facades

A. Facades facing Roadway or Internal Circulation Route: Compliant within site - 40% wall area below 10 feet glazed. Not applicable at Urban Roadway frontage per Building Placement above.

C. All other facades: Compliant – 25% of wall area between 2 and 10 feet glazed.

E. Visible Transmittance: Will be compliant.

3.3: Options to Improve Building Design: Not applicable. Not Commercial, Industrial, Warehouse or Vertical Mixed Use. No external trademarked signage.

ARTICLE 4: MIXED USE

Not Applicable



**Austin/Travis County
Health And Human Services Department**



June 24th, 2014

RE: Request to expedite the Women and Children Shelter 2012 Bond project for the Health and Human Services Department

To Whom It May Concern:

Per discussion with the City of Austin Council's Public Health and Human Services Committee concerning this project, Health and Human Services Department agreed to expedite the construction of the planned Women and Children's Shelter expansion. There is a pressing need to provide services to the homeless women and children who currently cannot find shelter in the existing facilities due to overcrowding and inadequate accommodation. Per Council's request, HHSD committed to complete the shelter's expansion by November 2017. In order to meet this schedule I am requesting that every phase of the project be expedited as much as it is prudent and possible.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Rivera".

Carlos Rivera
Director, Health and Human Services Department

Cc: Kymberley Maddox, Chief Administrative Officer, HHSD
Robin Camp, Project Manager, PWD
Filip Gecic, Manager, HHSD

2012 Bond Program Proposition 17

Austin Shelter for Women & Children Renovation & Expansion

Presented by:

Robin A. Camp, Project Manager

Public Works Department

Al York, AIA

McKinney York Architects

October 27, 2014

Introduction

- \$3.8 million in the 2012 Bond Program for expansion and renovation
- Facility assessment, schematic design, and design development complete
- Current project and bond funding represent phase 1
- Future phase 2 expansion envisioned as bond monies become available



current facility - 2014



former Austin / Travis County tuberculosis sanatorium - 1939

Stakeholders / Program Background

- City of Austin Program
- Operated by the Salvation Army
- Located on Travis County property leased to the City
- Homeless Women and Children



- Excellent place to provide services to homeless women and children due to secluded, rural feeling site surrounded by undeveloped natural setting.
- Two critical goals for the 2012 Bond Program:
 - Addressing the most urgent repairs and safety upgrades
 - Increasing shelter's bed capacity

Project Vision

The proposed expansion and renovation of the Austin Shelter for Women and Children strives to enhance the existing building and provide new facilities with the goal of:

- A safe place of respite for women and children
- A place of assistance for attaining and maintaining self-sufficiency
- A natural setting that fosters awareness, healing, and growth



Location in City



Vicinity Plan



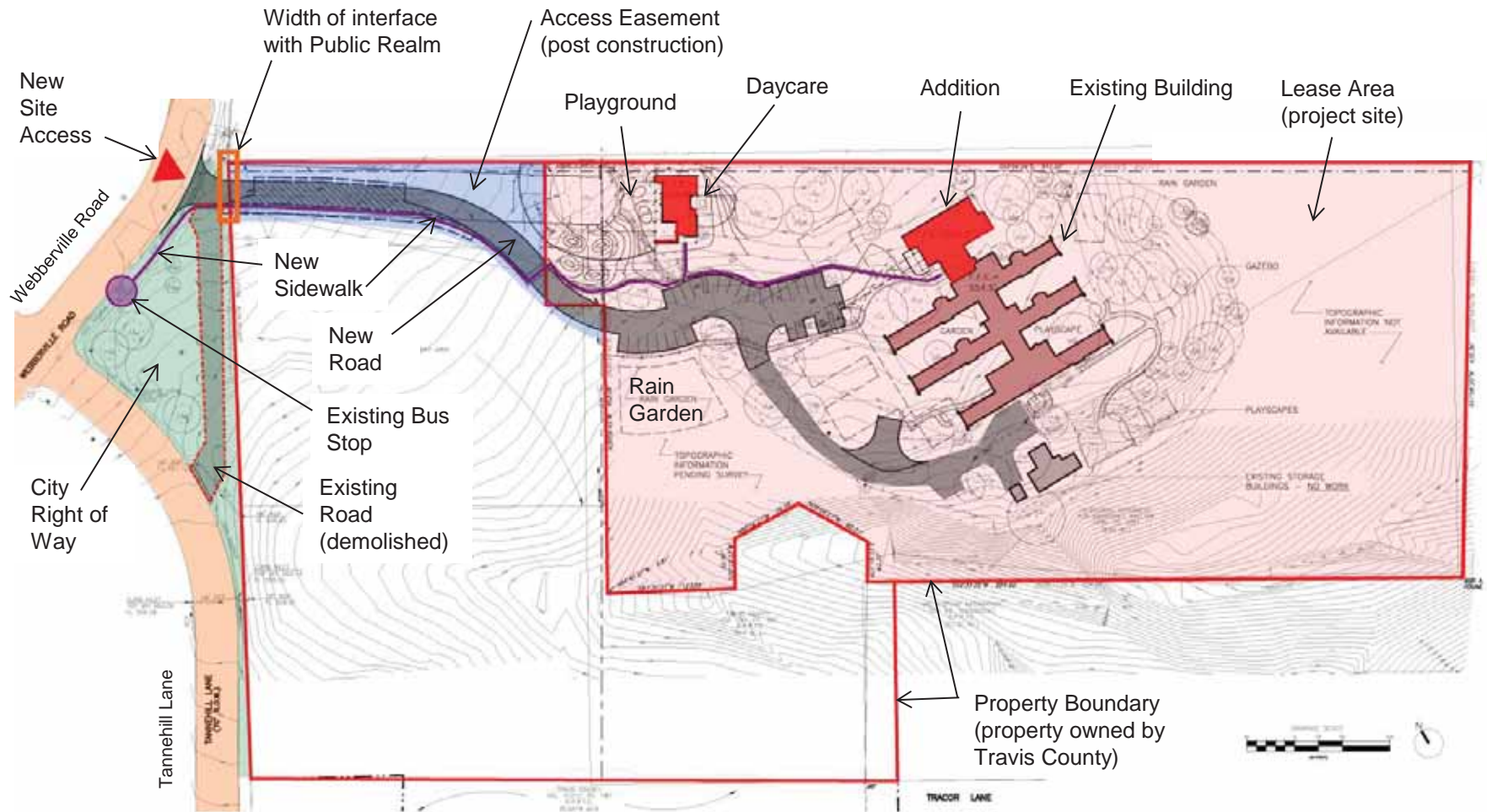
Existing Site Plan



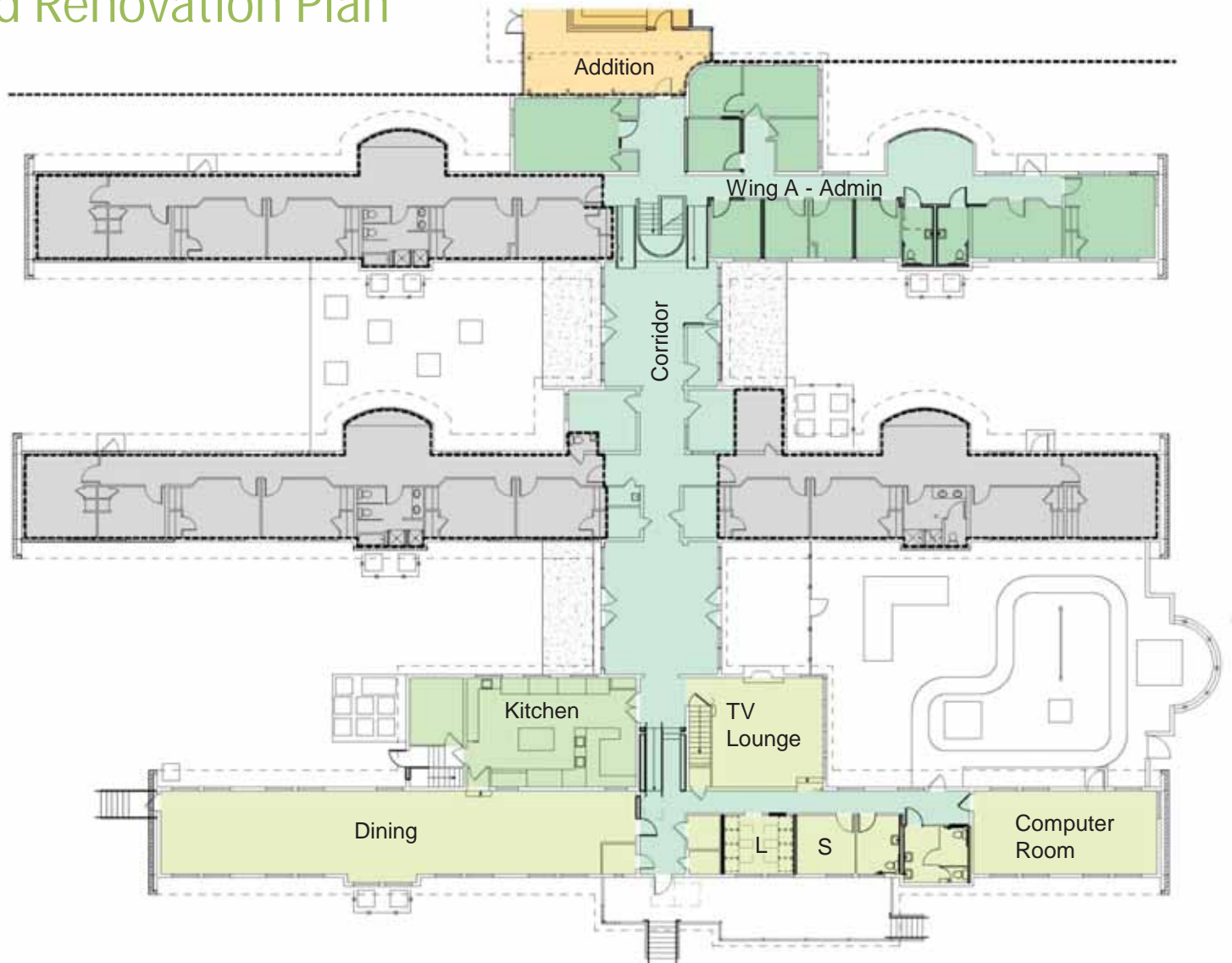
Existing Site Plan



Proposed Site Plan



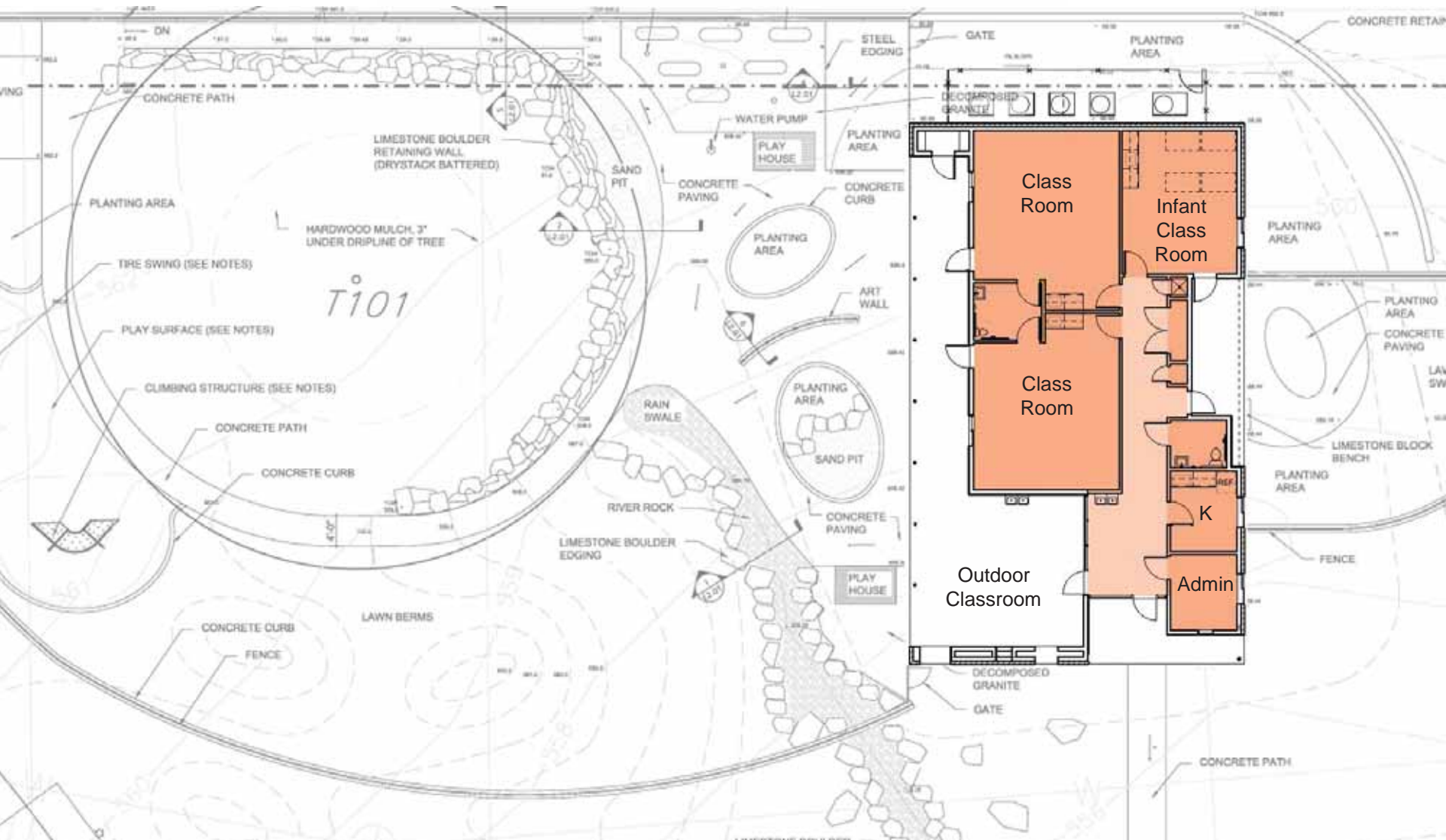
Proposed Renovation Plan



Proposed Expansion Plan



Proposed Daycare Building Plan



Sustainability Features / Community Benefits

Sustainability Features

- USGBC LEED Silver Rating
- Photovoltaic array on roofs of new construction
- Clerestory roof forms provide ample natural light
- Energy Efficient HVAC, Plumbing and Electrical Fixtures
- Environmentally friendly water quality measurement via Rain Gardens
- Commitment to stewardship of existing and future environmental health of undeveloped portions of site

Community Benefits

- Ameliorate and assist homeless women and children
- Reduce stress on Downtown Austin Shelter

Urban Design Guidelines Highlights

- Recycle existing building stock
- Enhance key transit stops
- Provide pedestrian-scaled lighting
- Contribute to an open space network
- Encourage the inclusion of local character
- Create quality construction
- Create buildings with human scale

Overall View of Expansion and Renovation



View of Expansion Entry



View of Daycare Building



2012 Bond Program Proposition 17

Q & A



Current Design Commission Officers

Dean Almy – Chair
 Evan Taniguchi – Vice Chair
 Hope Hasbrouck – Secretary

Name	Position	Appointed/Reappointed	Term Expires
Dean Almy	Chair	August 16, 2012	June 30, 2015
Evan Taniguchi	Vice Chair	July 28, 2011	June 30, 2015
Hope Hasbrouck	Secretary	August 16, 2012	June 30, 2015
Juan E. Coterá	Commissioner	August 23, 2012	June 30, 2015
James Shieh	Commissioner	August 16, 2012	June 30, 2015
Bart Whatley	Commissioner	July 28, 2011	June 30, 2015
Jeannie Wiginton	Commissioner	August 2, 2012	June 30, 2015

Election of officers occurs at the first regular meeting after October 1, 2014.

NOTE: An officer is elected for a one-year term, with a maximum of three (3) consecutive years in a specific position. However, the board may override the term limit provision by an affirmative vote of two-thirds (2/3^{ds}) vote of the authorized board members.

**American Society of Landscape Architects (ASLA), Texas Chapter Position Paper
Regarding Code Next**

Dear Council members,

The Design Commission Landscape and Infrastructure working group has met with representatives of the local American Society of Landscape Architects (ASLA), Texas Chapter regarding Code Next and their findings in regards to the future process. Representatives from the city and the ASLA Code next working group were in attendance.

The ASLA representatives have the following concerns:

- The concept in Code Next of 'Nature in the City' is under represented in the public discussion and in the document thus far presented. 'Nature in the City' is a high priority item in Imagine Austin and the public discussion must reflect the intent behind 'nature in the City'
- Opticos, the consultant to the City, does not have a registered landscape architect on their staff which raises concerns about the priority given to the 'Nature in the City' component of the Code Next process and documentation production.
- There is no Registered Landscape Architect on the Citizen Advisory Group. A registered Landscape Architect should be a key participant in that group.
- The ASLA chapter would prefer Approach #3, but will stand behind Approach #2 'The Deep Clean' as long as the approach to sustainability and performance measures of a 'Green Building Code' are pursued, endorsed and executed with a HIGH priority.
- The Landscape and Infrastructure working group along with the Design Commission are in support of the local ASLA chapter's aims and intentions. We are also in support of their strategy to begin engaging the subject of 'Green Code' and sustainable performance measures early in the process. The stewardship of Austin's built environment will depend upon an integrated approach to both built structure and sustainability practices in service to resource conservation and ecological performance.

Respectfully,

Dean Almy, Chair
Austin Design Commission

ASLA Austin | CodeNEXT

Integrate Nature and City
into
Compact and Connected

Imagine Austin's Promise

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

Austin's Environmental Legacy



Austin's Environmental Legacy



Compact and Connected: Manhattan

Vision for Integrating Nature into the City



Compact and Connected: Austin

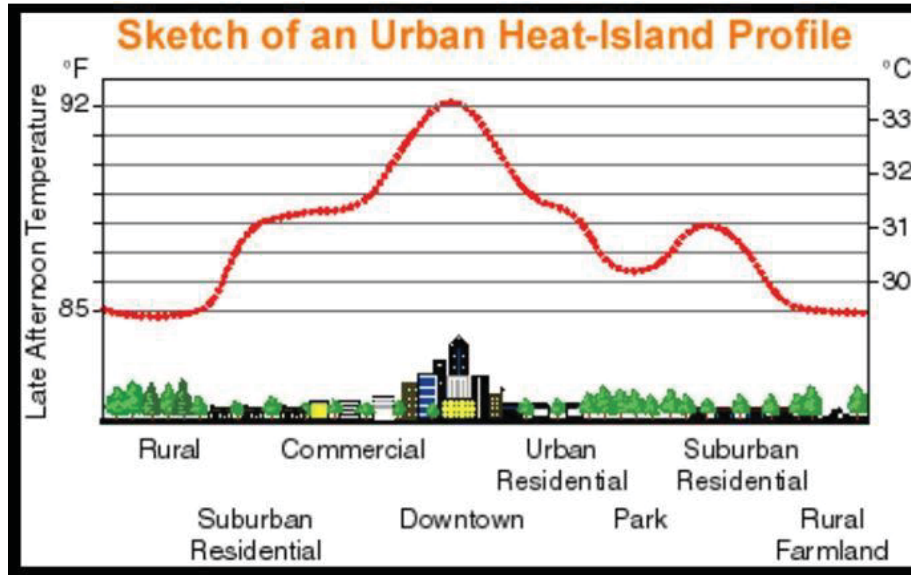
Early Attempts at Integrating Nature into the City



Concerns for Austin's Future: Loss of Tree Canopy



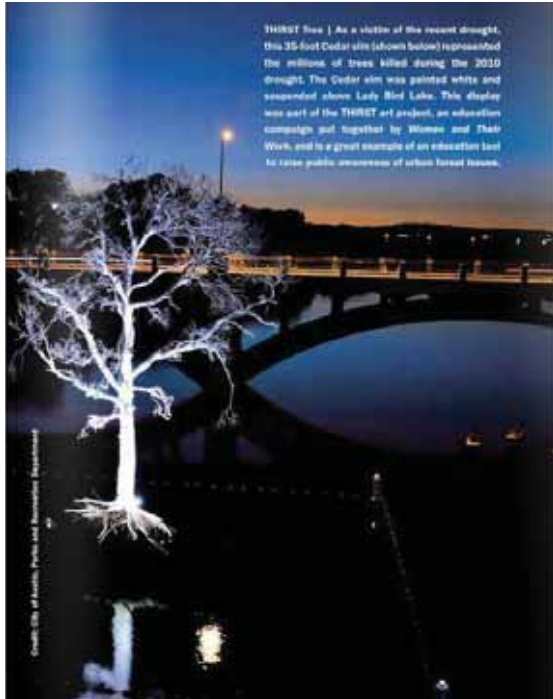
Concerns for Austin's Future: Urban Heat Island



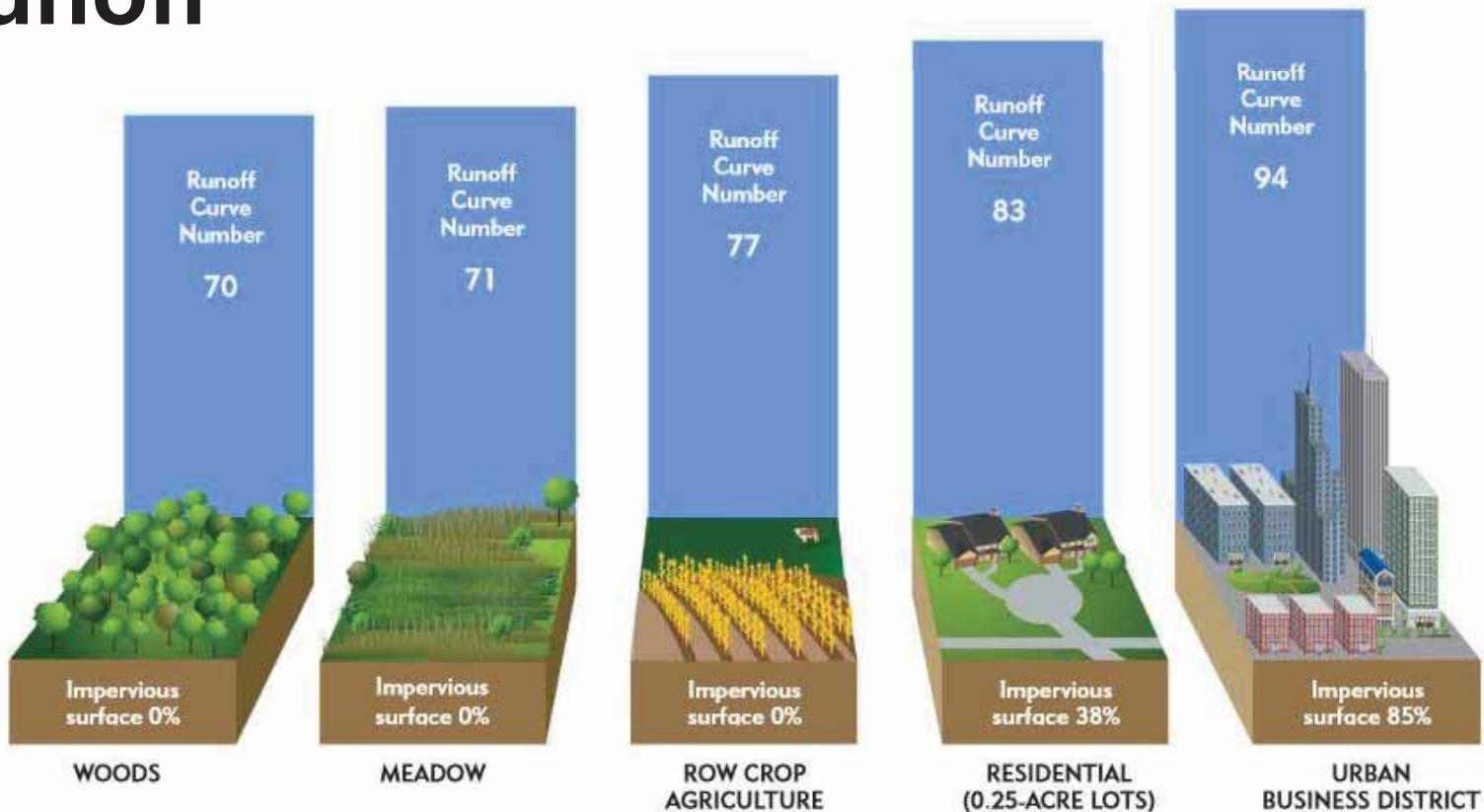
Concerns for Austin's Future: Pollution



Concerns for Austin's Future: Drought



Concerns for Austin's Future: Urban Runoff



Concerns for Austin's Future: Flooding



Concerns for Austin's Future: Climate Change Projections

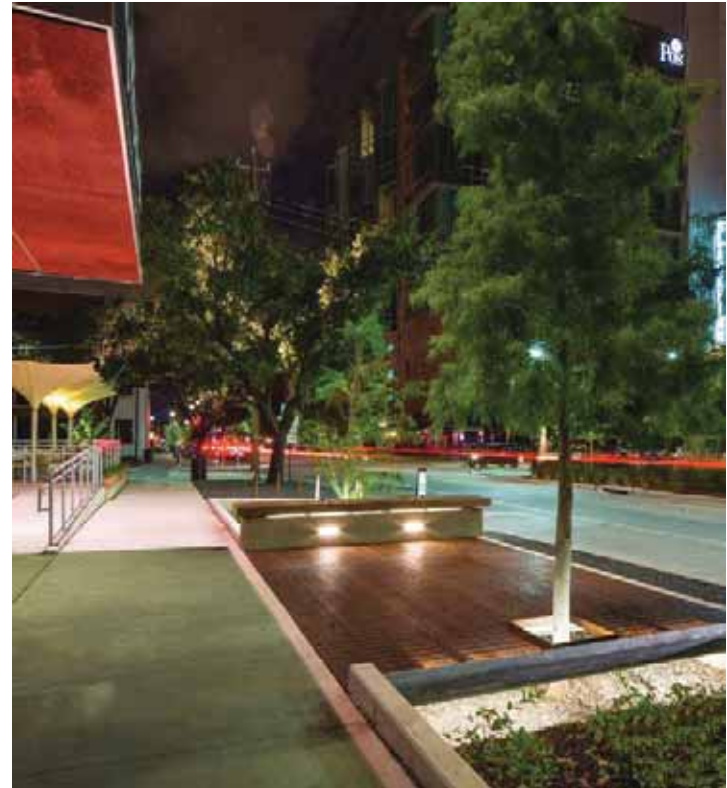
Toward a Climate-Resilient Austin: May 1, 2014) Report to Council

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

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

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

Solutions: Landscape Urbanism



Green Code: Seattle Green Factor



SEATTLE / *green factor*



Pre-Settlement
Conditions



Historical Urban
Development



Urban Greening

Green Code: Seattle Green Factor



Results: Balanced Built Form



Results: Balanced Built Form



Results: Balanced Built Form



Recommendation: Adopt an Ecological Systems Based Approach to CodeNEXT

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

ASLA Austin CodeNEXT Committee Members

Eleanor McKinney, McKinney Landscape Architect, Chair

Margarita Padilla-Posey, ASLA Austin Section Chair

Chris Jackson, TBG

Ilse Frank, Studio Balcones

Allan Shearer, Asst. Professor, UT School of Architecture

Alisa West, ASLA Austin Secretary

Tim Bargainer, Baker-Aicklen

Patrick Dean, Carillo Dean

Mike Fishbaugh, Coleman and Associates

Enrique Serna, Consort, Inc.

Alex Ramirez, Design Workshop

Roberto Garcia, Garcia Design

John Gleason, John Gleason LLC

Brent Luck, Luck Design Team

Eric Schulz, Owen Snell, dwg.

Noah Halbach, Peter Dufrene, RVI

Joan Hyde, Resource Design

Mitch Wright, Vista Planning

ASLA Contact:

Eleanor McKinney, Chair ASLA Austin, CodeNEXT Committee

ehmla@swbell.net

Alisa West, Secretary ASLA Austin Section

AustinTXASLA@texasasla.com

Link to ASLA's CodeNEXT Issue Paper

<http://www.austintexas.gov/departments/viewpoints>

under Submittals, ASLA