



DESIGN COMMISSION
MONDAY, MARCH 23, 2015 6:00 PM
ONE TEXAS CENTER ROOM 325
505 BARTON SPRINGS RD., AUSTIN, TEXAS 78704

Current Commission Members

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

AGENDA

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

	Approx. time
CALL TO ORDER AND ROLL CALL	6:00 PM
1. CITIZEN COMMUNICATION: GENERAL The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.	6:00 PM
2. APPROVAL OF MINUTES (Discussion and Possible Action) a. Discussion and possible action on the January 26, 2015 Design Commission meeting minutes. (Jorge Rousselin , COA-PDRD)	6:15 PM
3. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on a recommendation to defer reviewing responses to the Lady Bird Lake Excursion Boat RFP to the Parks and Recreation Board representative and authorize the Chair to take appropriate action to enter a joint recommendation to City Council to authorize award and execution of a revenue contract with LONE STAR RIVERBOAT, INC. (Kirk Scanlon , COA-PARD); b. Discussion and possible action on the Hyatt House Design Development submittal located at 901 Neches St. seeking support for a waiver request to the Pedestrian Oriented Business requirement due to slope constraints along 9 th St. (Reece Whitley , Noble Surveying & Engineering Works); c. Discussion and possible action on the courtesy briefing memo relating to Downtown Alley Naming. (Cari Buetow , COA-ATD); and d. Discussion and possible action on Design Commission's role in CodeNEXT.	6:20 PM
4. OLD BUSINESS (Discussion and Possible Action) a. Discussion and possible action on recommended changes to the Design Commission Project Review Sheet. (Commissioner Whatley).	7:35 PM

5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action) a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	7:45PM
6. STAFF BRIEFINGS: None	7:50 PM
7. FUTURE AGENDA ITEMS: None	7:50 PM
8. ANNOUNCEMENTS a. Chair Announcements; b. Items from Commission Members; and c. Items from City Staff.	7:55 PM
ADJOURNMENT	8:00 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, JANUARY 26, 2015 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701

Meeting Notes

Call to order by: H. Hasbrouck at 6:15 PM.

Roll Call: DA, ET, JW not present

1. CITIZEN COMMUNICATION: None

2. APPROVAL OF MINUTES (Discussion and Possible Action)

- a. Discussion and possible action on the December 15, 2014 Design Commission meeting minutes. ([Jorge Rousselin](#), COA-PDRD).

The motion to approve the minutes as drafted made by H. Hasbrouck; Second by B. Whatley was approved on a vote of [4-0] [DA, ET, JW not present].

3. NEW BUSINESS (Discussion and Possible Action):

- a. Briefing and update on the City of Austin Complete Streets Policy, and discussion on how creation of Urban Design Guidelines and Complete streets efforts can be synched up to support mutual goals. ([Kit Johnson](#), COA-PW and [Katherine Gregor](#), COA-ATD).

Mr. Kit Johnson & Ms. Katherine Gregor gave an update on the COA Complete Streets Policy focusing on implementation approach and how it can be integrated into the UDG.

Mr. Humberto Rey spoke on the coordination with Capital Metro and the Great Streets Program.

No action by the Commission.

- b. Discussion and possible action on Design Commission's role in CodeNEXT

The motion to postpone to February meeting made by H. Hasbrouck; Second by J. Coteria was approved on a vote of [4-0]. [DA, ET, JW not present].

- c. Discussion and possible action on appointing a Design Commission representative to the CodeNEXT working groups.

The motion to appoint B. Whatley to serve as the Design Commission representative to the CodeNEXT working groups made by J. Shieh second by J. Cotera was approved on a vote of [4-0]. [DA, ET, JW not present].

4. OLD BUSINESS (Discussion and Possible Action)

- a. Discussion and possible action on recommended changes to the Design Commission Project Review Sheet.

Commissioner Whaley presented an initial framework to modify the project review sheet.

The Commission requested a follow-up development of the application packet for next meeting.

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 reported on the CodeNEXT working groups focusing on infill housing, missing middle, and compatibility.
- d. Appointment of Committee/Working Group members by Chair: **None**

6. STAFF BRIEFINGS: None

7. FUTURE AGENDA ITEMS: None

8. ANNOUNCEMENTS

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

ADJOURNMENT by consensus at: 7:26 PM

LADY BIRD LAKE EXCURSION BOAT PROPOSAL

Item 3A

DESIGN COMMISSION
FEBRUARY 23, 2015



JUSTIN
ARKS &
CREATION

Overview

Code of Ordinance:

§ 8-1-74 - REVIEW OF A PROPOSAL SEEKING A CONCESSION.

A representative from the (Parks and Recreation) board, the Environmental Board, and the Design Commission **may** evaluate each proposal received in response to a request for proposals for a boating concession authorized under [8-1-72](#) (*Boating Concessions*). The representatives **shall** make a joint recommendation to the council on the grant of a concession under this article.

Previous Action:

Jan. 13th - Concessions and Contracts Committee (Subcommittee of the Parks Board)

Committee members unanimously (3-0) agreed to place the item on the PARB agenda for the January 27th meeting to the City Council the approval of the negotiation and execution of the Lady Bird Lake Excursion Boat agreement.

Jan. 21th - Environmental Board

Moved to delegate the review of the Lady Bird Lake Excursion Boat RFPs to the Parks and Recreation Board. Board Member James Schissler moved to approve and Mary Ann Neely seconded. Vote 6-0-0-1. Robert Deegan was absent.

Jan. 27th - Parks and Recreation Board

Board members unanimously (5-0) agreed to recommend to the City Council the approval of the negotiation and execution of the Lady Bird Lake Excursion Boat agreement

Jan 29th - Parks and Recreation Board Representative Review

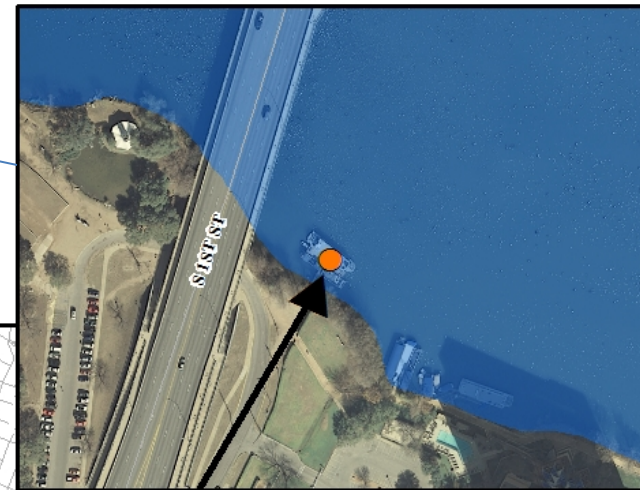
Parks and Recreation and Purchasing Department staff met with Jane Rivera, Chair Parks and Recreation Board, to evaluate the single proposal received from the Lady Bird Lake Excursion Boat Request for Proposals (RFP). Ms. Rivera approved the proposal and recommends Council grant the concession to the best evaluated proposer: Lone Star Riverboat.

Concession Location Map

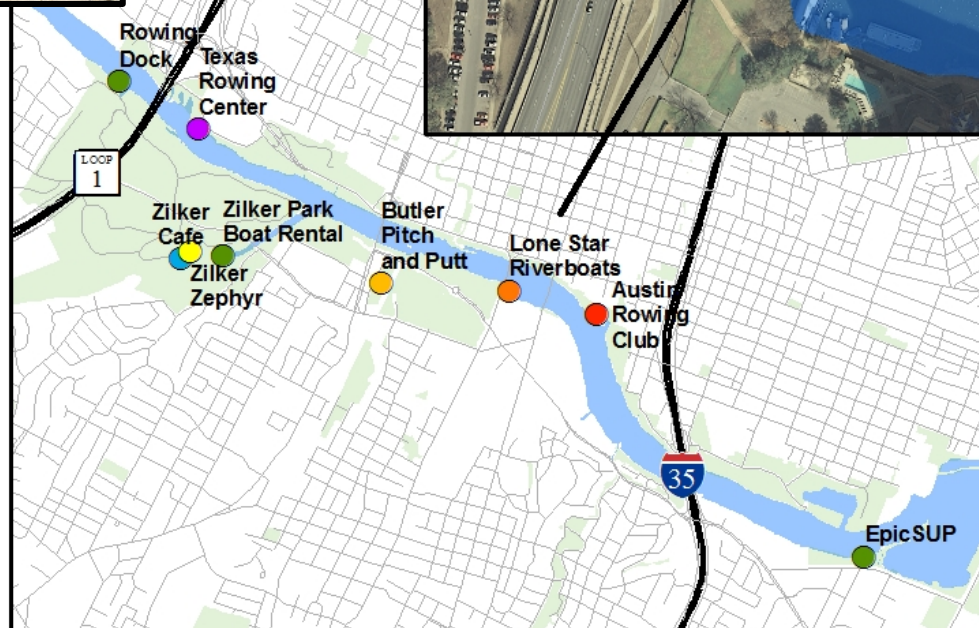


Concession Facilities:

- Dock
- Three Boats
- Ramp to dock
- No buildings or other structures



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Concessions Type

- Food and Beverage
- Canoe, Kayak, SUP
- Canoe, Kayak, SUP, Sculling
- Recreational Train
- Golf
- Excursion Boat
- Sculling, Food & Bev., SUP

Town Lake Park Concessions: Location Map

Feb. 13, 2015 K. Scanlon

Excursion Boat - FAQ

- **Lone Star Riverboats Contract:** All concession contracts are license agreements that allow for the operation and provision of recreational services on parkland. |
- **Contract Performance:** Contractor in compliance with contract. No incidents of cure.
- **Gross Revenue:** Lone Star generated \$507,000 in FY14.
- **Commissions to the City:** Lone Star pays 8% of gross revenue to City as rent.
- **Environmental Programming**
 - **Bat Tours:** Partner with the Bat Conservation Society to establish and interpretive
 - **Student Tours:** Lone Star has partnered with the Expedition School to provide fee environmental tour of Lady Bird Lake to approximate 300 students annually.

Respondents Proposal

- **Experience:** 27 years operating on Lady Bird Lake
- **Term:** The term of the agreement will be one (1) five year primary term with one (1) five year option period.
- **Increased Revenue:** Increase in commissions paid to the City from the current 8% of gross revenue to 9% of gross revenue for the first 5-years and 10% for five year option period.
- **ADA Compliance:** The Respondent shall finance, design, permit and construct the sidewalks, railings; parking and sundries to ensure compliance with the American Disabilities Act.
- **Increase Capacity:** The Respondent shall increase the capacity of the fleet by approximate 30 seats. No expansion of the dock will be required.

Action

Whereas, the Design Commission delegates the review of Lady Bird Lake Excursion Boat solicitations to the Parks and Recreation Board.

And whereas, the provision of recreational and leisure services on Lady Bird Lake fall outside the charge of the Design Commission;

And whereas, the Respondent's proposal will not result in the any construction of or alteration to a public streetscape, plaza, open space, or buildings within the downtown;

Therefore, the Design Commission recommends to defer reviewing RFP responses to the Parks and Recreation Board representative and authorizes the chair to take appropriate action to enter a joint recommendation to City Council to authorize award and execution of a revenue contract with LONE STAR RIVERBOAT, INC., to provide boat excursion services on Lady Bird Lake.

Review of a Proposal Seeking a concession in Town Lake Park
Management and Operation of Excursion Boat Services on Lady Bird Lake

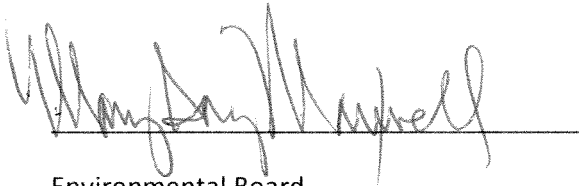
Solicitation #: RFP TVN0048

On January 29th, Parks and Recreation and Purchasing Department staff met with Jane Rivera, Chair Parks and Recreation Board, to evaluate the single proposal received from the above referenced Request for Proposals (RFP). As stated in City of Austin Code of Ordinances Section 8-1-74 the Environmental Board and Design Commission *may* participate in the evaluation; however, both entities decided to defer to the judgment of the Parks and Recreation Board representative. Therefore, based upon the review of the proposal submitted and the evaluation criteria provided and in accordance with the above referenced section of the City's Code of Ordinances, the Boards and Commission make a joint recommendation to council to grant the concession to the best evaluated proposer: Lone Star Riverboat, Inc.



Date 02/09/2015

Parks and Recreation Board



Date: 2/18/15

Environmental Board

Date: _____

Design Commission



City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: 901 Neches Street, Hyatt House (SP-2014-0308C)		
Project Location/Address: 901 Neches Street, Austin Texas		
Applicant: Reece Whitley	Property Owner: Journeyman Austin Holding, Inc.	
Mailing Address: 7614 A. HWY 71 West, Austin TX 78735	Mailing Address: 7701 N. Lamar, Ste 100, Austin TX 78752	
Phone Number: 512-535-1820	Phone Number: 512-247-7000	
Project Architect/Engineer: Noble Surveying & Engineering Works	Project Start Date: June 2015	Project End Date: September 2016
Mailing Address: reece@noble-tx.com	Phone Number: 512-535-1820	
Is project subject to redevelopment site plan or zoning application approvals? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Anticipated Dates of Action Planning Commission: City Council:	
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) : <p>The 0.407 acre site is located at 901 Neches Street, Austin, TX. It is located in the Waller Creek Watershed which is classified as an Urban watershed. The property is also located in the City of Austin full purpose jurisdiction. The zoning on the property is DMU, Downtown Mixed Use. This project calls for erecting a 9 story hotel that will feature a total of 189 guest rooms with a 127 car garage on the lower floors. This project will also participate in the Austin Great Streets program along the Neches and 9th Street property lines with approvals in place from Humberto Rey. We are requesting a waiver for the Pedestrian Oriented Business requirement due to slope restraints along 9th St.. We believe we meet the spirit of the POB with the additions of folding door system with a Juliette Balcony along the 9th Street that open the Hotel Lobby and bar to the public sidewalk along 9th.</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.

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

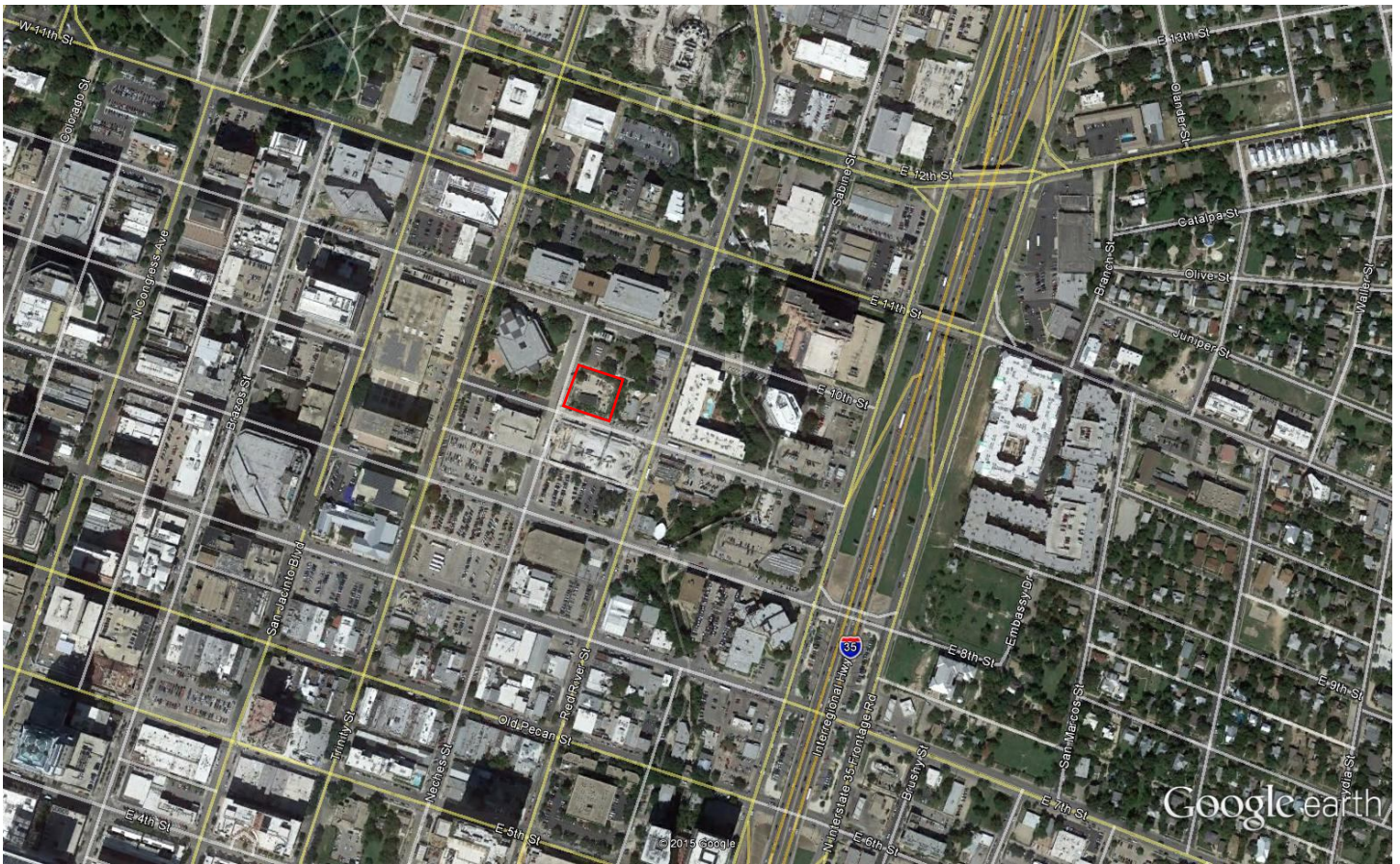
☒ incorporated, ☐ need input, ☐ N/A

6. Create quality construction

☒ incorporated, ☐ need input, ☐ N/A

7. Create buildings with human scale

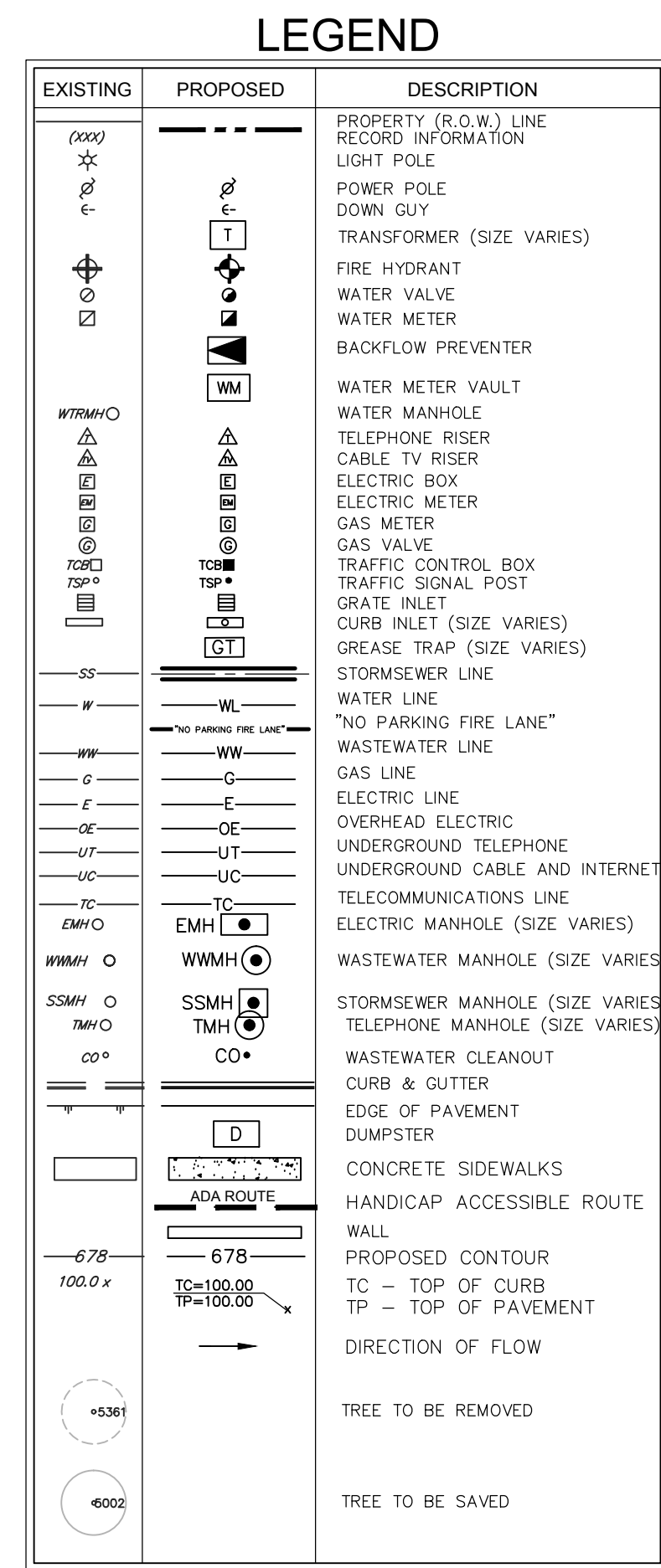
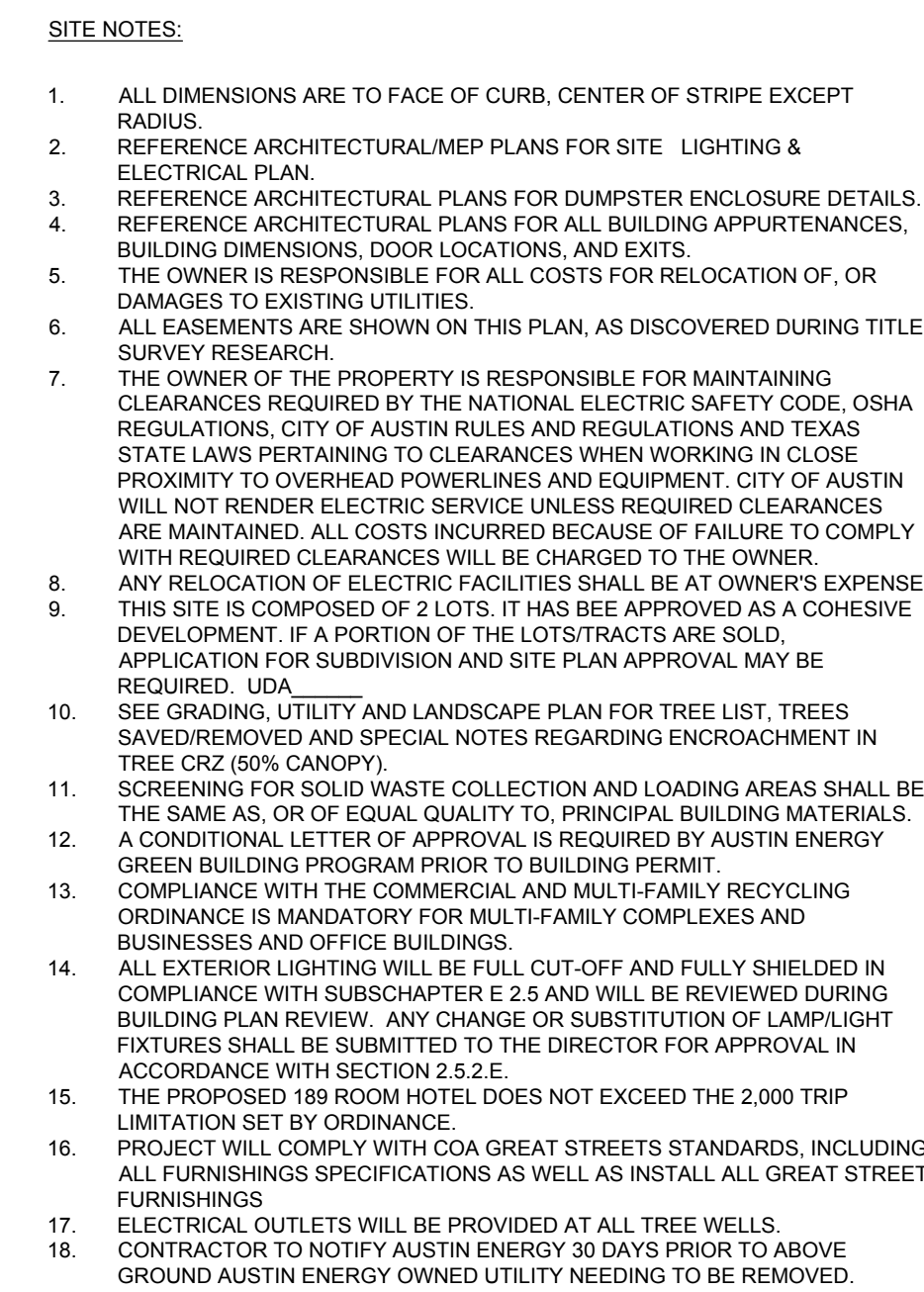
☒ incorporated, ☐ need input, ☐ N/A



Google earth

feet
meters





PROJECT SCOPE:
THIS PROJECT IS TO CONSTRUCT A 10 STORY HOTEL WITH 189 ROOMS, APPROPRIATE PARKING UTILITIES, AND LANDSCAPING.

SITE PLAN APPROVAL

SHEET _____ OF _____

FILE NUMBER: SP2014-0308-C APPLICATION DATE: AUGUST 8, 2014

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF _____

CHAPTER _____ OF THE AUSTIN CITY CODE

EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017

CASE MANAGER: CHRISTINE BARTON HOMES

PROJECT EXPIRATION DATE (ORD # 970995-A) _____ DWPZ _____ DDZ _____

GREG GUERNSEY, A.I.C.P.

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DATE: _____

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

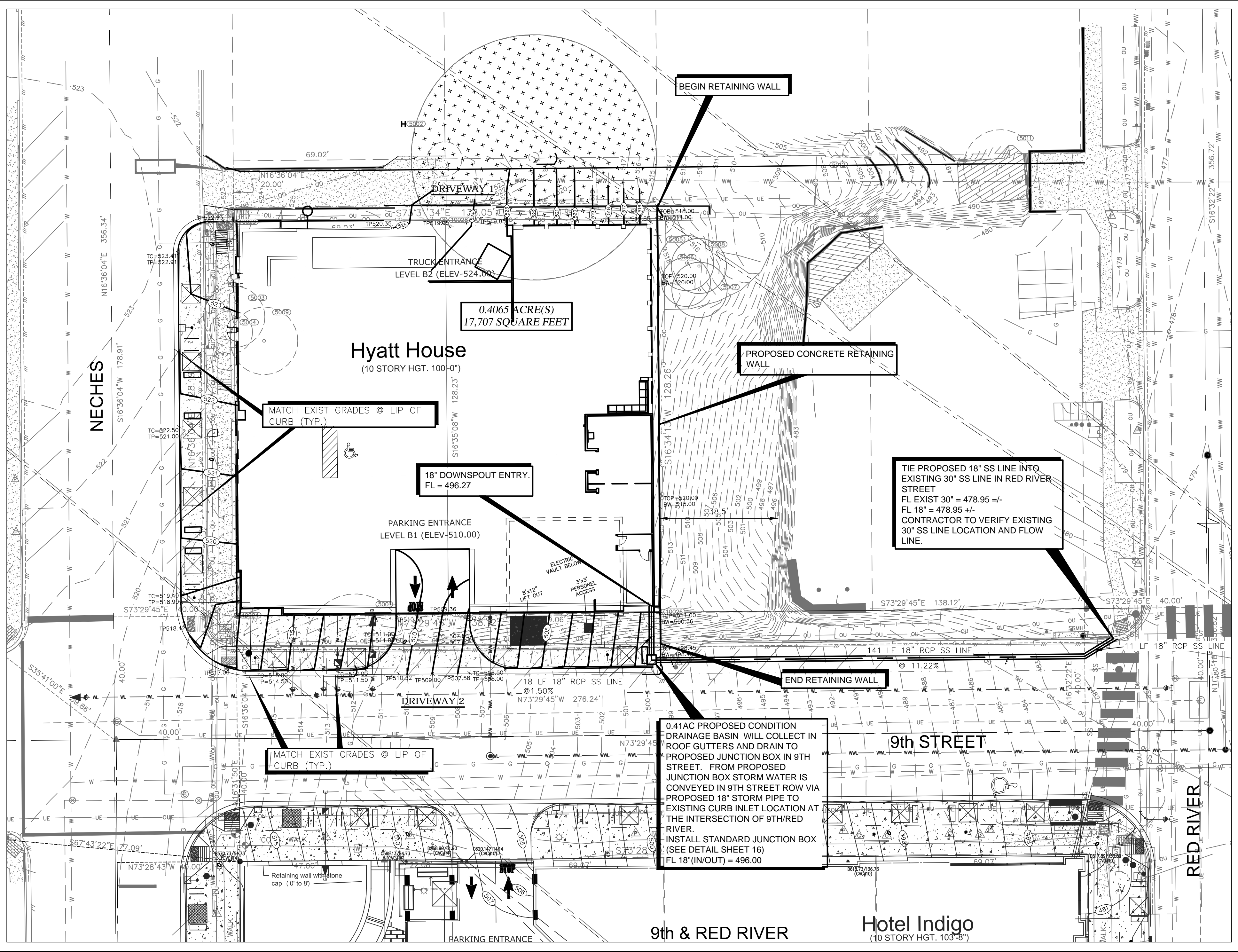
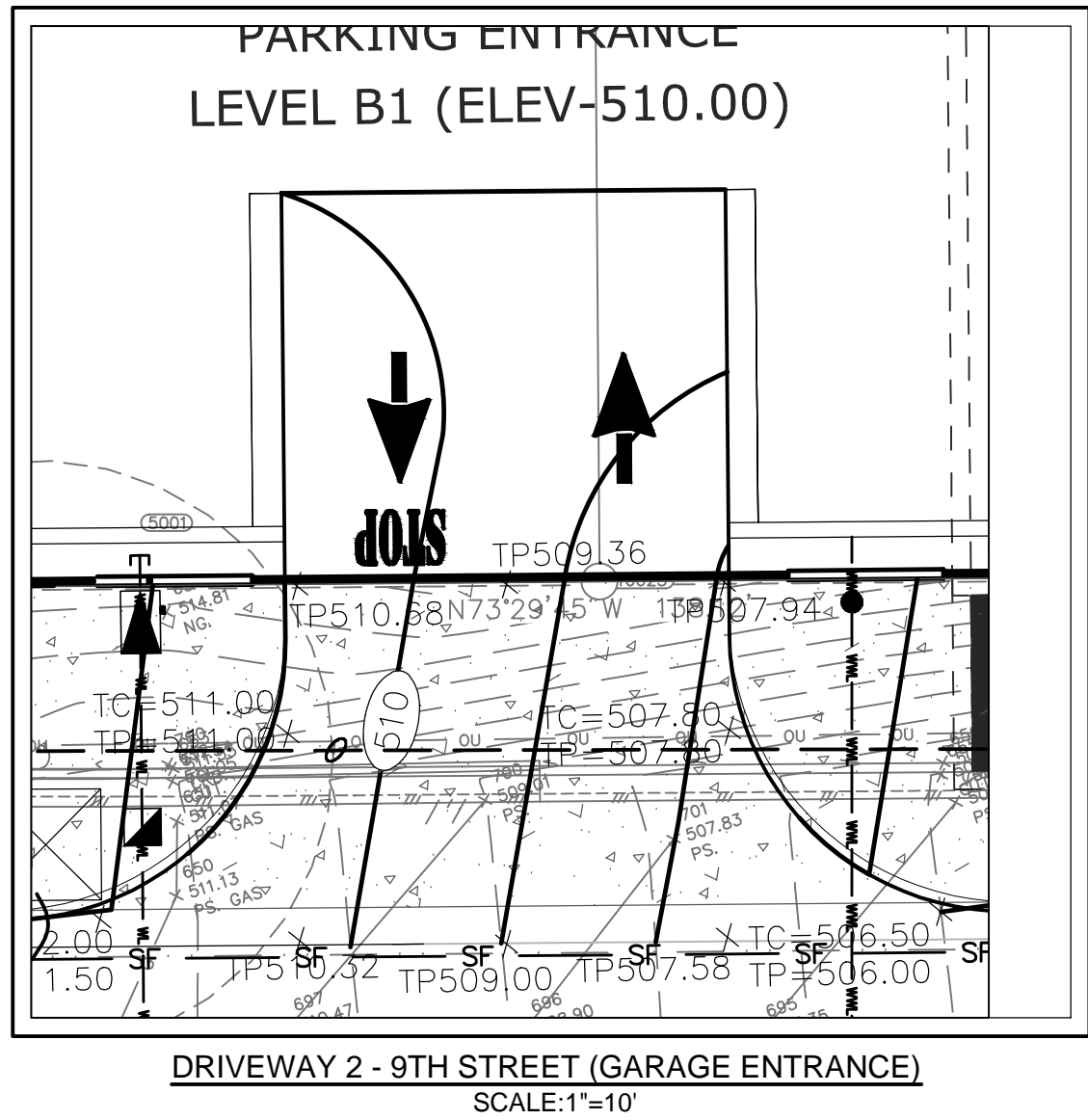
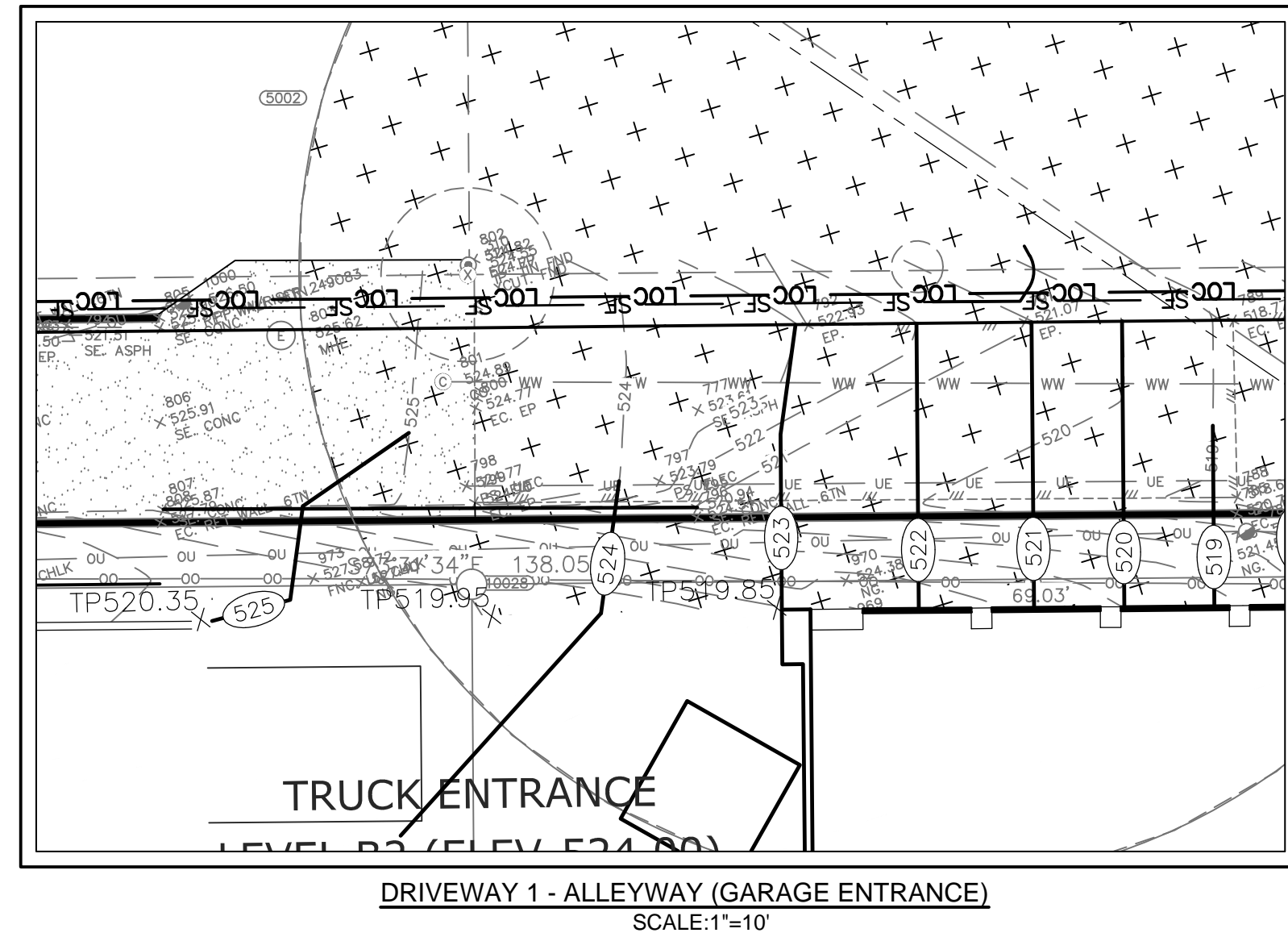
REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SP-2014-0308C

Drawing: N:\THE Project\0275-0002\Drawings\Sheet\0275-0002 - 001 Nches.dwg
Last Modified: Jan 19, 15 - 17:08
Pld Date/Time: Jan 19, 15 - 17:08:14



PROJECT SCOPE:
THIS PROJECT IS TO CONSTRUCT A 10 STORY
HOTEL WITH 189 ROOMS, APPROPRIATE PARKING,
UTILITIES, AND LANDSCAPING.

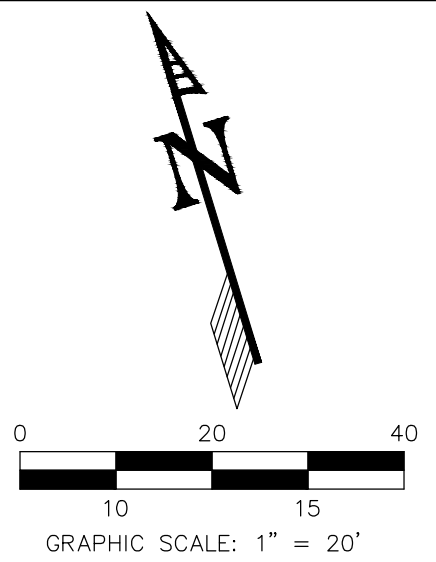
GRADING NOTES:

- ESTABLISH POSITIVE SITE DRAINAGE.
- PROOF ROLL THE SUBGRADE TO DETECT ANY WET, SOFT, OR PUMPING AREAS. TREAT THESE AREAS WITH DRYING OR STABILIZING AGENTS AS NECESSARY OR REMOVE AND REPLACE THEM WITH A SUITABLE FILL MATERIAL. (CONSULT WITH ENGINEER PRIOR TO PERFORMING)
- COMPACT THE SUBGRADE TO A MINIMUM OF NINETY FIVE (95) PERCENT OF ITS MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
- ALL SPOT GRADES SHOWN ARE FOR TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- REFER TO DETAIL SHEET FOR PAVEMENT SECTIONS.
- ALL ROOF AREAS ARE TO DRAIN TO ROOF GUTTERS THAT WILL CONNECT DIRECTLY TO THE STORM SEWER SYSTEM. NO ROOF RUNOFF IS TO BE FREE RELEASED TO THE GROUND.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY FROM 4WARD PROFESSIONAL LAND SURVEYING INC. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



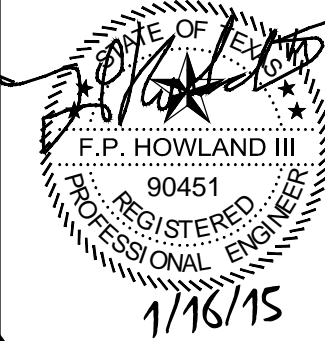
LEGEND

EXISTING	PROPOSED	DESCRIPTION
(0000)	---	PROPERTY (F.O.W.) LINE
☆	---	RECORD INFORMATION
☆	---	LIGHT POLE
☆	---	POWER POLE
☆	---	DOWN GUY
☆	---	TRANSFORMER (SIZE VARIES)
☆	---	FIRE HYDRANT
☆	---	WATER VALVE
☆	---	WATER METER
☆	---	BACKFLOW PREVENTER
☆	---	WATER METER VAULT
☆	---	WATER MANHOLE
☆	---	TELEPHONE RISER
☆	---	CABLE TV RISER
☆	---	ELECTRIC BOX
☆	---	ELECTRIC METER
☆	---	GAS METER
☆	---	GAS VALVE
☆	---	TRAFFIC CONTROL BOX
☆	---	TRAFFIC SIGNAL POST
☆	---	GRATE INLET (SIZE VARIES)
☆	---	CURB INLET (SIZE VARIES)
☆	---	GREASE TRAP (SIZE VARIES)
☆	---	STORMSEWER LINE
☆	---	WATER LINE
☆	---	"NO PARKING FIRE LANE"
☆	---	WASTEWATER LINE
☆	---	GAS LINE
☆	---	ELECTRIC LINE
☆	---	OVERHEAD ELECTRIC
☆	---	UNDERGROUND TELEPHONE
☆	---	UNDERGROUND CABLE AND INTERNET
☆	---	TELECOMMUNICATIONS LINE
☆	---	ELECTRIC MANHOLE (SIZE VARIES)
☆	---	WASTEWATER MANHOLE (SIZE VARIES)
☆	---	STORMSEWER MANHOLE (SIZE VARIES)
☆	---	TELEPHONE MANHOLE (SIZE VARIES)
☆	---	WASTEWATER CLEANOUT
☆	---	CURB & GUTTER
☆	---	EDGE OF PAVEMENT
☆	---	DUMPSTER
☆	---	CONCRETE SIDEWALKS
☆	---	HANDICAP ACCESSIBLE ROUTE
☆	---	WALL
☆	---	PROPOSED CONTOUR
☆	---	TC - TOP OF CURB
☆	---	TP - TOP OF PAVEMENT
☆	---	DIRECTION OF FLOW
☆	---	TREE TO BE REMOVED
☆	---	TREE TO BE SAVED

NOBLE
SURVEYING &
ENGINEERING
WORKS, LLC.

TBPE: F#9852

7614-A HWY 71 WEST
AUSTIN, TX. 78735
(512)535-1820
(www.noble-tx.com)



GRADING PLAN

HYATT HOUSE
901 NECHES STREET
AUSTIN, TEXAS 78701

NO.	DESCRIPTION	DATE

Scale:

Design Team: **T.H./R.W.**

SHEET

6
OF **36**

NSEW Project No:

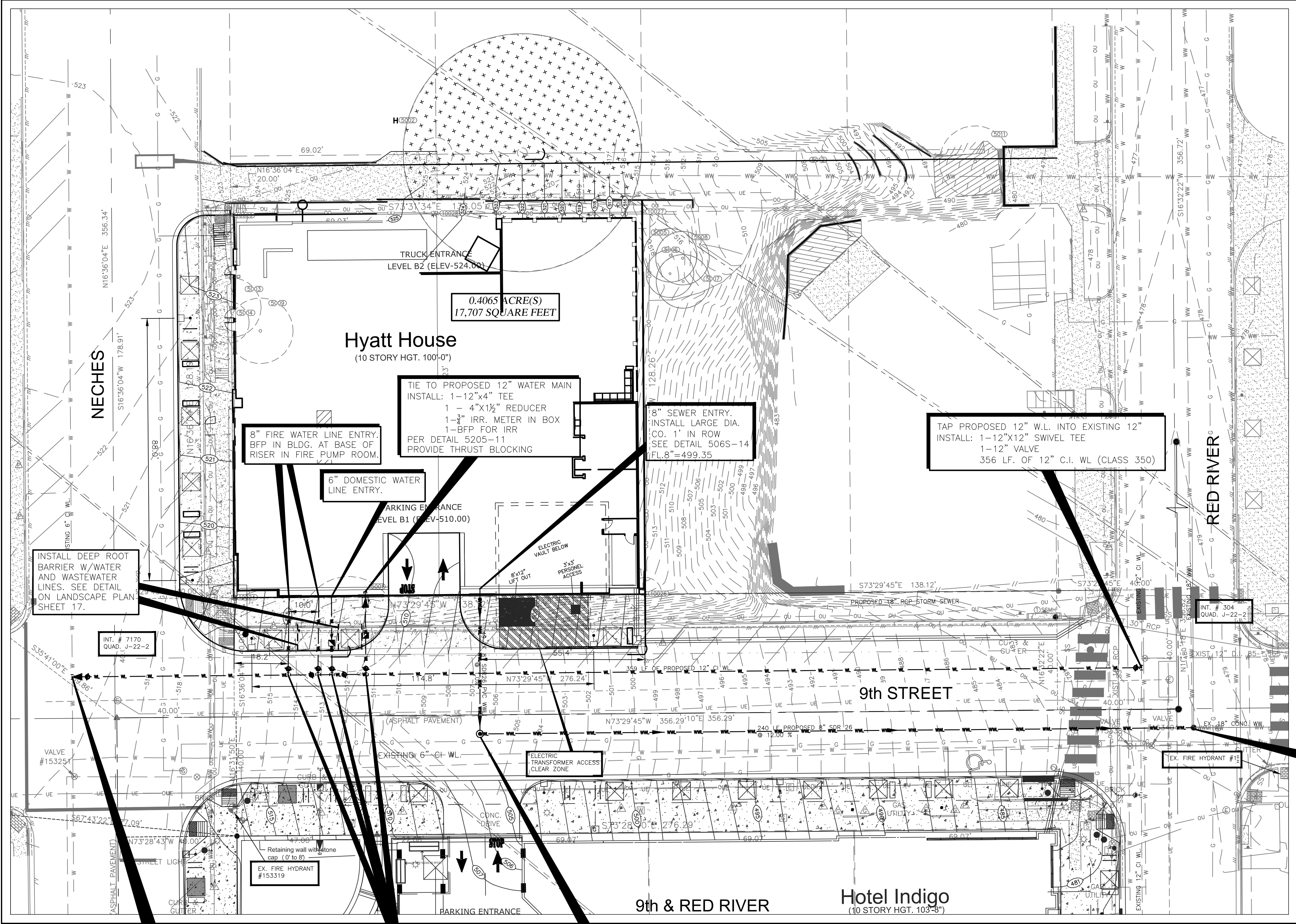
0275-0002

City Project No: **SP-2014-0308C**

Date: **August 8, 2013**

SITE PLAN APPROVAL		SHEET ____ OF ____	
FILE NUMBER: SP2014-0308-C		APPLICATION DATE: AUGUST 8, 2014	
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF _____			
CHAPTER _____ OF THE AUSTIN CITY CODE			
EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017			
CASE MANAGER: CHRISTINE BARTON-HOMES			
PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____			
GREG GUERNSEY, A.L.C.P.			
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DATE: _____			
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____			
REV. 1	CORRECTION 1	REV. 2	CORRECTION 2
REV. 2	CORRECTION 2	REV. 3	CORRECTION 3
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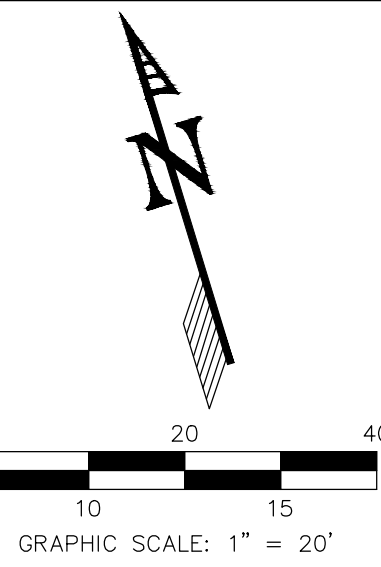
SP-2014-0308C



PROJECT SCOPE:
THIS PROJECT IS TO CONSTRUCT A 10 STORY
HOTEL WITH 189 ROOMS, APPROPRIATE PARKING,
UTILITIES, AND LANDSCAPING.

NOTES

- EXISTING WL AND WWL LOCATIONS ARE APPROXIMATE. VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES REVELED ON THE SURFACE HAVE BEEN VERIFIED BY THE SURVEY OF THIS SITE (SEE SURVEY SHEET). ALL OTHER INFORMATION RELATED TO WL AND WWL HAVE BEEN TAKEN FROM CITY OF AUSTIN MAPS AND PLANS MADE AVAILABLE FOR REVIEW.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DEVIATIONS ARE DISCOVERED FROM THE PLANS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- FOR UNDERGROUND MAINS FEEDING HYDRANTS ONLY: THE UNDERGROUND FIRE SERVICE MAIN MUST BE INSTALLED AND TESTED IN COMPLIANCE WITH NFPA 24 AND THE UNIFORM FIRE CODE.
- OVERHEAD ELECTRIC IS TO BE RELOCATED UNDERGROUND BY SEPARATE (A-E) PROJECT CONSTRUCTION.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(0000)	---	PROPERTY (F.O.W.) LINE
☆	☆	RECORD INFORMATION
⊕	⊕	LIGHT POLE
⊕	⊕	POWER POLE
⊕	⊕	DOWN GUY
⊕	⊕	TRANSFORMER (SIZE VARIES)
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER VALVE
⊕	⊕	WATER METER
⊕	⊕	BACKFLOW PREVENTER
⊕	⊕	WATER METER VAULT
⊕	⊕	WATER MANHOLE
⊕	⊕	TELEPHONE RISER
⊕	⊕	CABLE TV RISER
⊕	⊕	ELECTRIC BOX
⊕	⊕	ELECTRIC METER
⊕	⊕	GAS METER
⊕	⊕	GAS VALVE
⊕	⊕	TRAFFIC CONTROL BOX
⊕	⊕	TRAFFIC SIGNAL POST
⊕	⊕	GRATE INLET (SIZE VARIES)
⊕	⊕	CURB INLET (SIZE VARIES)
⊕	⊕	GREASE TRAP (SIZE VARIES)
⊕	⊕	STORMSEWER LINE
⊕	⊕	WATER LINE
⊕	⊕	"NO PARKING FIRE LANE"
⊕	⊕	WASTEWATER LINE
⊕	⊕	GAS LINE
⊕	⊕	ELECTRIC LINE
⊕	⊕	OVERHEAD ELECTRIC
⊕	⊕	UNDERGROUND TELEPHONE
⊕	⊕	UNDERGROUND CABLE AND INTERNET
⊕	⊕	TELECOMMUNICATIONS LINE
⊕	⊕	ELECTRIC MANHOLE (SIZE VARIES)
⊕	⊕	WASTEWATER MANHOLE (SIZE VARIES)
⊕	⊕	STORMSEWER MANHOLE (SIZE VARIES)
⊕	⊕	TELEPHONE MANHOLE (SIZE VARIES)
⊕	⊕	WASTEWATER CLEANOUT
⊕	⊕	CURB & GUTTER
⊕	⊕	EDGE OF PAVEMENT
⊕	⊕	DUMPSTER
⊕	⊕	CONCRETE SIDEWALKS
⊕	⊕	HANDICAP ACCESSIBLE ROUTE
⊕	⊕	WALL
⊕	⊕	PROPOSED CONTOUR
⊕	⊕	TC = TOP OF CURB
⊕	⊕	TP = TOP OF PAVEMENT
⊕	⊕	DIRECTION OF FLOW
⊕	⊕	TREE TO BE REMOVED
⊕	⊕	TREE TO BE SAVED

PROTECTED STREET	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
ALTERNATIVES?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
ALTERNATIVE 1	N/A	
ALTERNATIVE 2		
COST OF ALTERNATIVE 1 \$	N/A	
COST OF ALTERNATIVE 2 \$		
COMMENTS: PENDING CALL FROM		
PUBLIC WORKS 4/12/13.		
PROFESSIONAL ENGINEER		
UTILITY		

CONNECT TO EXIST
WWL WWMH.#224867
FL. PROP 6" =467.12
FL. EX. 18" (E-W)=466.87
FL. EX. 18" (W)=467.02
SEE DETAIL 506S-10
COAT INTERIOR SURFACE OF
MANHOLE WITH APPROVED COATING
FROM SPL-WW-511.
RIM ELEV.=479.67

INSTALL DEEP ROOT
BARRIER W/WATER
AND WASTEWATER
LINES. SEE DETAIL
ON LANDSCAPE PLAN
SHEET 17.

8" FIRE WATER LINE ENTRY.
BFP IN BLDG. AT BASE OF
RISER IN FIRE PUMP ROOM.

6" DOMESTIC WATER
LINE ENTRY.

TIE TO PROPOSED 12" WATER MAIN
INSTALL: 1-12"x4" TEE
1-4"x1 1/2" REDUCER
1-3" IRR. METER IN BOX
1-BFP FOR IRR
PER DETAIL 520S-11
PROVIDE THRUST BLOCKING

8" SEWER ENTRY.
INSTALL LARGE DIA.
CO. 1' IN ROW
SEE DETAIL 506S-14
FL. 8"=499.35

TAP PROPOSED 12" W.L. INTO EXISTING 12"
INSTALL: 1-12"x12" SWIVEL TEE
1-12" VALVE
356 LF. OF 12" C.I. WL (CLASS 350)

INT. # 7170
QUAD. J-22-2

EX. FIRE HYDRANT
#153319

ELECTRIC
TRANSFORMER ACCESS
(CLEAR ZONE)

EX. FIRE HYDRANT #15

TAP PROPOSED 12" W.L. INTO EXISTING 6"
INSTALL: 1-6"x6" SWIVEL TEE
1-6"x12" REDUCER
1-12" VALVE
356 LF. OF 12" C.I. WL (CLASS 350)

TIE TO PROPOSED 12" WATER MAIN.
INSTALL:
2-12"x8" TEES
2-12" GATE VALVES (ON MAIN)
2-8" GATE VALVES
2-8" BFP IN BUILDING ON
FIRE LINES.
1-12"x6" TEE
1-6" GATE VALVE
1-3" DOM. METER IN BOX
2-EACH 3"x6" REDUCERS ON
EACH SIDE OF METER BOX.
SEE DETAIL 520S-19C. PROVIDE
MECHANICAL RESTRAINT ALL JOINTS
FROM TEE TO BFP.

SET NEW WWMH PER 506S-9.
FL.(IN) 8"=498.61
FL.(OUT)8"=498.51
RIM ELEV.=502.61

UTILITY TASK CHART

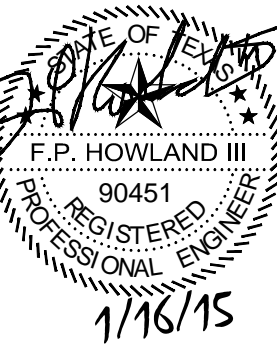
CONTRACTOR TASKS	UTILITY COMPANY TASKS
WATER TRENCH, INSTALL AND BACKFILL ALL WATER LINES AND APPURTENANCES. COORDINATE INSPECTIONS.	WATER COMPANY (AWU) SUPPLY WATER METERS. INSPECT.
WASTEWATER TRENCH, INSTALL AND BACKFILL ALL WASTEWATER LINES AND APPURTENANCES. COORDINATE INSPECTIONS.	WASTEWATER (AWU) INSPECT INSTALLATION
ELECTRICAL TRENCH & INSTALL CONDUIT AND TRANSFORMER VAULT. COORDINATE WITH AUSTIN ENERGY FOR INSPECTIONS, CONNECTIONS, REMOVAL AND RELOCATION.	ELECTRIC(AUSTIN ENERGY) ATTEND PRE CONSTRUCTION MEETING. PULL WIRE AND CONNECT SERVICE.
TELEPHONE INSTALL CONDUIT AND COORDINATE SERVICE CONNECTION.	TELEPHONE(ATT) PULL SERVICE WIRE THRU CONDUIT AND CONNECT SERVICE.
NATURAL GAS COORDINATE SERVICE CONNECTION.	NATURAL GAS PROVIDE DIRECTION TO PLUMBER, INSTALL METER AND CONNECT SERVICE.

SITE PLAN APPROVAL SHEET ____ OF ____
FILE NUMBER: SP2014-0308-C APPLICATION DATE: AUGUST 8, 2014
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE AUSTIN CITY CODE
EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017
CASE MANAGER: CHRISTINE BARTON-HOMES
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ _____ DDZ _____
GREG GUERNSEY, A.I.C.P.
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DATE: _____
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____
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SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF
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EXPIRATION DATE.

SP-2014-0308C

TBPE: F#9852

7614-A HWY 71 WEST
AUSTIN, TX. 78735
(512)535-1820
(www.noble-tx.com)



**W & WW
UTILITY PLAN**

HYATT HOUSE
901 NECHES STREET
AUSTIN, TEXAS 78701

NO.	DESCRIPTION	DATE

Scale: **1"=20'**

Design Team: **T.H./R.W.**

SHEET
7
OF **36**

NSEW Project No:
0275-0002

City Project No: **SP-2014-0308C**

Date: **August 8, 2013**



Material Legend

- A** - Metal Panel - Silver
- B** - EIFS - Color 1
- C** - EIFS - Color 2
- D** - Aluminium Frame Window
- E** - Curtain Wall - Glazing
- F** - Natural Stone - Split Face Texture
- G** - Natural Stone - Honed Texture
- H** - Precast Concrete Cap
- J** - Metal Coping
- K** - Aluminium Storefront
- L** - Metal Louvre
- M** - Juliet Balcony
- N** - Folding Door System
- P** - Public Art Panel - T.B.D.

A WEST ELEVATION - NECHES STREET

Scale 1/8" = 1'-0"

0 5' 10' 20' 30'

General Notes:

1. Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

SITE PLAN APPROVAL		SHEET ____ OF ____
FILE NUMBER: SP2014-0308-C	APPLICATION DATE: AUGUST 8, 2014	
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CHAPTER _____ OF THE AUSTIN CITY CODE		
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GREG GUERNSEY, A.L.C.D.		
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		DATE: _____
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REV. 2 _____	CORRECTION 2 _____	
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SP-2014-0308C



Material Legend

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- P** - Public Art Panel - T.B.D.

A SOUTH ELEVATION - NINTH STREET
Scale 1/8" = 1'-0"

General Notes:

1. Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

SITE PLAN APPROVAL		SHEET ____ OF ____
FILE NUMBER: SP2014-0308-C	APPLICATION DATE: AUGUST 8, 2014	
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CHAPTER _____ OF THE AUSTIN CITY CODE		
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GREG GUERNSEY, A.L.C.D.		DATE: _____
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		
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REV. 2 _____	CORRECTION 2 _____	
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SP-2014-0308C



Material Legend

- (A)** - Metal Panel - Silver
- (B)** - EIFS - Color 1
- (C)** - EIFS - Color 2
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- (E)** - Curtain Wall - Glazing
- (F)** - Natural Stone - Split Face Texture
- (G)** - Natural Stone - Honed Texture
- (H)** - Precast Concrete Cap
- (J)** - Metal Coping
- (K)** - Aluminium Storefront
- (L)** - Metal Louvre
- (M)** - Juliet Balcony
- (N)** - Folding Door System
- (P)** - Public Art Panel - T.B.D.

A EAST ELEVATION
Scale 1/8" = 1'-0"



General Notes:
1. Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

SITE PLAN APPROVAL		SHEET ____ OF ____
FILE NUMBER: <u>SP2014-0308-C</u>	APPLICATION DATE: <u>AUGUST 8, 2014</u>	
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF		
CHAPTER _____ OF THE AUSTIN CITY CODE		
EXPIRATION DATE (25-5-81, LDC): <u>AUGUST 8, 2017</u>		
CASE MANAGER: <u>CHRISTINE BARTON HOMES</u>		
PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____		
<u>GREG GUERNSEY, A.L.C.D.</u>		
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		DATE: _____
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REV. 1 _____	CORRECTION 1 _____	
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SP-2014-0308C



Material Legend

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- P** - Public Art Panel - T.B.D.

A NORTH ELEVATION

Scale 1/8" = 1'-0"

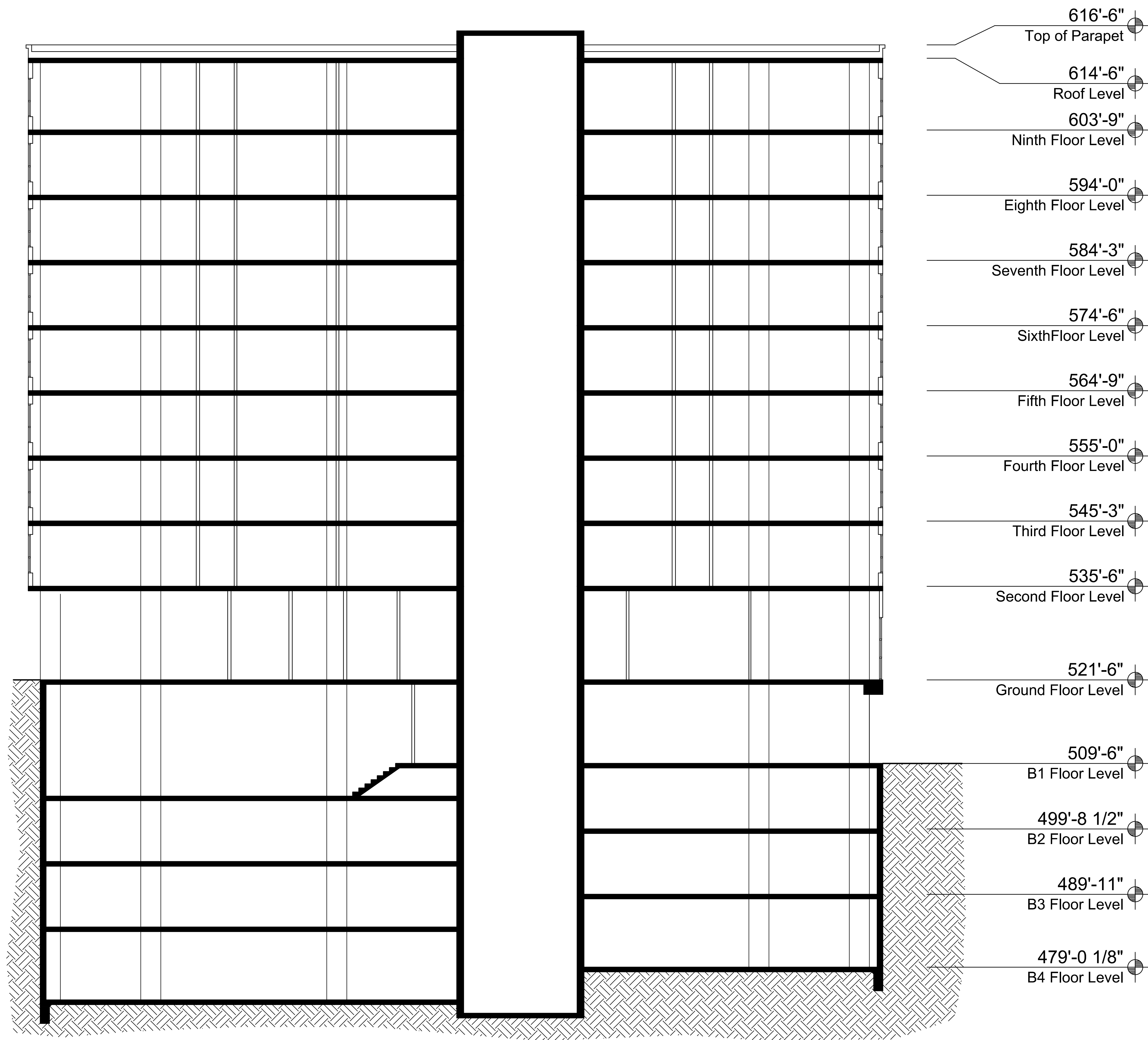


General Notes:

1. Compliance with Building Design Standards, Article 3 of Subchapter E, is required, and is to be reviewed for compliance during building code review.

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GREG GUERNSEY, A.L.C.D.		DATE: _____
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		
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SP-2014-0308C

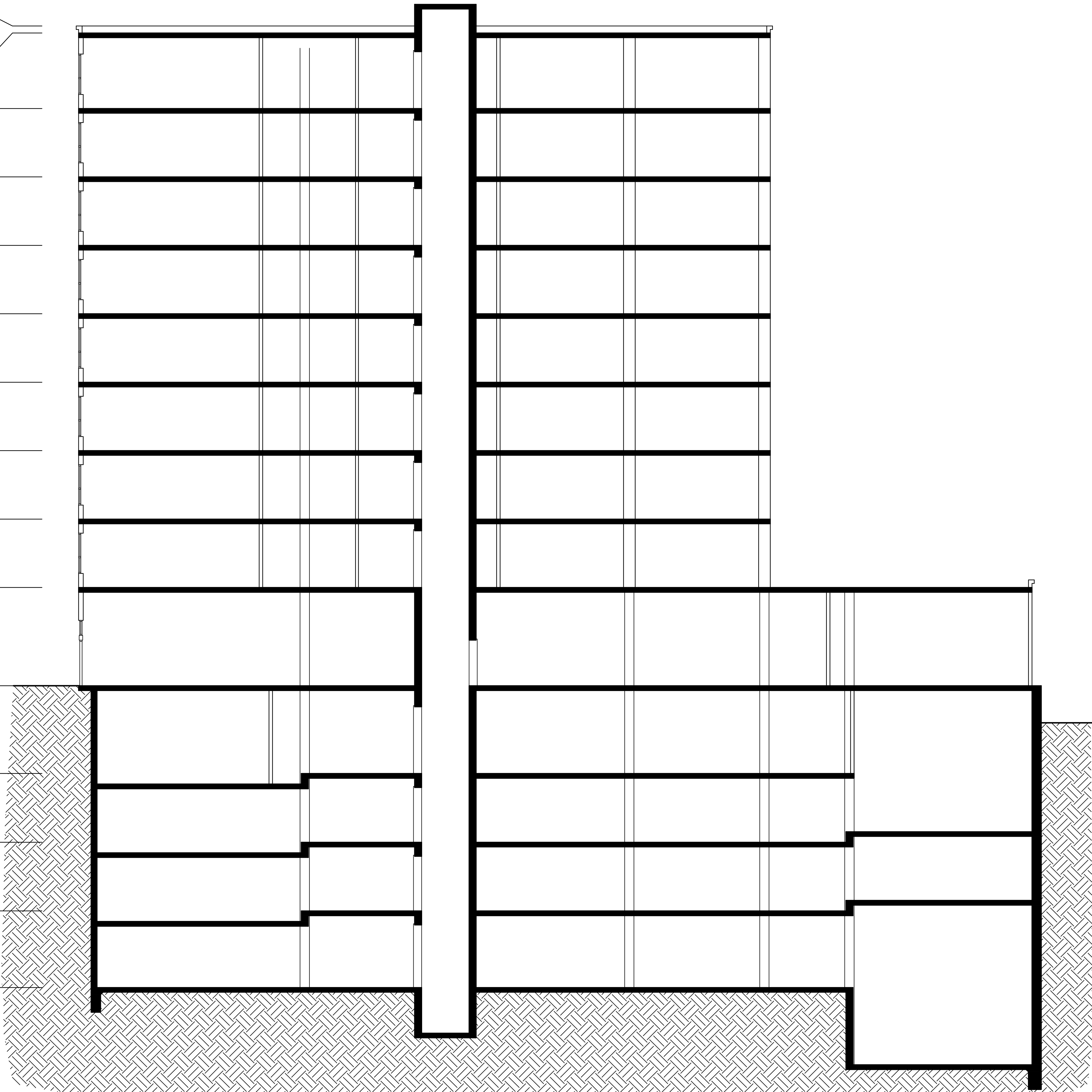


A NORTH - SOUTH SECTION
1/8" = 1'-0"

SITE PLAN APPROVAL		SHEET ____ OF ____	
FILE NUMBER: <u>SP-2014-0308-C</u>		APPLICATION DATE: <u>AUGUST 8, 2014</u>	
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<u>GREG GUERNSEY, A.L.C.D.</u>		DATE: _____	
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW			
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REV. 1 _____		CORRECTION 1 _____	
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SP-2014-0308C

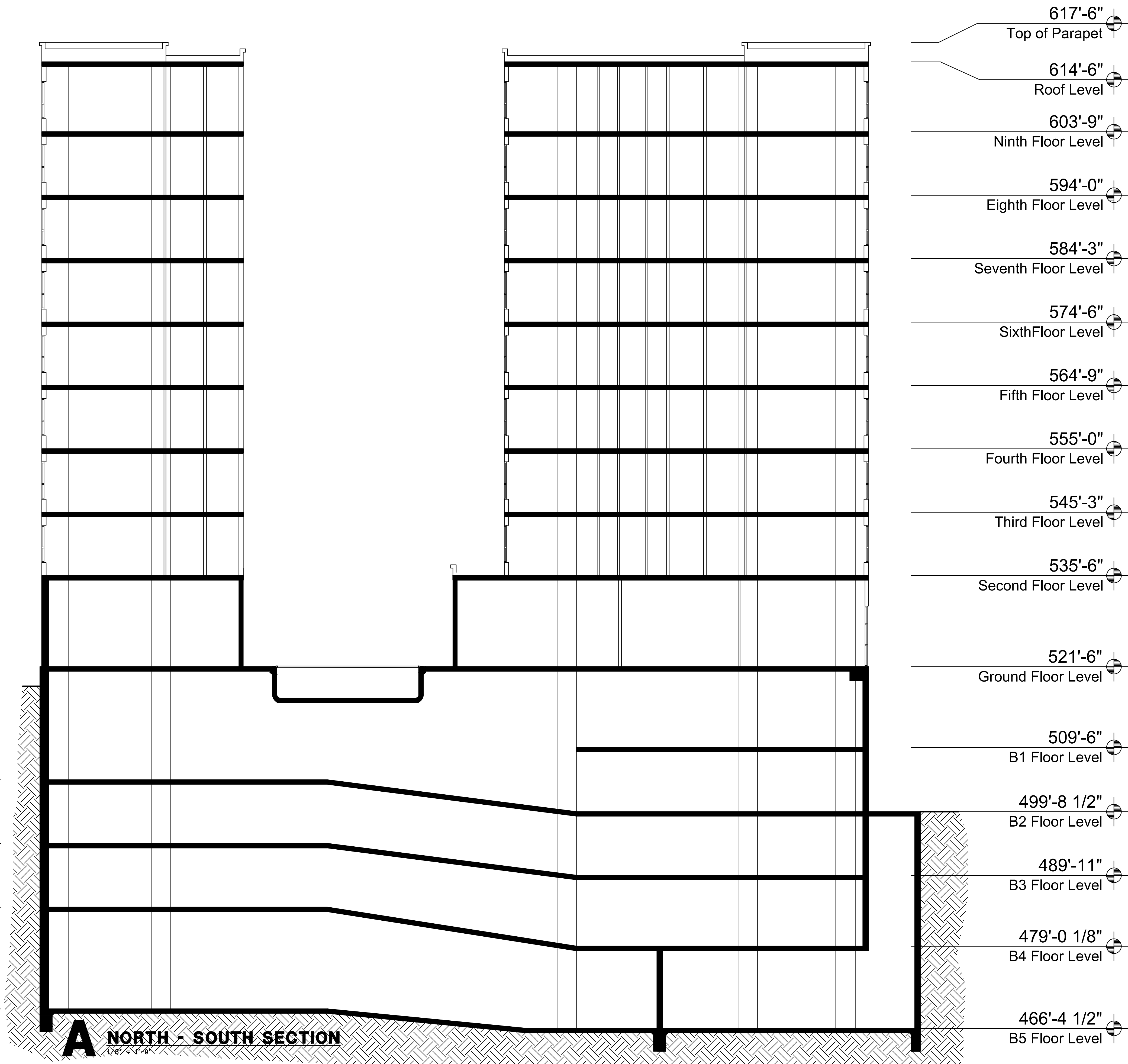
- 615'-6"
Top of Parapet
- 614'-6"
Roof Level
- 603'-9"
Ninth Floor Level
- 594'-0"
Eighth Floor Level
- 584'-3"
Seventh Floor Level
- 574'-6"
Sixth Floor Level
- 564'-9"
Fifth Floor Level
- 555'-0"
Fourth Floor Level
- 545'-3"
Third Floor Level
- 535'-6"
Second Floor Level
- 521'-6"
Ground Floor Level
- 509'-6"
B1 Floor Level
- 499'-8 1/2"
B2 Floor Level
- 489'-11"
B3 Floor Level
- 479'-0 1/8"
B4 Floor Level



A EAST - WEST SECTION
1/8" = 1'-0"

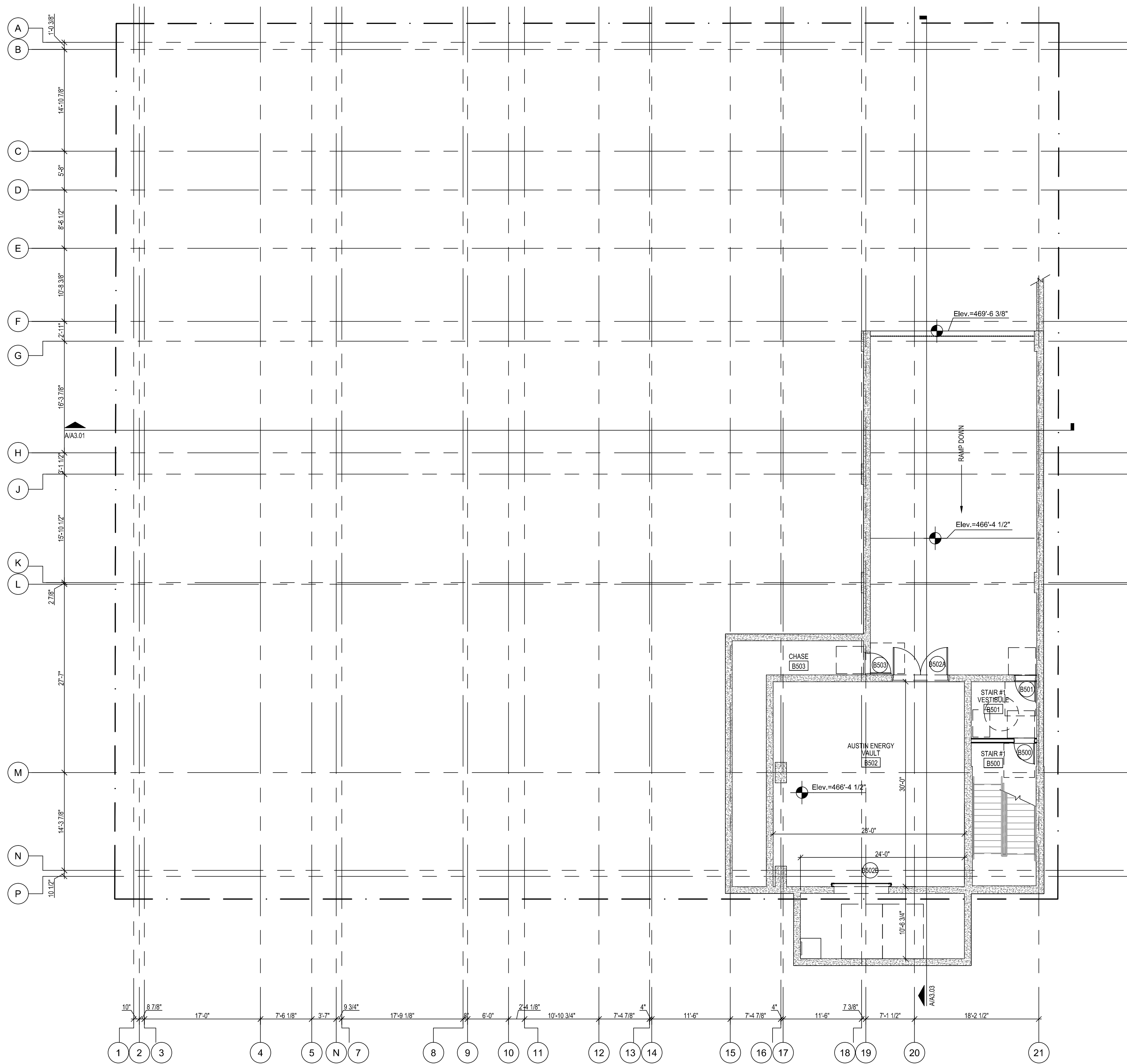
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<u>GREG GUERNSEY, A.L.C.P.</u>		DATE: _____	
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW			
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REV. 2 _____		CORRECTION 2 _____	
REV. 3 _____		CORRECTION 3 _____	
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SP-2014-0308C



SITE PLAN APPROVAL		SHEET ____ OF ____
FILE NUMBER: <u>SP-2014-0308-C</u>		APPLICATION DATE: <u>AUGUST 8, 2014</u>
APPROVED BY COMMISSION ON: _____		UNDER SECTION _____ OF
CHAPTER _____ OF THE AUSTIN CITY CODE.		
EXPIRATION DATE (25-5-81, LDC): <u>AUGUST 8, 2017</u>		
CASE MANAGER: <u>CHRISTINE BARTON-HOMES</u>		
PROJECT EXPIRATION DATE (ORD. #970905-A): _____		DWPZ _____ DDZ _____
<u>GREG GUERNSEY, A.L.C.D.</u>		DATE: _____
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		
RELEASED FOR GENERAL COMPLIANCE: _____		ZONING _____
REV. 1 _____	CORRECTION 1 _____	
REV. 2 _____	CORRECTION 2 _____	
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SP-2014-0308C



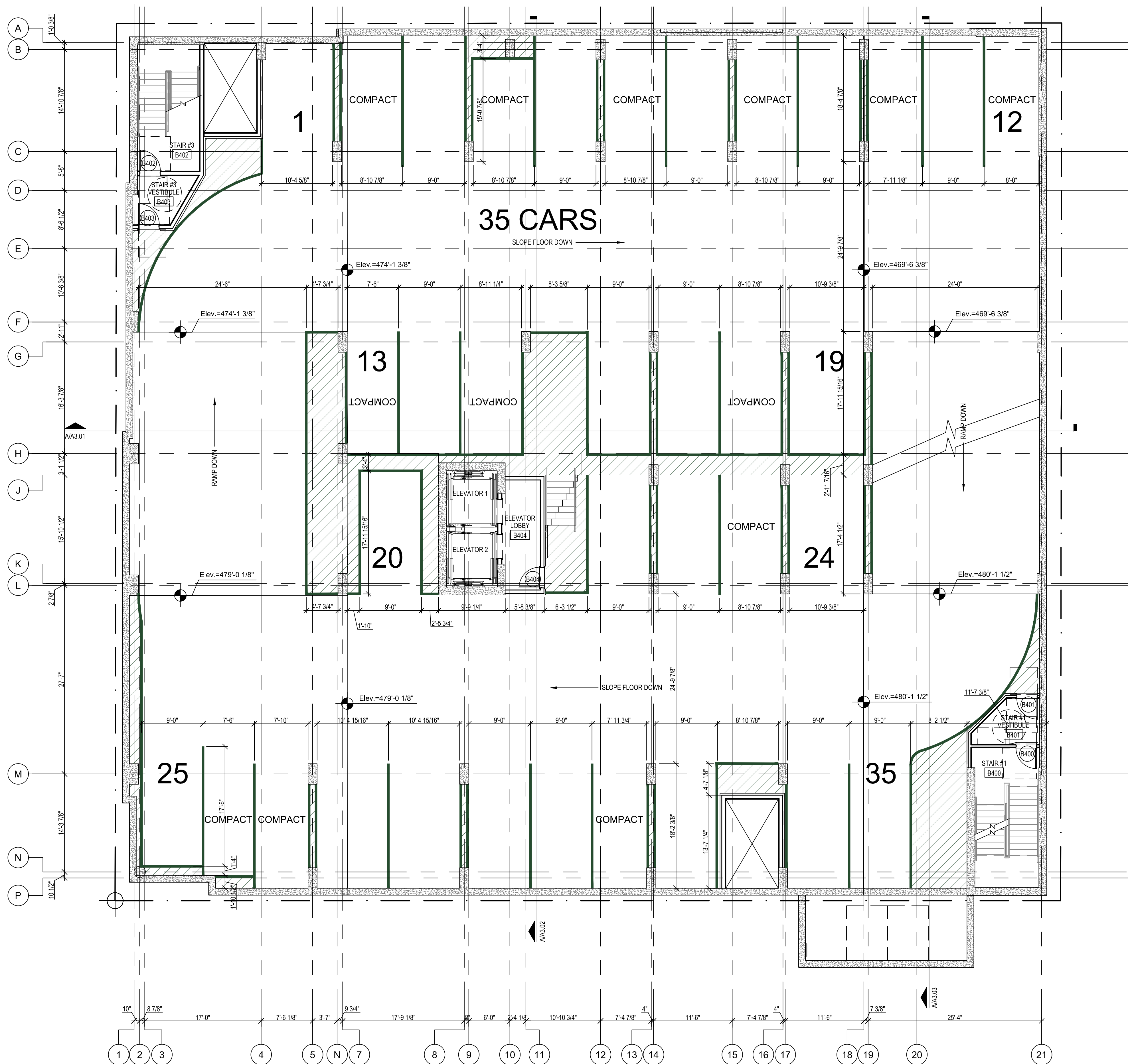
A Level B5 Floor Plan

Scale 1/8" = 1'-0"

0 5' 10' 20' 30'



SITE PLAN APPROVAL		SHEET ____ OF ____	
FILE NUMBER: <u>SP2014-0308-C</u>		APPLICATION DATE: <u>AUGUST 8, 2014</u>	
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A Level B4 Floor Plan

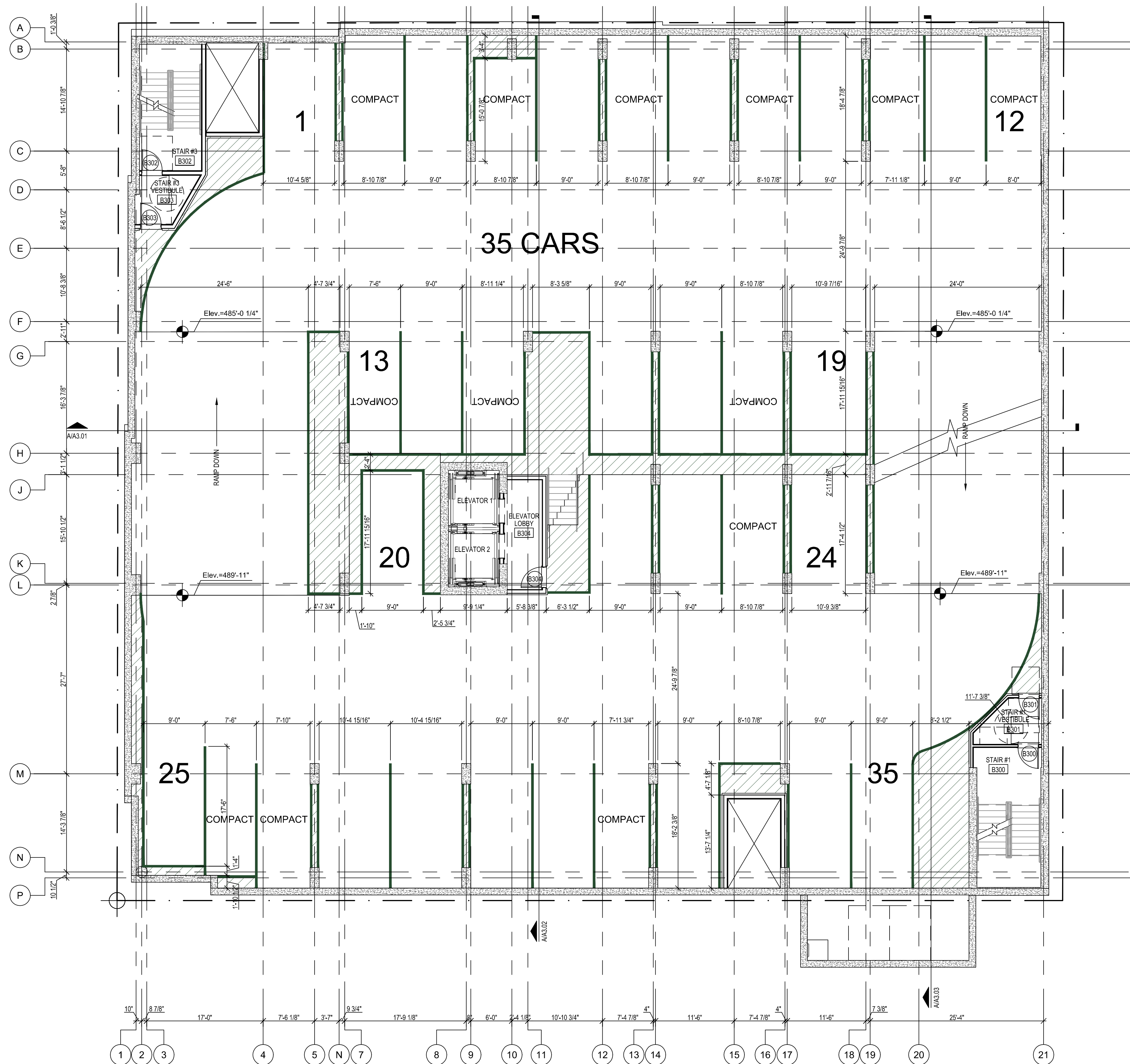
Scale 1/8" = 1'-0"

0 5' 10' 20' 30'



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DIRECTOR, PLANNING AND DEVELOPMENT REVIEW		DATE: _____
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SP-2014-0308C



A Level B3 Floor Plan

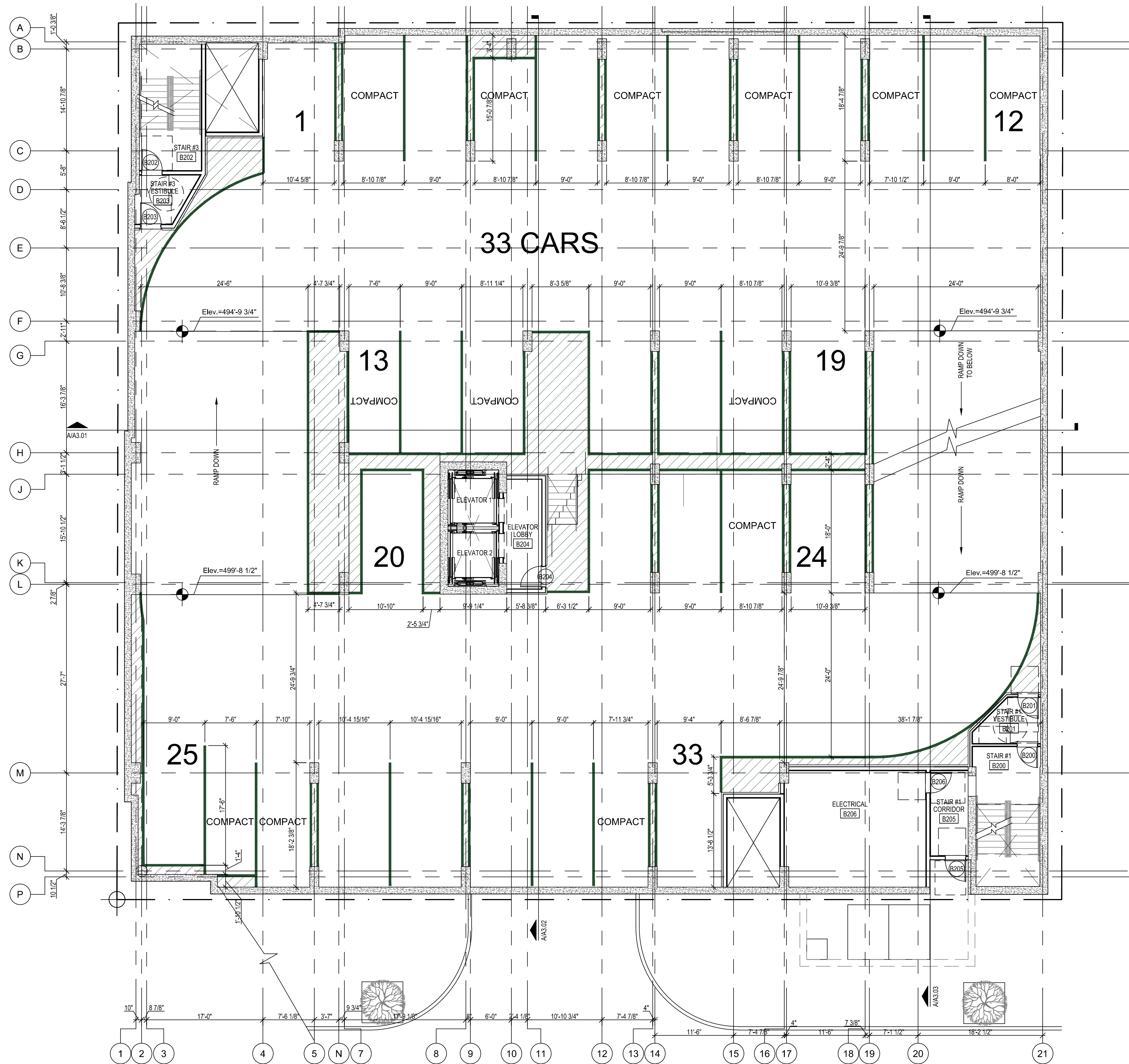
Scale 1/8" = 1'-0"

0 5' 10' 20' 30'



SITE PLAN APPROVAL		SHEET ____ OF ____	
FILE NUMBER: <u>SP2014-0308-C</u>		APPLICATION DATE: <u>AUGUST 8, 2014</u>	
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EXPIRATION DATE (25-5-81, LDC): <u>AUGUST 8, 2017</u>			
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SP-2014-0308C



A Level B2 Floor Plan

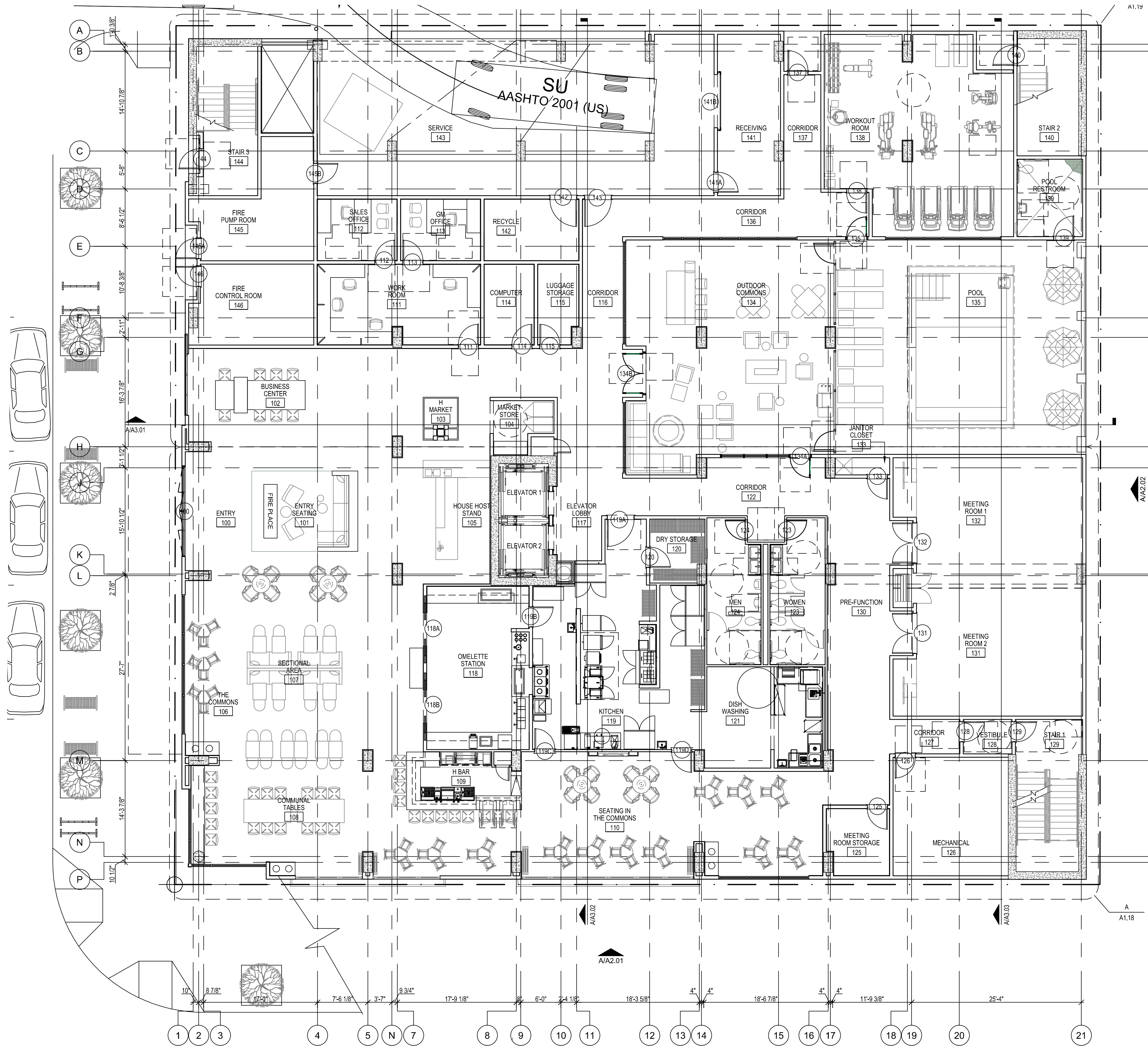
Scale 1/8" = 1'-0"

0 5' 10' 20' 30'



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FILE NUMBER: <u>SP2014-0308-C</u>		APPLICATION DATE: <u>AUGUST 8, 2014</u>	
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DIRECTOR, PLANNING AND DEVELOPMENT REVIEW			
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SP-2014-0308C



A 1st Level Floor Plan

Scale 1/8" = 1'-0"



SITE PLAN APPROVAL SHEET ____ OF ____

FILE NUMBER: SP2014-0308-C APPLICATION DATE: AUGUST 8, 2014

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE AUSTIN CITY CODE.

EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017

CASE MANAGER: CHRISTINE BARTON-HOMES

PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____

GREG GUERNSEY, A.L.C.P. DATE: _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

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SP-2014-0308C



A 2nd, 4th, 6th & 8th Level Floor Plan
Scale 1/8" = 1'-0"
NOTE: FLOORS WITH ADA ROOMS MAY DIFFER

0 5' 10' 20' 30'



SITE PLAN APPROVAL SHEET ____ OF ____
FILE NUMBER: SP-2014-0308-C APPLICATION DATE: AUGUST 8, 2014
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CHAPTER _____ OF THE AUSTIN CITY CODE.
EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017
CASE MANAGER: CHRISTINE BARTON-HOMES
PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWPZ _____ DDZ _____
GREG GUERNSEY, A.L.C.P.
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DATE: _____
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EXPIRATION DATE.

SP-2014-0308C



A 3rd, 5th & 7th Level Floor Plan
Scale 1/8" = 1'-0" NOTE: FLOORS WITH ADA ROOMS MAY DIFFER

0 5' 10' 20' 30'



SITE PLAN APPROVAL SHEET ____ OF ____

FILE NUMBER: SP-2014-0308-C APPLICATION DATE: AUGUST 8, 2014

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE AUSTIN CITY CODE.

EXPIRATION DATE (25-5-81, LDC): AUGUST 8, 2017

CASE MANAGER: CHRISTINE BARTON-HOMES

PROJECT EXPIRATION DATE (ORD. #970905-A): _____ DWPZ _____ DDZ _____

GREG GUERNSEY, A.L.C.P. DATE: _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

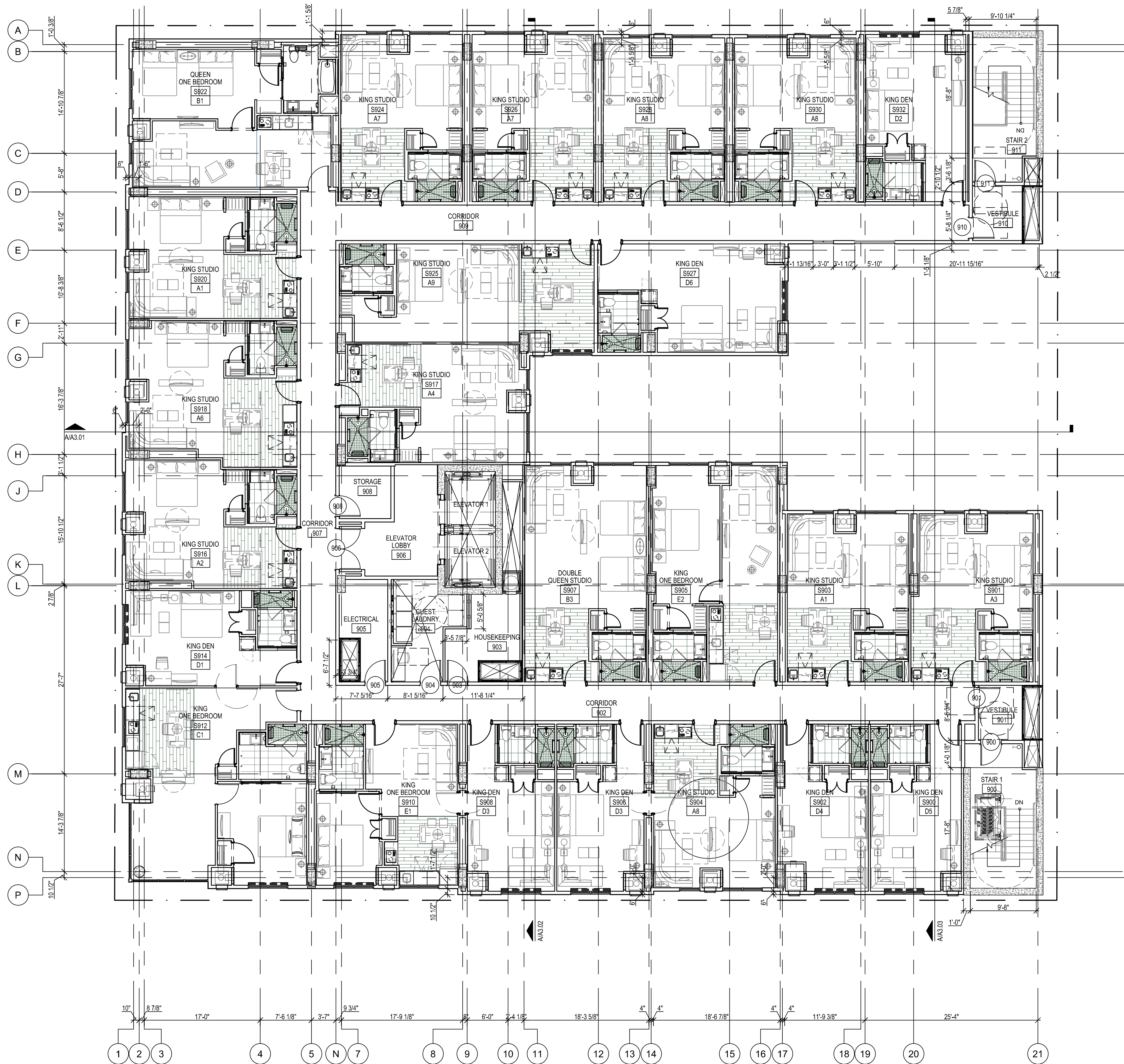
REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

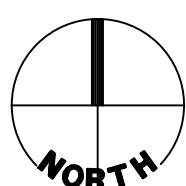
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SP-2014-0308C



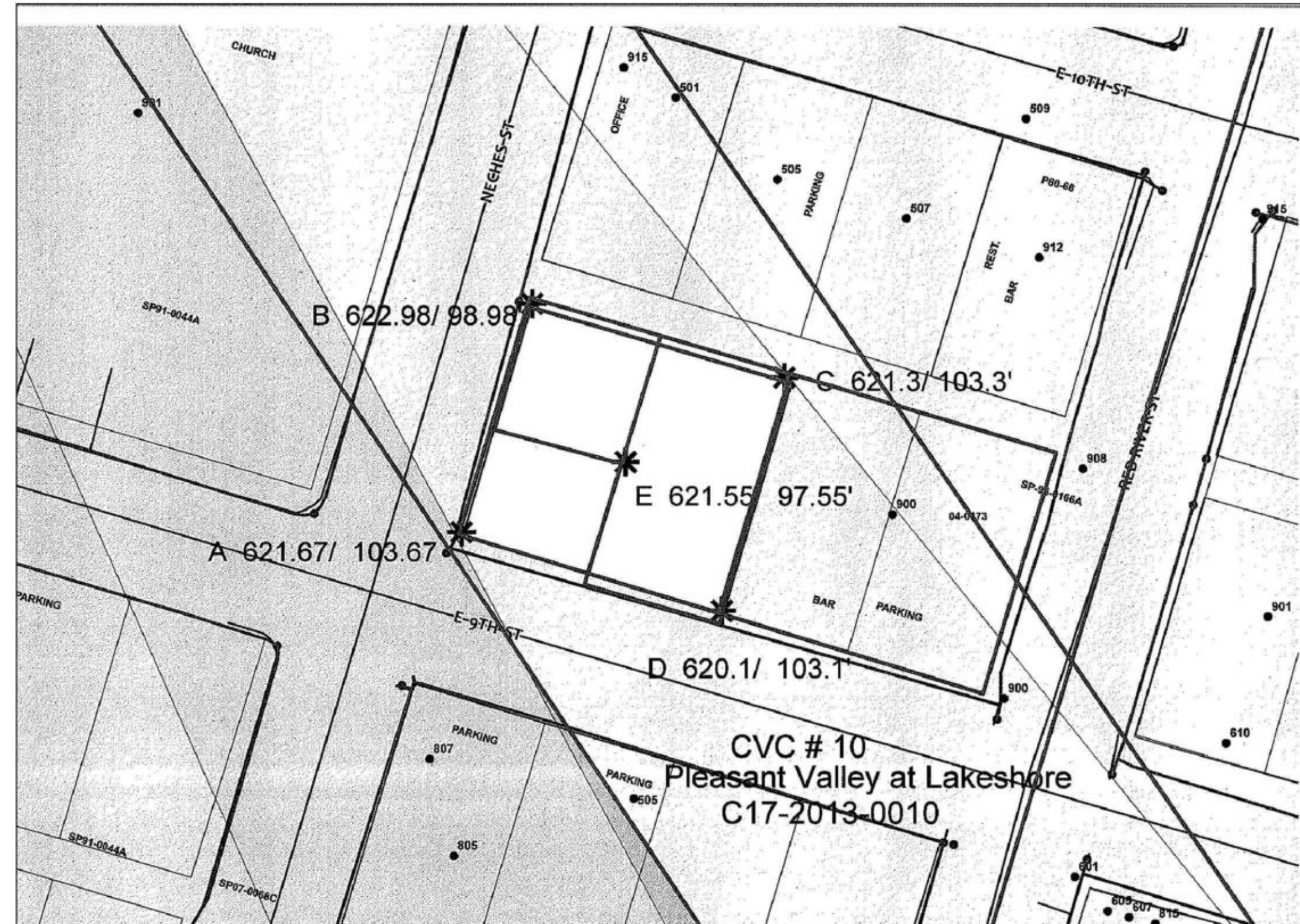
A 9TH & 10th Level Floor Plan
 Scale 1/8" = 1'-0" NOTE: FLOORS WITH ADA ROOMS MAY DIFFER

0 5' 10' 20' 30'



SITE PLAN APPROVAL		SHEET ____ OF ____	
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CASE MANAGER: CHRISTINE BARTON-HOMES			
PROJECT EXPIRATION DATE (ORD. #970905-A): _____		DWPZ _____ DDZ _____	
GREG GUERNSEY, A.L.C.P.		DATE: _____	
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW			
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SP-2014-0308C



A CVC SITE PLAN
NTS



B CVC PERSPECTIVE
NTS



C RENDERED WEST ELEVATION
1/16" = 1'-0"



D RENDERED SOUTH ELEVATION
1/16" = 1'-0"

SITE PLAN APPROVAL SHEET ____ OF ____

FILE NUMBER: SP2013-0314C APPLICATION DATE: _____

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE AUSTIN CITY CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DWP2 _____ DD2 _____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____

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SP-2014-0000C



TBPE: F#9852

7614-A HWY 71 WEST
AUSTIN, TX. 78735
(512)535-1820
(www.noble-tx.com)

HYATT HOUSE
901 NECHES STREET
AUSTIN, TEXAS 78701

NO.	REVISION/DATE	DATE

Scales:

Design Team: **T.H.R.W.**

SHEET

42 OF 42

NSEW Project No:

0275-0002

City Project No: SP-2014-0000C

Date: **August 6, 2013**



LK Architecture

March 17, 2015



Hyatt House
Austin, TX

P1



LK Architecture

March 17, 2015



Hyatt House
Austin, TX

P2



LK Architecture

March 17, 2015



Hyatt House
Austin, TX

P3



LK Architecture

March 17, 2015



Hyatt House
Austin, TX

P4



MEMORANDUM

TO: Design Commission
Jorge Rousselin, Commission Liaison

FROM: Robert Spillar, P.E., Director
Austin Transportation Department

DATE: March 13, 2015

SUBJECT: CIUR 1517 – Relating to Downtown Alley Naming

This briefing memo is being provided to the Commission as a courtesy to provide information regarding Council Item Update Report (CIUR) 1517. At their December 11, 2014 meeting, City Council passed Resolution 20141211-124 that directed the City Manager to solicit the feedback of the Downtown Commission and other stakeholders for a naming convention or naming process for the downtown alleyway grid. CIUR 1517 was directed to the Austin Transportation Department (ATD) as the lead. The following actions have been taken in response:

- February 18, 2015, the Downtown Commission formed a working group to address the Resolution.
- February 19, 2015, ATD met with various City of Austin department representatives to discuss the naming convention currently used for identification of alleys within the departments.
- March 05, 2015, ATD staff met with the Downtown Commission Alley Naming Working Group.
- March 06, 2015, ATD staff attended the Downtown Alley Workgroup meeting to provide an update on the Resolution.

Based on the feedback received ATD recommends the following:

1. Code Amendment - Code of Ordinances 12-1-1 defines Alley to mean a street of 20 feet or less in width, having no legal or official name other than alley. In all of the above meetings it was agreed that there is not a need to publicly name all, about 100, existing alleys within the downtown grid (Attachment A). Naming those downtown alleys that are confirmed for activation as public space would add more meaning to the activated spaces and control visual clutter downtown by mindfully selecting the type of signage used to identify the activated downtown alleys. The code must be amended to allow for the naming of alleys. It is recommended that this code definition be updated to define Alley to mean a street of 20 feet or less in width, having no legal or official name other than alley, except when an alley has been confirmed for activation within the downtown boundary.
2. Naming Convention – The City of Austin has internally used the same naming convention for alleys since prior to 1967. In 1984, the City Manager confirmed the internal naming convention for the purpose of making entries into the Traffic Register (Attachment B). Under the internal naming convention alleys are identified as follows:
 - a. North-south Alleys are named for the nearest parallel street to its west.
 - b. East-west Alleys are named for the nearest parallel street to its south.

In December 2014, Austin Transportation Department, Public Works Department, and Communications Technology Management Department agreed to use this naming convention in

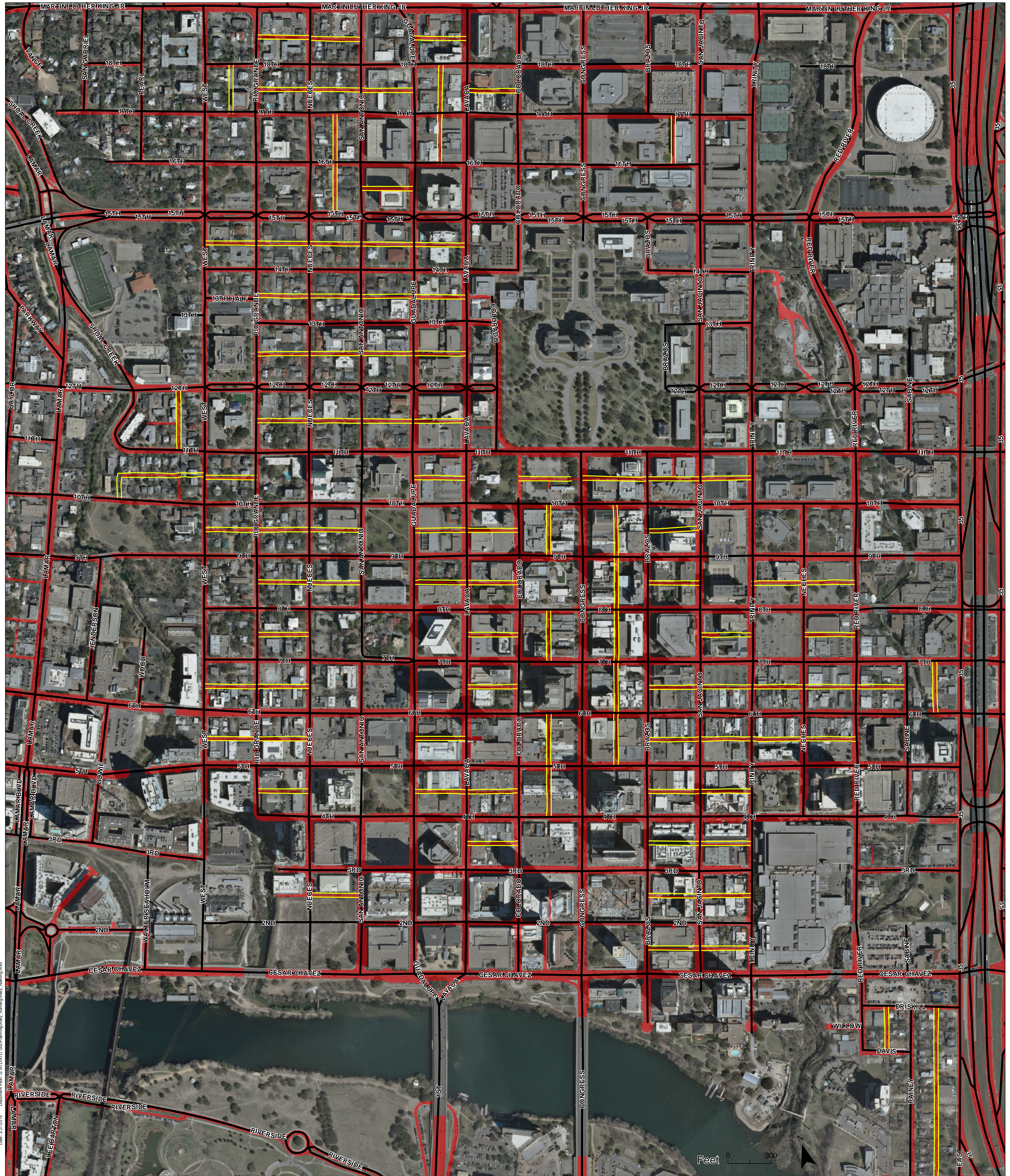
the management of assets maintained in the City's Enterprise databases (Attachment C). Those attending the above noted meetings agreed with the recommendation to use the same naming convention outlined above when publicly naming a downtown alley that has been confirmed for activation. ATD should be notified as a part of the alley activation process to coordinate the naming of the alley and any temporary or permanent signage. No council action would be required to apply the alley name as defined in the naming convention.

3. Honorary Downtown Alley Name Designations-Many stakeholders expressed concern that the downtown alley names per the naming convention may not appeal to the character or history of certain alley activation projects. Therefore, the concept of honorary downtown alley name designations was presented as a way to maintain the applied legal name, per the naming convention, while providing Property Owners, City Council, and/or City Departments with a way to:
 - a. honor a person, place, institution, group, entity, or historical event; or
 - b. enhance a neighborhood through the association of alley name with its location, area characteristics, and history.

Those attending the above noted meetings agreed that an honorary naming process would meet the objective. It is recommended that the honorary downtown alley name designations only apply to alleys that have been confirmed for activation within downtown. The honorary process is expected to include an application and fee submittal to the City. ATD would then process the request by setting the item for Council Action and notifying affected property owners, agencies and City Departments of the Council date. It is expected that the applicant would pay for the sign replacement and ATD would coordinate any temporary or permanent signage as a part of the honorary process.

Please contact Cari Buetow at 512-974-6368 if there are questions or if your Commission would like a presentation, ATD would be happy to attend your next meeting and participate in the discussion.

cc: Robert Goode, P.E., Assistant City Manager
Gordon Derr, Assistant Director, Austin Transportation Department
Cari Buetow, Program Coordinator, Austin Transportation Department



Date: 2/27/2016 Document Path: G:\TDA\TDA GIS\Planning\Alley_Naming\Map_Naming.mxd



Austin Transportation Department Alley Naming Program

Legend

- Identified Allies between MLK, I-35, Lady Bird Lake, and Lamar
- Paved Areas

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Transportation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Regulation No. 84-041

Date March 22, 1984

TO: Nicholas M. Meiszer

SUBJECT: Traffic Control Installations/Deletions

CODE:

DATE
INSTALLED/DELETED:

11-2-46(7,10,29) 1. This item is to annotate the method used 3-26-84
to identify alleys for the purpose of
entries into the Traffic Register.

Alleys are identified as follows:

- a. North-South Alleys are named for the
nearest parallel street to its west.
- b. East-West Alleys are named for the
nearest parallel street to its south.

(See Attachment 1)

REMARKS:

1. This method of identification has been in use since
prior to 1967 but never formally identified for the
purpose of the Traffic Register.

Based upon a traffic engineering study, I find the above regulations necessary for the free flow and
the expeditious handling of traffic and the safety of persons and property.

Paul Lee 3-22-84
Traffic Engineer

Date

URBAN TRANSPORTATION DEPARTMENT

APPROVED: Tony Henderson 3/26/84

City Manager

Date

I hereby certify that the above regulations have been authenticated and placed in the Traffic Register
for the City of Austin, Texas.

CERTIFIED: _____

City Clerk

Date



LAVACA St.

W. 9th.

b.

THIS IS THE WEST 8th. STREET
ALLEY, 200 BLOCK

COLORADO St.

THIS IS THE COLORADO STREET
ALLEY, 800 BLOCK

a.

CONGRESS AVE.

W. 8th.

- a. North-South Alleys are named for the nearest parallel street to its west.
- b. East-West Alleys are named for the nearest parallel street to its south.

u.t.d.

Urban Transportation Department

ATTACHMENT I TO REGULATION NO. 84-041

March 22, 1984



Alley Naming Convention Summary

GIS Operating Board – Subcommittee

December 2, 2014

Chair: Marna McLain (CTM)

Members: Jacquie Hrnecir (ATD), Annie Van Zant (PWD), Alan Hughes (ATD), Stephanie Jensen (CTM), Belinda Martin-Limuel (CTM), Cathy Winfrey (CTM), Daniel Haverlah (PWD)

Background:

Alleys are assets that need to be managed and maintained using Enterprise databases. In order for this to occur, Alleys need to have an identifier (name) assigned. In July 2014, the GIS Operating Board formed a subcommittee to discuss and determine a naming convention for Alleys that would align with the business needs of affected departments.

The naming convention must meet the following requirements:

- Create a naming convention that is similar to the historical alley naming convention, to match with existing records
- Reference surrounding street names and street ranges so that the Alley is easily located and identified
- Meet existing GIS Data standards
- Follow current Addressing standards
- Maintain a character limit for existing databases - Geographic Information Systems (GIS) and Computer Aided Software (CAD)

Naming Convention Summary:

1. Alleys with a East/West orientation will take the name of the South facing street.
2. Alleys with a North/South orientation, will take the name of the West facing street.
3. Alleys will be assigned a block range based on the street segments.
4. Alleys will have the street type Alley or 'ALY.'
5. If multiple Alleys exist in one block, a letter (A, B, C, D, F, etc.) designation will be assigned to each Alley. The letters "E", "N", "S", and "W" may not be used since those letters represent directionals in the street segment layer. Alleys using this naming convention will be labeled from West to East and North to South.
6. The names of the Alleys, including any directionals, suffixes, prefixes, and the Alley street type (ALY), must not exceed 30 characters due to database limitations in GIS and the CAD software. Alley names may be concatenated to comply with this limitation.

Next Steps:

1. Test the Alley naming convention with existing databases including GIS and CAD, and Address locators. Modify if necessary.

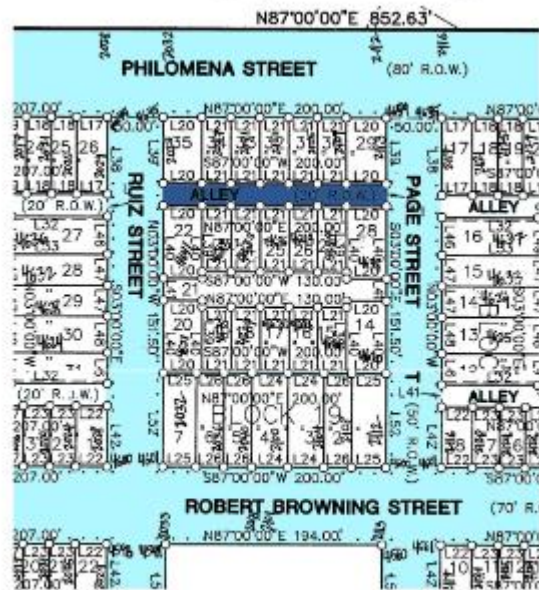
2. Determine if the Alley segments should be added to the existing enterprise Street Segment data or maintained in a separate feature class.
3. Add the alley segments to GIS, following the data standards established by the GIS Operating Board.
4. Determine department(s) responsible for maintenance day forward and draft workflows for updates.

Alley Name Examples:

Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Colorado	ALY	400	418	401	419
W	8 th	ALY	501	517	500	516
	Robert Browning A	ALY	2030	2112	2031	2113

1. East/West Alley

Alleys with an East/West orientation will take the name of the South facing street.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Robert Browning	ALY	2030	2112	2031	2113

2. North/South Alley

Alleys with a North/South orientation will take the name of the West facing street.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Mattie	ALY	4600	4652	4601	4653

3. "T" Alley

A "T" Alley is made up of two alleys. An East/West alley and a North/South alley. Both alleys will be separately named.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Mattie	ALY	4600	4652	4601	4653
	Robert Browning	ALY	2000	2028	2001	2029

4. "H" Alley

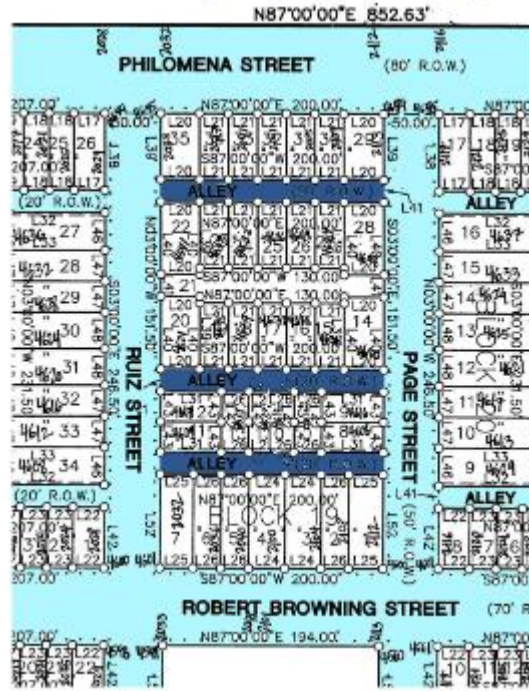
An "H" Alley is made up of three alleys. All three alleys will be separately named. Often a letter designation will be used to differentiate between two alleys that may share a name and block range.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Mattie A	ALY	4400	4416	4401	4417
	Mattie B	ALY	4400	4416	4401	4417
	Simond	ALY	2000	2028	2001	2029

5. Three Alleys in One Block

All three alleys will be separately named and will use a letter designation to differentiate between alleys that may share a name and block range.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Robert Browning A	ALY	2030	2112	2031	2113
	Robert Browning B	ALY	2030	2112	2031	2113
	Robert Browning C	ALY	2030	2112	2031	2113

6. "Dog-Leg" Alley

A "Dog-Leg" Alley is made up of two alleys. An East/West alley and a North/South alley. Both alleys will be separately named.



Direction	Name	Street_Type	Left_From	Left_To	Right_From	Right_To
	Mattie	ALY	4600	4652	4601	4653
	Robert Browning	ALY	2000	2028	2001	2029

January 13, 2015

Design Commission
Attn: Dean Almy

The process of the code revisions (CODENEXT) promises to be long and difficult at best. The good news is that we could not have a better consultant team for the task.

It has long been my opinion that the code issues have increased costs significantly and unnecessarily and have compromised the quality of design in our city. As you well know good design cures most concerns.

Since the Design Commission is the only group I can think of that is official and knowledgeable I am hoping that the Commission will step up to lead the discussion as the process unfolds. Under the leadership of the Design Commission the conversation can deal with possibilities rather than ill-conceived limitations; can be based on good design principles not on no growth politics.

Our urban life is less robust and less pervasive than it could be, and our taxes are higher due to the politics of "No". Let's just do something about that in 2015.

DESIGN COMMISSION WORKING GROUP ON PROJECT REVIEW APPLICATION

Question #__?__

How does this project serve to enhance the urban environment in which it “resides”? Does it respond to the structure and quality of life illustrated by the Urban Design Guidelines, the Great Streets Program, the Commercial Design Standards, _____, (we need to insert other COA guides)? Describe how this project serves to make the city more walkable, humane, dense, diverse, pedestrian friendly, responsive to public art, unique and authentic in character, safe and connected to the outdoors.

INTERNAL REVIEW OF CITY PROJECTS

Project Name:	Project Manager:
Project Location:	Lead Sponsor Dept:
Date of Submittal:	Other Sponsor Depts:

Thank you for submitting your project. The Complete Streets Review process supports Austin livability and generates project-specific, context-sensitive solutions for better streets and public spaces that serves everyone and all modes. It does not supercede or replace the Land Development Code, City Criteria Manuals, or ADA Compliance Reviews.

When is a review needed?

Any City project that impacts or includes the right-of-way is required to comply with the Complete Streets policy. **Completion of this review is expected during project scoping, and at each major project review milestone: 30%, 60%, and 90%.** A review IS NOT needed for projects classified as emergency repairs or basic street maintenance.

The review process

The Project Manager should complete this checklist and submit it during project scoping to the Complete Streets Program (Scott.Gross@AustinTexas.gov). Projects already scoped should submit it ASAP or at the next major milestone. You will receive a follow-up response, which may include a collaborative meeting during scoping with Complete Streets subject matter experts and/or review at a Public Works Quality Management Division meeting. The Complete Streets review will result in a set of recommendations within 10-30 days, and ongoing guidance throughout the project as needed.

Preparation steps

1. Read Austin's [Complete Streets Policy](#).
2. Determine whether the project site is in a [specific regulatory district and/or overlay district](#). If so, additional standards and processes may apply. These need to be integrated with Complete Streets requirements.
3. Review the design guidelines referenced in the Policy and endorsed by Austin City Council:
 - Urban Street Design Guide (NACTO)
 - Urban Bikeway Design Guide (NACTO)
 - Designing Walkable Urban Thoroughfares (ITE/CNU)
 - In addition, please review:
 - 2014 Bicycle Master Plan
 - Urban Design Guidelines for Austin (Design Commission)
4. Consult CIVIC and IMMPACT to coordinate with adjacent, emerging City projects.

Subject matter experts

Need advice? Have a question? Technical staff across departments can consult on specific elements. Contact:

- Scott Gross, *Street Design, Austin Transportation*
- Lizzy Smith, *Urban Design & Public Realm*

Policy Exceptions

The process for granting an exception is defined in the Complete Streets Policy. Requests must be submitted in compliance with policy requirements, through the Complete Streets Program Manager (Katherine.Gregor@AustinTexas.gov). The request will be reviewed initially by staff; if necessary, it will be jointly considered by the Directors of Transportation, Public Works, and Planning and Development Review, who will make an ultimate determination.

EXISTING CONDITIONS

1. Please describe the project goals, scope, budget, and schedule. If desired, attach appropriate documents.

2. What is the character (context) of the area surrounding the project? (check all that apply)

- | | | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------|-------------------------------------|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Multifamily | <input type="checkbox"/> Mix of Uses | <input type="checkbox"/> Urban | <input type="checkbox"/> Within ETJ |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Suburban | <input type="checkbox"/> Rural | <input type="checkbox"/> Downtown |

3. What common destinations might people need to travel to, from your project site? Examples include transit stops, schools, parks, shopping and mixed-use centers, employment centers, housing, etc. Could they walk, bike, or take transit?

4. What regulatory districts and overlays exist in the project area?

- | | | | | | |
|--|------------------------------|--|---|------------------------------|------------------------------|
| <input type="checkbox"/> Imagine Austin Center | <input type="checkbox"/> TOD | <input type="checkbox"/> Great Streets | <input type="checkbox"/> Sub. E Core Transit Corridor | <input type="checkbox"/> MUD | <input type="checkbox"/> NBG |
| <input type="checkbox"/> Imagine Austin Corridor | <input type="checkbox"/> UNO | <input type="checkbox"/> Neighborhood Plan | <input type="checkbox"/> Sub.E Urban Roadway | <input type="checkbox"/> PID | <input type="checkbox"/> ERC |

5. What types of infrastructure are included in the project? (check all that apply)

- | | | | | |
|---------------------------------------|--|---|---|---|
| <input type="checkbox"/> Roadway | <input type="checkbox"/> Water Utility | <input type="checkbox"/> Electric Utility | <input type="checkbox"/> Streetscape | <input type="checkbox"/> Art in Public Places |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Telecom | <input type="checkbox"/> Wayfinding | <input type="checkbox"/> Other |
| <input type="checkbox"/> Street Trees | <input type="checkbox"/> Stormwater Management | <input type="checkbox"/> Gas Utility | <input type="checkbox"/> Street Furnishings | _____ |

6. Are there natural features existing within the ROW, to be preserved, protected or celebrated? (e.g. heritage trees, creek)

7. Within the ROW, what accommodations need to be made for drainage and flooding, water quality, or erosion? What opportunities exist for rain gardens? (Please schedule a consultation with Watershed Protection staff as needed.)

PROJECT ELEMENTS: POLICY COMPLIANCE

Principle 1. Complete Streets serve all users and modes.

1. People Walking: Is the project site fully served by sidewalks? If not, are new/repared sidewalks included in the project? *Please consult Sidewalk Master Plan. Please identify pedestrian network gaps, which may be indicated by informal walking paths.*

Explain how or why not

☐ Y

☐ N

2. People Biking: Is the project site fully served by bikeways? If not, are new bikeways included in the project?

Explain how or why not

☐ Y

☐ N

3. Transit Riders: If a transit stop is located within a 1/4 mile of the site, is an accessible, appealing connection provided?

Explain how or why not

☐ Y

☐ N

4. Construction Phase: Are alternate paths with safety barriers specified for people walking and biking?

Explain how or why not

☐ Y

☐ N

Principle 2. Complete Streets require connected travel networks

5. If the project and its ROW includes, or is it adjacent to, a gap in the sidewalk, bikeway, or street network, does the project include elements to close the gap?

Please describe the nature of the gap, and the opportunity to close it.

☐ Y

☐ N

Principle 3. Complete Streets are beautiful, interesting, and comfortable places for people

6. Does the design adhere to City streetscape standards that govern the project area? Have streetscape improvements been included in the project? *e.g. street furniture, street trees, landscaping and planting strips, public art, placemaking, special signage*

Reference applicable streetscape standards by district/overlay. Suggest opportunities for enhanced streetscapes.

☐ Y

☐ N

7. Does the project scope include any streetscape improvements? Does the 2% AIPP construction budget requirement apply?

Explain planned improvements art, or identify opportunities within the ROW

☐ Y

☐ N

PROJECT ELEMENTS: POLICY COMPLIANCE

<input type="checkbox"/> Y <input type="checkbox"/> N	8. If the existing sidewalk is interrupted by utility or curb cuts, does the project remove/consolidate cuts wherever possible? <i>Explain how or why not</i>
<input type="checkbox"/> Y <input type="checkbox"/> N	9. Roadway Projects: Does the design update the roadway geometrics, to improve comfort/safety for people walking/biking? <i>May include realigning slip lane or perpendicular intersections.</i> <i>Describe opportunities and any issues or barriers.</i>
<input type="checkbox"/> Y <input type="checkbox"/> N	10. If overhead or underground utilities were relocated, could enhanced tree planting or streetscape improvements occur? <i>Please describe opportunities and barriers, and any communication to date with the utilities.</i>
Principle 4. Complete Streets require best-practice design criteria and context-sensitive approaches	
<input type="checkbox"/> Y <input type="checkbox"/> N	11. Roadways: Does the project adhere to NACTO Urban Street Design Guide and/or ITE/CNU Context Sensitive Approach? <i>Issues to be addressed include Imagine Austin goals, human scale, street design and width, speeds, hierarchy of modes, connectivity</i> <i>Explain how or why not</i>
<input type="checkbox"/> Y <input type="checkbox"/> N	12. If an adopted Neighborhood Plan applies, have its recommendations relevant to improved streets/ROW been met? <i>Explain how or why not</i>
Principle 5. Complete Streets protect Austin's sustainability and environment	
<input type="checkbox"/> Y <input type="checkbox"/> N	13. Have you consulted ECM 1.6.7 to see if stormwater requirements could be satisfied through Green Stormwater Infrastructure? Could vegetated areas, including trees, serve as stormwater facilities? <i>Explain how or why not</i>
<input type="checkbox"/> Y <input type="checkbox"/> N	14. Does the project include any "Green Street" elements? <i>Examples: rain garden, vegetated bump-outs, below-ground cisterns, native/drought tolerant vegetation, porous/cool pavement, etc</i> <i>Explain how or why not</i>

PROJECT ELEMENTS: POLICY COMPLIANCE

15. Is the project area identified as a priority area for tree planting? *(Consult Urban Forester)*

Explain how or why not

☐ Y

☐ N

16. If street trees are included, are continuous planting beds (vs. wells) specified, to maximize soil volume and extend tree life?

Explain how or why not

☐ Y

☐ N

Principle 6. Complete Streets are the work of all City departments

17. Has the Project collaborated with other City or outside project teams, specifically to optimize Complete Street outcomes? *Please check CIVIC and IMMPACT. Please provide policy information to any outside entities(County, CapMetro, AISD, UT)*

Explain how or why not

☐ Y

☐ N

Principle 7. Complete Streets include all roadways and all projects and phases

18. Does this project create potential barriers to future Complete Street improvements? Have all elements of the transportation system, all modes, and all physical elements within the ROW/streetscape been thoroughly considered?

Explain how or why not

☐ Y

☐ N

19. Has the Project sought funding, including alternative sources or partners, to fund all possible Complete Streets elements? *The Complete Streets Policy requires all major City roadway projects to budget up to 20% for Complete Streets improvements.*

Explain how or why not

☐ Y

☐ N

20. Ongoing maintenance: Has the Department or project budgeted for maintenance, or consulted with Public Works? *Including "structural pruning" by a certified arborist for newly planted trees*

Explain how or why not

☐ Y

☐ N