

DESIGN COMMISSION MONDAY, APRIL 25, 2016 6:00 PM AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101 301 W. SECOND STREET, AUSTIN, TEXAS 78701

Current Commission Members

Evan Taniguchi – Chair	Martha Gonzales
Bart Whatley – Vice-Chair	Conor Kenny
David Carroll	Ben Luckens
Aan Coleman	Melissa Henao-Robledo
Samuel Franco	Heyden Walker

Jorge E. Rousselin (COA – PZD) Executive 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.

CALL TO ORDER AND ROLL CALL	6:00 PM
1. CITIZEN COMMUNICATION: GENERAL	6:00 PM
The first five speakers signed up prior to the meeting being called to order will e	each be
allowed a three-minute allotment to address their concerns regarding items no	t posted
on the agenda.	
2. NEW BUSINESS (Discussion and Possible Action):	6:15 PM
a. Discussion and possible action on the Third and Shoal design development s	submittal
located at 208 Nueces Street seeking support for the project and review for	
substantial compliance with the Urban Design Guidelines for Austin in acco	rdance
with the Gatekeeper requirements of <u>LDC 25-2-586</u> for the Downtown Dens	sity Bonus
Program (<u>Chin Lee, Gensler</u>);	
b. Discussion and possible action on the Austin Energy District Cooling Plant N	0.3
schematic project submittal located at 812 ½ West Second Street seeking su	upport for
the project. (Phil Reed, Cotera Reed Architects);	
c. Discussion and possible action on the City of Austin Onion Creek Fire and EN	√IS Station
design development project submittal located at 11112 Old San Antonio Ro	ad seeking

		support for the project. (Craig Russell, COA-PW);	
	d.	Discussion and possible action on the Animal Center Kennel Addition and Campus	
		Infrastructure Improvements schematic project submittal located at 7201 Levander	
		Loop seeking support for the project and review of Alternative Equivalent Compliance	
		under Subchapter E of the Land Development Code. (Kalpana Sutaria, COA-PW).	
3.	OLI	D BUSINESS (Discussion and Possible Action):	8:00 PM
	а.	Discussion and possible action on the Infrastructure Project application Checklist	
		(Chair Taniguchi);	
	b.	Discussion and possible action on the 2016 Design Commission Annual Work Plan.	
4.	CON	IMITTEE AND LIAISON REPORTS (Discussion and Possible Action):	8:15 PM
	а.	Standing Committees Reports;	
	b.	Working Group Reports;	
	С.	Liaison Reports; and	
	d.	Appointment of Committee/Working Group members by Chair.	
5.	STA	AFF BRIEFINGS: None	8:20 PM
6.	FU	TURE AGENDA ITEMS: None	8:15 PM
7.	AN	NOUNCEMENTS:	8:20 PM
	a.	Chair Announcements;	
	b.	Items from Commission Members; and	
	C.	Items from City Staff: None	
AD	JOU	RNMENT	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 2 days before the meeting date. Please contact Jorge Rousselin in the Planning and Zoning 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

<u>Committees</u>

1. Executive Committee: E. Taniguchi, B. Whatley

Working Groups

- 1. Planning and Urban Design Working Group: E. Taniguchi, H. Walker, B. Whatley, A. Coleman
- 2. Architecture and Development Working Group: B. Whatley, M. Gonzalez, D. Carroll
- 3. Landscape and Infrastructure Working Group: S. Franco, M. Henao-Robledo, A. Coleman, B. Luckens
- 4. Public Engagement Working Group: B. Luckens, S. Franco, M. Henao-Robledo; C. Kenny

Design Commission Liaisons

- 1. Downtown Comm. Liaison / Downtown Austin Plan: Samuel Franco
- 2. Airport Boulevard Redevelopment Initiative: Pending

Design Commission Executive Liaison:

Jorge E. Rousselin, CNU-A Development Services Process Coordinator Urban Design, Planning and Zoning 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: <u>Urban Design Guidelines for Austin</u>.
- 2. Design Commission backup may be accessed here: Design Commission Backup.

Item 2A



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

1.	Project Name:	Third + Shoal
2.	Property Owner	
	Name:	208 Nueces Street, LLC
	Address:	823 Congress Avenue, Suite 600
	Phone:	512.600.7900
	E-mail:	tbuckler@cielo-re.com

3. Applicant/Authorized Agent

Name:	Michele Rogerson Lynch	
Address:	221 West 6th Street, Suite 1300, Austin, Texas 78701	
Phone:	512-404-2251	
E-mail:	mlynch@mwswtexas.com	

4. Anticipated Project Address:

208 Nueces Street, Austin, TX 78701

5. Site Information

a. Lot area: 35,327 SF

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

CBD

- c. Existing entitlements:
 - i) Current floor to area (FAR) limitation: 8:1 FAR
 - ii) Current height limitation (in feet): None
 - iii) Affected by Capitol View Corridors (CVCs) Yes/No?
 - Yes

√ No

If yes, please list specific CVC and allowable maximum height.

6. Existing Deed Restrictions

If any, detail existing deed restrictions on the property that impact height and/or density:

7. Proposed Project Information

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

358,765 SF

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

Office - 346,438 SF, Retail/Restaurant - 12,327 SF

- c. Number or units (if project includes residential development): NA
- d. Number of rooms (if hotel or similar use): NA
- e. Number of floors: 29
- f. Height: 391 FEET
- g. Maximum FAR requested: 10.2:1 FAR

8. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in 25-2-586. Attach additional page(s) as necessary:

The project is substantially complying with the gatekeeper requirements as follows: 1. The urban design guidelines are being complied with as shown on the UDG spreadsheet attached to this application; 2. The developer will execute a restrictive covenant committing to provide streetscape

improvements along public street frontages, consistent with the Great Street Standards as shown on the attached exhibits;

3. The developer will enter into a LOI with Austin Energy and execute a restrictive covenant to achieve a minimum two star rating under the Austin Energy Green Building program.

9. 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:

Because the proposed project has no residential component, the LDC does not require any community benefits.

10. 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:	35,327 SF
Current FAR:	8 to 1, which is 282,616 SF
Additional FAR request:	2.2 to 1, which is 77,720 SF
Total FAR:	10.2 to 1, which is 360,335 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

11. Relate Project to the Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the <u>Urban</u> <u>Design Guidelines for Austin</u> (UDG) with reference to specific guidelines by completing the attached UDG spreadsheet. Attach additional page(s) as necessary.

12.	Acknow	ledgements
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with 25-2-586:

a. Applicant has reviewed 25-2-586 Downtown Density Bonus Program:

	Ves	No
b.	Applicant understands that a s drafted by the City of Austin to	tandard restrictive covenant template will be address Gatekeeper requirements in accordance

Ves	No
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c. Applicant understands that submittal of the project's signed Austin Energy Green Building Letter of Intent and accompanying scorecard is mandatory:

Ves	No
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d. Applicant has received and reviewed a copy of the Urban Design Guidelines for Austin:

🗸 Y	es		No
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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
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f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained letter of affordability from NHCD:

Yes	No
	Page 5 of 7

le R. Lynch

Signed: Owner or Applicant

Authorized Agent Michele Rogerson Lynch

Date submitted 4/4/2016



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICANT'S SUBMITTAL CHECKLIST

Submitted:

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Completed DDBP Application;



Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;

V Lo

Location of nearby transit facilities;

Drawings:

- Site plan;
- Floor plans;
- Exterior elevations (all sides) with height and FAR calculations;
- Three-dimensional views;

 \checkmark

Copy of the project's signed Austin Energy Green Building Letter of Intent and scorecard;

Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project; and

Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.

Third + Shoal | DDBP

Gensler

Third + Shoal DDBP Submission | 2016.04.25



Vicinity Map

Third + Shoal DDBP Submission | 2016.04.25



Location Map

Gensler

Third + Shoal DDBP Submission | 2016.04.25





Third + Shoal DDBP Submission | 2016.04.25



Landscape Plan

Third + Shoal DDBP Submission | 2016.04.25



Building Exterior Views



Third + Shoal DDBP Submission | 2016.04.25



Ground Level Retail View

Gensler

Third + Shoal DDBP Submission | 2016.04.25

SIZE

29 STORIES SIZE: 345,000 RSF BUILDING IS 382' TALL

BUILDING ENVELOPE

CURTAIN WALL	Perimeter Window: 10'-0" of vision glass
	Window Module: 5'-0" mullion spacing aligned with the
	30'-0" structural module
	Shade Pocket: Sized to accommodate sheer & blackout shade
	Insulated Glass Unit: Low E high-performance glazing, 1" thick

TYPICAL OFFICE FLOORS

LOW STACK FLOOR PLATES	Floor Area: 24,006 RSF Column Spacing: 30' with column-free corners Lease Spans: 48' (North/South), 28'-53' (East/West) Population Capacity for Excellent Elevator Service: 1 person/175 USF Slab-to-Slab Height: Varies from 14'-0" to 15'-6" Clear Heights: Varies from 12'-3" to 13'-9"
HIGH STACK FLOOR PLATES	Floor Area: Varies by floor Loft Floor Area: 16,968 RSF Column Spacing: 30' with column-free corners Lease Spans: 48' (North/South), 28' (East/West) Slab-to-Slab Height: Varies from 14'-0" to 15'-6" Clear Heights: Varies from 12'-3" to 27'-9"
CORE	Core Shape & Placement: Rectilinear, located at center of floor plate Core Wall: Cast-in-place concrete, CMU Shaft Space: Provide for pass-thru infrastructure Closet Space: Dual Electrical and Single Telecom Rise Closets per floor (size varies) Freight Lobby: Enclosed within core, secured Bathrooms: Enished core bathrooms consistent with Class AA office design standard Fire Stairs: All stairs pressurized with potential for tenant interconnection
STRUCTURE	Structural System: Lightweight concrete post-tensioned flat slabs of 8" thickness (typical floor) and concrete shear wall core Slab: Smooth unsealed concrete floors Live Load Capacities: Office live loads 50 PSF plus 20 PSF for partitions
SUSTAINABILITY	LEED CS Gold Certification anticipated



Building Section / Stacking Diagram

Third + Shoal DDBP Submission | 2016.04.25



Interior Office Space

Third + Shoal DDBP Submission | 2016.04.25



Amenity Terraces

Third + Shoal DDBP Submission | 2016.04.25



Activating Shoal Creek

Third + Shoal DDBP Submission | 2016.04.25



	Area Wide Guidelines				
	Guideline	Achieved? (Yes/No)	Applicant's Comments		
1	AW-1: Create dense development	Yes	The project consists of a 385' tall building with 365,772 s.f. of gross floor area.		
2	AW-2. Create mixed-use development	Yes	The project has ground floor retail and restaurant with office above.		
3	AW-3. Limit development which closes downtown streets	Yes	Limits of construction will consist of the alley and portions of 3rd Street which is a dead end street		
4	AW-4. Buffer neighborhood edges	No			
5	AW-5. Incorporate civic art in both public and private development	No			
6	AW-6. Protect important public views	Yes	A Capitol View Corridor crosses the site in the Northwest Corner. There is no proposed development within the limits of the Capitol View Corridor		
7	AW-7. Avoid historical misrepresentations	No			
8	AW-8. Respect adjacent historic buildings	No			
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	No	This is a 29 story tower.		
10	AW-10. Avoid the development of theme environments	No			
11	AW-11. Recycle existing building stock	No			

	Public Streetscape Guidelines		
12	PS-1. Protect the pedestrian where the building meets the street	Yes	Canopies are provided at all public entrances to the building.
13	PS-2. Minimize curb cuts	Yes	Curb cuts are only located at the garage entrance and shared alley.
14	PS-3. Create a potential for two- way streets	Yes	The entrance/exit from both the garage and alley can be accessed from either direction of Nueces Street which is a two-way street.
15	PS-4. Reinforce pedestrian activity	Yes	All sidewalks are design to meet Great Streets Standards
16	PS-5. Enhance key transit stops	No	Not applicable. There is no public transit available at or near the property.

17	PS-6. Enhance the streetscape	Yes	All sidewalks are design to meet Great Streets Standards
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All sidewalks are design to meet Great Streets Standards
19	PS- 8. Install street trees	Yes	All sidewalks are design to meet Great Streets Standards
20	PS- 9. Provide pedestrian-scaled lighting	Yes	All sidewalks are design to meet Great Streets Standards
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	All sidewalks are design to meet Great Streets Standards
22	PS-11. Screen mechanical and utility equipment	Yes	All mechanic and utility equipment is located either internally within the building or on the roof, 30 stories above the street.
23	PS-12. Provide generous street- level windows	Yes	All pedestrian oriented uses on the street level is enclosed in full-height glazing.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	All sidewalks are design to meet Great Streets Standards

Building Guidelines				
B- 1. Build to the street	Yes	The building line is at the property line on all sides		
B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The ground level is planned for retail use		
B-3. Accentuate primary entrances	Yes	The main entry is defined accentuated with a promonent canopy structure and is recessed from the right of way.		
B- 4. Encourage the inclusion of local character	Yes	Planning for local retail tenants with		
B- 5. Control on-site parking	Yes	The garage is fully screened behind a unified curtainwall system that encloses the entire tower structure. Cars nor their headlights will not be visible from either the street or neighboring buildings.		
B- 6. Create quality construction	Yes	The majority of the building materials will be of high-quality and durable materials; concrete, metal and glass. The project is also targeting LEED Platinum certification promoting sustainability as well as high quality.		

B- 7. Create buildings with human scale	Yes	The street facing, ground level spaces have been designed to promote pedestrian uses; sidewalk cafes, balconies, etc.
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	Plaza and Open Space		
	Guidelines		
	PZ-1. Treat the four squares with	No	
	special consideration		
	PZ- 2. Contribute to an open	No	
	space network		
	PZ- 3. Emphasize connections to		
	parks and greenways	No	
	D7 4 Incorporate open space		
	into residential development	No	No rosidoptial usos
		NO	
	P7-5 Develop green roofs	No	
	P7- 6 Provide plazas in high use		
	areas	No	
	P7-7 Determine plaza function		
	size and activity	No	
	P7- 8. Respond to microclimate		
	in plaza design	No	
	P7- 9. Consider views.		
	circulation boundaries and	No	
	subspaces in plaza design		
	PZ- 10. Provide an appropriate	No	
	amount of plaza seating		
	PZ-11. Provide visual and spatial	No	
	complexity in public spaces		
	PZ- 12. Use plants to enliven		
	urban spaces	No	
	D7 12 Drovido intoractivo civia		
	PZ-13. Provide interactive civic	No	
	ai t and fouritains in plazas		
	PZ-14. Provide food service for	Ves	Ground floor restaurant is proposed
	plaza participants	103	
	PZ-15. Increase safety in plazas		
	through wayfinding, lighting, &	No	
	visibility		
	PZ- 16. Consider plaza	No	
	operations and maintenance	110	

Conclusions			
Total number of Urban I	Design	24	
Guidelines		24	



City of Austin Design Commission – Project Submittal Consideration Sheet

Project Name:					
Austin Energy District	Cooling Plant No.3				
Project Location/Address:					
812 1/2 West Second S	Street Austin, TX 78	3701			
Applicant:	Property Owner:				
Austin Energy	City of Aust	IN			
Mailing Address:	Mailing Address:				
721 Barton Springs Austin, TX					
512-505-3744 (Carol Stewart)	Phone Number:				
Project Architect/Engineer: Energy Engineering Associates	Project Start Date:	Project End Date:			
Mailing Address:	Phone Number:				
6615 Vaught Suite 200 Austin TX	512-744-4400				
Is project subject to redevelopment site plan or zoning application approvals?	Anticipated Dates of Ac	tion			
Yes No 🖌	Planning Commission: City Council:				
Narrative Description of Proposed Project (in attach or add additional page(s) as necessar	cluding entitlements that v) :	you are seeking;			
The project is a new 2 story mechanical k	wilding (6 730 sf/ lovo	l) housing chillors			
and pumps tied to and enhancing the dow	vntown chilled water lo	op created to offer			
efficiently cooled water to new buildings f	or air conditioning on a	an opt-in basis.			
Buildings which connect to the loop do not need their own cooling plants, and city					
wide energy efficiency is considered to be improved.					
Attached to the chiller building is a 4,300 st open enclosure holding cooling tower modules on a frame 10 feet above the ground. The overall beight of the building					
is approx 40 feet. The facility is not occupied and is accessed from Second St					
through a fire lane that also connects to S	Sandra Murada.				
Is Alternative Equivalent Compliance (AEC) re	equested for this project	ſ			
Yes Ves If yes, please refer to following page					
Current Status of Submittal:					
Conceptual Schematic Design Development					
Do you have a copy of the Urban Design Guidelines for Austin? 🗸 Yes					
If not, please see:					
http://www.ci.austin.tx.us/downtown/downloads/u	irban_design_guidelines_f	or_austin.pdf			
Please fill in the subsequent information on the following pages.					



Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at: <u>http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf</u>

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,



2. Create mixed-use development

incorporated,

need input,



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 p	rivate development		
incorporated,	need input,	N/A		
6. Protect important pu	ıblic views			
incorporated,	need input,	N/A		
7. Avoid historical misrepresentations				
incorporated,	need input,	N/A		
8. Respect adjacent his	storic buildings			
incorporated,	need input,	N/A		
9. Acknowledge that ro	ooftops are seen from	n 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 pedest	trian where the build	ing meets the street
incorporated,	need input,	√ N/A
2. Minimize curb cut	5	
incorporated,	need input,	N/A
3. Create a potential	for two-way streets	
incorporated,	need input,	N/A
4. Reinforce pedestr	ian activity	
incorporated,	✓ need input,	N/A
5. Enhance key trans	sit stops	
incorporated,	need input,	√ N/A
6. Enhance the stree	tscape	
incorporated,	I need input,	N/A
7. Avoid conflicts be	tween pedestrians a	nd utility equipment
incorporated,	✓need input,	N/A
8. Install street trees		
incorporated,	v need input,	N/A
9. Provide pedestria	n-scaled lighting	
incorporated,	need input,	N/A
10. Provide protectio	on from cars/promote	curbside parking
incorporated,	need input,	√ N/A

11. Screen mechanical	and utility equipme	nt			
incorporated,	need input,	N/A			
12. Provide generous street-level windows					
incorporated,	need input,	✓N/A			
13. Install pedestrian-f	riendly materials at s	street level			
incorporated,	✓ need input,	N/A			
		004.05			
GUIDELINES FOR PL	AZAS AND OPEN	SPACE			
1. Treat the four squar	es with special cons	ideration			
incorporated,	need input,	✓ N/A			
2. Contribute to an ope	en space network				
incorporated,	need input,	√ N/A			
3. Emphasize connections to parks and greenways					
incorporated,	Need input,	N/A			
4. Incorporate open sp	ace 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 microc	limate in plaza desig	In		
incorporated,	need input,	✓ N/A		
9. Consider views, cir	culation, boundaries	s, and subspaces in plaza design		
incorporated,	need input,	✓ N/A		
10. Provide an approp	riate amount of plaz	a seating		
incorporated,	need input,	✓ N/A		
11. Provide visual and spatial complexity in public spaces				
incorporated,	need input,	N/A		
12. Use plants to enliv	ven urban spaces			
incorporated,	Need input,	N/A		
13. Provide interactive civic art and fountains in plazas				
incorporated,	✓ need input,	N/A		
14. Provide food servi	ice for plaza particip	ants		
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	

www.austinenergy.com





DESIGN COMMISSION PRESENTATION April 25, 2016

Austin Energy Downtown District Cooling Plant No. 3 On-Site Energy Resources

> Austin Energy Jim Collins, PE, PMP, Director

COTERA+REED ARCHITECTS Phillip Reed, Principal



CLEAN, AFFORDABLE, RELIABLE ENERGY AND EXCELLENT CUSTOMER SERVICE



District Cooling



- An underground network of pipes providing chilled water to meet the cooling needs of multiple buildings
- Gathering load generates superior energy savings, reliability and quality than stand-alone systems
- District Cooling has connected 68 customers
- Over 18.6 million square feet of facilities (165 City Halls)



For District Cooling Customers:

- Eliminates capital costs and frees up building space
- Must make financial sense over a stand-alone system
- Extraordinary reliability by design
- User-friendly system means low risk to customers

For the community and Austin Energy:

- Supports compact and connected economic development
- Supports Austin Energy Resource, Generation and Climate Protection Plan to 2025
- Creates a long-term revenue stream
- Shifting peak electric demand means more Electric Reliability Council of Texas (ERCOT) market and regulatory savings
 - Market
 - Regulatory


Downtown District Cooling
















































































City of Austin Design Commission – Project Submittal Consideration Sheet

Project Name:		
City of Austin Onion Creek Fire and EN	VIS Station	
Project Location/Address:		
11112 Old San Antonio Road, Austin,	Texas 78748	
Applicant:	Property Owner:	
Craig Russell, City of Austin Projects	City of Austin	
Mailing Address: P.O. Box 1088, Austin, Texas 7867	Mailing Address: P.O. Box 1088, Aus	tin, Texas 7867
Phone Number:	Phone Number:	
512-974-7157	512-974-7157	
Project Architect/Engineer:	Project Start Date:	Project End Date:
Ray Holliday, BRW Architects	1/1/2016	10/1/2016 (Design)
Mailing Address: 2700 Earl Rudder FWY S, Ste 4000, College Station, TX 77845	Phone Number: 979-694-1791	
Is project subject to redevelopment site	Anticipated Dates of Ac	tion
plan or zoning application approvals?		9/1/2016
Yes No 🗸	City Council:	9/15/2016
Narrative Description of Proposed Project (in	cluding entitlements that	you are seeking;
attach or add additional page(s) as necessar	y):	
The new City of Austin Onion Creek Fire and EMS Station, located at the intersection of FM 1626 and Old San Antonio Road, will house fire and EMS personnel in a growing area of south east Austin. This three bay 9,626 square foot station will have the ability of sleeping 16 personnel to serve the surrounding community.		
Is Alternative Equivalent Compliance (AEC) requested for this project?		
Conceptual Schematic 🖌 Design Development		
Do you have a copy of the Urban Design Guidelines for Austin? Yes No If not, please see: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf		
Please fill in the subsequent information on the following pages.		



Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

Is AEC being requested for this project?

🖌 Yes

No

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

Under Section 2.2.4.B Sidewalks: A 7-ft wide planting zone + 5-ft wide clear zone sidewalk is required along FM1626 and along Old San Antonio Road (the 12-ft dimension begins at the curb line). However, since both roadways do not have curb/gutter, but have shoulder ditches and relatively wide easements along the ROWs, compliance with the sidewalk "vision" of Subchapter E is not practical. Alternative Equivalent Compliance strategies will be required to mitigate non-compliance with the sidewalk requirements (e.g. constructing a 5-ft wide sidewalk with shade trees at 30-ft spacing along the ROW)

AREA WIDE GUIDELINES

____need input,



2. Create mixed-use development



need input,

	N/A
--	-----

3. Limit development which closes downtown streets		
incorporated,	need input,	N/A
4. Buffer neighborhood	ledges	
incorporated,	need input,	N/A
5. Incorporate civic art	in both public and p	rivate development
incorporated,	need input,	N/A
6. Protect important pu	blic views	
incorporated,	need input,	N/A
7. Avoid historical misi	representations	
incorporated,	need input,	N/A
8. Respect adjacent his	storic buildings	
incorporated,	need input,	√ N/A
9. Acknowledge that ro	oftops are seen from	n other buildings and the street
incorporated,	need input,	N/A
10. Avoid the developn	nent of theme enviro	nments
incorporated,	need input,	N/A
11. Recycle existing building stock		
incorporated,	need input,	√ N/A

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedes	trian where the build	ing meets the street
incorporated,	need input,	N/A
2. Minimize curb cut	S	
incorporated,	need input,	N/A
3. Create a potential	for two-way streets	
incorporated,	need input,	N/A
4. Reinforce pedestr	ian activity	
incorporated,	need input,	N/A
5. Enhance key trans	sit stops	
incorporated,	need input,	N/A
6. Enhance the stree	tscape	
incorporated,	✓ need input,	N/A
7. Avoid conflicts be	tween pedestrians a	nd utility equipment
incorporated,	need input,	N/A
8. Install street trees		
incorporated,	need input,	N/A
9. Provide pedestrial	n-scaled lighting	
incorporated,	need input,	N/A
10. Provide protectio	on from cars/promote	e curbside parking
incorporated,	need input,	N/A

11. Screen mechanical and utility equipment		
incorporated,	need input,	N/A
12. Provide generous	street-level window	'S
incorporated,	need input,	N/A
13. Install pedestrian-	friendly materials at	t street level
incorporated,	need input,	N/A
GUIDELINES FOR P	LAZAS AND OPEN	N SPACE
1. Treat the four squa	res with special con	sideration
incorporated,	need input,	✓ N/A
2. Contribute to an op	oen space network	
incorporated,	need input,	N/A
3. Emphasize connec	<i>tions to parks and</i> g	reenways
incorporated,	need input,	N/A
4. Incorporate open s	pace into residentia	l development
incorporated,	need input,	N/A
5. Develop green roof	fs	
incorporated,	need input,	√ N/A
6. Provide plazas in h	igh use areas 	
incorporated,	need input,	✓N/A

7. Determine plaza function, size, and activity			
incorporated,	need input,	✓N/A	
8. Respond to microc	elimate in plaza desig	gn	
incorporated,	need input,	✓ N/A	
9. Consider views, ci	rculation, boundarie	s, and subspaces in plaza design	
incorporated,	need input,	M/A N/A	
10. Provide an approp	oriate amount of pla	za seating	
incorporated,	need input,	√ N/A	
11. Provide visual and	d spatial complexity	in public spaces	
incorporated,	need input,	✓ N/A	
12. Use plants to enli	ven urban spaces		
incorporated,	need input,	N/A	
13. Provide interactiv	e civic art and fount	ains in plazas	
incorporated,	need input,	✓ N/A	
14. Provide food serv	ice for plaza particip	pants	
incorporated,	need input,	√ N/A	
15. Increase safety in	plazas through way	finding, lighting, & visibility	
incorporated,	need input,	N/A	
16. Consider plaza op	perations and mainte	enance	
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 inclu	sion of local characte	er
incorporated,	need input,	N/A
5. Control on-site park	ing	
incorporated,	need input,	N/A
6. Create quality const	ruction	
incorporated,	need input,	N/A
7. Create buildings with	h human scale	
incorporated,	need input,	N/A

AUSTIN ONION CREEK FIRE & EMS STATION DESIGN COMMISSION PROJECT REVIEW SUBMITTAL APRIL 25,2016





AUSTI

BR

ARCHITECTS

PROJECT INFORMATION



PROJECT NARRATIVE

The new City of Austin Onion Creek Fire and EMS Station, located at the intersection of FM 1626 and Old San Antonio Road, will house fire and EMS personnel in a growing area of south east Austin. This three bay 9,626 square foot station will have the ability of sleeping 16 personnel to serve the surrounding community.

The thirty-one foot tall one-story station, with mechanical mezzanine, is situated on 2.508 acres with 1.57 acres left open and permeable with a FAR (floor area ratio) of .08. Surrounding this site on two sides is the Colonial Grand at Double Creek Multi-Family development which is just south of Akins High School. Capital Metro serves the community at a bus stop between Colonial Grand and Akins which is a half mile walk from our site.

DESIGN GUIDELINE



COMMISSION

Our site is located in South Austin and, therefore, not in an urban context. Many of the Urban Design Guidelines do not pertain to our site because we are not in a dense community. We have attempted to incorporate many aspects of the Urban Design Guidelines, but would entertain any and all recommendations that could enhance our project with minimal costs. We understand that design decisions need to be harnessed and have tried to be diligent in including the City's, Fire Department's and EMS's wishes into the project while keeping a keen eye on the tax payer's budget. Items below are some of the Urban Design Guidelines that we would like recommendations on:

- PS.6 Enhance Streetscape
- PS.13 Install Pedestrian-friendly Materials at Street Level
- B.5 Control On-site Parking

 PROJECT
 SUSTAINABILITY

 INFOMRATION
 2

 & COMMUNITY

 BENEFITS

DESIGN GUIDELINE



VICINITY MAP



PROJECT
INFOMRATION2SUSTAINABILITY
& COMMUNITY02& COMMUNITY
BENEFITS30

+

BRW

1

AERIAL VIEW





SITE PLAN



LANDSCAPE PLAN





FLOOR PLAN



PROJECT INFOMRATION 2 & COMMUN BENEFITS

> DESIGN GUIDELIN

> > +

BRW

EXTERIOR ELEVATIONS



NORTH ELEVATION

+

BRW

EXTERIOR ELEVATIONS



 PROJECT
 SUSTAINABIN

 INFOMRATION
 2

 BENEFITS

URBAN DESIGN GUIDELIN

+

BRW

PERSPECTIVE





PERSPECTIVE





1

SUSTAINABILITY AND COMMUNITY BENFITS



SUSTAINABILITY BENEFITS

This facility will be minimum LEED Silver. Below is a list of some of the sustainability benefits that will be incorporated into this development.

- •Rain water harvesting
- •100% Green Power
- •Bike Storage with Changing Rooms
- Shower Facilities
- •Electric Charging Stations
- •Preferred Parking for Low Emitting and Fuel Efficient Vehicles
- Native and Drought Tolerant Landscaping
- Reduced Irrigation
- Water Use Reduction
- User Controlled Thermal Comfort and Lighting
- •90% of Occupied Spaces have Views to the Exterior
- •Reduced Heat Island Effect (Roof and Pavement)

- Low Emitting Glass
- Variable Refrigerant Volume HVAC System
- Use of Natural Daylight
- FSC Certified Wood
- Natural Ventilation
- •Recycled Content in Products
- •Zero VOC Paint
- Low VOC content in adhesives, sealants and coatings
- •Low Emitting Flooring Systems and Composite Wood and Agrifiber Products
- Maximized Open Space
- Reduced Light Pollution
- •Recycling or Salvaging Minimum 75% Construction Waster
- •Minimum 20% Regional Materials

& COMIN BENEFITS

COMMUNITY





COMMUNITY BENEFITS

This facility benefits the surrounding community beyond the obvious intermittent emergency facility that inherently comes with a fire station and emergency medical service facility. Frequently, the fire station will host community groups in their day room for community gatherings and for tours of the facility and incorporate fire safety into the discussions. It also acts as a Safe Baby Haven to provide a secure and nonjudgmental environment for the drop off of unwanted babies.

The community will also be educated with the incorporation of a Sustainability Feature Educational Program which uses brochures, wall signage and tours to highlight sustainability features of this project such as providing bike storage, changing rooms and shower facilities to assist those who chose to actively reduce their carbon footprint.

URBAN DESIGN GUIDELINES



URBAN DESIGN GUIDELINES



AREA WIDE

AW.2 CREATE MIXED USE DEVELOPMENT

Though this facility doesn't follow the typical mixed use development context and format, the building does house (2) main functions. By having the facilities combined into one building, we are able to have multiple shared spaces and therefore reduce the overall building footprint and impermeable surfaces than if they were separate buildings.

AW.3 LIMIT DEVELOPMENT WHICH CLOSES DOWNTOWN STREETS, CREATE DEVELOPMENTS EITH CONNECTIVITY AND HUMAN SCALE CIRCULATION

With the location of this site, downtown streets are not effected, though connectivity and human scale circulation is created. Surrounding the site is a multi-family development. Our site provides access to existing sidewalks around this development for pedestrians and bicycle traffic. Our site provides parking for many modes of transportation; bicycle, electric vehicles, and general parking. Open spaces are situated for ease of access from pedestrian, bicycle, or motor vehicles paths of travel or parking.

AW.4 BUFFER NEIGHBORHOOD EDGES

This site is located at a corner intersection. We located the building as far from the intersection as possible to account for entry drive distances, buffer from the corner and to maintain and protect existing trees that assist with buffering the building from the surrounding neighborhood.





AREA WIDE

AW.5

INCORPORATE CIVIC ART IN BOTH PUBLIC AND PRIVATE DEVELOPMENT

We are incorporating and implementing a Sustainability Education Program at our facility. We will have signage on walls that focus on sustainability aspects incorporated into our building and site. Brochures will also be provided at the entrance to enhance and further educate the public on these sustainability signs.

AW.6

PROTECT IMPORTANT PUBLIC VIEWS OF DOWNTOWN.

Our building does not impede on views of downtown or the Capitol view corridor. The maximum building height for our building is 31'-0".

AW.7

AVOID HISTORICAL MISREPRESENTATION

Our building pays homage to fire stations of the past with the entry tower, but its use of contemporary materials and forms illustrate how that aspect can be married with the architectural context to create a complete composition for today.





AREA WIDE

AW.9

ACKNOWLEDGE THAT ROOFTOPS ARE SEEN FROM OTHER BUILDINGS AND THE STREET

Our building has sloped metal roofs and mechanical equipment is not located on the roof. We have located mechanical equipment within the building on the mechanical mezzanine as well as at grade on the exterior of the building with screening devices to shield them from street view.

AW.10 AVOID THE DEVELOPMENT OF THEME ENVIRONMENTS

We did not utilize mock representations of the past.





PS.1

PROTECT THE PEDESTRIAN WHERE THE BUILDING MEETS THE STREET

All entry sidewalks have been protected with trees at a maximum spacing of 30'-0" on center, and main entries are provided with awnings to assist with harsh sun or rainy conditions.

PS.2 MINIMIZE CURB CUTS

Curb cuts have been minimized and have been located on the opposite ends of our site from the intersection. The location of the curb cuts keeps flow of traffic away from the intersection while still allowing basic movement of vehicles on the site.

PS.3

CREATE A POTENTIAL FOR TWO-WAY STREETS

Two-way traffic already exists on both streets intersecting at the corner of our site. We have embraced this by placing the entry drive for the bays as far from the intersection while still allowing the turn radius for the trucks. The other entry drive for employee parking ties into a joint access easement with an existing drive.





PS.4

REINFORCE PEDESTRIAN ACTIVITY

All entry sidewalks have been protected with trees at a maximum spacing of 30'-0" on center, and main entries are provided with awnings to assist with harsh sun or rainy conditions.

PS.5 ENHANCE KEY TRANSIT STOPS

The closest CAPMetro stop to our site is located at the SW corner of Akins High School (Bus Stop 201). We have continued the connection of sidewalks on our site to access this bus stop location.

PS.7

AVOID CONFLICTS BETWEEN PEDESTRIANS AND UTILITY EQUIPMENT

Sidewalks have been placed to eliminate the possible conflict for above ground utilities. Also, our sidewalks have been placed to minimize conflicts with below grade utilities and easements to that future work on these utilities will not disturb the existing pedestrian paths.

PS.8 INSTALL STREET TREES

We have placed new trees along sidewalks adjacent to Old San Antonio Road. We are not located in an urban context so our trees will have proper soils and spacing to grow to full maturity.



3

GUIDELINES

IRBAN

PS.9

PROVIDE PEDETRIAN-SCALED LIGHTING

Lighted Bollards will be provided at the parking areas to the building, lighting the pathways to and from the building.

PS.10

PROVIDE PROTETION FROM CARS/PROMOTOE CURBSIDE PARKING

Between parking and sidewalks, we have provided trees as a buffer. Between the building and the parking, we have provided curb stops at ADA parking locations and shrubs and ornamental trees at others.

PS.11

SCREEN MECHANICAL AND UTILITY EQUIPMENT

All mechanical and utility equipment located at grade will have screening to match the exterior materials of the building. The equipment is located near the building and not within close proximity of streets and sidewalks.

PS.12 PROVIDE GENEROUS STREET-LEVEL WINDOWS

Though our building is located away from the street, both of the elevations that face the street have multiple glass openings. In the context of our site and use of spaces, the largest panes of glass have been located to highlight the importance of the entry tower and apparatus bays.



3

GUIDELINES

IRBAN

PS.13

INSTALL PEDESTRIAN FRIENDLY MATERIALS AT STREET LEVEL

The concrete sidewalks will have a pattern and light broom finish delineating the pathways around the site. They will be lined with trees providing shade and comfort and lighted bollards to the entrance. Truncated pavers are used at transitions between sidewalks, parking areas and drives. Two bike racks will be provided for both employees and visitors.





PLAZAS AND OPEN SPACES

PZ.2

CONTRIBUTE TO AN OPEN SPACE NETWORK

There are no existing open space networks adjacent to our site, and other properties at our intersection did not plan for buffers of their developments to the intersection or allow for pedestrian flow. The adjacent multi-family development does have a sidewalk system. We have connected to this sidewalk system to embrace their existing network and created an open space at the intersection to encourage pedestrian congregating.

PZ.3

EMPHASIZE CONNECTIONS TO PARKS AND GREENWAYS

We have incorporated prevailing winds into our design, especially for our apparatus bays. When the fire fighters decide to open the bay doors the prevailing winds will work to cool off and exhaust the bays. Bicycle racks have been provided at the main entrance to encourage bike travel.

PZ.12 USE PLANTS TO ENLIVEN URBAN SPACES

We have included multiple planting beds with a focus on drought tolerant and native plants or different sizes, heights and colors to add interest.





PLAZAS AND OPEN SPACES

PZ.15

INCREASE SAFETY IN PLAZAS THROUGH WAYFINDING, LIGHTING, & VISIBILITY

The main entry will be illuminated with wall sconces to assist with wayfinding and sense of safety. Within the lobby a public restroom is provided for visitors. This facility will inherently produce a sense of safety due its function and being staffed 24 hours a day.





BUILDINGS

B.2

PROVIDE MULIT-TENANT, PEDESTRIAN-ORIENTED DEVELOPMENT AT THE STREET LEVEL

Our single story fire and ems station has multiple functions due to the joint facility. We have pedestrian access and a public entrance facing Old San Antonio, but due to the function of the building more than one public entrance is not a possibility.

B.3 ACCENTUATE PRIMARY ENTRANCES

Our primary entrance is accentuate with an entry tower consistent fire stations of the past as well as wall sconce lighting. Our entry tower is partially glazed to bring attention as well as create a beacon when lit at night.

B.4

ENCOURAGE THE INCLUSION OF LOCAL CHARACTER

We have included local limestone veneer out of Central Texas. We have incorporated this locally sourced material into the contemporary architecture for a cohesive yet current look. We have situated the building to take advantage of prevailing winds and provided necessary overhangs on the east, south and west facing glazing.



3

URBAN DESIGN GUIDELINES
BUILDINGS

B.5

CONTROL ON-SITE PARKING

Our site, budget and use does not allow for garage or below grade parking, but we have used vegetation as a visual buffer between streets and our parking lots.

B.6

CREATE QUALITY CONSTRUCTION

The building is designed to have clear span trusses allowing flexibility of the interior spaces. The exterior use of local natural limestone provides minimal maintenance and ware as it is in its natural environment. The metal wall panels and standing seam metal roof will each have manufacturer warranties on color and installation. All glazing with be Low-E minimizing UV rays extending the life of interior finishes.

B.7 CREATE BUILDINGS WITH HUMAN SCALE

Human scale is incorporated into our design with incorporation of local limestone veneer, shaded entrance canopies, site lighting and native shrubs, ornamental and canopy trees.



3

urban Design Guidelines



City of Austin Design Commission – Project Submittal Consideration Sheet

Project Name: Animal Center Kennel Addition and Ca	mpus Infrastructure	mprovements	
Project Location/Address:			
7201 Levander Loop, Austin, Texas 78	3702		
Applicant: Kalpana Sutaria. Proiect Manager	Property Owner: Citv of Austin		
Mailing Address:	Mailing Address: Mailing Address:		
505 Barton Springs Rd., Suite 900 P.O. Box 1088, Austin, TX 78767			
Phone Number: 512-974-7225	Phone Number: 512-974-2000	Phone Number: 512-974-2000	
Project Architect/Engineer: Design-Builder SpawGlass	Project Start Date: November, 2015	Project End Date: November, 2017	
Mailing Address: 1111 Smith Rd., Austin, TX 78721	Phone Number: 512-719-5251		
Is project subject to redevelopment site	Anticipated Dates of Ac	tion	
Yes No V	Planning Commission: City Council: June 2016		
Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add, additional page(s) as necessary):			
History of Campus: City of Austin (COA)purchased this site from the State of Texas in 2000 when the State moved its School for the Deaf to South Congress. Offices of the Health and Human Services Department and the Austin Animal Center (AAC) are located at this site. AAC has a need for additional kennel space after a "no kill" ordinance was approved while the AAC was in construction. Austin's growth has also affected the capacity. Proposed Project: It includes a new kennel building to add capacity for dogs with emphasis on co-housing. The building will be designed to encourage adoption. It will be within secured fenced area. Campus Infrastructure work includes reconstruction of loop road, fixing of storm drainage issues, additional parking, addition of sidewalks and landscape.			
Is Alternative Equivalent Compliance (AEC) requested for this project?			
Yes No If yes,	please refer to following	page	
Current Status of Submittal:	_		
Conceptual 🖌 Schema	atic D	esign Development	
Do you have a copy of the Urban Design Guidelines for Austin? Yes No If not, please see: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf			
Please fill in the subsequent information on t	ne following pages.		



Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at: http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf

ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

Is AEC being requested for this project?

🖌 Yes

No

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

Please see the attached AEC site plan and AEC compliance letter.

Alternative Equivalent Compliance (AEC) is requested for the following with a proposed AEC solution in the letter:

- 2.2.5.B Internal Circulation Route
- 2.2.5.C.2.a Block Standards; Sites Over 15 Acres
- 2.2.5.E Sidewalks
- 2.2.5.F Building Placement

AREA WIDE GUIDELINES

1. Create dense development

_____incorporated,

____need input,



2. Create mixed-use development

incorporated,

need input,



3. Limit development which closes downtown streets		
incorporated,	need input,	✓ N/A
4. Buffer neighborhood	d edges	
incorporated,	need input,	N/A
5. Incorporate civic art	in both public and p	rivate development
incorporated,	need input,	N/A
6. Protect important pu	ıblic views	
incorporated,	need input,	N/A
7. Avoid historical mis	representations	
incorporated,	✓ need input,	N/A
8. Respect adjacent his	storic buildings	
incorporated,	need input,	N/A
9. Acknowledge that ro	ooftops are seen fron	n other buildings and the street
incorporated,	need input,	N/A
10. Avoid the developm	nent of theme enviro	nments
incorporated,	✓ need input,	N/A
11. Recycle existing bu	uilding stock	
incorporated,	need input,	N/A

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedes	trian where the build	ing meets the street
incorporated,	need input,	√ N/A
2. Minimize curb cut	s	
incorporated,	need input,	N/A
3. Create a potential	for two-way streets	
incorporated,	need input,	√ N/A
4. Reinforce pedestr	ian activity	
incorporated,	need input,	N/A
5. Enhance key trans	sit stops	
incorporated,	need input,	N/A
6. Enhance the stree	tscape	
incorporated,	✓ need input,	N/A
7. Avoid conflicts be	tween pedestrians a	nd utility equipment
incorporated,	need input,	N/A
8. Install street trees		
incorporated,	need input,	N/A
9. Provide pedestria	n-scaled lighting	
incorporated,	✓ need input,	N/A
10. Provide protectio	on 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-f	riendly materials at s	street level
incorporated,	need input,	N/A
GUIDELINES FOR PI	_AZAS AND OPEN	SPACE
1. Treat the four squar	es with special cons	ideration
incorporated,	need input,	✓ N/A
2. Contribute to an ope	en space network	
✓ incorporated,	need input,	N/A
3. Emphasize connect	ions to parks and gre	eenways
incorporated,	need input,	N/A
4. Incorporate open sp	ace into residential o	development
incorporated,	need input,	√ N/A
5. Develop green roofs	5	
incorporated,	need input,	√ N/A
6. Provide plazas in hi	gh use areas	
incorporated,	need input,	N/A

7. Determine plaza fur	nction, size, and act	ivity
incorporated,	need input,	N/A
8. Respond to microc	limate in plaza desig	gn
incorporated,	need input,	N/A
9. Consider views, cir	culation, boundarie	s, and subspaces in plaza design
incorporated,	need input,	N/A
10. Provide an approp	oriate amount of plaz	za seating
incorporated,	need input,	N/A
11. Provide visual and	l spatial complexity	in public spaces
incorporated,	need input,	N/A
12. Use plants to enliv	ven urban spaces	
incorporated,	need input,	N/A
13. Provide interactive	e civic art and fount	ains in plazas
incorporated,	Need input,	N/A
14. Provide food servi	ice for plaza particip	pants
incorporated,	need input,	✓N/A
15. Increase safety in	plazas through way	finding, lighting, & visibility
incorporated,	Need input,	N/A
16. Consider plaza op	erations and mainte	enance
✓ 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 inclus	sion of local characte	er
incorporated,	✓ need input,	N/A
5. Control on-site parki	ing	
incorporated,	need input,	N/A
6. Create quality const	ruction	
incorporated,	✓ need input,	N/A
7. Create buildings with	h human scale	
incorporated,	need input,	N/A



VICINITY MAP









Animal Center Kennel Addition and Campus Infrastructure at 7201 Levander Loop

Project Scope

- Add a new kennel building in the secured area for kennel buildings.
- New play yard for dogs
- Reconstruct the existing loop road
- Address all storm drain issues including water going under the existing Health buildings
- Add new parking

Project Budget

- Construction Cost Estimate with contingency \$5 M
- Design-Builder Cost \$1.5M

Project Schedule

- City Council Approval of Design-Builder, August 2015
- Estimate City Council Approval of GMP, August 2016
- Estimated Construction Start, October 2016
- Estimated Construction Completion, November 2017





PROJECT MANAGEMENT • CIVIL ENGINEERING • CONSTRUCTION ENGINEERING

April 12, 2016

Ms. Nikki Hoelter, Senior Planner Development Services Department City of Austin 505 Barton Springs Road Austin, Texas 78704

RE: City of Austin Animal Services Center (SPC-2009-0044C, Revision #1) Alternative Equivalent Compliance Request Letter

Dear Ms. Hoelter,

This memo is a description of the proposed Alternative Equivalent Compliance (AEC) request related to Subchapter E, Article 2, of Chapter 25-2 of the City of Austin Land Development Code. Alternative Equivalent Compliance (AEC) is requested for the following:

2.2.5.B Internal Circulation Route

<u>Requirement:</u> An Internal Circulation Route that establishes blocks and forms an interconnected, grid-like transportation system must be provided for development subject to this section. An Internal Circulation Route must comply with the requirements of this subsection and should provide a safe and enjoyable walking environment overlooked by buildings that offer natural surveillance and contact from their occupants/users.

<u>AEC Solution:</u> The campus site has an existing grid-like system of sidewalk and trails to provide a safe and enjoyable walking environment for employees and visitors. The proposed improvements will improve the walking environment by filling-in gaps in the existing grid system, and by adding new, wider sidewalks and crosswalks. These items are shown on the Subchapter E compliance plan. Note that sidewalk is not proposed along the south loop road because this is a security-restricted area where pedestrians are discouraged. Instead, all pedestrian activity in the southern portion of the site is encouraged with the wide pedestrian sidewalk and plaza along the north-side of the animal center.

2.2.5.C.2.a Block Standards; Sites Over 15 Acres

<u>Requirement:</u> On sites 15 acres or larger, the site may contain one block with a maximum area of 10 acres for each 30 acres (i.e., one 10-acre block on a site of between 15 to 30 acres, two 10-acre blocks on a site of between 30 to 60 acres, etc.). The maximum length of any block face, as measured from intersection to intersection shall be 800 feet.

<u>AEC Solution:</u> The campus site (±38 acres) has an existing grid-like system of blocks formed by pedestrian sidewalk and trails, and a vehicular loop road. The proposed improvements will maintain the block layout and further define it. Note that because the campus is an existing site with existing buildings, and varied uses (including security-restricted areas, and staff-only areas) the block layout is somewhat irregular. However, the overall effect of a site divided into internal blocks is provided.

<u>Requirements:</u>

a. Publicly accessible sidewalks shall be provided along both sides of all Internal Circulation Routes (whether built as public streets or as private drives) unless:

(i) no buildable area exists on one side.

b. On portions of the Internal Circulation Route with building frontage the sidewalks and supplemental zones shall:

(i) comply with the applicable standards for Urban Roadways, as provided in <u>Section</u> 2.2.3 (Urban Roadways: Sidewalk and Building Placement), and

(ii) The planting zone shall be planted with street trees at an average spacing not greater than 30 feet on center. (See Figure 30.)

c. On portions of the Internal Circulation Route that do not contain building frontage a five-foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb.

<u>AEC Solution:</u> Publicly accessible sidewalks are provided along at least one side of the ICR's. They cannot be provided along both sides at all locations due to a variety of reasons, including no buildable area, proximity to heritage tree root zones, security-restricted areas, and steep topography and drainage (ie, road-side swales). Where new sidewalks are proposed along ICR's, they are proposed to Core Transit Corridor standards (ie, 7-ft wide sidewalks) wherever possible. Some sidewalks are unable to be 7-ft wide due to existing utilities and other existing constraints. Some sidewalks will be 8-ft wide to match existing sidewalk widths. As an AEC solution, two new 8-ft wide pedestrian trails are provided to connect pedestrians to the existing pedestrian trail system at the northeast corner of the site to encourage walking and exercise for employees and visitors.

2.2.5.F Building Placement

Requirements:

Orientation of Building Frontage. Except as otherwise provided in this Section each building must be oriented along either an Internal Circulation Route or the adjacent public roadway of the highest priority. Each building must meet the building placement standards of the roadway to which it is oriented.

Building Placement Along an Internal Circulation Route. The following standards apply where required building frontage is provided along an Internal Circulation Route: On a site with more than one principal building:

(i) The longer side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided), or (ii) At least one side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided) and the majority of tenant spaces in any such building must have principal entrances facing the Internal Circulation Route.

<u>Compliance Clarification:</u> The placement of the proposed kennel building (the only new building proposed) is located near, but not against, the ICR clear zone because it is a security-restricted building. The building is offset from the ICR in order to provide an adequate buffer between the kenneled dogs and the general public. This is done for security, as well as noise reduction purposes and animal welfare. All public access to the new kennel building is required to come through the existing main animal center building, which is built directly up against the clear zone of the existing east-west ICR.

Sincerely,

Thomas Duvall, PE, LEED AP DAVCAR Engineering Services



EXISTING ADOPTION COURTYARD

NEW DOG KENNEL FLOOR PLAN

CITY of AUSTIN

Health and Human Services Department Austin Animal Center Kennel Addition & Campus Infrastructure Improvements Design-Build 7201 Levander Loop Austin, Texas 78702

Design Commission • April 15, 2016 SpawGlass & JACKSON & RYAN ARCHITECTS

These documents are incomplete and may not be used for regulatory approvaL, permit, or construction. Martha Seng 8678

0 8 16 FT



NEW DOG KENNEL NORTH ELEVATION FACES INTERNAL CIRCULATION ROUTE

CITY of AUSTIN

Health and Human Services Department Austin Animal Center Kennel Addition & Campus Infrastructure Improvements Design-Build 7201 Levander Loop Austin, Texas 78702

Design Commission • April 15, 2016 SpawGlass & JACKSON & RYAN ARCHITECTS

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SU CHAPTER E DESIGN STANDARDS MIXED USE ARTICLE 2.5 EXTERIOR LIGHTING

- 01 B FULLY SHIELDED FULL CUTOFF SCONCES
- ARTICLE 2.6 SCREENING OF E UIPMENT
- HVAC ATERIALS SCREENED BY ASONRY WALL ARTICLE 3 UILDING DESIGN STANDARDS _____GLA ING AND FACADE RELIEF RE UIRE ENTS
- A 1 GLA ING 4ND INSALE INTEL ONLY INTEL ON THE STATE OF A 1 GLA ING 40 OF FACADE BELOW 10' GLA ING VISIBLE TRANS ITTANCE 0 6 OPTIONS TO I PROVE BUILDING DESIGN
- BASE POINT 1 FACADE ARTICULATION CHANGES IN PLANE OF ATERIAL, COLOR, TE TURE
- 05 POINT FOR USE OF CONCRETE BLOCK GREATER THAN
- RE UIRES SECOND POINT BUILDING ATERIALS USE OF BRICK

UR AN DESIGN GUIDELINES

06 ULTIPLE ENTRANCE 1 OF 4

- LOCAL CHARACTER
- 07 RE-USE OF SALVAGED 1 61 CA PUS BRICKS
- 08 LOCAL CLI ATE RESPONSE SHADED, COVERED WALKWAYS
- 09 UNI UE CHARACTER OF SHELTER
- COLORFUL STRUCTURAL GLA ED TILE
- 10 UALITY CONSTRUCTION
- ASONRY & GALVANI ED STEEL
- 11 HU AN SCALE COLORFUL KENNEL WALLS AT EYE LEVEL

Major Sustainability Features for Animal Center and Campus

- Trails and Bicycle Racks
- Electric Charge Stations
- Preservation of Trees
- Rain Gardens
- Storm Water Management for water quality
- Pervious asphalt pavement
- Recycled asphalt pavement
- Native Landscapes
- Reclaimed water for Irrigation
- Promotion of Health Initiatives
- Tie in the new kennel with existing fenced yard
- Reuse of Bricks from Demolished Buildings at Campus
- Reduction of Urban Heat Island Effect
- Natural Light and Views
- Energy Conservation using efficient lighting, controls, and energy recovery
- Use of Regional and Recycled Materials
- Healthy Indoor Environment
- Green Power
- Construction Waste Management
- Commissioning of systems
- Enhanced Refrigerant Management



Public Art

Public Art through Art in Public Places (AIPP) Process

The sponsor project brings the opportunity for public art through the Art in Public Places program ordinance, which requires that 2% of eligible sponsor project funding go toward public art. The project allows for approximately \$50,000 to create artwork that will honor the work of the Vital Records office and the Animal Center. AIPP has been in conversation with both of these entities and is considering an intervention which could enliven the campus for both people and animals by creating a moment of play or physical interactivity. In May, we expect to bring the prospectus to the body charged with overseeing the City's public art collection, the Art in Public Places Panel, so they may give direction on what the artwork opportunity could be and give direction on the artist selection process.

Your thoughts about this Public Art project?

Your thoughts about the project in general?



City of Austin Design Commission Infrastructure Project Application

City Council Resolution 20100819-035 directs the Design Commission to ensure that proposed infrastructure projects "are carefully planned and executed to respect our City's quality of life". Infrastructure projects that have the potential to significantly effect the "public realm" shall be reviewed by the Design Commission and shall address each of the items listed below. These projects include electrical substations, water towers, bridges, transit-oriented infrastructure, etc. The City Architect and the Design Commission Executive Staff Liason will be the gatekeepers for this project submittal process and may identify other projects that might fall into this category requiring DC review. Projects that are already required to conform to existing City of Austin guidelines such as the Great Street Master Plan, are not required to be reviewed by the Design Commission.

Project Name:	
Project Location/Address:	
Tojeti Locatoli/Address.	
Applicant:	Property Owner:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
Project Architect/Engineer and Contact Info (mailing address, phone	e no, e-mail address)
Project Start Date:	Project End Date
Is project subject to redevelopment site plan or zoning application approvals?	Planning Commission Action Date:
	City Council Action Date:
Narrative Description of Proposed Project (including entitlements th	at you are seeking; attach or add additional page(s) as necessary)
Current Status of Submittal:	
Schematic	
Design Development	

Please provide a concise (brief but comprehensive) response for each item listed below. These responses will be used to evaluate your project and should be included in your presentation as requested. Provide responses as an attachment to this application.

1] Is this infrastructure project located in a populated area where it could adversely affect the quality of life for those living/working nearby? Adverse conditions include environmental conditions such as noise, air quality, etc; impact on traffic, visual/aesthetic eyesores; lack of adequate buffer to separate project from those living/working at adjacent locations; etc. Illustrate these issues in presentation images.

2] Describe how this project addresses relevant sections of Imagine Austin.

3] Has community outreach been implemented for this project? If so, please provide documentation of results.

4] Is this project occupied on a regular basis, and if so, how many occupants (maximum)?

5] If landscaping is provided, describe the type of planting proposed (native, xeriscape?) and how it will be maintained (irrigation system?). Illustrate these issues in presentation images.

6] If this project includes a building or structure that is visible by existing/future neighbors, have any/all potential visual/aesthetic eyesore issues been addressed? This could possibly be associated with Item 3. Illustrate these issues in presentation images.

7] Describe buffer between project and existing/future neighbors. Illustrate effectiveness of buffer in presentation images.

DESIGN COMMISSION PROJECT REVIEW

PROJECT REVIEW AND SUBMITTAL PROCESS

INTRODUCTION

The Design Commission provides advisory recommendations to the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Commission seeks to foster a pedestrian-oriented, walkable city.

It is requested projects be presented to the Design Commission in their Conceptual/Schematic Design phase. For municipal buildings and associated site development projects seeking Subchapter E Design Standards Alternative Equivalent Compliance (AEC) shall be presented to the Commission before AEC is granted accordance with City Council Resolution No. 20100923-086.

It is strongly recommended that each applicant meet with Staff to make submission for Design Commission review. Please see Staff contact information at the end of this document.

MINIMUM ITEMS TO BE SUBMITTED IN AN ELECTRONIC (Adobe PDF) BACKUP PACKET TO CITY STAFF:

- 1. Complete Project Submittal Consideration Sheet. In the narrative, include (as applicable) project use(s), square footage of use(s), number of dwelling units, number of floors, height, amount of open space, FAR, nearby transportation, and surrounding context.
- 2. Describe how the Commission can assist in making your project better for the community. Please be as specific as possible.
- 3. Provide vicinity plan locating the project in the city, vicinity plan showing a minimum 9 block area around the project, conceptual site plan, floor plan diagram, exterior elevation and/or conceptual 3D view. Sheets to be no larger than 11x17. Submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable.
- 4. List any sustainability highlights and community benefits offered.
- 5. Relate the project to applicable items addressed in the Urban Design Guidelines.

OTHER ITEMS THAT MAY BE SUBMITTED / PRESENTED (but not included in printed Commissioner standard backup package):

Provide any other materials (narrative / graphics / slide images) to further describe the project.

REVIEW PROCESS

- 1. Applicant submits documents to Staff a minimum of ten days prior to the posted item for review on the agenda (see Design Commission Calendar of Regular Meetings).
- 2. Staff reviews submittal for completeness.
- 3. Design Commission meets and hears a presentation by the Owner/Applicant/Architect. Staff provides backup to Commissioners, including letters/decisions from other Boards and Commissions.
- 4. Design Commission may direct a Project Review Working Group to meet on a project and further refine Commission comments. If this happens, the Project Review Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a letter to Council. The Project Review Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a 1 month timeframe.

PROJECT REVIEW AND SUBMITTAL PROCESS

- 5. At the end of a project review, the Design Commission will submit a letter to City Council, or it will rely on comments at a meeting being recorded in meeting minutes.
- 6. After completion of a Project Review Letter, either by the full Commission or by the Project Review Working Group. Staff will forward any Design Commission letter to applicable Boards/Commissions and the Council department liaison for distribution to the Mayor and City Council.
- 7. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Staff determine that the application is incomplete; it shall be returned to the applicant and not be posted on agenda for consideration by the Commission. Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Design Commission Advisory Recommendations

The Commission will consider Project Review Applications during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter. The Letter will be sent to the applicant, the chair of the applicable planning commission of the City, the liaison department and the City Council.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Report.

Rebuttal of Project Review Report

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission. Rebuttals of such advisory recommendations may be made by the Applicant to the applicable planning commission, city department or City Council in accordance with applicable standard processes and procedures.

Staff Contact: Jorge E. Rousselin, CNU-A, jorge.rousselin@austintexas.gov; (512) 974-2975

Urban Design Guidelines The Urban Design Guidelines for Austin can be found at the following location: UDG for Austin.

® DESIGN COMMISSION PROJECT REVIEW

PROJECT INFORMATION

Project Name

Project Location/Address

Applicant	Property Owner	
Mailing Address	Mailing Address	
Phone Number	Phone Number	
Project Architect/Engineer	Project Start Date	Project End Date
Mailing Address and Phone Number:		
, ,		
Is project subject to site plan or zoning application approva	Jc7	
is project subject to site plair or zoning application approva	115 :	
Yes No		
Date of Planning Commission Review (if applicable)	Date of City Council Review (if a	pplicable)
	7	
Is Alternative Equivalent Compliance (AEC) under LDC Subc	hanter F requested for this projec	†?
Yes No If yes, please refer to following pages		
Current Status of Submittal		
Do you have a copy of the Urban Design Guidelines for Aus	tin?	

If not, please review the guidelines here: Urban Design Guidelines for Austin

EXISTING CONDITIONS AND CONTEXT

1. Provide project background including goals, scope, budget, and schedule. Attach additional pages as needed.
2. What is the character (context) of the area surrounding the project? (check all that apply)
Urban Suburban Mix of Uses Other (please describe): Rural Within ETJ 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? Are there sidewalks?
4. What regulatory districts, overlays, and policy direction exist in the project area?
Imagine Austin Center TOD Great Streets Sub. E Core Transit Corridor MUD NBG Imagine Austin Corridor UNO Neighborhood Plan Sub.E Urban Roadway PID ERC
5. Describe existing entitlements on the project area. (e.g., zoning classification, conditional overlays, combining districts). Attach additional pages as needed.
6. Are there environmental features existing within the project site or the ROW, to be preserved, protected or celebrated? (e.g. heritage trees, creek). Attach additional pages as needed.
7. Within the right-of-way (ROW), what accommodations need to be made for drainage and flooding, water quality, or ero- sion? What opportunities exist for landscaping along the ROW? Attach additional pages as needed.

URBAN DESIGN GUIDELINES INTEGRATION

8. Provide a detailed explanation as to how the project incorporates the Urban Design Guidelines. Be specific and reference specific design guidelines. Attach additional pages as needed.

9. Provide a detailed explanation of how any proposed structures will interface with the public realm. The public realm, for purposes of this discussion, is defined as the area beyond the private property line and includes any public ROW. Attach additional pages as needed.

10. What do you need from the Design Commission? Be specific and reference the Urban Design Guidelines. Attach additional pages as needed.

11. If Alternative Equivalent Compliance is sought, provide a detailed description on the nature of the request, specific LDC sections the project is seeking relief from, and the alternative design solution that is equal to or beter than what the LDC requires. Attach additional pages as needed.



Annual Internal Review

This report covers the time period of 1-1-2014 to 12/31/2014

THE DESIGN COMMISSION_

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

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

The commission shall:

- (1) Offer policy recommendations regarding specific issues of urban design;
- (2) Participate in developing design guidelines;
- (3) Unless otherwise directed by the city council, for projects that require the approval of the Planning Commission or the Zoning and Platting Commission:
 - (a) Review a project only after a formal request by the project sponsor or applicant; and
 - (b) Complete the review before the respective Planning or Zoning and Platting Commission takes final action;
- (4) Provide citizen education and outreach regarding quality urban design;
- (5) Provide a venue for citizen input on the design and development of the urban environment;
- (6) Maintain liaison relationships with city staff and other boards and commissions; and
- (7) Perform other activities as directed by the city council. The commission may appoint one or more of its members to serve as liaison to a project specific community advisory group addressing urban design and planning issues at the formal request of the project sponsor.
- 1. Describe the board's actions supporting their mission during the previous calendar year. Address all elements of the board's mission statement as provided in the relevant sections of the City Code.
 - A. Specific outcomes of significance:

- a. The Design Commission continued its study of City infrastructure projects thru discussions and meetings with City Staff and Council. The Commission continued with a work plan to execute the Council directive by the fall of 2015.
- b. The Design Commission assisted in policy development thru liaisons to Council charged study areas to help advocate the greater vision.
- c. The Design Commission established a new working method for reviewing developer driven projects that wish to establish substantial compliance with the Urban Design Guidelines as part of the newly established process to streamline the Density Bonus entitlement system.
- d. The Design Commission restructured its Working Groups for increased efficiency and service to the public.
- B. The Design Commission reviewed public and private projects as demonstrated in the agendas.
- C. Drafted project review letters as requested.
- D. Agendas
- E. Meeting minutes

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

Evaluation 2014:

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

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

- A. To finalize Infrastructure Projects Design Guidelines by the end of fall 2015 in accordance with City Council directive under Resolution No. 20120816-060.
- B. To raise the awareness of urban design, establishing and promoting design guidelines in order to improve the quality of the built environment throughout the metropolitan area, and informing policies that shape the application of urban design principles,
- C. To efficiently and effectively evaluate projects in order for developments to see DC as a tremendous asset and continue to use DC as a resource for assisting their projects.
- D. To protect the future development of areas that have the potential to have dense development

- E. To reorganize the working methodologies of the Design Commission in order to adapt to the new council structure.
- F. To continue to uphold the duties of the Commission's Mission Statement.

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

- A. Offer strategic help to City Staff in the review of changes to the Land Development Code as they propose them and and present it to the Design Commission.
- B. Work to finalize the Infrastructure Design Guidelines, integrate them into the urban design guidelines and craft the final documentation.
- C. The Commission will continue to refine the Design Commission Project Review process by including, but not limited to, the following
 - a. Creation of a "Frequently Asked Questions" list for project submissions
 - b. Review of the required items for project submittal process.
 - c. Develop processes that streamline the review process including areas of critical concern.
- D. The Commission will work with the City of Austin Planning & Development Review Department on issues and activities pertaining to Urban Design such as the Comprehensive Plan, Urban Design Guidelines, the Commercial Design Standards ordinance, and design implications of code amendments.
- E. The Commission will continue to conduct project reviews and make advisory recommendations upon request by project sponsors and/or applicants regarding private and public development to the City Council, the Planning Commission, Planning & Development Review Department, and other boards and commissions, utilizing the Urban Design Guidelines as a primary reference.
- F. The Commission will continue to conduct project reviews and make advisory recommendations to the city council regarding the City of Austin improvement projects (Great Streets, buildings, bridges, roads, parks, infrastructure, etc.).
- G. The Commission will monitor planning activities through Design Commission liaisons selected emerging projects and small area plans such as the Airport Boulevard Redevelopment Initiative, Downtown Austin Plan Implementation, Downtown Way-finding, East Riverside Corridor Regulating Plan, Imagine Austin Comprehensive Plan, Subchapter E, and Waterfront Overlay, South Austin Neighborhood Plan.
- H. The Commission will offer design guideline education and act as a resource for city departments, developers, other boards and commissions, interested stakeholder, and the community regarding design related issues.

- I. The Commission will continue commission efforts to offer general assistance and advisory recommendations on issues as defined in the Urban Design Guidelines.
- 5. Proposed work schedule: The commission proposes to hold public meetings during fiscal year 2015-2016:
 - A. On the fourth Monday of every month unless specified by an approved meeting calendar.
 - B. When called to review and make advisory recommendations of subjects as may be assigned for commission review by request from city management, other city departments, and or city council.