



DESIGN COMMISSION
MONDAY, MAY 23, 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.

	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. NEW BUSINESS (Discussion and Possible Action): a. Discussion and possible action on the City of Austin Onion Creek Fire and EMS Station design development project submittal located at 11112 Old San Antonio Road seeking support for the project and review of Alternative Equivalent Compliance under Subchapter E of the Land Development Code . (Craig Russell, COA-PW); b. Discussion and possible action on the Govalle Neighborhood Park Pool schematic project submittal located at 5200 Bolm Road seeking support for the project and review of Alternative Equivalent Compliance under Subchapter E of the Land Development Code . (Jana McCann, McCann Adams Studio).	6:15 PM

3. OLD BUSINESS (Discussion and Possible Action): <ul style="list-style-type: none"> a. 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; c. Discussion and possible action on the election of Design Commission officers. 	7:15 PM
4. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action): <ul style="list-style-type: none"> a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; and d. Appointment of Committee/Working Group members by Chair. 	7:45 PM
5. STAFF BRIEFINGS: None	7:50 PM
6. FUTURE AGENDA ITEMS: None	7:50 PM
7. ANNOUNCEMENTS: <ul style="list-style-type: none"> a. Chair Announcements; b. Items from Commission Members; and c. Items from City Staff: None 	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 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

Committees

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:
[Urban Design Guidelines for Austin.](#)
2. Design Commission backup may be accessed here: [Design Commission Backup.](#)

AUSTIN ONION CREEK FIRE & EMS STATION

DESIGN COMMISSION PROJECT REVIEW SUBMITTAL

APRIL 25, 2016



AUSTIN
FIRE DEPT

3



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.

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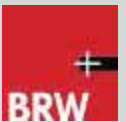
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COMMISSION

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

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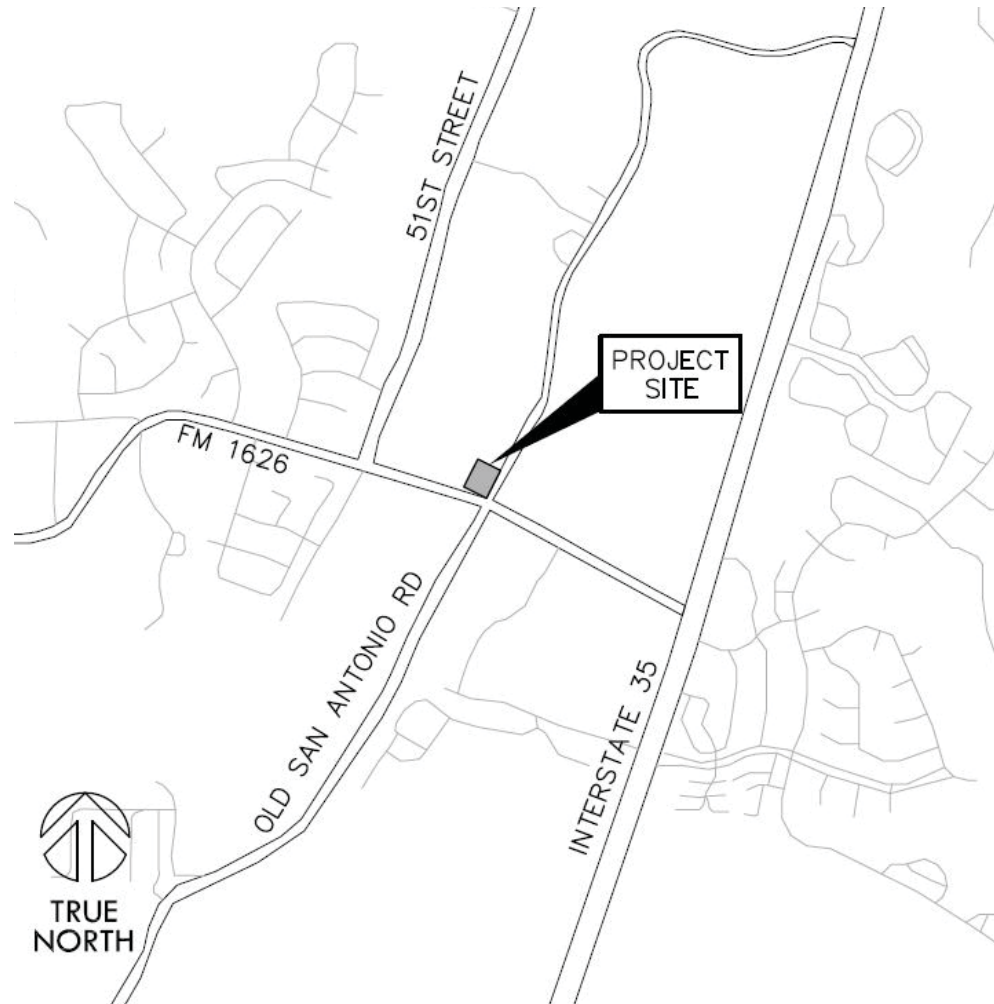
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VICINITY MAP



VICINTY MAP

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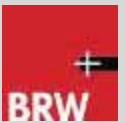
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AERIAL VIEW

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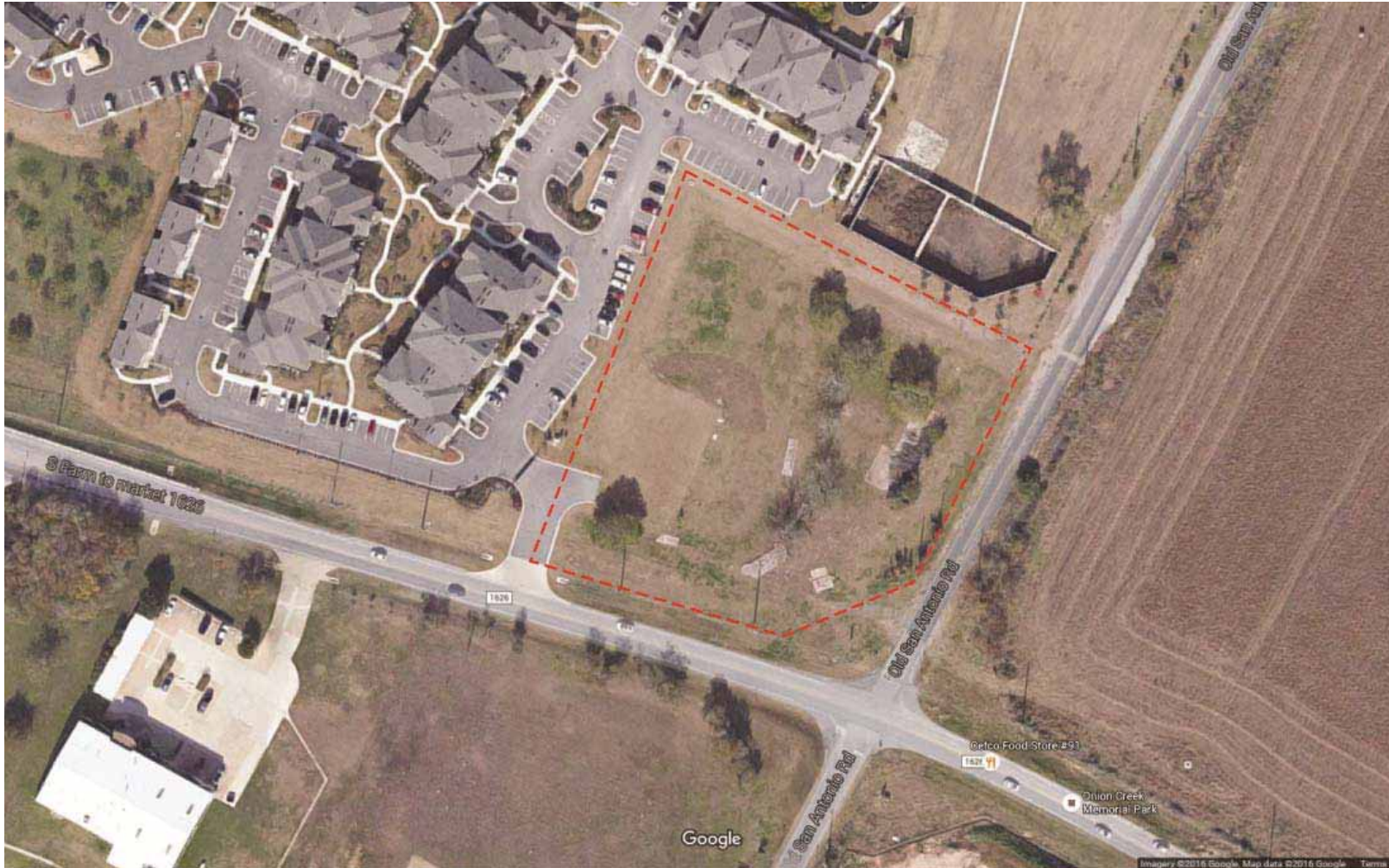
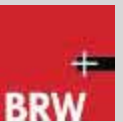
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SITE PLAN

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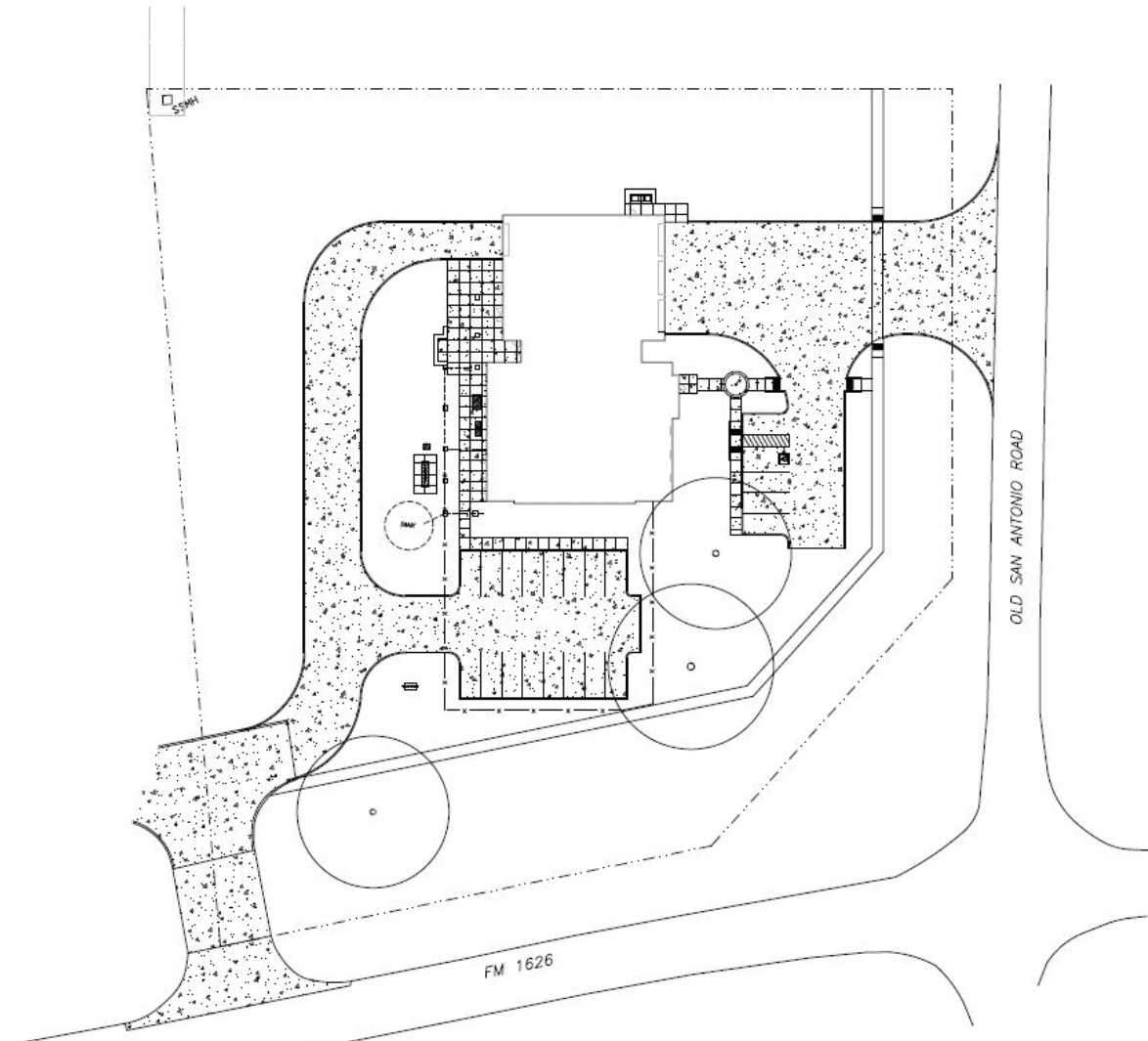
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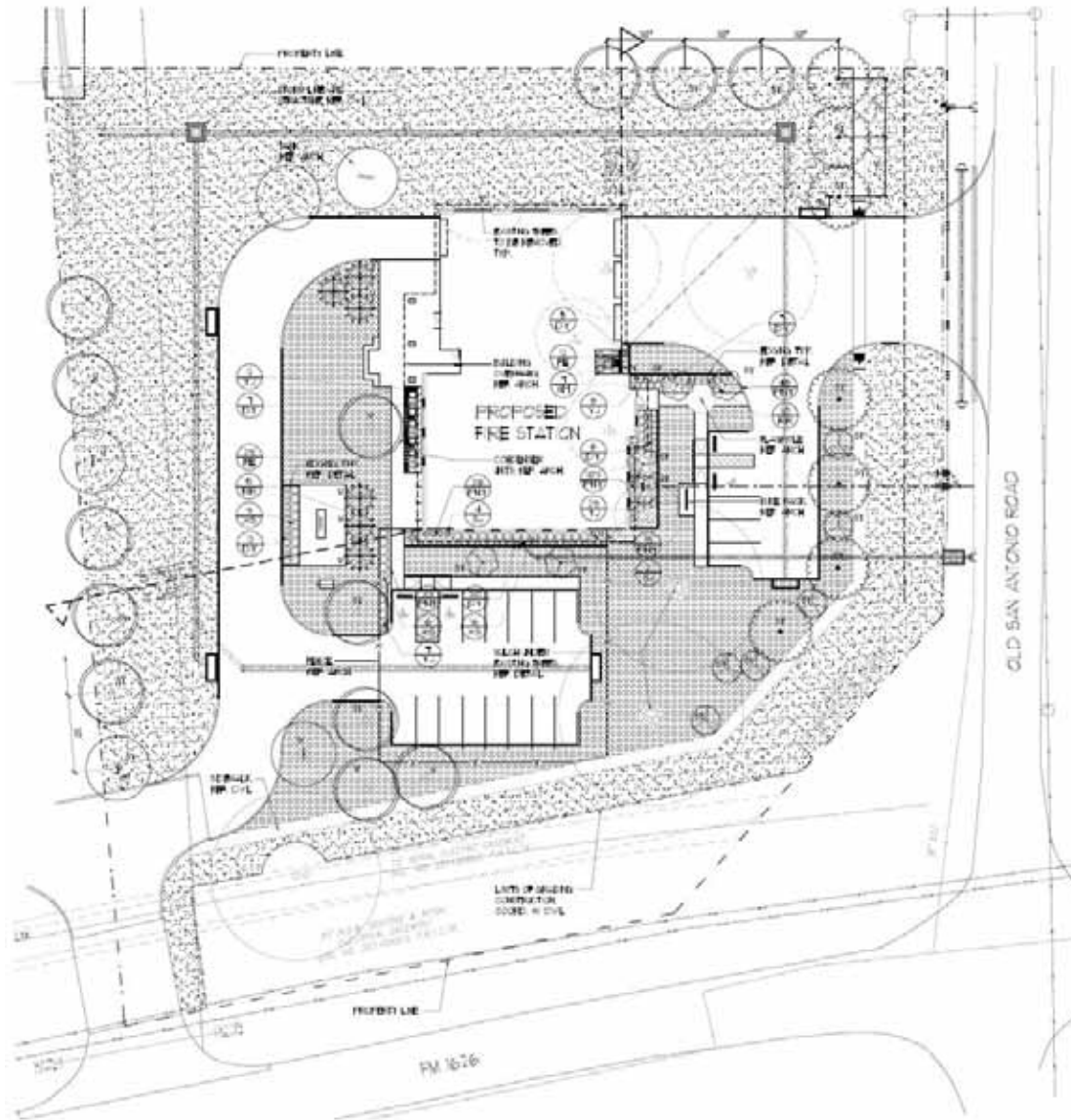
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SITE PLAN

LANDSCAPE PLAN



LANDSCAPE PLAN

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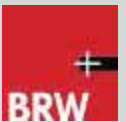
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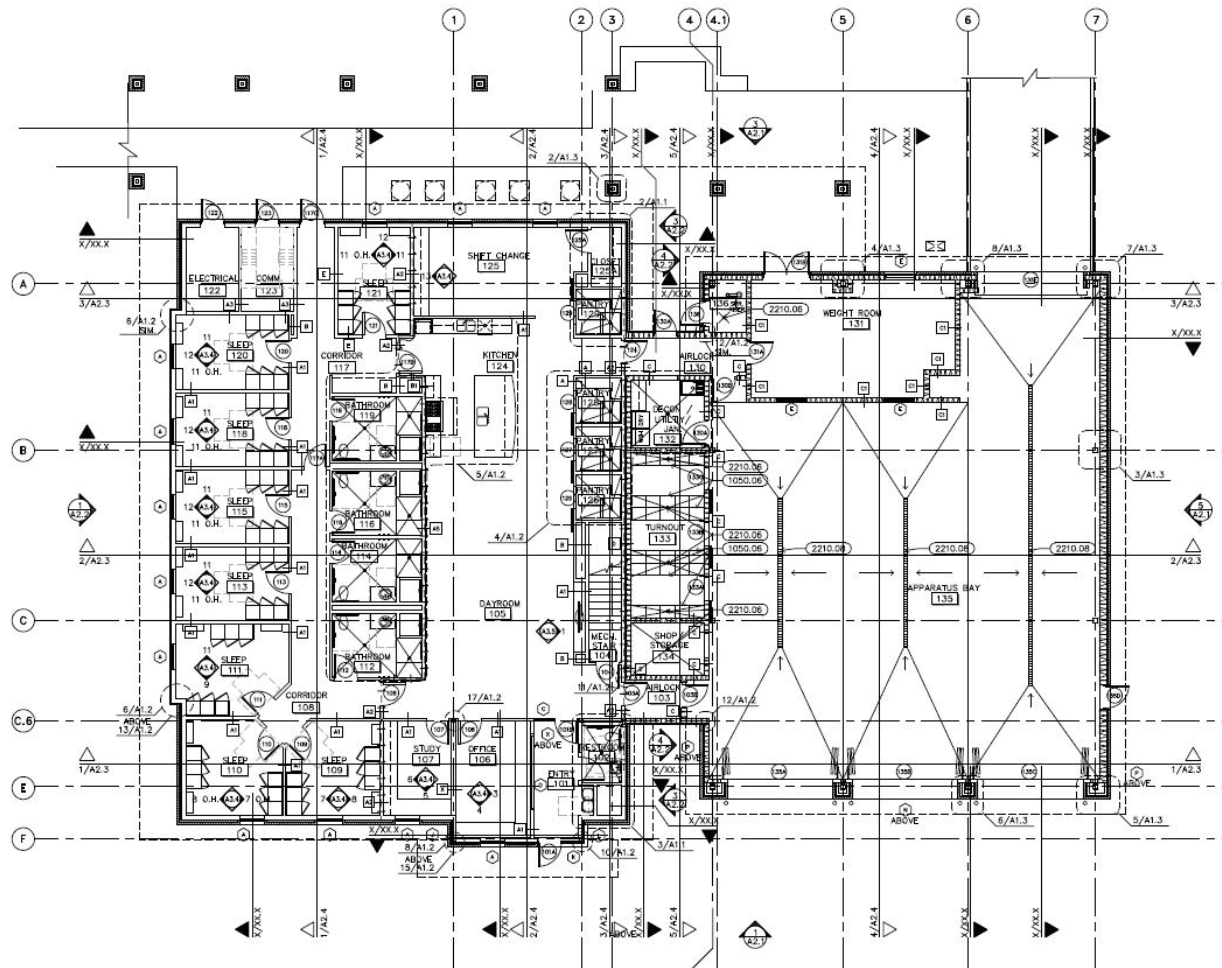
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FLOOR PLAN

EXTERIOR ELEVATIONS

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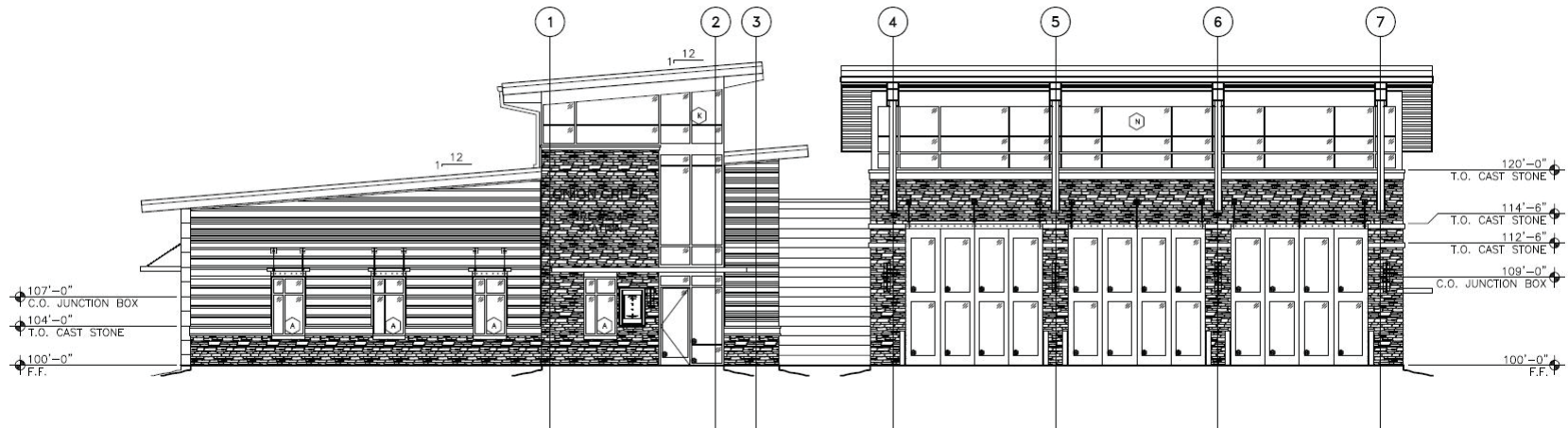
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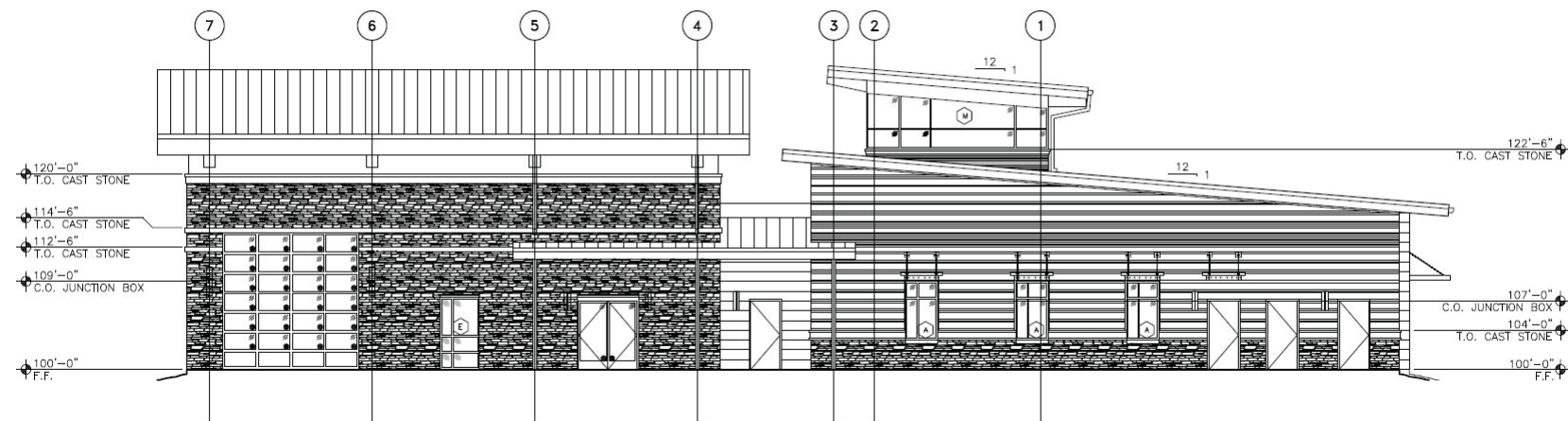
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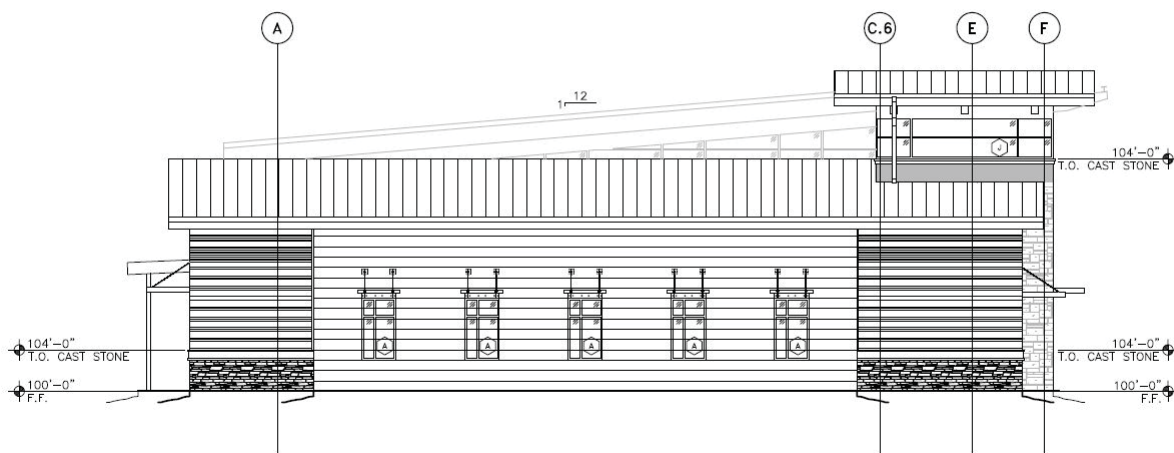


SOUTH ELEVATION

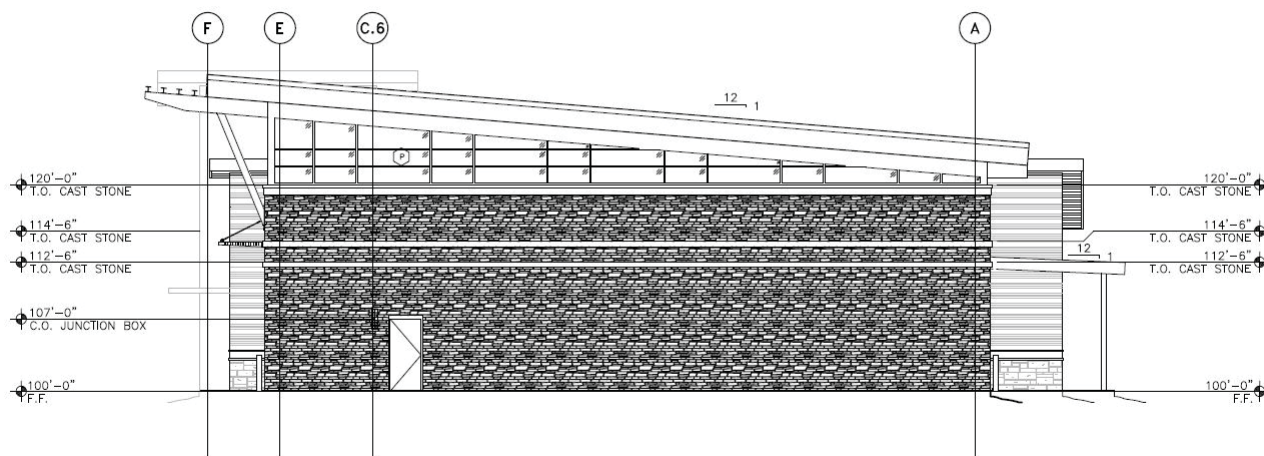


NORTH ELEVATION

EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION

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PERSPECTIVE



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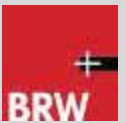
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SUSTAINABILITY AND COMMUNITY BENEFITS

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

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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 non-judgmental 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.

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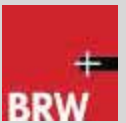
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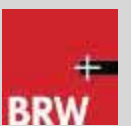
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AREA WIDE

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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 WITH 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.

(For clarity only areas that apply to our building and site are shown)

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.

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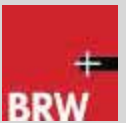
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AREA WIDE

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.

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BRW

(For clarity only areas that apply to our building and site are shown)

PUBLIC STREETSCAPES

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.

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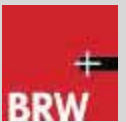
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PUBLIC STREETSCAPES

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.

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PUBLIC STREETSCAPES

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 PROTECTION FROM CARS/PROMOTE 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.

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PUBLIC STREETSCAPES

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.

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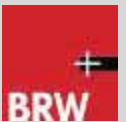
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PLAZAS AND OPEN SPACES

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.

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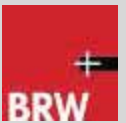
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PLAZAS AND OPEN SPACES

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.

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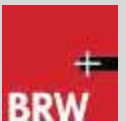
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BUILDINGS

B.2 PROVIDE MULTITENANT, 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 accentuated with an entry tower consistent with 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.

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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 wear 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 will 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.

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**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
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4. Buffer neighborhood edges

incorporated,	need input,	N/A
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5. Incorporate civic art in both public and private development

incorporated,	need input,	N/A
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6. Protect important public views

incorporated,	need input,	N/A
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7. Avoid historical misrepresentations

incorporated,	need input,	N/A
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8. Respect adjacent historic buildings

incorporated,	need input,	N/A
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9. Acknowledge that rooftops are seen from other buildings and the street

incorporated,	need input,	N/A
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10. Avoid the development of theme environments

incorporated,	need input,	N/A
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11. Recycle existing building stock

incorporated,	need input,	N/A
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GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

incorporated,	need input,	N/A
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2. Minimize curb cuts

incorporated,	need input,	N/A
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3. Create a potential for two-way streets

incorporated,	need input,	N/A
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4. Reinforce pedestrian activity

incorporated,	need input,	N/A
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5. Enhance key transit stops

incorporated,	need input,	N/A
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6. Enhance the streetscape

incorporated,	need input,	N/A
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7. Avoid conflicts between pedestrians and utility equipment

incorporated,	need input,	N/A
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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
---------------	-------------	-----

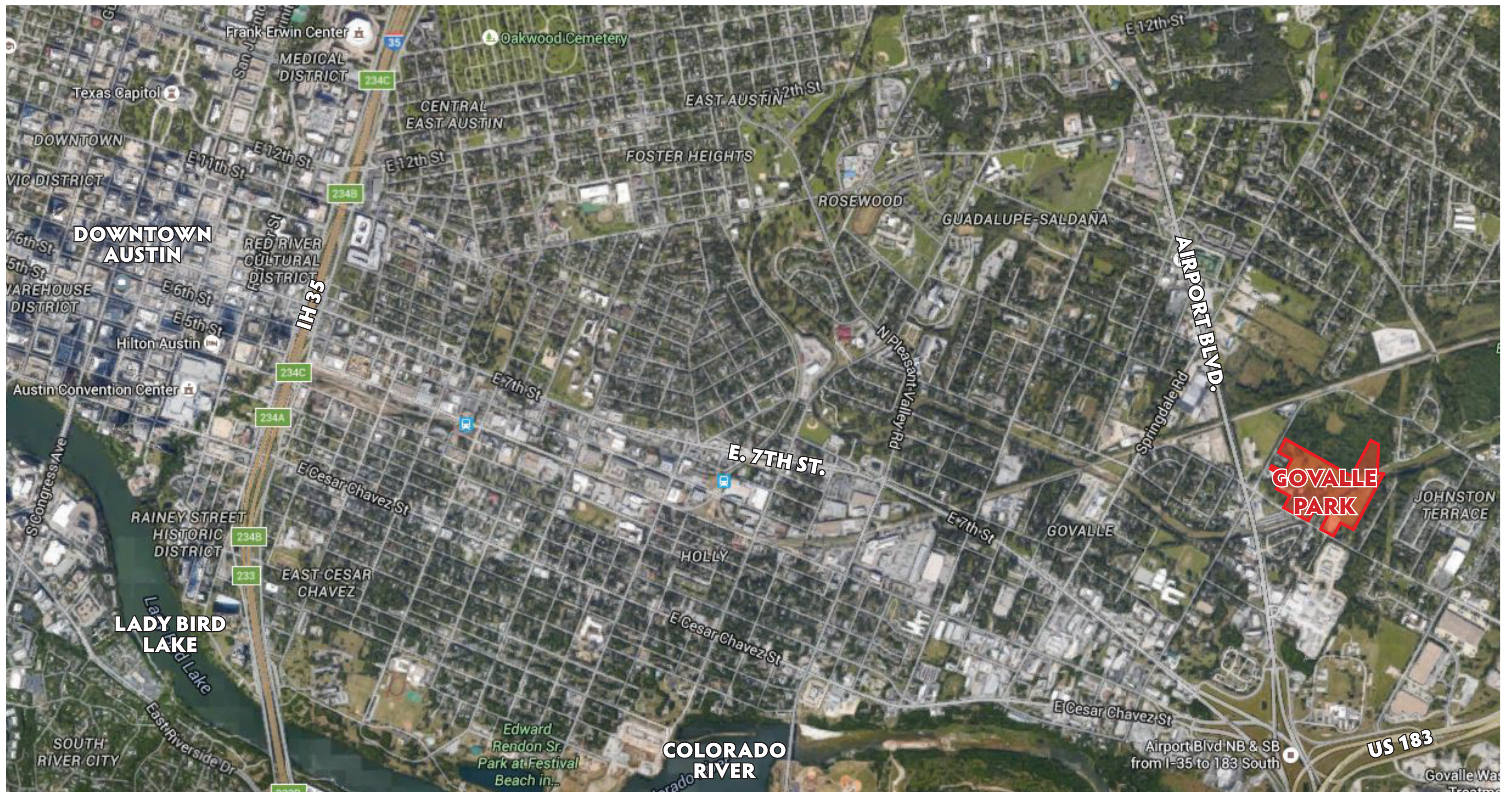
6. Create quality construction

incorporated,	need input,	N/A
---------------	-------------	-----

7. Create buildings with human scale

incorporated,	need input,	N/A
---------------	-------------	-----

GOVALLÉ NEIGHBORHOOD POOL



VICINITY PLAN

CITY OF AUSTIN GOVALLE NEIGHBORHOOD POOL

DESIGN COMMISSION SUBMITTAL FOR SUBCHAPTER E DESIGN STANDARDS ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

MAY 13, 2016 PAGE 1

GOVALLE NEIGHBORHOOD POOL



VICINITY PLAN

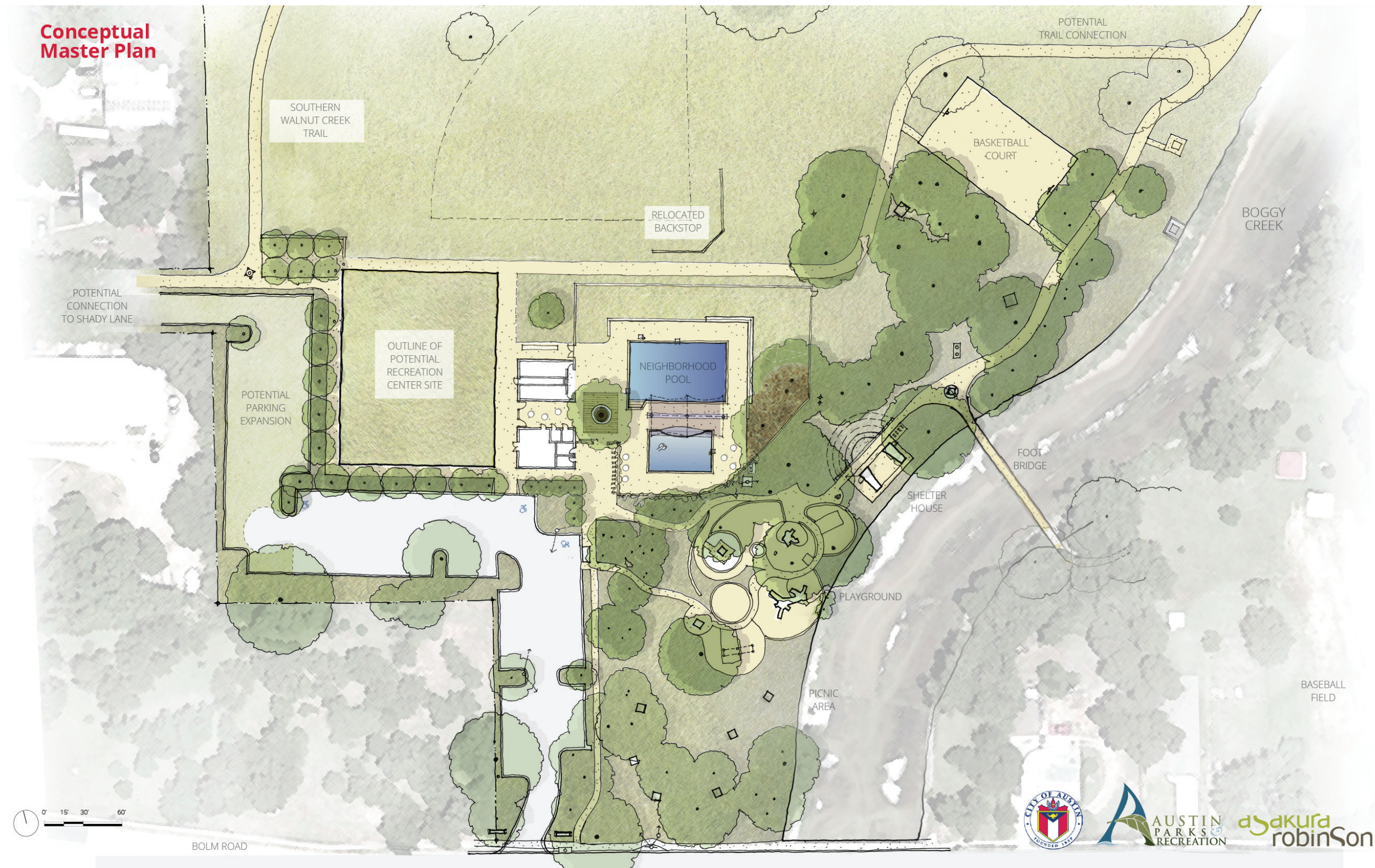
CITY OF AUSTIN GOVALLE NEIGHBORHOOD POOL
DESIGN COMMISSION SUBMITTAL FOR SUBCHAPTER E DESIGN STANDARDS ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

GOVALLE NEIGHBORHOOD POOL



AERIAL VIEW OF EXISTING PARK

GOVALLE NEIGHBORHOOD POOL

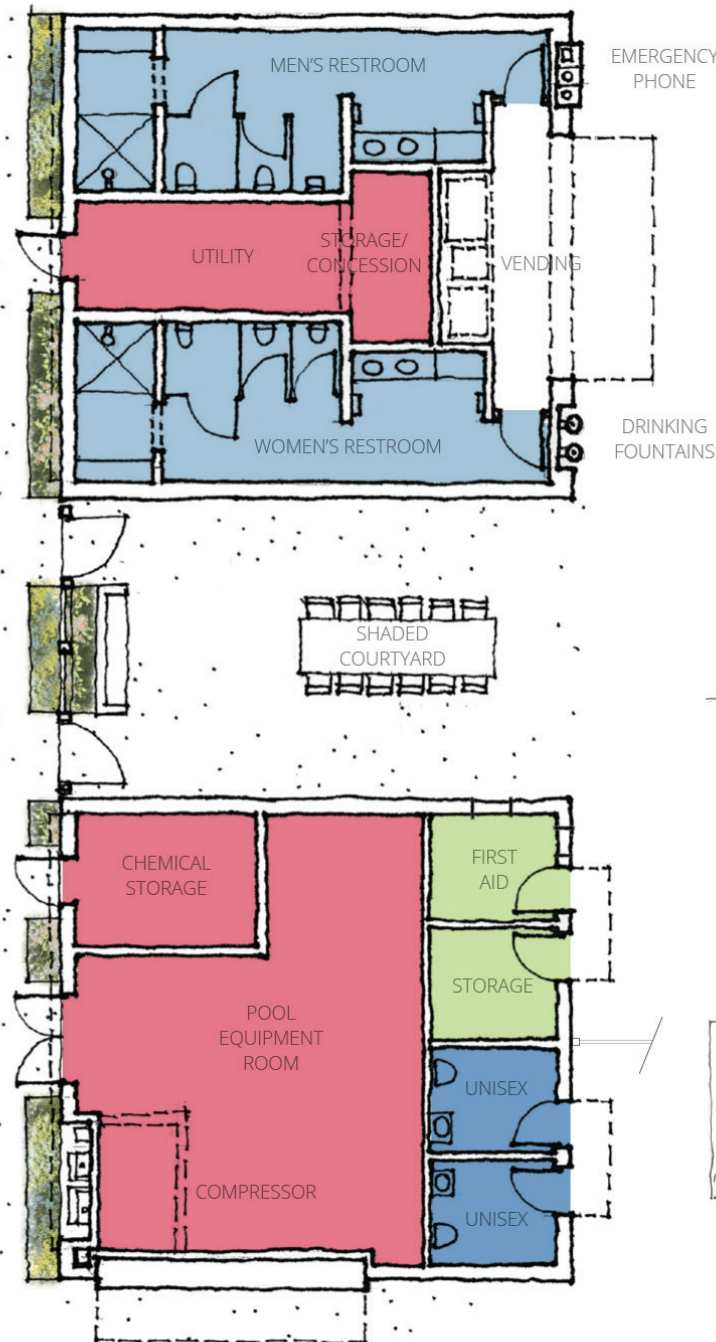


CONCEPTUAL SITE PLAN

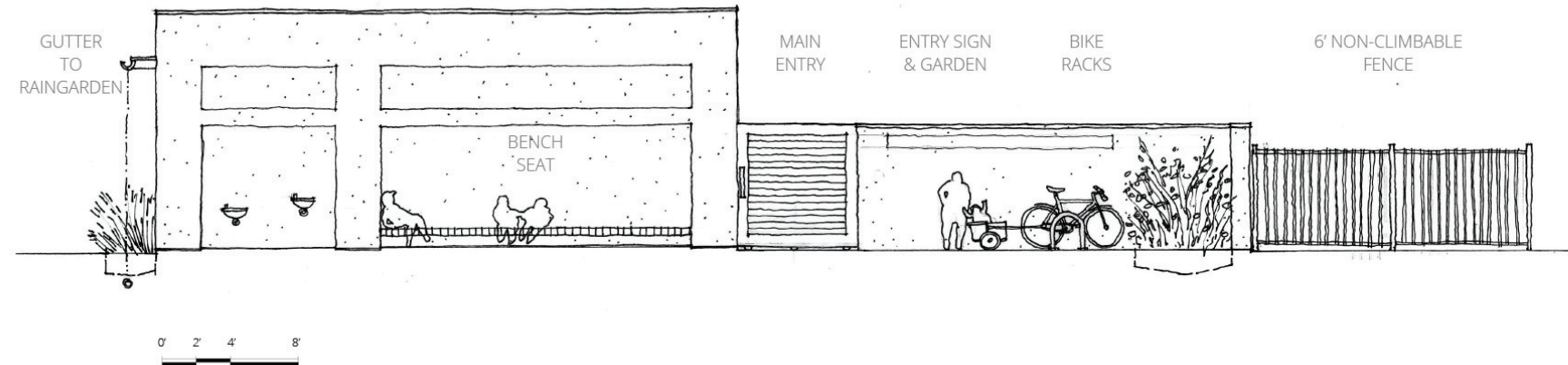
CITY OF AUSTIN GOVALLE NEIGHBORHOOD POOL
DESIGN COMMISSION SUBMITTAL FOR SUBCHAPTER E DESIGN STANDARDS ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)

GOVALLE NEIGHBORHOOD POOL

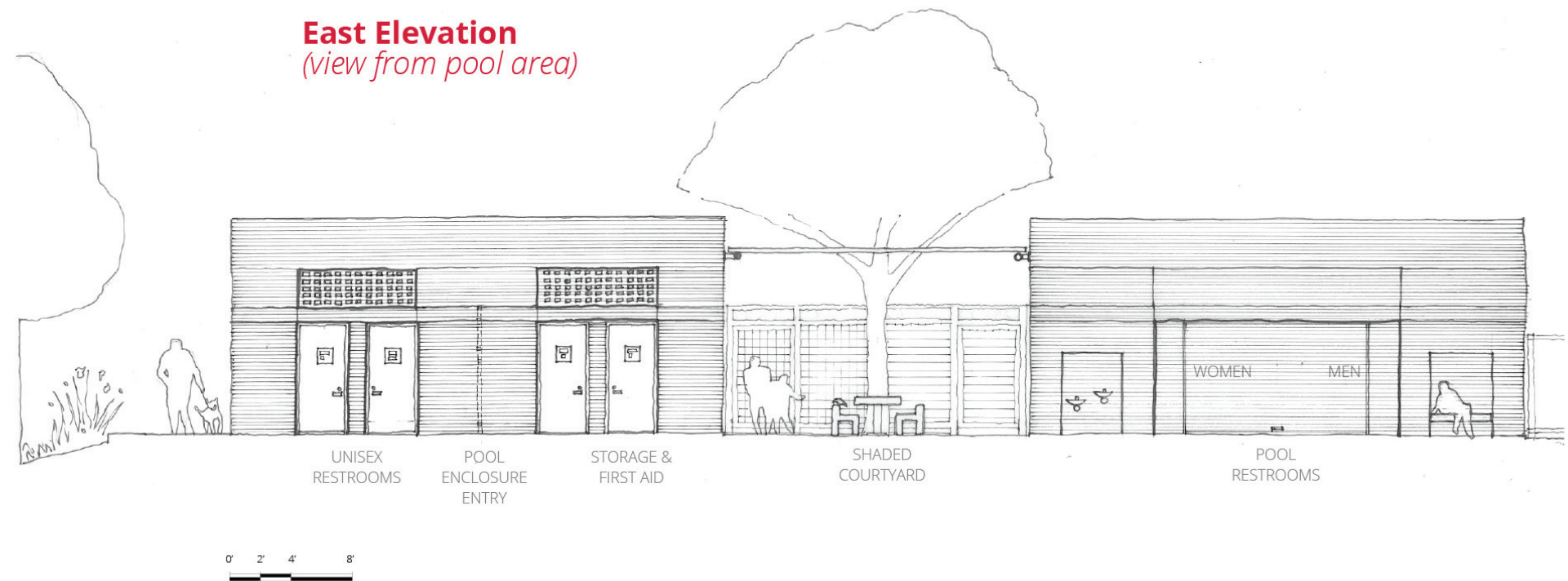
Building Plan



South Elevation
(view from Bolm Road)



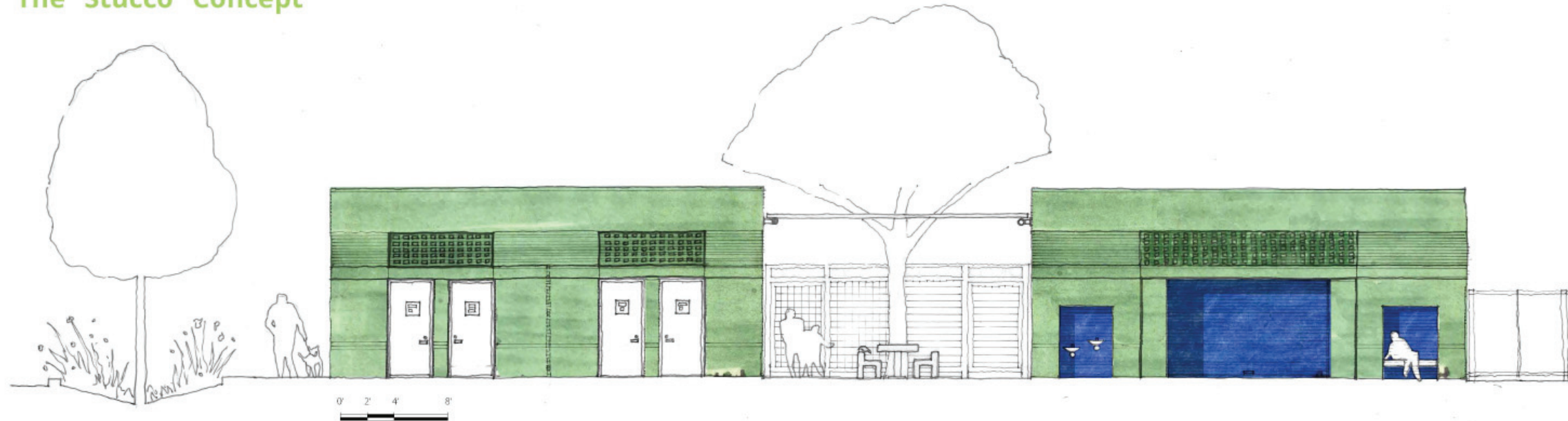
East Elevation
(view from pool area)



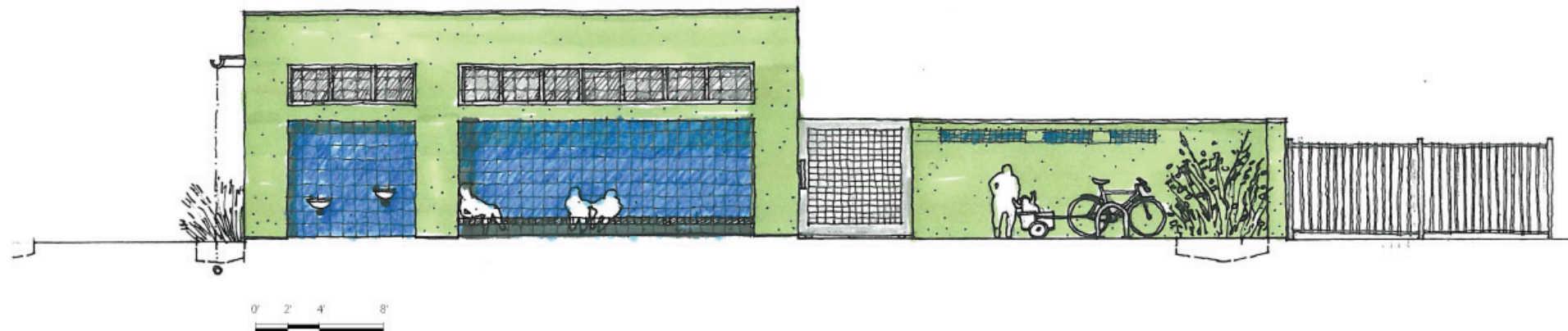
FLOOR PLAN DIAGRAM

GOVALLE NEIGHBORHOOD POOL

The "Stucco" Concept



East Elevation
(view from pool area)



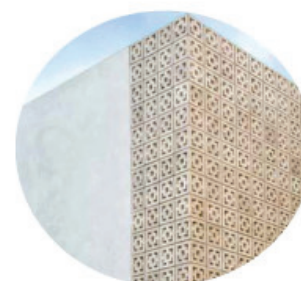
South Elevation
(view from Bolm Road)



Painted Stucco



Stucco with Painted Metal



Stucco & Pattern Block



Stained Stucco

Tell Us What
You Think!



EXTERIOR ELEVATION

CITY OF AUSTIN GOVALLE NEIGHBORHOOD POOL
DESIGN COMMISSION SUBMITTAL FOR SUBCHAPTER E DESIGN STANDARDS ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)



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:	
Applicant:	Property Owner:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
Project Architect/Engineer and Contact Info (mailing address, phone 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 that you are seeking; attach or add additional page(s) as necessary)	
Current Status of Submittal: Conceptual 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 approvals?

Yes

No

Date of Planning Commission Review (if applicable)

Date of City Council Review (if applicable)

Is Alternative Equivalent Compliance (AEC) under LDC Subchapter E requested for this project?

Yes

No

If yes, please refer to following pages

Current Status of Submittal

Conceptual

Schematic

Design Development

Do you have a copy of the Urban Design Guidelines for Austin?

Yes

No

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 erosion? 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 better than what the LDC requires. Attach additional pages as needed.



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 approvals?

Yes

No

What design phase is the project being presented currently at?

Submit list of relevant consultants to be present at the Design Commission meeting

Date of Planning Commission Review (if applicable)

Date of City Council Review (if applicable)

Is Alternative Equivalent Compliance (AEC) under LDC Subchapter E requested for this project?

Yes

No

If yes, please refer to following pages

Do you have a copy of the Urban Design Guidelines for Austin?

Yes

No

If not, please review the guidelines here: [Urban Design Guidelines for Austin](#)

Provide documentation evidence of Neighborhood support for the project

EXISTING CONDITION AND CONTEXT

1. Provide project background including goals, scope, budget, and schedule. Attach additional pages as needed.

reference specific urban design guideline vision that is accomplished: check each that is applied and elaborate

Promote an intuitive understanding of the layout of any urban place.

Reinforce the sense of time and historical continuity.

Foster physical continuity.

Develop the public nature of all urban places.

Encourage a diversity of uses, activities and sizes of development

Encourage public and private investment in the future of Austin.

Reinforce the unique character of Austin.

Create a safe urban environment.

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 erosion? 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.

Does it affect existing neighborhood multi-modal circulation? explain
Does it buffer or enhance neighborhood edges? explain
Does it incorporate civic art? explain
Does it provide pedestrian scale lighting? explain

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.

Does it minimize curb cuts?
Does it reinforce pedestrian activity?
How does it enhance streetscape?
Are you installing street trees?
Are you incorporating open space in new development for light and air
Are you contributing to an open space network of connectivity?
Are you emphasizing connections to parks and greenspaces?

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 better than what the LDC requires. Attach additional pages as needed.

DRAFT

Annual Internal Review

This report covers the time period of 1/1/2016 to 12/31/2016

THE DESIGN COMMISSION

The 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 Austin's urban environment.

The Commission shall:

- (1) Offer policy recommendations regarding specific issues of urban design;
- (2) Participate in developing urban 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.
- (7) Serve as gatekeeper for the Density Bonus Program by reviewing projects for conformance with Urban Design Guidelines.
- (7) Perform other activities as directed by the City Council.
- (8) 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.

Describe how the Commission's actions supported 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.

1. Because this was the first Design Commission appointed under the new 10-1 City Council, a great deal of time has been spent orienting the Commissioners to their role and responsibilities. There are two members with previous Design Commission experience, so one of them was elected Chair, which helped bring continuity from the previous Commission.

Design Commission Annual Review and Work Plan 2016

2. The Design Commission continued with the development of the Infrastructure Design Guidelines which was started by the previous Commission.
3. The Design Commission revised its project review checklist to make the process more efficient and predictable for the applicants.
4. The Design Commission continued its review of public and private projects to ensure compliance with the Urban Design Guidelines, as demonstrated in the backup materials for each meeting.
5. The Design Commission reviewed one Density Bonus Program project.
6. Commissioners were assigned to Working Groups where their special expertise is best utilized.
7. The Design Commission wrote project review letters when required.
8. The Design Commission provided agendas and meeting minutes for each meeting.
9. Working Groups met frequently to focus in on complex issues as they came up.

Determine if the Commission's actions throughout the year complied with the Mission Statement.

The Design Commission uses the Mission Statement as it's modus operandi. All actions taken by the Commission complied with the Mission Statement.

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

- A. [Finalize](#) Infrastructure Design Guidelines in accordance with City Council directive under Resolution No. 20120816-060.
- B. Update current Urban Design Guidelines to keep up with changing Austin, especially since the adoption of Imagine Austin.
- C. Work closely with CodeNext (Land Development Code rewrite) efforts to ensure quality of urban environment and fabric is maintained.
- D. Raise awareness of the Design Commission and our mission through education of the public.
- E. Efficiently and effectively evaluate projects in a manner that shows that the Design Commission is a help and not a hindrance.
- F. Continue mentoring of new members into valuable Commissioners.

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

- A. [Finalize](#) the Infrastructure [Design](#) Guidelines.
- B. Begin review of current Urban Design Guidelines for possible revisions.
- C. Keep up with CodeNext (Land Development Code rewrite) and work as closely as possible with their efforts.
- D. Reach out to the public to let them who we are and what we do, possibly through a new website.

Design Commission Annual Review and Work Plan 2016

- E. Streamline the project application and review process so applicants know clearly what is expected and follow-up with applicants as expeditiously as possible when required.

Design Commission proposed work schedule for next year

- A. Regular public meetings will continue to be held on the fourth Monday of every month unless determined otherwise.
- B. Special meetings will be called when requested by City management, other City departments, and/or the City Council.
- C. Working Groups (not public meetings) will meet as needed.

Term Length

- Eventually, all terms will be 4 years and will begin March 1st and end February 28th
 - Since commissions are in a transition, all board members terms begin July 1, 2015. This will be the only time terms begin July 1st
- Term length based on Council Member appointment
 - CM Casar, CM Garza, CM Zimmerman, CM Pool and CM Gallo: Terms are July 1, 2015-February 28, 2017
 - Mayor Adler, CM Houston, CM Renteria, CM Kitchen, CM Troxclair and MPT Tovo: Terms are July 1, 2015-February 28, 2019

Design Commission Overview

Term Length Continued

- Members may only serve 8 consecutive years, starting July 2015
 - After 8 years, must wait 2 years for reappointment
- Officers cannot serve more than 4 consecutive years, including service PRIOR to July 2015

Design Commission Overview

Officers

- Current Design Commission Officers
 - Chair
 - Vice-Chair
- Officers elected annually by a majority vote of the commission at the first regular meeting after October 1st
- Term of office is 1 year