



City of Austin- Design Commission Project Review Application

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. This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

PROJECT INFORMATION

Project Name

Project Location/Address

Applicant

Property Owner

Mailing Address

Mailing Address

Telephone Number

Telephone Number

Project Start-Completion Dates

Applicant's Architect/Engineer

Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of subconsultants at the presentation, when deemed necessary.

Does this Project comply with Land Development Code Subchapter E? If not, please refer to website for Alternate Equivalent Compliance (AEC) requirements.

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodid=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

The Design Commission review of projects is based on the planning/design principals the Urban Design Guidelines for Austin. Ensure that all applicable principals are addressed in the application questions and in your presentation. https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principals of Imagine Austin Comprehensive Plan, especially those that affect the urban environment and fabric. All projects should consider this vision and principals, many of which are similar to the Urban Design Guidelines. Refer to Appendix B for the most pertinent sections of Imagine Austin.

PROJECT BACKGROUND

1] Provide project background including goals, scope, building/planning type, budget and schedule. Broadly address each of the "Shared Values for Urban Areas" that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

2] Has this project included community outreach/involvement efforts? If so, please provide adequate documentation to confirm community acceptance of this project.

EXISTING CONDITIONS AND CONTEXT

1] What is the character (context) of the area surrounding the project? Check all that apply.

Urban Rural	Mixed Use Downtown (CBD)	Suburban Within ETJ	Other (please describe)
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2] Does the project site/location offer opportunities for "connectivity", either to public transportation, or bicycle and pedestrian routes, or multi-modal transportation. Please elaborate. Attach additional pages as needed.

3] Does the project site/location include any existing features that should be preserved, protected or celebrated, such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional pages as needed.

4] Is this project within any City of Austin planning districts, master plans, neighborhood plans, regulatory districts, overlays, etc. If so, please elaborate as to how this project will be a "good fit". Attach additional pages as needed.

INTEGRATION OF URBAN DESIGN GUIDELINES

1] Address in detail how this project specifically responds to the Urban Design Guidelines and the adjacent public realm. Public realm is defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in. Attach additional pages as needed.

2] Will this project be a "good neighbor" to adjacent private properties, especially in more suburban areas? Describe the treatment of the transition area between properties, ie, fence, landscaping, etc.

ENVIRONMENTAL/SUSTAINABLE ISSUES

1] Does this project have any adverse effects on the environment, ie, air quality, noise, watershed protection, dark sky, heat islands, etc?

2] Does this project incorporate any "green-building" methods and/or techniques, ie, solar/wind power, rainwater harvesting, green roofs, recycled materials, high-efficiency equipment, etc.?

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources through out the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.