Item 4a
2016/10/24

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 Type: ( ) Infrastructure ( ) City building & site ( ) Density bonus ( ) ~~General /~~ Private project ( ) Other

Comment [MK1]: Comm. Whatley

Project Location/Address

Applicant | Property Owner

Mailing Address | Mailing Address

Telephone Number | Telephone Number

Project Start-Completion Dates

Applicant's Architect/Engineer

Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

Comment [MK2]: Comm. Carroll

Describe the recommendation that you are requesting from the Design Commission.

Comment [MK3]: Comm. Carroll

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?

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~~What is sought from the Design Commission?~~
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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? List specifically any Alternative Equivalent Compliance request if any. ~~Does this Project comply with Land Development Code Subchapter E?~~ ~~Does this Project comply with Land Development Code Subchapter E? If not, p~~Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=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.

~~How is the project addressing unique community characteristics, economic vitality, safety and connectivity. Does the project integrate art at moments where it interfaces the public realm? Is the project developing any public amenities for urban continuity and vital place making?~~
~~Does it encourage street level activity and engage the respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths.~~

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

3. Is this project ~~seeking any sort of entitlements connected to the~~ submitting for the Downtown Density Bonus Program? If so, please provide ~~your responses to questions nine, ten, and eleven of the Downtown Density Bonus Program Application as well as the Letter of Affordability and acknowledgement form NHC~~a completed Downtown Density Bonus Application.

4. Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any~~d~~ relevant comments or feedback that the Commission should be aware of.~~?~~

Comment [MK4]: Comm. Whatley

Comment [MK5]: Comm. Whatley

Comment [MK6]: Comm. Henao-Robledo

Comment [MK7]: Comm. Gonzalez

Comment [MK8]: Comm. Carroll

Comment [MK9]: Comm. Franco

5. Are there any limitations to compliance or planning principles due to this specific requirements of this project that the Commission should know about?be aware of?D.

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)

21] Describe how Does the existing project site/location offers, opportunities for "ADA enhances or improves connectivity ", either including connectivity to public transportation, or bicycle and pedestrian routes, or multi-modal transportation. How does the project comply with ADA requirements? Do demonstrate these issues, Please elaborate.ProvidepPlease attach a site and context map. Attach additional pages as needed.

Does the project recognize parking as a limited public asset that requires active management and need to promote mass transportation initiatives. Does the project include any strategies to minimize use of a vehicle and maximize the quality of the curb street level?

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

43] Is this project within any City of Austin planning districts, master plans, neighborhood plans, regulatory districts, overlays, etc.etc? If so, please elaborate illustrate as to how this project will be a "good fit"conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

54]} List any project program and/or site constraints that should be considered.

RELATIONSHIP TO PUBLIC REALMINTEGRATION OF URBAN DESIGN GUIDELINES

Public realm is defined as any publically 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.

1] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics, economic vitality, safety and connectivity? Does the project integrate art at moments where it interfaces the public realm? Is the project developing any public amenities for urban continuity and vital place making?

1] List and Aaddress in detail how this project specifically responds to the Urban Design Guidelines pillars the project is incorporating outlined in the Urban Design Guidelines (page 6)and the adjacent public realm. If the project does not incorporate one of the pillars explain why it does not apply. The Urban Design Guideline pillars include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and a

Comment [MK10]: Comm. Henao-Robledo

Comment [MK11]: Comm. Gonzalez

Comment [MK12]: Comm. Henao-Robledo

Comment [MK13]: Comm. Carroll

Comment [MK14]: Comm. Whatley

Comment [MK15]: Comm. Whatley

Comment [MK16]: Comm. Gonzalez

Comment [MK17]: Comm. Henao-Robledo

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~~Connection to the Outdoors.~~
~~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.~~
~~Does the project employ building materials carefully selected as to not contribute to heat island effect and integrate well into its site and context. Does the project clearly identify the primary entrance and relegate parking and equipment to areas where it does not interface the pedestrian walkways. How does the project design for human scale at pedestrian street level to enhance the character of the building mass?~~

Comment [MK18]: Comm. Gonzalez

2] Does ~~it~~ this project encourage street level activity ~~and~~to engage ~~the~~and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?~~.~~

Comment [MK19]: Comm. Gonzalez

~~2] How will theWill this project be a "good neighbor" to adjacent private properties, especially in more suburban areas? For example, D~~describe the treatment of the transition area between properties, ie, fence, landscaping, etc.
~~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.~~
~~3] List and address in detail the Urban Design shared values outlined in the Urban Design Guidelines that the project is incorporating (page 6). If the project does not incorporate one or more of the shared values pillars explain why. The Urban Design Guidelines Shared Value Pillars include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and a Connection to the Outdoors.~~

Comment [MK20]: Comm. Henao-Robledo

~~4~~3. How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape~~ing~~ improvements, etc.

~~Does it buffer neighborhood edges or provide connectivity for public access amenities. Does the project enhance streetscape or provide intelligent systems for the performance of water filtration, detention and waste management. Has there been studies regarding the effect of proposed project on traffic flows and transportation patterns. Does the project attempt to provide connectivity to trails, bike paths, or bus stops to manage traffic and promote multi-modal transportations networks.~~

Comment [MK21]: Comm. Gonzalez

ENVIRONMENTAL/SUSTAINABLE ISSUES

1] Is this project seeking a green building certification? If so, describe which one and level of certification being sought. Provide preliminary checklist for credits being attempted.

Comment [MK22]: Comm. Carroll

Does the project implement green infrastructure or innovative on site features such as rain gardens, or green roofs. How is mechanical equipment housed or buffered from the public realm so as to reduce noise pollution and heat?~~Does this project have any adverse effects on the environment, ie, air quality, noise, watershed protection, dark sky, heat islands, etc?~~

Comment [MK23]: Comm. Gonzalez

2] Demonstrate how ~~oes~~ this project will mitigate ~~its~~any ~~have any~~ adverse effects on the environment, ~~ie~~i.e., air quality, noise, watershed protection, dark sky, heat islands, etc?

Comment [MK24]: Comm. Carroll

Does your project encourage irrigation systems and native vegetation strategies to conserve energy and water resources?

Comment [MK25]: Comm. Gonzalez

3] The City Council has set ambitious goals to reduce Austin's community-wide greenhouse emissions to zero by 2050. Describe all significant components of the project that will mitigate its contributions to climate change through, for example, energy efficiency, on-site generation, demand-response, and building material selection. Please list any climate change

Comment [MK26]: Comm. Kenny

related requirements or standards and how they were met or exceeded, including any relevant checklists. If there is no on-site generation, please describe the process used to evaluate its generation potential and if the project is "solar-ready".

~~3~~4] Demonstrate how ~~Does~~ this project will incorporate ~~any~~ "green-building" materials and methods ~~and/or techniques~~, ~~ie~~i.e., solar/wind power, rainwater harvesting, green roofs, recycled materials, high-efficiency equipment, etc.?

Comment [MK27]: Comm. Carroll

5] Describe any other significant components of the project - including any significant structures and the site - that will mitigate other environmental and sustainability impacts, such as those on air quality, noise, watershed protection, wildlife habitat, "dark sky," heat islands, building material sustainability, the reliance on single-occupancy vehicles, and water supplies. List any related environmental, conservation, or sustainability standards or requirements the project achieved and how they were met or exceeded.

Comment [MK28]: Comm. Kenny

EXHIBITS TO PRESENT

Comment [MK29]: Comm. Whatley

1) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography.
2) Vicinity plan
3) Site plan and Landscape Plan
4) Ground level & basement plan & typical floor plan
5) Elevations and/or 3d views
6) Any letters of support or findings by other commissions.
7) Staff Reports, if any.
8) Records of public participation including public transportation and connectivity on site and within quarter mile.

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APPENDIX A
INFRASTRUCTURE PROJECTS

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APPENDIX B
DENSITY-BONUS PROJECTS

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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.

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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.

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