City of Austin
Design Commission – Project Submittal Consideration Sheet

Project Name: Montopolis Recreation and Community Center		
Project Location/Address: 1200 Montopolis Drive		
Applicant: Al York, FAIA	**Property Owner:** City of Austin	
Mailing Address: 1301 E. 7th Street, Austin, TX 78702	**Mailing Address:** 505 Barton Springs Road Suite 900	
Phone Number: (512) 476-0201	**Phone Number:** (512) 974-7152	
Project Architect/Engineer: McKinney York Architects	**Project Start Date:** Fall 2015	**Project End Date:** Winter 2019
Mailing Address: 1301 E. 7th Street, Austin, TX 78702	**Phone Number:** (512) 974-7152	
Is project subject to redevelopment site plan or zoning application approvals? **Yes** ☐ **No** ☐	**Anticipated Dates of Action** **Planning Commission:** **City Council:**	

Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :

(Please see attachment for description)

Is Alternative Equivalent Compliance (AEC) requested for this project?

☑ **Yes** ☐ **No** **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** ☐ **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.

Our new building is pulled back from the street and in alignment with the 25' setback identified on the plat. This setback is important to the neighborhood context and has been noted by the community as something we should follow.

The plan complies with the Building Frontage requirement for urban roadways in 2.2.3.D, that 40 percent of the net frontage must consist of building façade built up to the clear zone or supplemental zone.

Given there is no parking proposed between the building and the principal street (Montopolis), it is our understanding that the plaza area in front of the building which contains protected trees is considered a Supplemental Zone.

We are asking for relief from the maximum width of the supplemental zone defined by 2.2.3.C. Given the presence of these protected trees, the project team will be submitting for Alternative Equivalent Compliance (AEC) to have a Supplemental Zone wider than 20 feet. We feel that our design alternative is equal to or better than the current code requirement because the wider supplemental zone retains the unique site characteristic of the protected trees and creates a shaded public plaza of more open space that provides a connection to the adjacent church.

AREA WIDE GUIDELINES

1. Create dense development

☐ incorporated, ☐ need input, ☑ N/A

2. Create mixed-use development

☐ incorporated, ☐ need input, ☑ N/A

3. Limit development which closes downtown streets

☐ incorporated, ☐ need input, ☑ N/A

4. Buffer neighborhood edges

☑ incorporated, ☐ need input, ☐ N/A

5. Incorporate civic art in both public and private development

☑ incorporated, ☐ need input, ☐ N/A

6. Protect important public views

☑ incorporated, ☐ need input, ☐ N/A

7. Avoid historical misrepresentations

☑ incorporated, ☐ need input, ☐ N/A

8. Respect adjacent historic buildings

☑ incorporated, ☐ need input, ☐ N/A

9. Acknowledge that rooftops are seen from other buildings and the street

☑ incorporated, ☐ need input, ☐ N/A

10. Avoid the development of theme environments

☑ incorporated, ☐ need input, ☐ N/A

11. Recycle existing building stock

☐ incorporated, ☐ need input, ☑ N/A

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street

☑ incorporated, ☐ need input, ☐ N/A

2. Minimize curb cuts

☑ incorporated, ☐ need input, ☐ N/A

3. Create a potential for two-way streets

☐ incorporated, ☐ need input, ☑ N/A

4. Reinforce pedestrian activity

☑ incorporated, ☐ need input, ☐ N/A

5. Enhance key transit stops

☐ incorporated, ☐ need input, ☑ N/A

6. Enhance the streetscape

☑ incorporated, ☐ need input, ☐ N/A

7. Avoid conflicts between pedestrians and utility equipment

☑ incorporated, ☐ need input, ☐ N/A

8. Install street trees

☑ incorporated, ☐ need input, ☐ N/A

9. Provide pedestrian-scaled lighting

☐ incorporated, ☑ need input, ☐ N/A

10. Provide protection from cars/promote curbside parking

☐ incorporated, ☑ need input, ☐ N/A

11. Screen mechanical and utility equipment

☑ incorporated, ☐ need input, ☐ N/A

12. Provide generous street-level windows

☑ incorporated, ☐ need input, ☐ N/A

13. Install pedestrian-friendly materials at street level

☑ incorporated, ☐ need input, ☐ N/A

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the four squares with special consideration

☐ incorporated, ☐ need input, ☑ N/A

2. Contribute to an open space network

☑ incorporated, ☐ need input, ☐ N/A

3. Emphasize connections to parks and greenways

☑ incorporated, ☐ need input, ☐ N/A

4. Incorporate open space into residential development

☐ incorporated, ☐ need input, ☑ N/A

5. Develop green roofs

☐ incorporated, ☐ need input, ☑ N/A

6. Provide plazas in high use areas

☑ incorporated, ☐ need input, ☐ N/A

7. Determine plaza function, size, and activity

☑ incorporated, ☐ need input, ☐ N/A

8. Respond to microclimate in plaza design

☑ incorporated, ☐ need input, ☐ N/A

9. Consider views, circulation, boundaries, and subspaces in plaza design

☑ incorporated, ☐ need input, ☐ N/A

10. Provide an appropriate amount of plaza seating

☑ incorporated, ☐ need input, ☐ N/A

11. Provide visual and spatial complexity in public spaces

☑ incorporated, ☐ need input, ☐ N/A

12. Use plants to enliven urban spaces

☑ incorporated, ☐ need input, ☐ N/A

13. Provide interactive civic art and fountains in plazas

☐ incorporated, ☐ need input, ☑ N/A

14. Provide food service for plaza participants

☐ incorporated, ☐ need input, ☑ N/A

15. Increase safety in plazas through wayfinding, lighting, & visibility

☑ incorporated, ☐ need input, ☐ N/A

16. Consider plaza operations and maintenance

☑ incorporated, ☐ need input, ☐ N/A

GUIDELINES FOR BUILDINGS

1. Build to the street

☑ incorporated, ☐ need input, ☐ N/A

2. Provide multi-tenant, pedestrian-oriented development at the street level

☐ incorporated, ☐ need input, ☑ N/A

3. Accentuate primary entrances

☑ incorporated, ☐ need input, ☐ N/A

4. Encourage the inclusion of local character

☑ incorporated, ☐ need input, ☐ N/A

5. Control on-site parking

☑ incorporated, ☐ need input, ☐ N/A

6. Create quality construction

☑ incorporated, ☐ need input, ☐ N/A

7. Create buildings with human scale

☑ incorporated, ☐ need input, ☐ N/A

Project Description

The Montopolis Recreation and Community Center is a two part project: construction of a new building on the site located at 1200 Montopolis Drive and demolition of the existing recreation center, Health and Human Services building and associated parking area.

The Montopolis Recreation and Community Center project was approved by the voters in the November 2012 bond election. Upon completion, the Montopolis Recreation and Community Center will be a joint use facility between City of Austin Parks and Recreation Department (PARD) and Health and Human Services Department (HHSD).

The site is relatively flat with a low spot at the corner of Montopolis and Larch Terrace. Parking for the Facility is proposed to be concealed from Montopolis drive, behind the building. The proposed plan makes great effort to preserve the existing trees on site with particular emphasis on the protected trees and heritage trees surrounding the new building.

The proposal addresses the requirements of Subchapter E with the exception of the requirement for a 20 foot wide supplemental zone. Due to the presence of significant protected trees in this area of the property, the building has been set back just beyond those treasures and a public plaza (supplemental zone) shaded by these trees and wider than 20 feet has been incorporated into the project providing a referential connection to the Dolores Catholic Church located north east of the site across Montopolis Drive.

The scale of the new building has been designed to complement and not overwhelm the neighborhood context. The community was surveyed early in the process to identify words that they would like to see the facility embody. In addition to objectives common to all city projects like *safe, inviting, friendly, comfortable,* and *practical*, the community wanted to see a project that was *balanced, easy-going, humble,* and *respectful* while also being *innovative, energetic,* and *adventurous.* The community also asked that the project be neither *formal* nor *hip*. Through its materiality and reserved integration into the site, the design displays the relaxed, unpretentious attitude the community seeks while special elements like the gym, the multipurpose rooms and the boxing center display a more adventurous and energetic form.

In further dialog with the community, several approaches to organizing the program on the site were offered and the community overwhelmingly favored the courtyard scheme that has been developed in this schematic design. This sheltered courtyard and the visible public plaza fronting on Montopolis Drive provide differing opportunities for community events and extend the functionality of the facility beyond the limits of its footprint.

The proposed schematic design offers numerous opportunities for incorporation of the planned Art In Public Places. As the project moves into Design Development, it would be beneficial to identify the location so that the work can be integrated into the final project design.

Special Circumstances

Our new building is pulled back from the street and in alignment with the 25' setback identified on the plat. This setback is important to the neighborhood context and has been noted by the community as something we should follow.

The plan complies with the Building Frontage requirement for urban roadways in 2.2.3.D, that 40 percent of the net frontage must consist of building façade built up to the clear zone or supplemental zone.

Given there is no parking proposed between the building and the principal street (Montopolis), it is our understanding that the plaza area in front of the building which contains protected trees is considered a Supplemental Zone.

We are asking for relief from the maximum width of the supplemental zone defined by 2.2.3.C.
Given the presence of these protected trees, the project team will be submitting for Alternative Equivalent Compliance (AEC) to have a Supplemental Zone wider than 20 feet.

We feel that our design alternative is equal to or better than the current code requirement because the wider supplemental zone retains the unique site characteristic of the protected trees and creates a shaded public plaza of more open space that provides a connection to the adjacent church.

How does the Design Team propose to address the Urban Design Guidelines?

This project has many aspects of the urban design guidelines already in place as part of its program:

AREA WIDE GUIDELINES:

1. **Buffer neighborhood edges:** The scale of the new building will be respectful of the neighboring houses.
2. **Incorporate civic art:** The project will participate in the Art in Public Places program
3. **Protect important public views:** Respect has been paid to views of the park and to the adjacent community church.
4. **Avoid historical misrepresentation/Encourage the inclusion of local character:** The project will sensitively fit into the historical context of the neighborhood in regards to the scale of the building and its use of materials.
5. **Respect adjacent historic buildings:** Front plaza addresses adjacent church that has been part of the community's rich history.
6. **Acknowledge that rooftops are seen from other buildings and the street:** Effort will be made to screen rooftop mechanical equipment.
7. **Avoid the development of theme environments:** This development will maintain an authentic representation of the community it serves.

GUIDELINES FOR THE PUBLIC STREETSCAPE:

1. **Protect the pedestrian where the building meets the street:** Primary building entrance is covered, faces the principal street and is connected to the street by a continuous shaded sidewalk.
2. **Minimize curb cuts:** Existing curb cuts along Montopolis have been removed and only one is proposed on Larch Terrace.

3. **Reinforce pedestrian activity:** The proposed design incorporates public gathering spaces along pedestrian routes. A new sidewalk will be constructed to comply with the 7' planting zone and 5' clear zone.
4. **Enhance the streetscape:** The proposed windows along Montopolis will enhance the connection between the streetscape and activities on the inside of the building. All facades will meet the glazing requirements set forth in the Building Design Standards.
5. **Avoid conflicts between pedestrians and utility equipment:** The transformer's proposed placement is away from pedestrian paths and screened from view.
6. **Install street trees:** Shade trees every 30 feet on center are proposed in the planting zone along Montopolis and Larch Terrace.
7. **Screen Mechanical and Utility Equipment:** Trash collection and transformer will be screened with landscaping.
8. **Provide generous street-level windows:** Windows along Montopolis are large in scale at the front entry and at rooms with primary functions like multipurpose rooms used for meetings, exercise and activities.
9. **Install pedestrian-friendly materials at street level:** A low concrete seat wall frames the front plaza and provides a pedestrian friendly amenity.

GUIDELINES FOR PLAZAS AND OPEN SPACE:

1. **Contribute to an open space network:** Courtyard and plaza provide connectivity to existing park and residential neighborhood
2. **Emphasize connections to parks and greenways:** The new building enhances its connection to the existing park through the creation of the courtyard space.
3. **Provide plazas in high uses areas:** The proposed courtyard will provide common open space in high use areas of the facility.
4. **Determine plaza function, size and activity:** The intention is for the open spaces to be used for public gatherings and community events.
5. **Respond to microclimate in plaza design:** As the project develops, the design team will investigate microclimate considerations.
6. **Consider views, circulation, boundaries, and subspaces in plaza design:** As the project develops, the design team will consider views, circulation, boundaries and subspaces in the plaza designs.
7. **Provide an appropriate amount of plaza seating:** As the project develops, the design team will consider opportunities for seating especially in the shade of the existing large protected and heritage trees.
8. **Provide visual and spatial complexity in public spaces:** As the project develops, the design team will consider visual and spatial complexity.
9. **Use plants to enliven urban spaces:** As the project develops, the design team will consider the use of plants to enliven the urban spaces.
10. **Increase safety in plazas through wayfinding, lighting, and visibility:** As the project develops, the design team will take safety and visibility into consideration when designing the wayfinding and lighting for the project. Exterior light fixtures will be fully shielded of full-cut off.
11. **Consider plaza operations and maintenance:** As the project develops, the design team will take operations and maintenance into consideration.

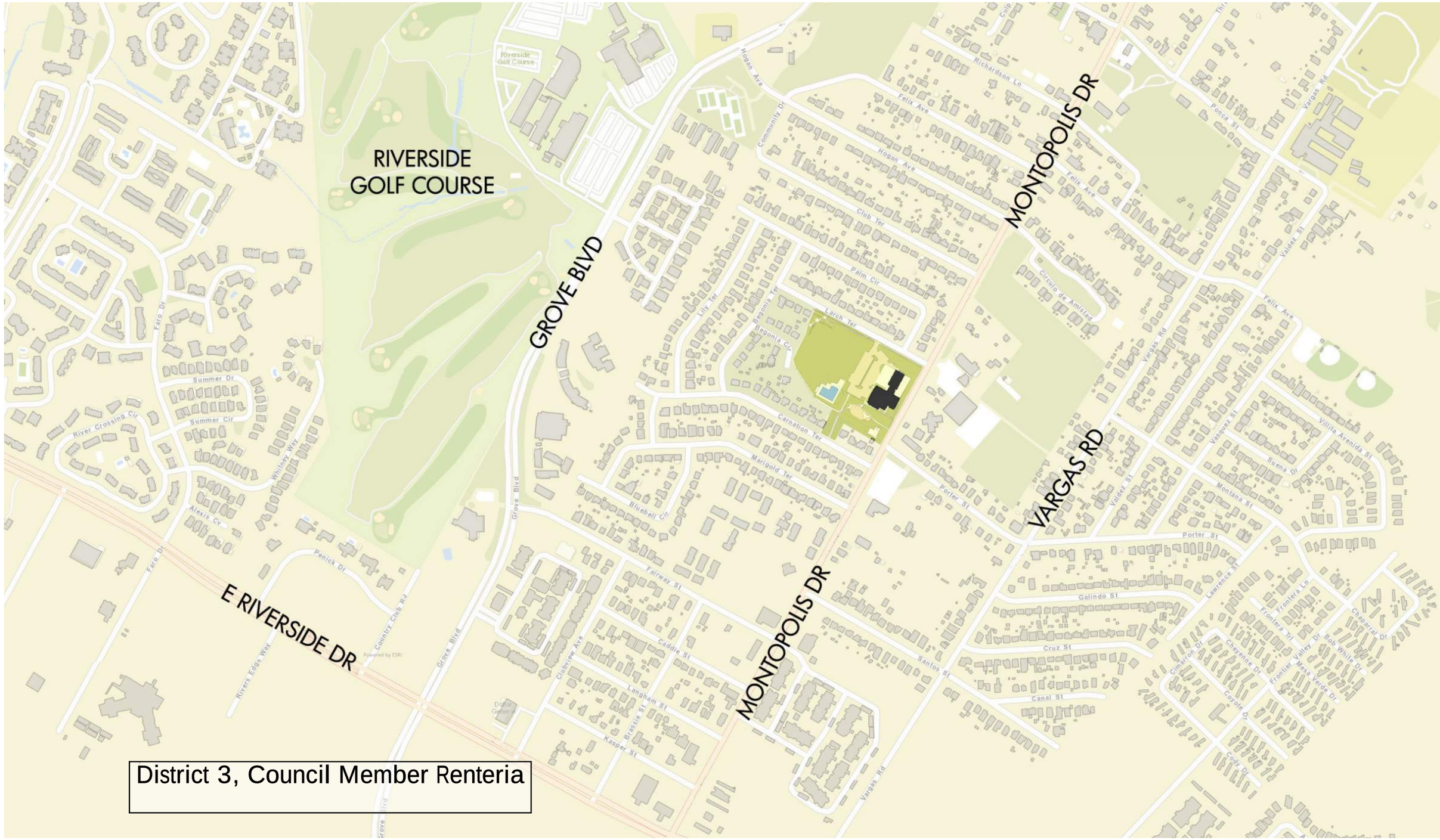
GUIDELINES FOR BUILDINGS:

1. **Build to the street:** The proposed building and supplemental zone is built up to the clear zone as defined by the 25' building setback.
2. **Accentuate primary entrances:** The primary entrance is enhanced with glazing, signage and shade canopy.
3. **Encourage the inclusion of local character:** The project will incorporate an existing large mural/painting into the lobby/reception area. This mural is part of the Art in Public places archive and is an art piece treasured by the local community.

4. **Control On-Site Parking:** Parking is placed behind the building and out of view.
5. **Create Quality Construction:** The quality of materials will take durability and maintenance into consideration as well as sustainability for the life of the project. Given the proposed use of EIFS as a material on the ground floor (below 10 feet) the design team will obtain a second point in addition to the required base point. The design team proposes to obtain two points for providing a sustainable roof design with the required SRI.
6. **Create buildings with human scale:** The building's fenestration, massing and open spaces reflect the design's sensitivity and attention to human scale.

How can the Design Commission assist you in making the project better for the community?

1. The Design Commission can assist the project by providing input on the project's adherence to the Urban Design Guidelines.
2. If the Design Commission is in agreement with our strategy for respecting the protected trees and widening the supplemental zone beyond the 20 feet, the Design Commission can demonstrate support for the special circumstances previously outlined.



District 3, Council Member Renteria

McKINNEY / YORK architects

CITY OF AUSTIN FOUNDED 1839

AUSTIN PARKS & RECREATION Cultural Places, Natural Spaces

MONTOPOLIS

Recreation and Community Center Project
Proyecto del Centro Comunitario y Recreacional

Charles A. York
Texas Registration #17821

These documents are incomplete and may not be used for regulatory approval, permit, or construction.

Vicinity Plan

Date:
Scale: As Indicated

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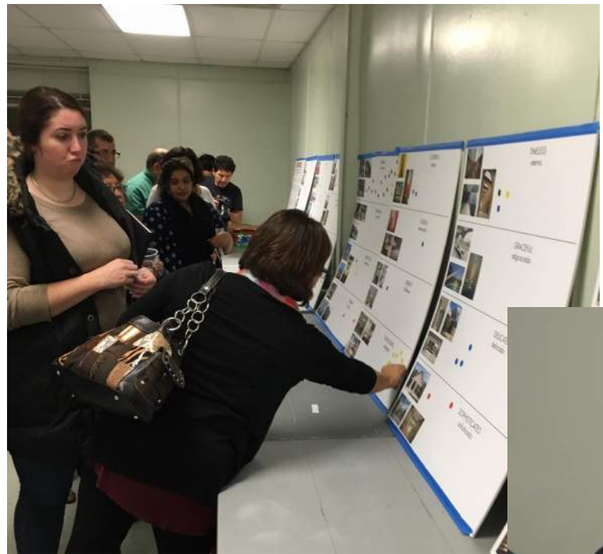
Aerial Photo
Date: 09/16/2016
Scale: As Indicated



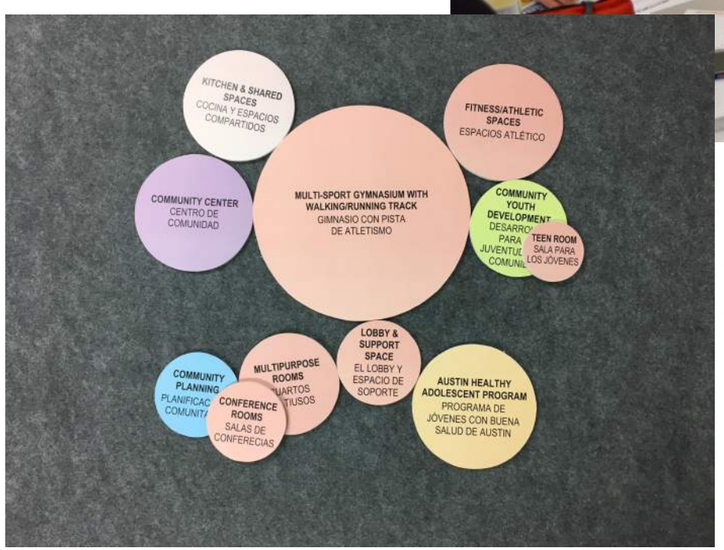
Adjectives Exercise during Design Team Meet & Greet on December 15th, 2015

November 2012: Voters approve proposition 14 & 17 for a joint facility

November 2013 – March 2014: Community input (3 meetings) to determine Building Program

March 2014: Building Program complet

Schematic Design Presentation during Cinco de Mayo Event on May 4th, 2016



Program and Site Plan Exercises with Community on January 21st, 23rd and February 4th, 2016.

During the month of March 2016, three concept designs were put on display at four different locations in the neighborhood and voted on by the community

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Community Engagement
Date: 09/16/2016

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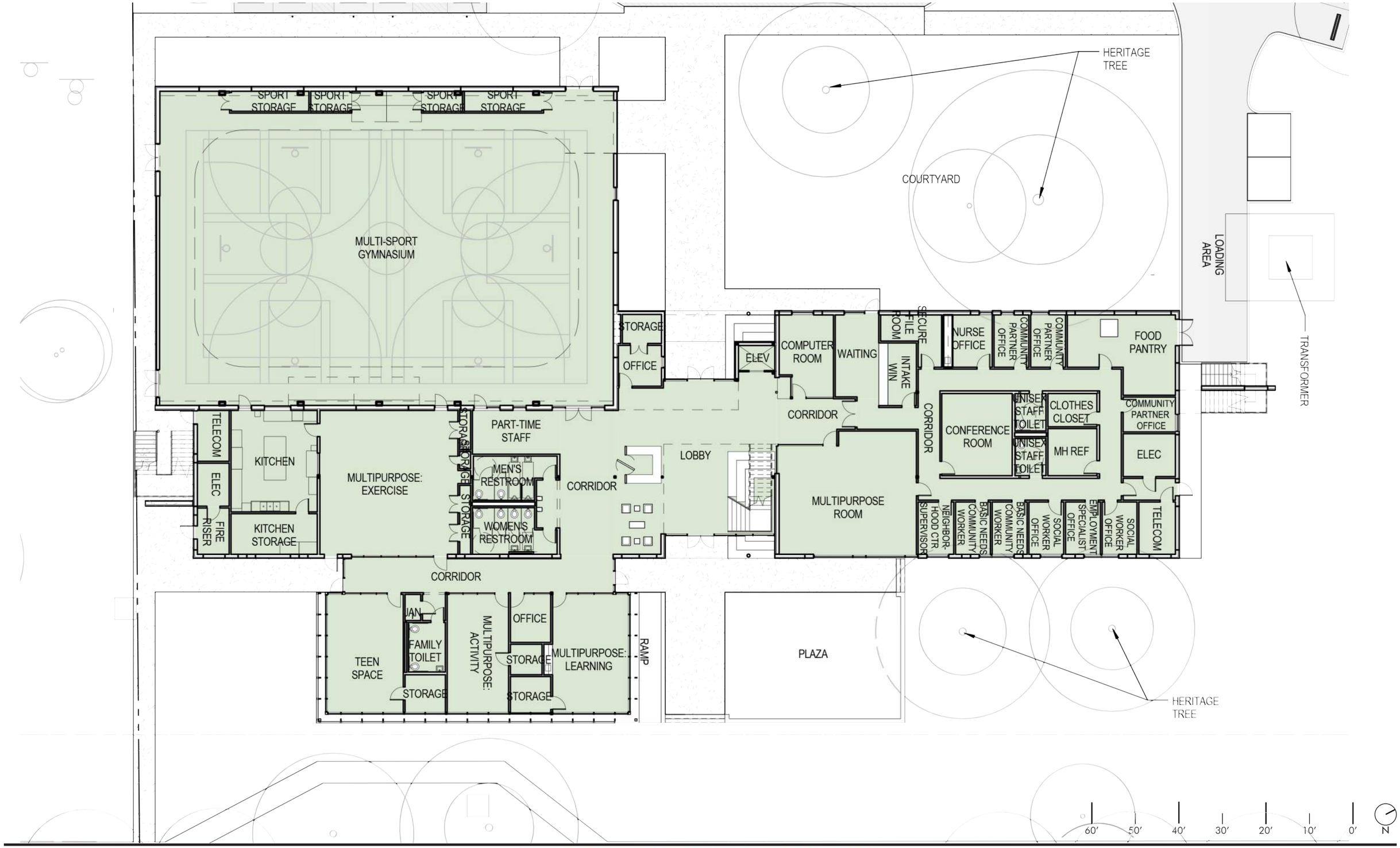
Site Plan

Date:
Scale: As Indicated



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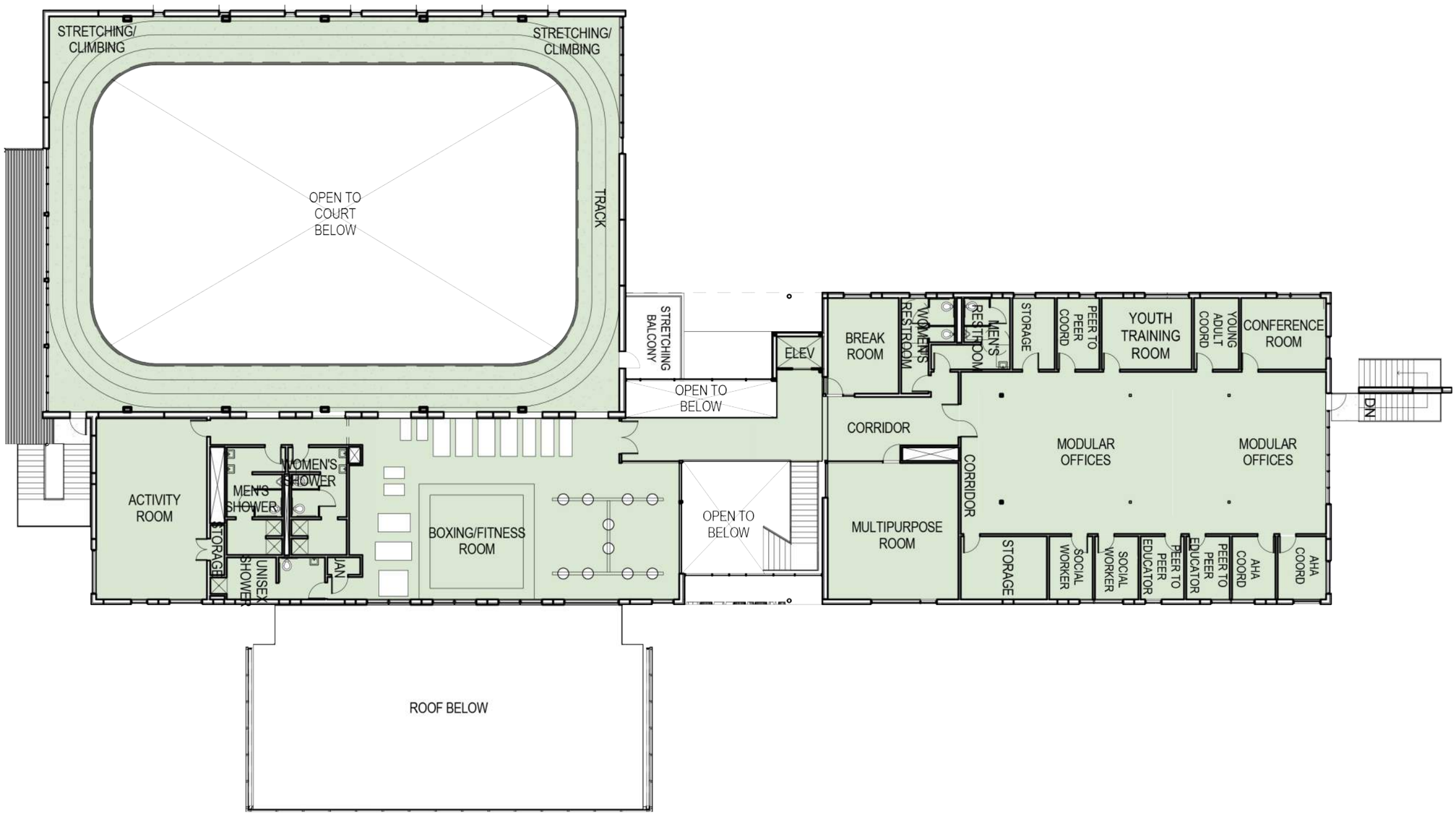
First Floor Plan

Date: 09/16/2016
Scale: As Indicated



60′ 50′ 40′ 30′ 20′ 10′ 0′ N

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Second Floor Plan

Date: 09/16/2016
Scale: As Indicated

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Southeast Perspective

Date: 09/16/2016
Scale: As Indicated

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View of Primary Entrance

Date: 09/16/2016
Scale: As Indicated

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Aerial Perspective

Date: 09/16/2016
Scale: As Indicated