



**City of Austin
Design Commission – Project Submittal Consideration Sheet**

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:	Phone Number:	
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) :		
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.		



**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
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9. Provide pedestrian-scaled lighting

incorporated,	need input,	N/A
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10. Provide protection from cars/promote curbside parking

incorporated,	need input,	N/A
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11. Screen mechanical and utility equipment

incorporated,	need input,	N/A
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12. Provide generous street-level windows

incorporated,	need input,	N/A
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13. Install pedestrian-friendly materials at street level

incorporated,	need input,	N/A
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GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the four squares with special consideration

incorporated,	need input,	N/A
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2. Contribute to an open space network

incorporated,	need input,	N/A
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3. Emphasize connections to parks and greenways

incorporated,	need input,	N/A
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4. Incorporate open space into residential development

incorporated,	need input,	N/A
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5. Develop green roofs

incorporated,	need input,	N/A
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6. Provide plazas in high use areas

incorporated,	need input,	N/A
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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
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2. Provide multi-tenant, pedestrian-oriented development at the street level

incorporated,	need input,	N/A
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3. Accentuate primary entrances

incorporated,	need input,	N/A
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4. Encourage the inclusion of local character

incorporated,	need input,	N/A
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5. Control on-site parking

incorporated,	need input,	N/A
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6. Create quality construction

incorporated,	need input,	N/A
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7. Create buildings with human scale

incorporated,	need input,	N/A
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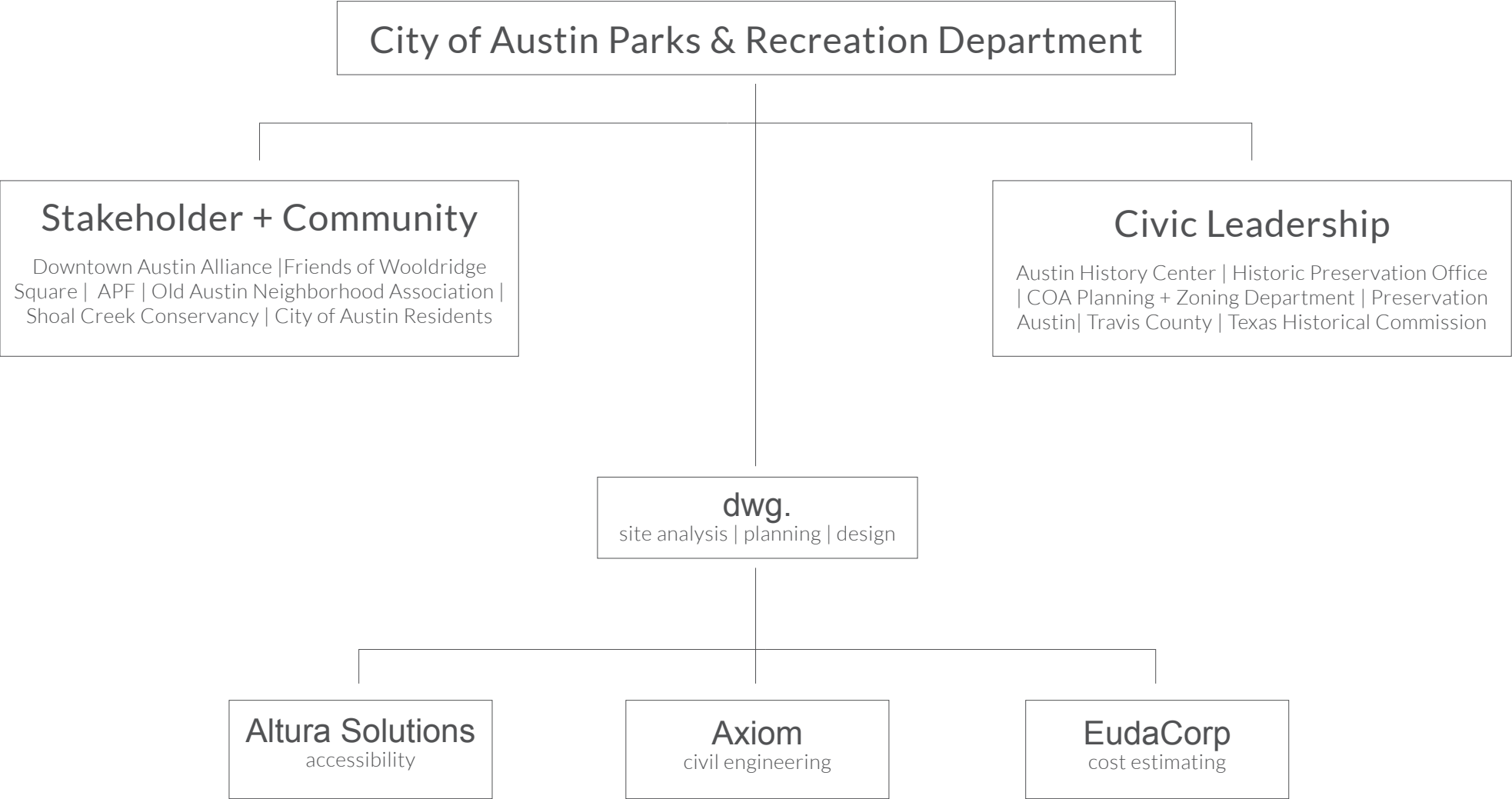


- DESIGN COMMISSION REQUEST FOR ADOPTION -

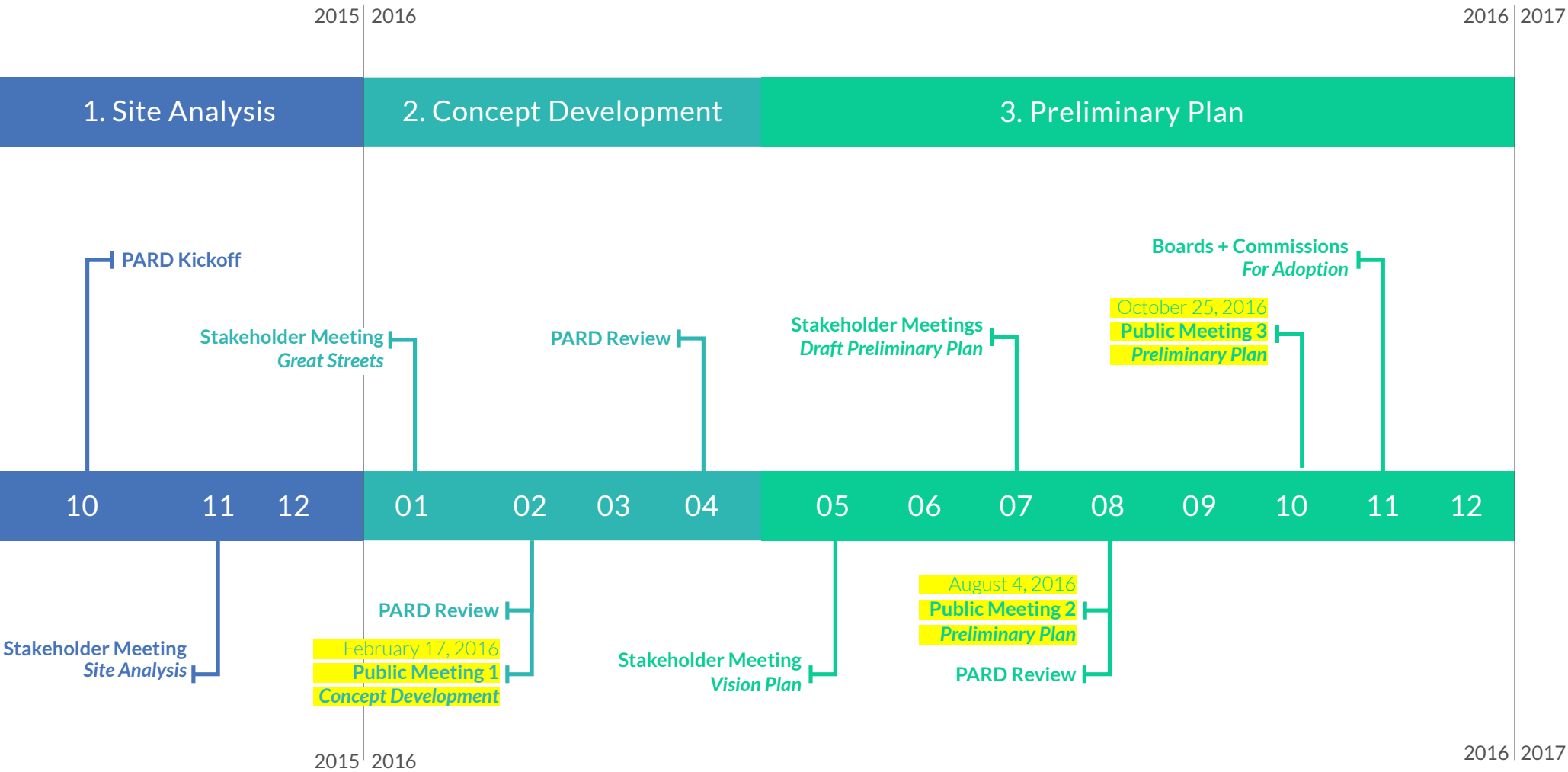
WOOLDRIDGE SQUARE PRELIMINARY PLAN

November 28, 2016

PROJECT TEAM



PROJECT SCHEDULE



An aerial photograph of a city, likely Chicago, showing various buildings, streets, and green spaces. Overlaid on the image are four callout boxes with numbers and descriptions of project review activities. The background image is in black and white, while the callout boxes have colored borders and text.

PROJECT REVIEW

7

meetings with civic
leadership

100+

survey participants

5

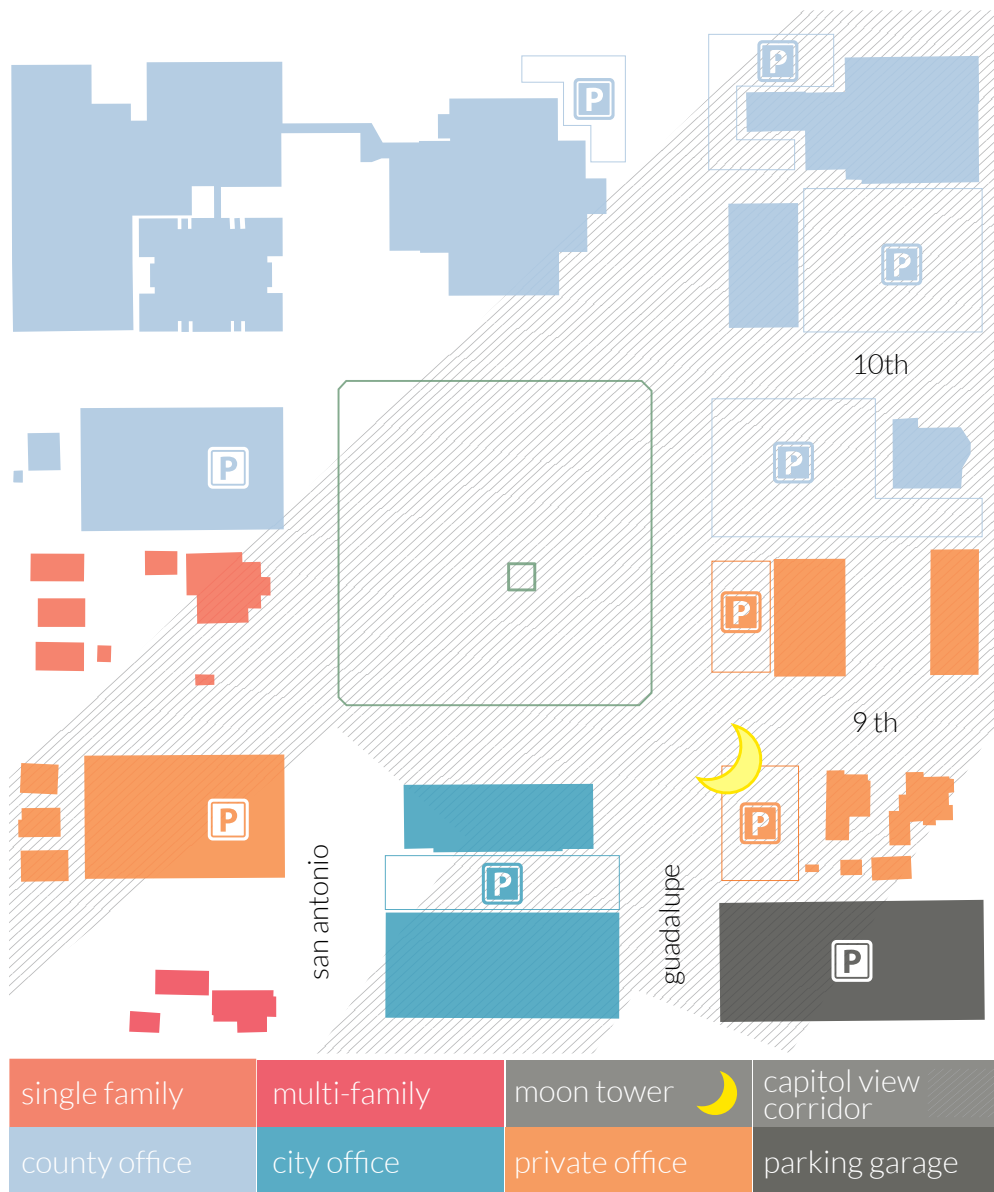
public meetings +
stakeholder workshops

4

online +
print surveys

Parks and Open Space Master Plan- Existing Conditions





ADJACENT LAND USE

When the Square was founded, the adjacent land use was mostly residential. Today, the majority of the surrounding land use is public or private office buildings.



Residential

Single and multi-family residences make up **less than 20%** of the existing land use within a block of the square.



Surface Parking

There are **ten surface and covered parking areas** within a block radius of the Square, nine of which are closed to the public.



Historical Designation

The Square is located next to **three structures recognized locally and nationally for their historic significance** - Travis County Courthouse, Austin History Center and the Moon Tower.

PROPOSED FUTURE LAND USE

In the next ten years, the fabric of neighborhood will change. As Travis County looks to expand, Aspen Heights, a new apartment high rise will increase density in the area dramatically.

Travis County

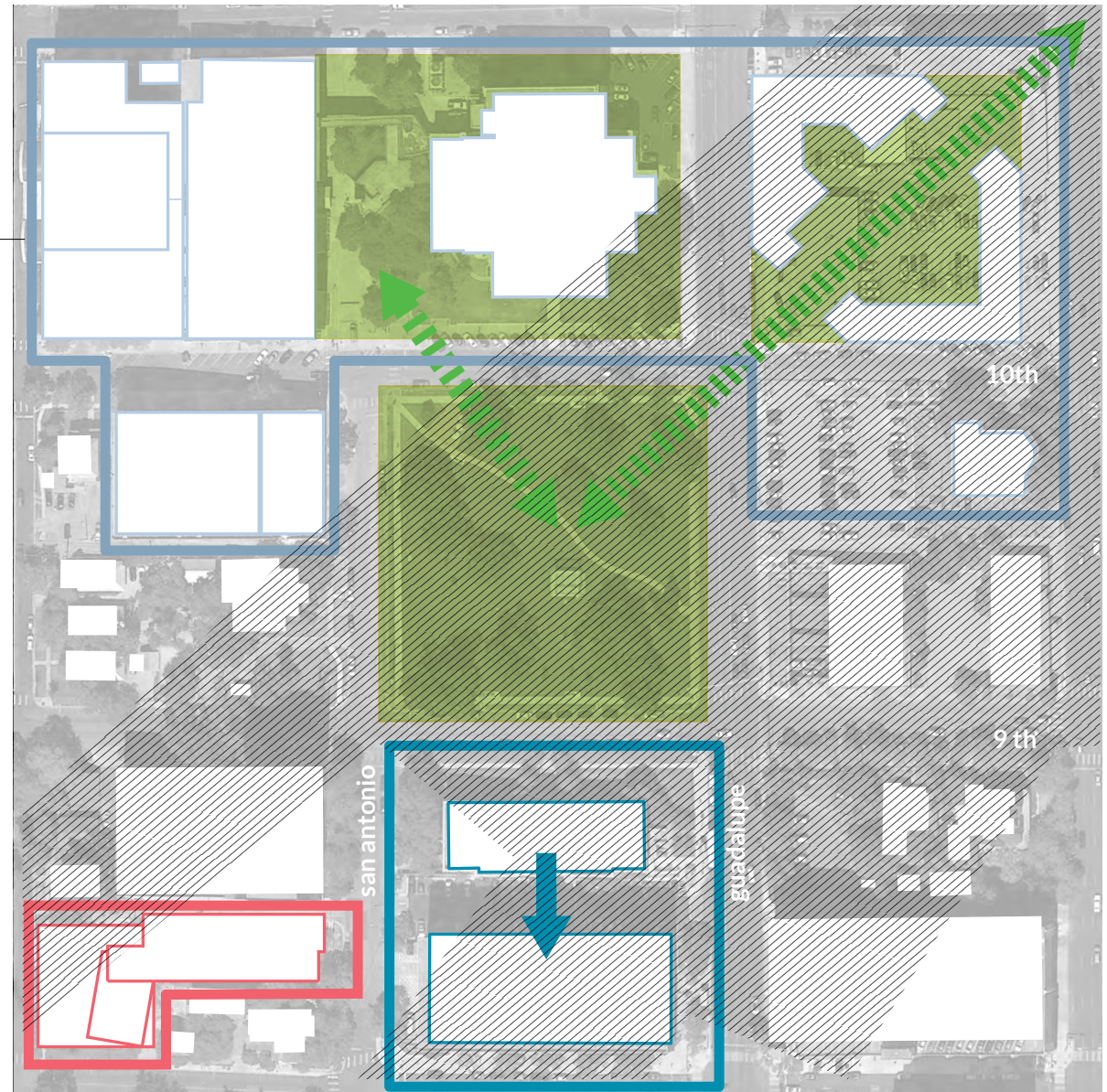
2011 Travis Country Central Campus Study proposes two additional buildings with retail and open space.

Austin History Center

In Summer 2016, the **Austin Public Library** will **relocate** to its new location on Cesar Chavez. The Austin History Center proposes to expand their operations to the former library.

Aspen Heights

Aspen Heights will add **196 new apartment dwellings** with **22 stories** and parking garage scheduled for completion in 2015.





PROPOSED FUTURE LAND USE

Cap Metro Service Plan 2020, proposes a transit hub in downtown Austin. Two possible sites are adjacent to or near the square.

Potential Joint Development

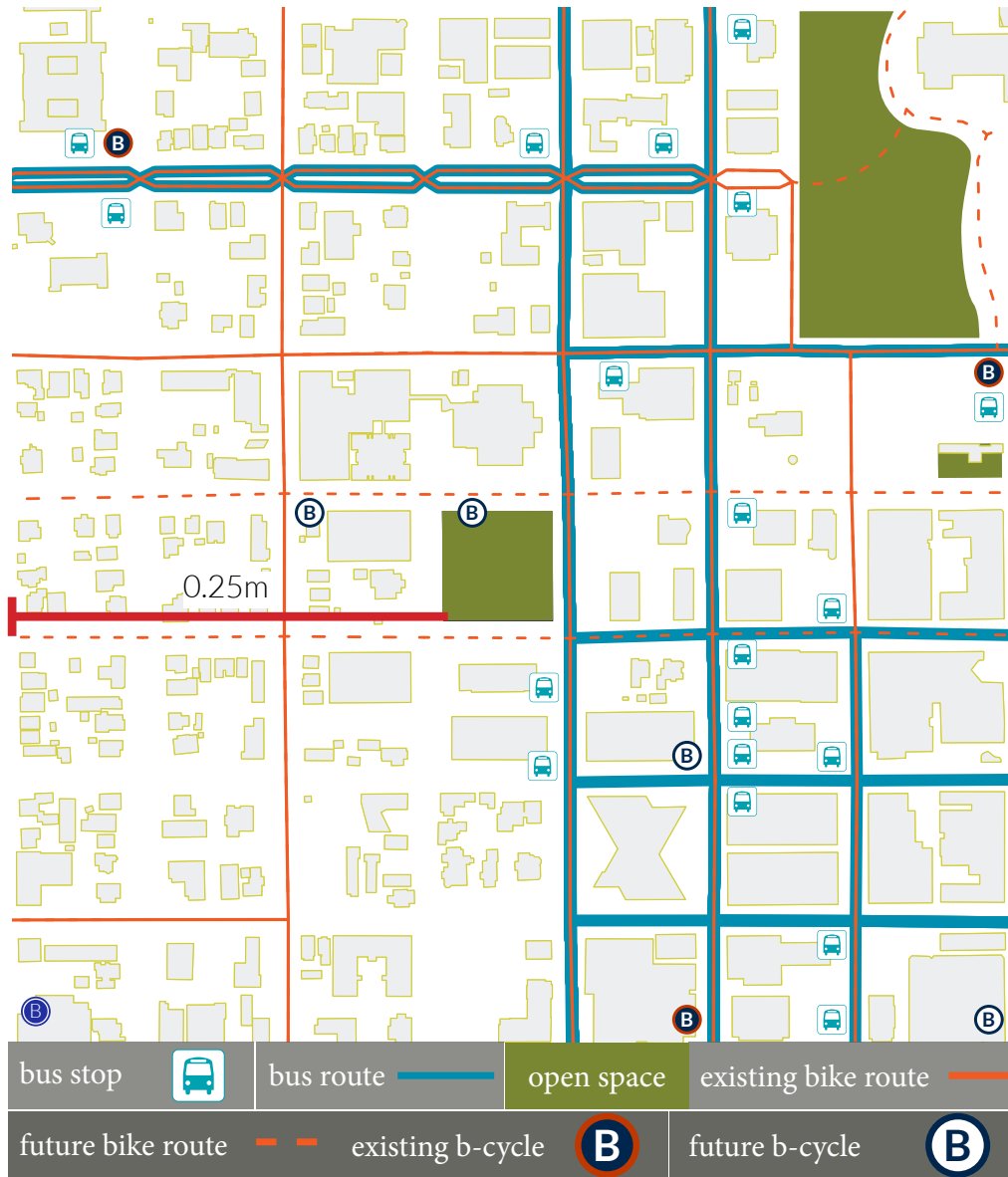
Cap Metro proposed a joint development to bookend the north and south end of the transit center. The Capitol View Corridor limits future development in this area, with respect to height.

Potential Transit Center

All local and terminating routes would be within a one to one and a half block of each other, which would significantly ease transfers for bus users.

Potential Bus Stop

A bus stop on the west side of Guadalupe would be located across the transit center for bus lines continuing southbound.



TRANSPORTATION SERVICES

Wooldridge Square is in a prime location for major bus and bike routes. Proposed expansions would add additional bike lanes and a b-cycle station.



Bus Routes

Guadalupe currently serves as a **major bus route** for both local and rapid lines as well as a **sharrow lane** for bus and bicycle traffic.



Bike Route

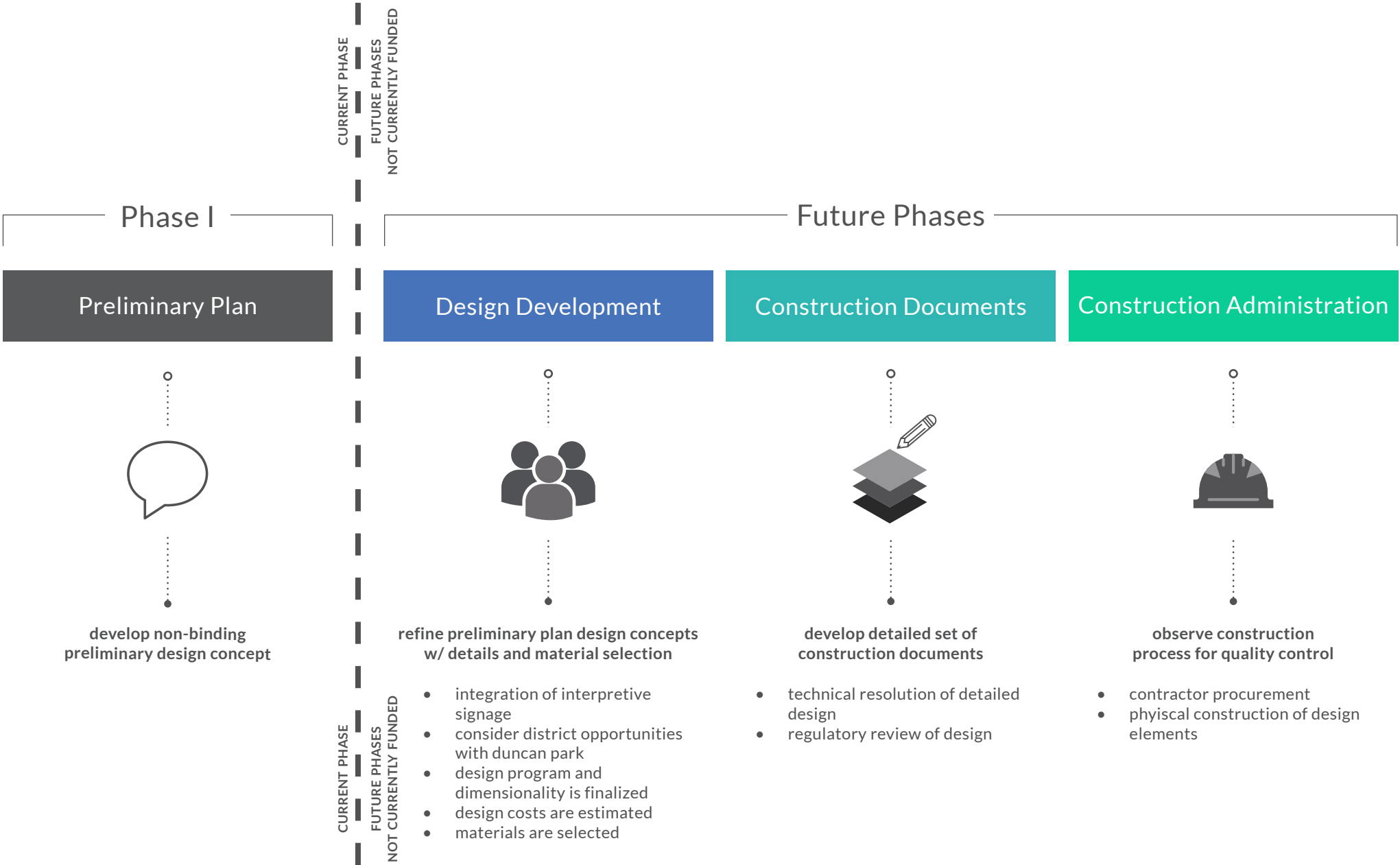
The COA 2009 Bike Master Plan proposes **two additional bike routes** on the north and south end of the square.



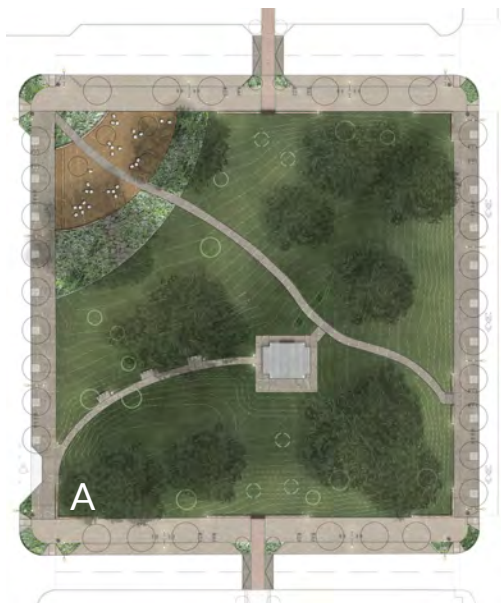
B-Cycle

The nearest B-Cycle station is at least four blocks from the Square. The preliminary expansion plan would add **two additional b-cycle stations** near the site.

NEXT STEPS

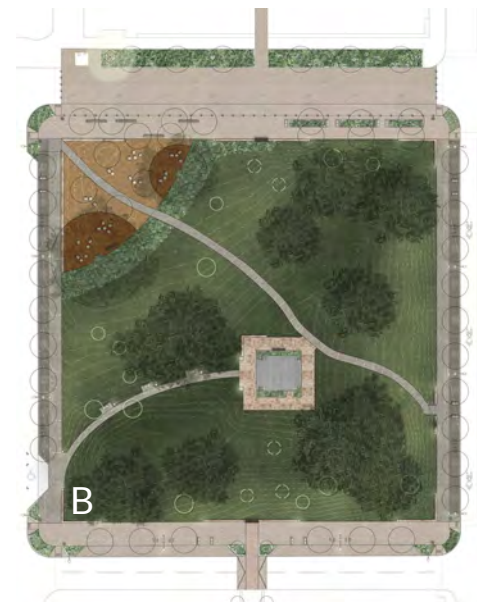


PUBLIC SURVEY RESULTS



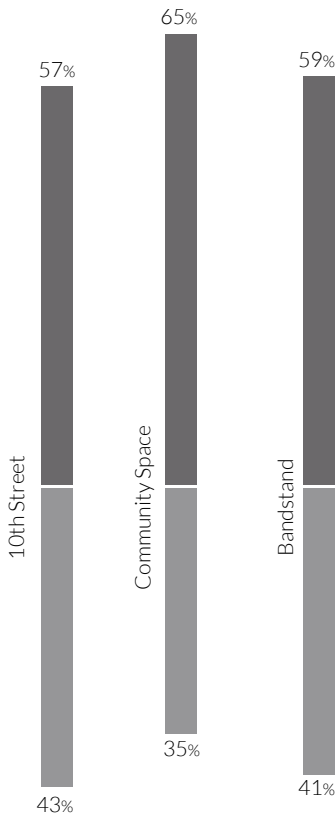
- Top Strengths
- 1. Visual Connection to TC + AHC
 - 2. Simple Design
 - 3. Signage + Lighting
 - 4. ADA Parking/Walk
 - 5. Steps at Community Space

- Top Concerns
- 1. Vertical Elements
 - 2. Wheelchair Lift Location
 - 3. Retaining Walls
 - 4. Planting in ROW
 - 5. Speed Table



- Top Strengths
- 1. 10th St. Sidewalk Layout
 - 2. On-site Restroom
 - 3. Proposed Trees + Silva Cells
 - 4. Preserved Viewsheds
 - 5. Moon Tower

- Top Concerns
- 1. 10th St. Closure
 - 2. Loss of Parking Spaces
 - 3. Width of Walk at Bandstand
 - 4. Material Selection
 - 5. Tree Deck



Wooldridge Square is a common ground, a civic space where Austin comes together as a community.

- Ted Lee Eubanks

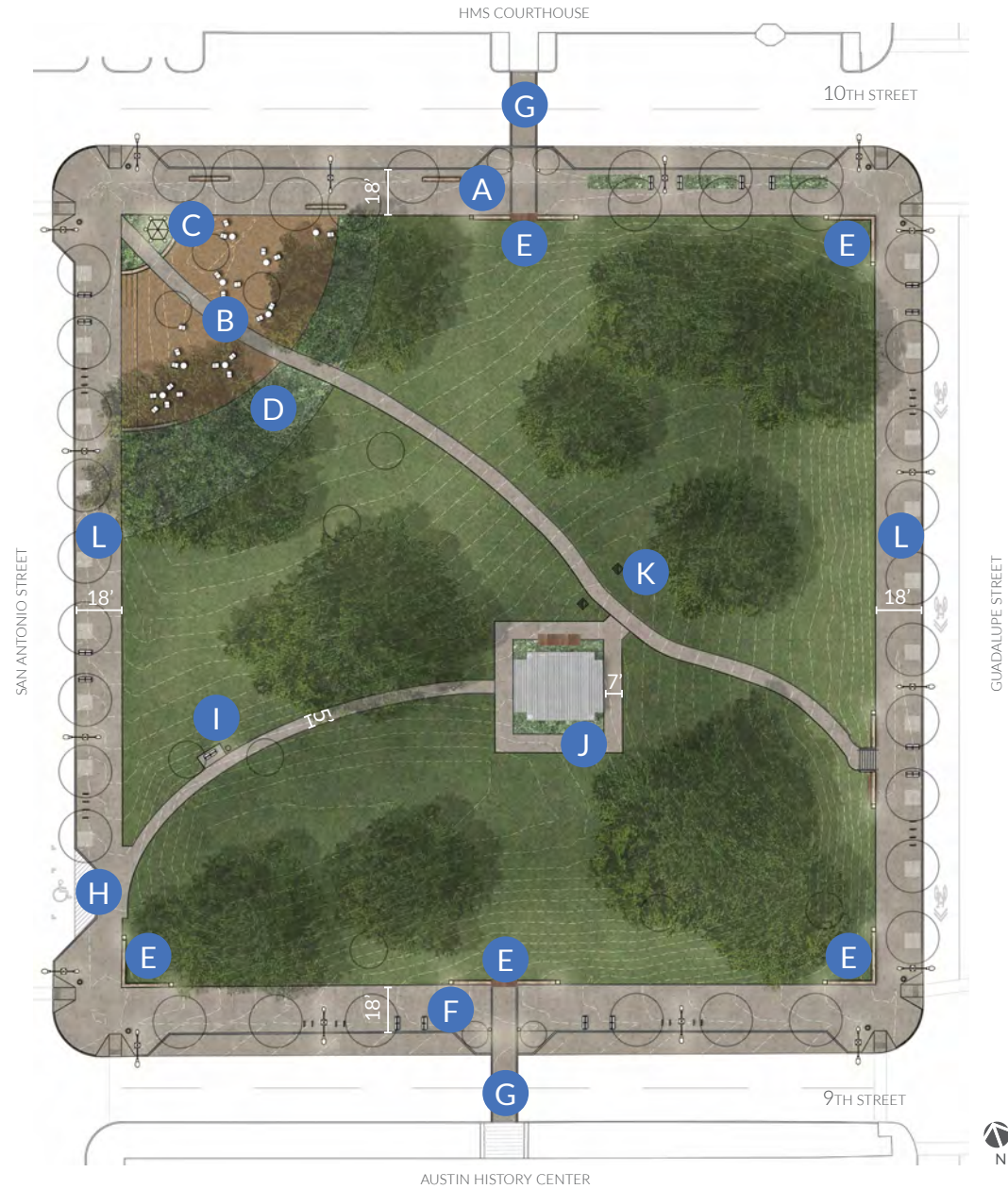
PRELIMINARY PLAN

SYMBOLS

	Street Light		Existing Young Tree
	Bike Rack		Proposed Tree
	Bench		Formal Planting Bed
	Trash Can		Interpretive Signage
	Cafe Table + Chairs		Silva Cell
	Sharrow Lane		

LEGEND

	A Civic Promenade		G Mid-block Crossing
	B Community Space		H ADA Walk + Parking Zone
	C Relocated Moon Tower		I Bench Resting Area
	D Planting Band		J Perimeter Walk + Wheelchair Lift
	E Viewing Platform		K Area Drains
	F 9th Street Promenade		L Perimeter Streetscape





THANK YOU