



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

Project Name: <b>ASIA PARKING GARAGE &amp; ADMIN BLDG.</b>		
Project Location/Address: <b>3600 PRESIDENTIAL BLVD.</b>		
Applicant: <b>BURTON JONES</b>	Property Owner: <b>CITY OF AUSTIN</b>	
Mailing Address: <b>505 BARTON SPRING AUSTIN, TX 78704</b>	Mailing Address:	
Phone Number: <b>512 974 7278</b>	Phone Number:	
Project Architect/Engineer: <b>PCAL</b>	Project Start Date: <b>4/1/17</b>	Project End Date: <b>5/1/19</b>
Mailing Address: <b>2002 WESTERN TRAIL BLVD SUITE 200, AUSTIN, TX 78745</b>	Phone Number: <b>512 2361005</b>	
Is project subject to redevelopment site plan or zoning application approvals? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Anticipated Dates of Action <b>ALREADY ACCOMPLISHED</b> Planning Commission: City Council:	
<p><b>Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :</b></p> <p><b>THE CONSTRUCTION OF A 6,000 CAR PARKING GARAGE AND A 70,000 SQUARE FOOT ADMINISTRATION BLDG. ON AIRPORT PROPERTY NEAR THE EXISTING PARKING GARAGES.</b></p>		
<p><b>Is Alternative Equivalent Compliance (AEC) requested for this project?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, please refer to following page</p>		
<p><b>Current Status of Submittal:</b></p> <p><input type="checkbox"/> Conceptual      <input type="checkbox"/> Schematic      <input checked="" type="checkbox"/> Design Development</p>		
<p><b>Do you have a copy of the Urban Design Guidelines for Austin?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If not, please see:</b>  <a href="http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf">http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf</a> </p>		
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](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

**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
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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
---------------	-------------	-----

### ***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
---------------	-------------	-----

### ***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
---------------	-------------	-----

**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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# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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**SITE**  
**NEW GARAGE**  
**ENTRY PLAZA**

**NEW CONRAC**  
**ENTRY POINT**

**NEW SURFACE**  
**LOT ENTRY**

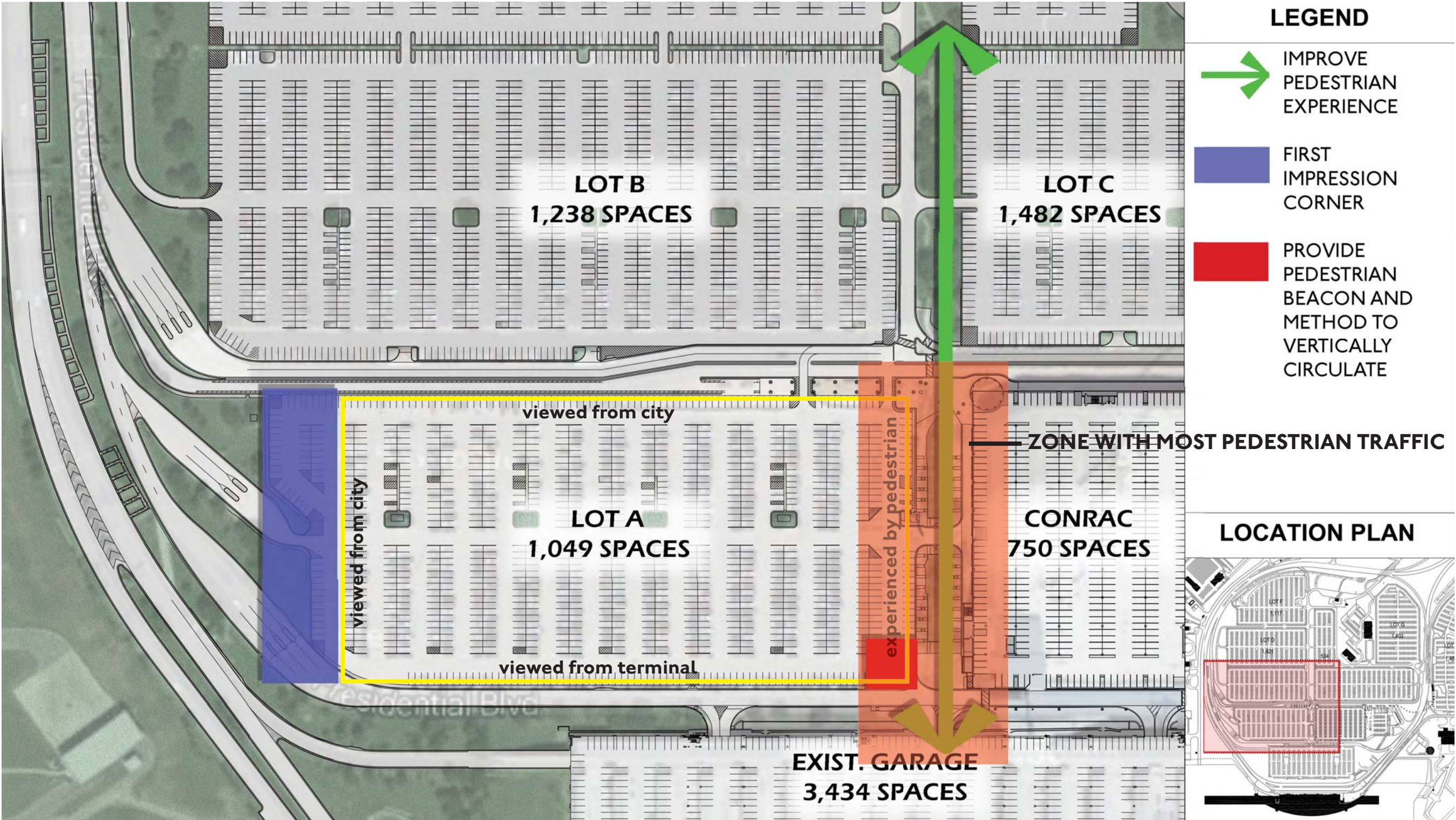
**ENLARGED**  
**EXIT PLAZA**

**SHUTTLE ENTRANCE**  
**TO PRESIDENTIAL**



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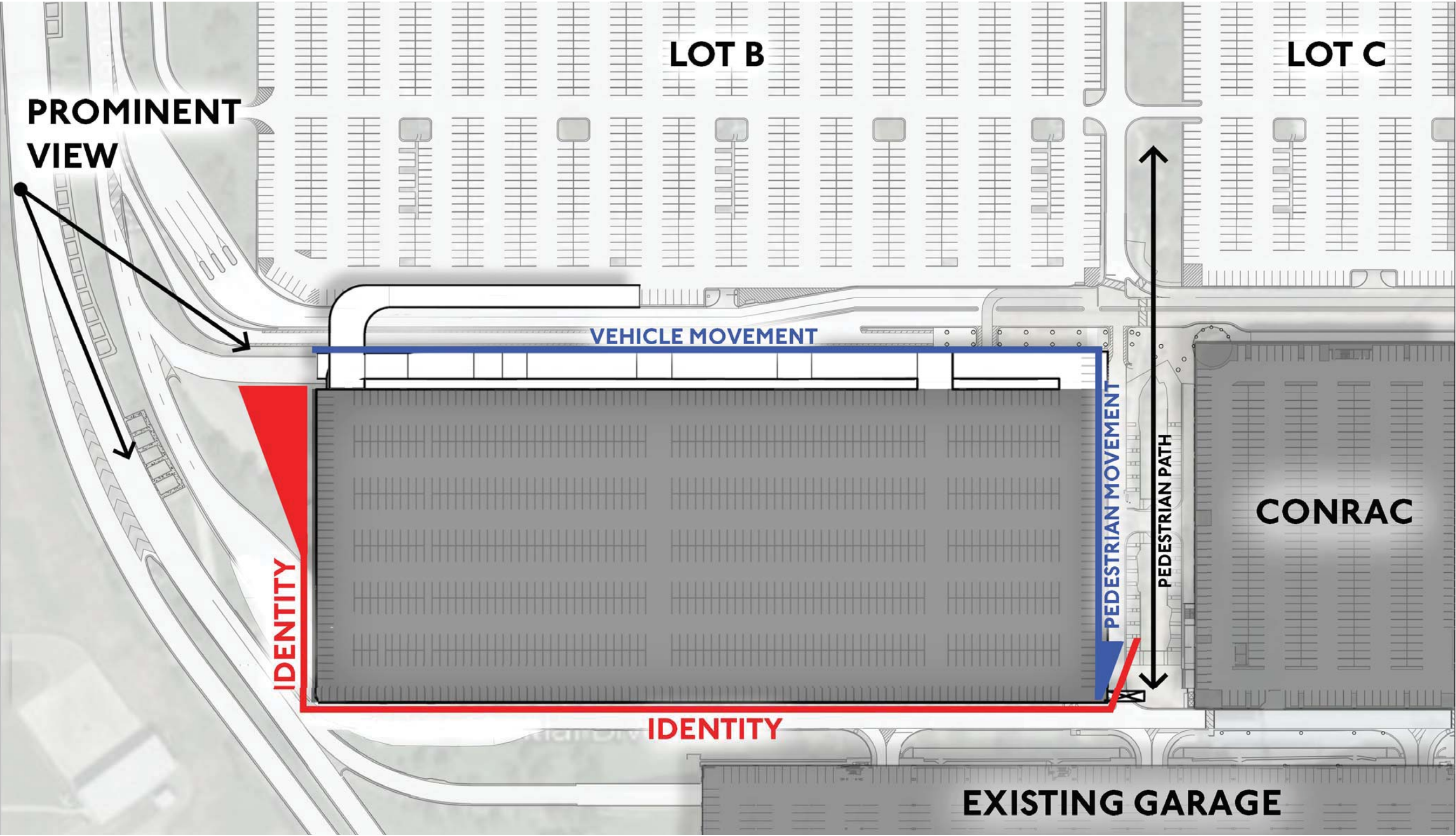
**GARAGE SITE DIAGRAM**



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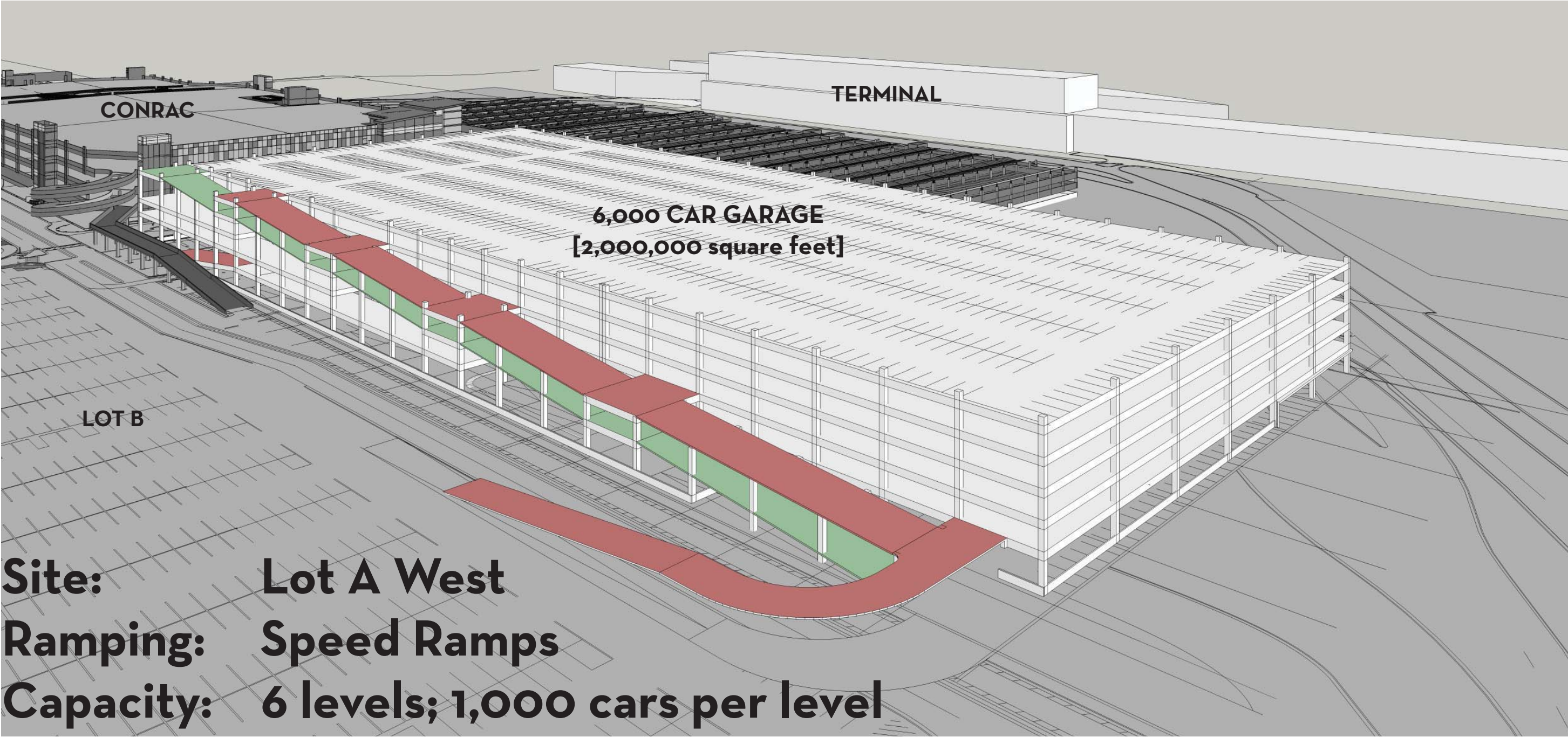
GARAGE ARCHITECTURAL DIAGRAM



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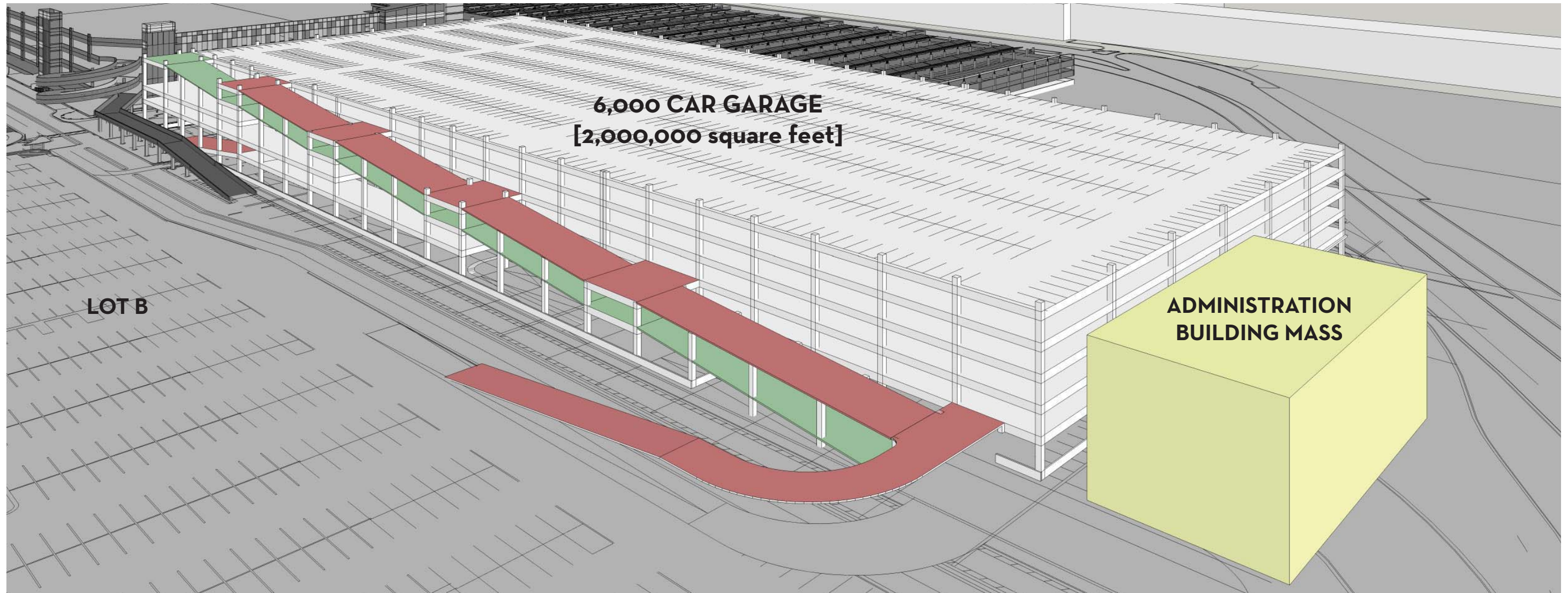
## GARAGE CAPACITY & RAMPING



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- More leasable space in Terminal for Passenger Amenities and Lounges
- Consolidate ABIA Administrative Departments
- Access to Terminal Building
- Program estimated to provided needed space until 2036

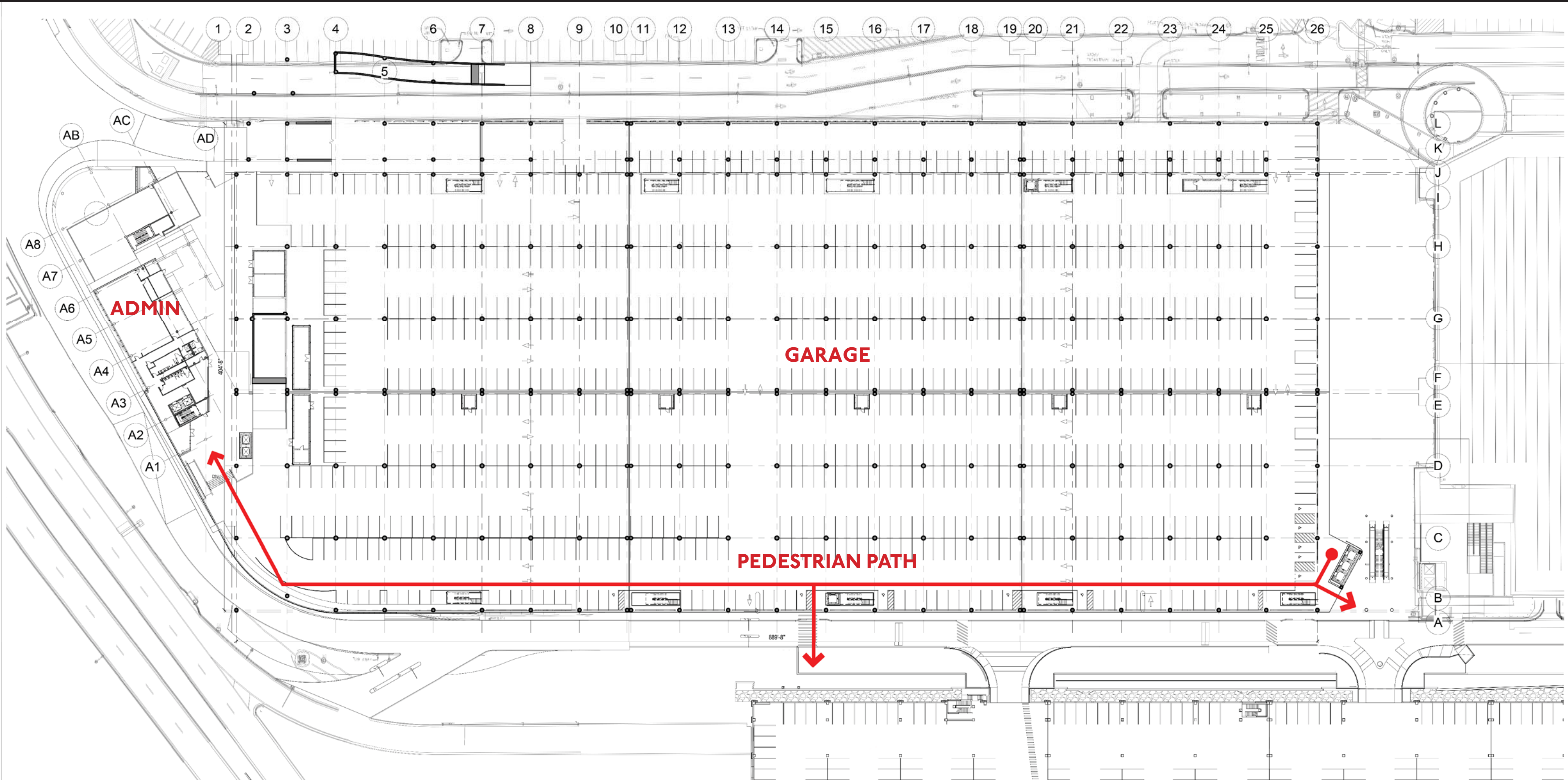
## NEW ADMINISTRATION BUILDING



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GROUND LEVEL



# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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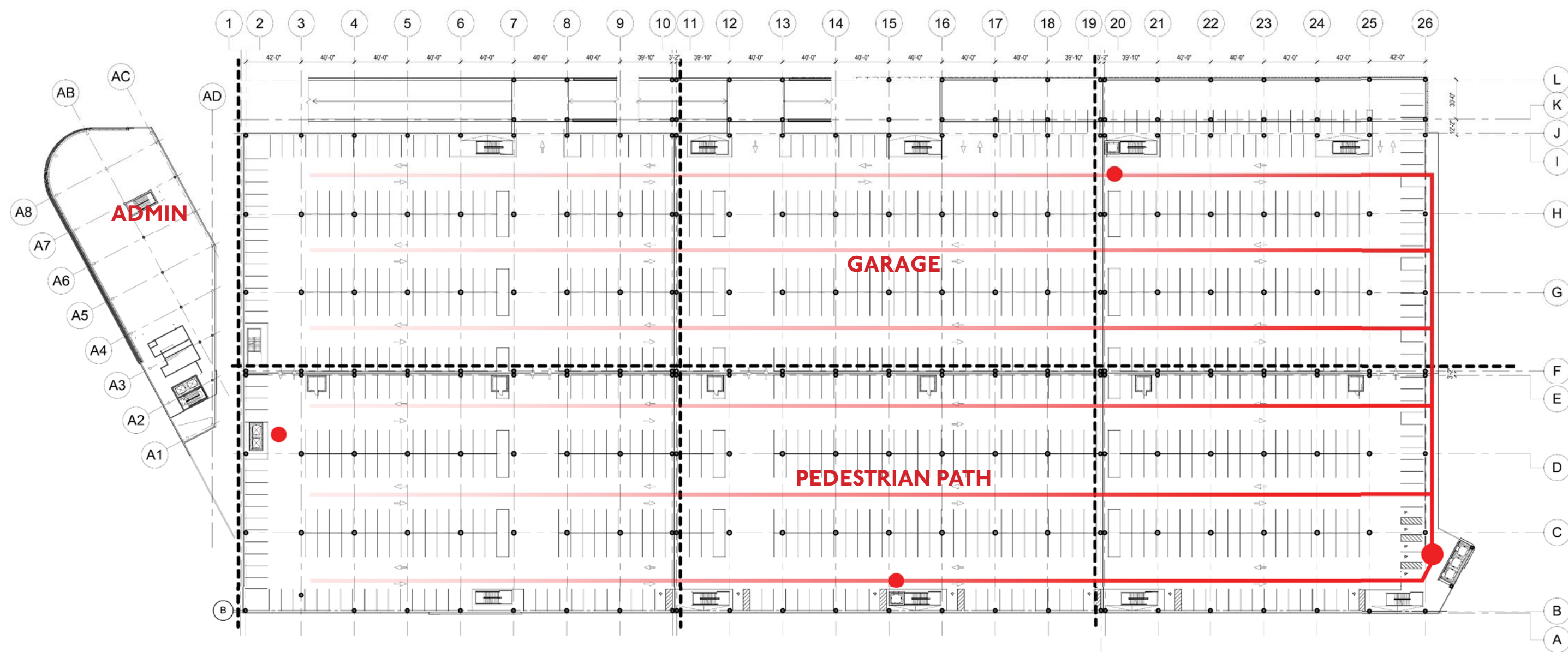


LEVEL 2

# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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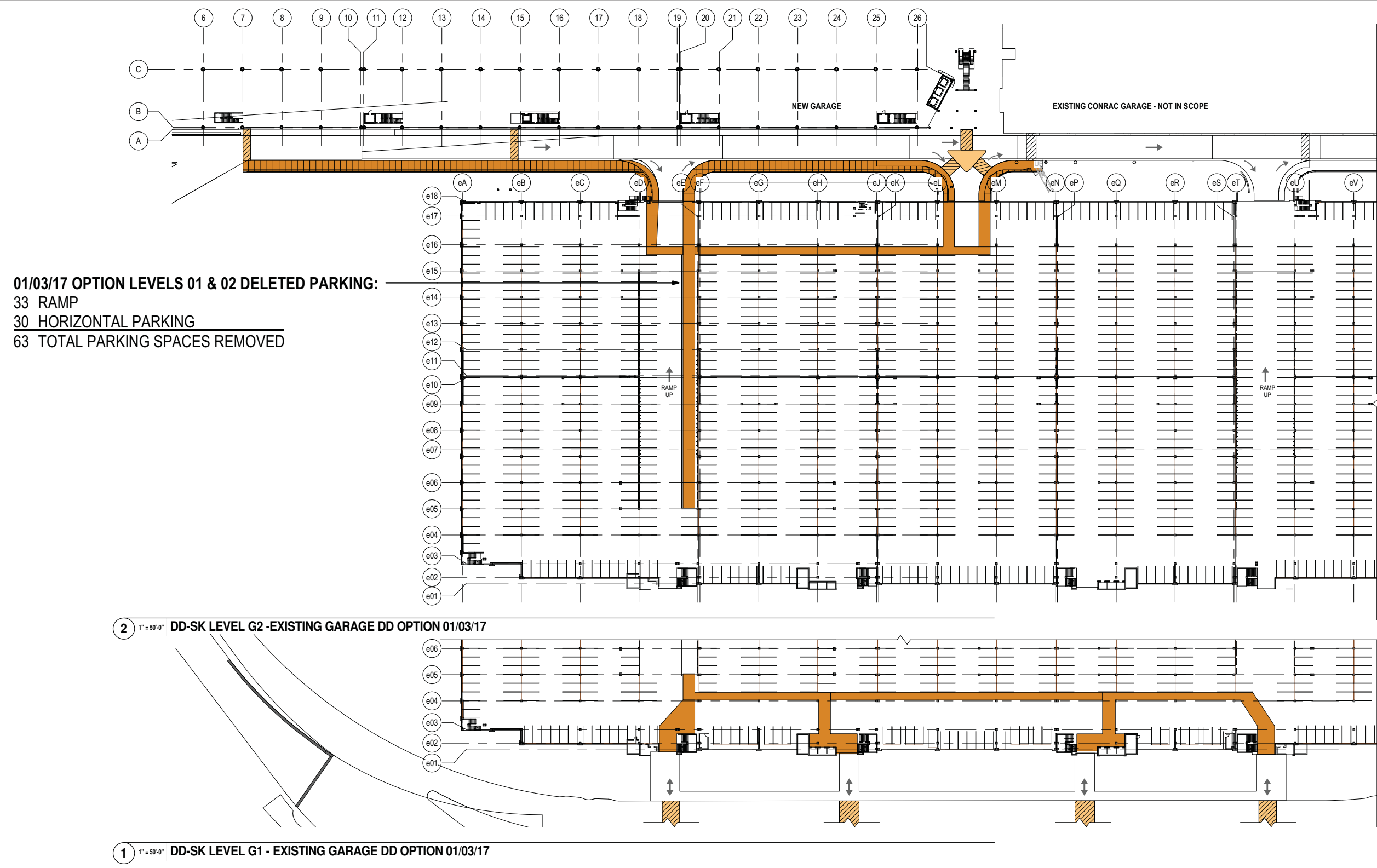


LEVEL 3

# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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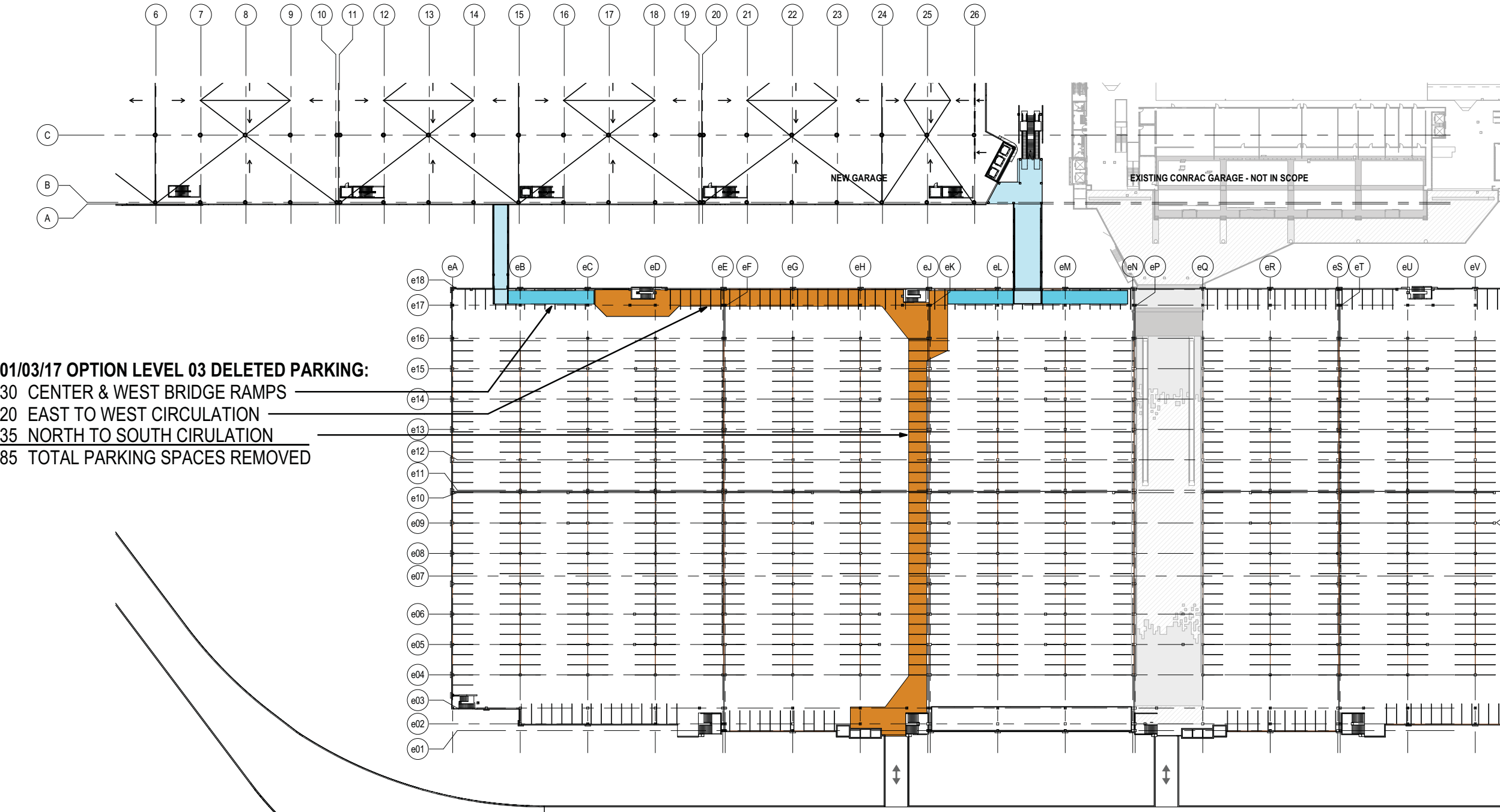
# PEDESTRIAN PATHS THROUGH GARAGE



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## PEDESTRIAN PATHS THROUGH GARAGE

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## PEDESTRIAN SPINE LANDSCAPE DESIGN



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**NORTHWEST**

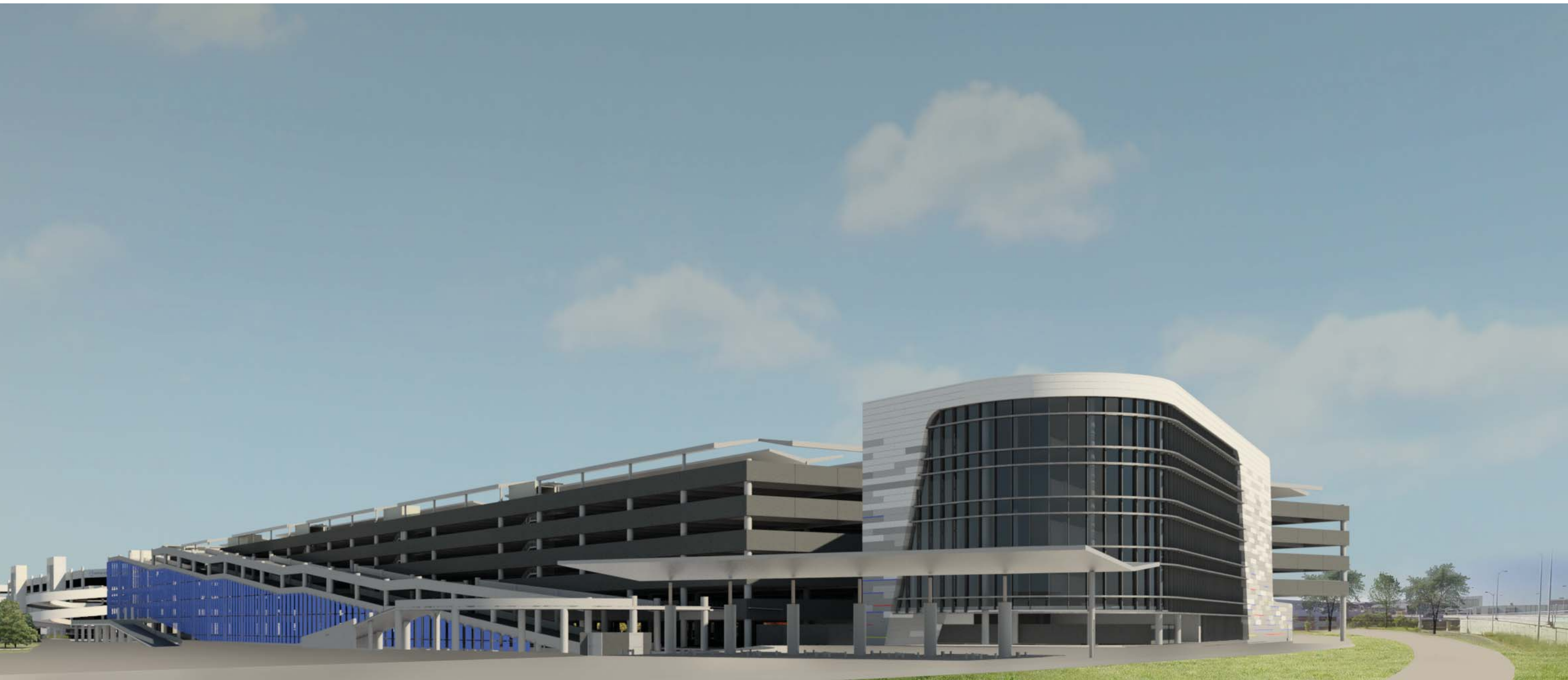


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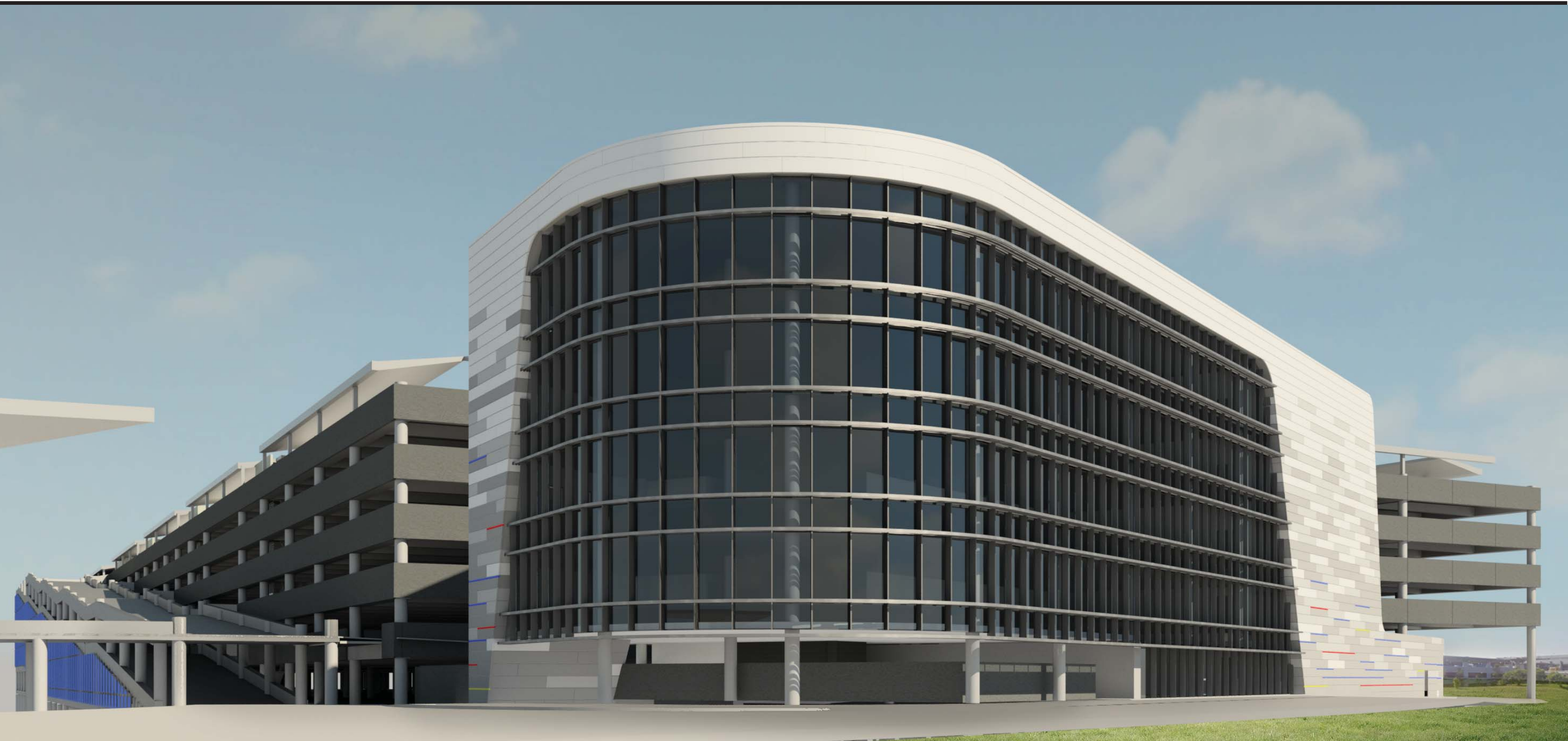
**APPROACH: Street View 01**

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**APPROACH: Street View 02**

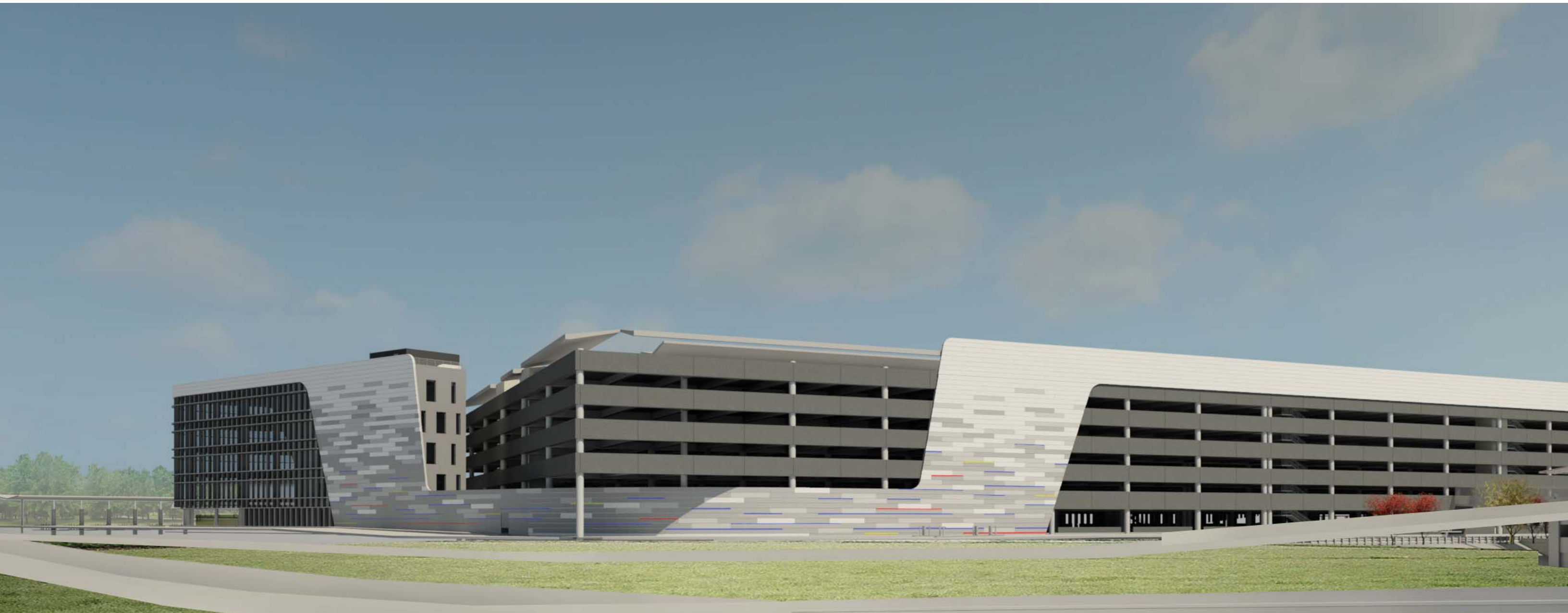


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**RIBBON: Southwest**

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**RIBBON: South Garage Access**

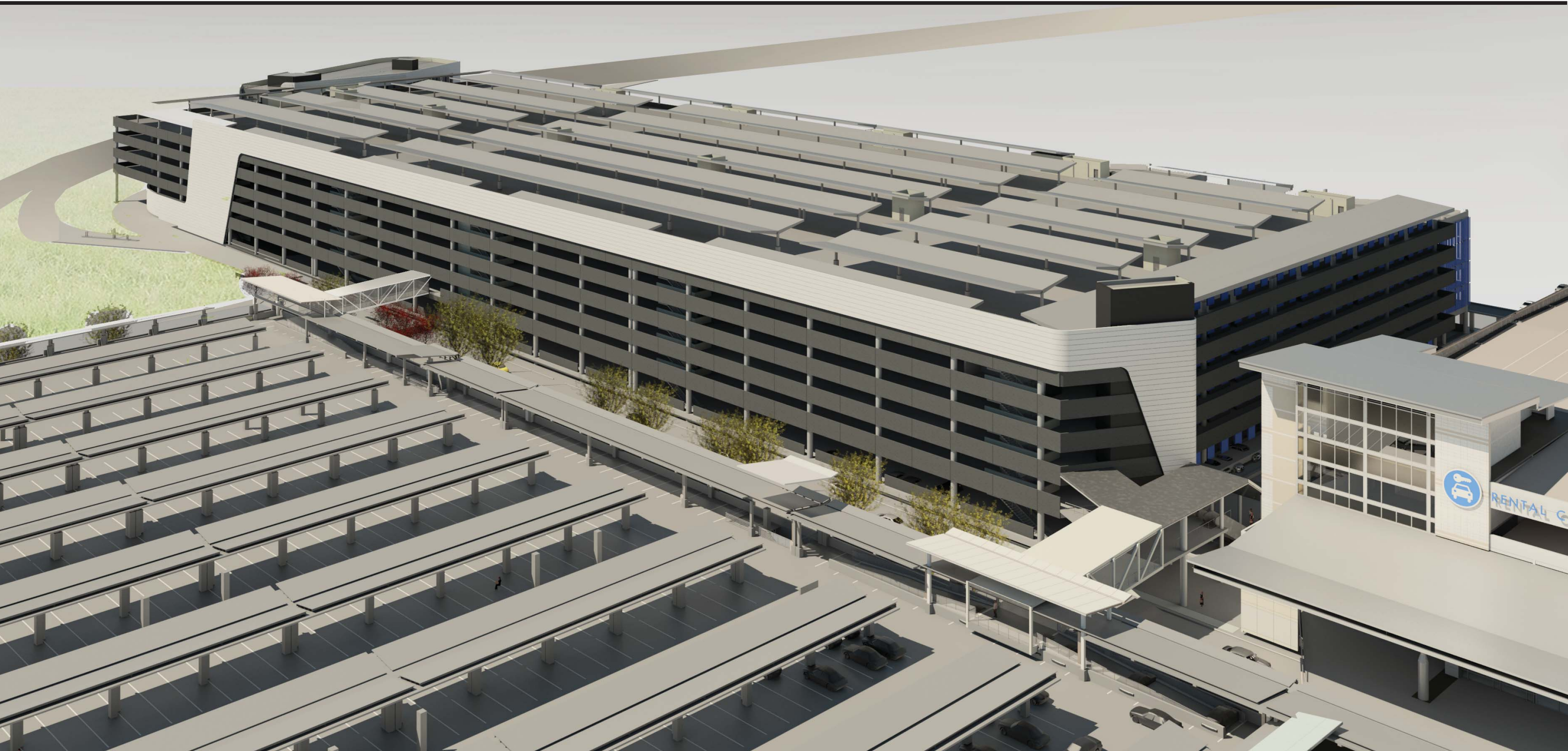


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SOUTHEAST

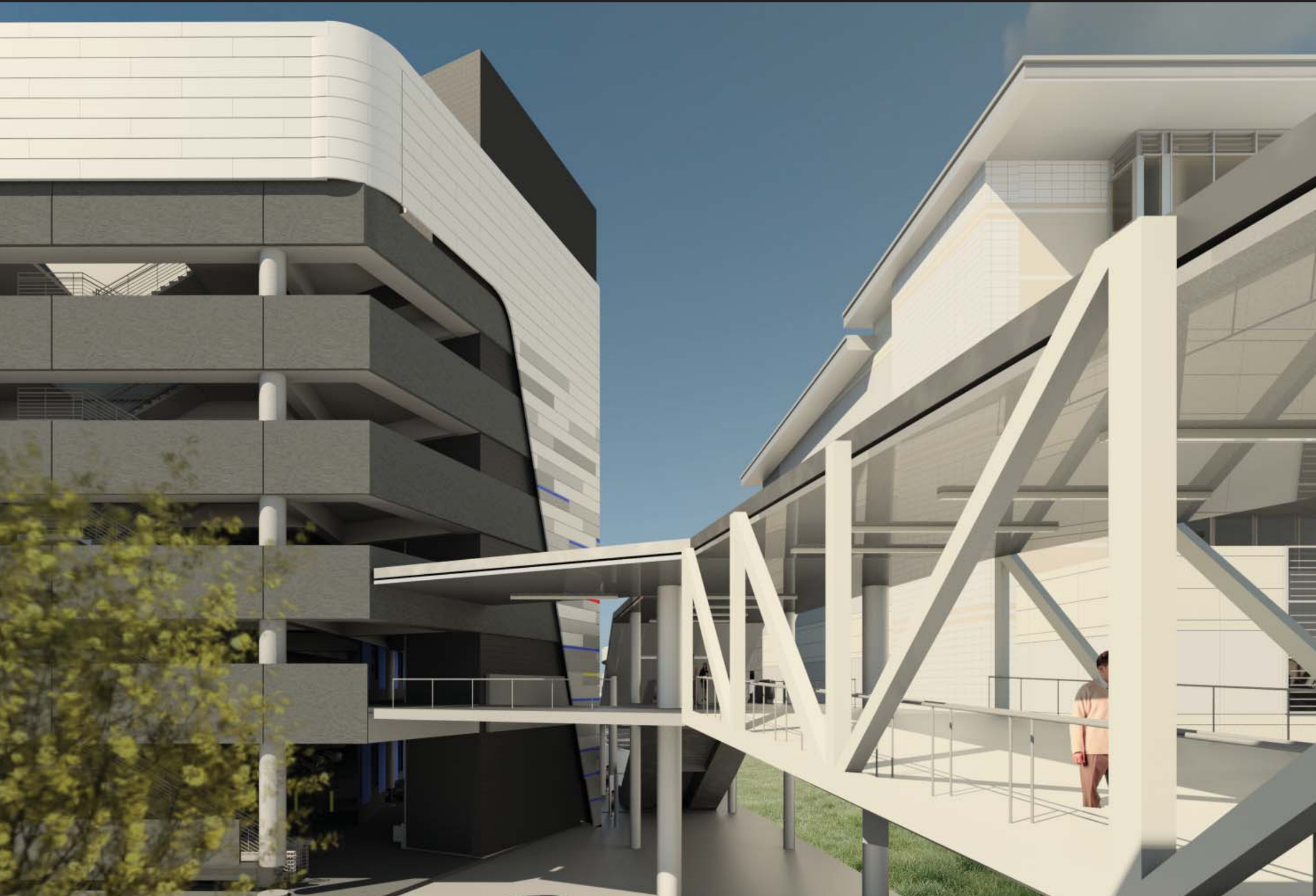


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**PEDESTRIAN NODE: Bridge**

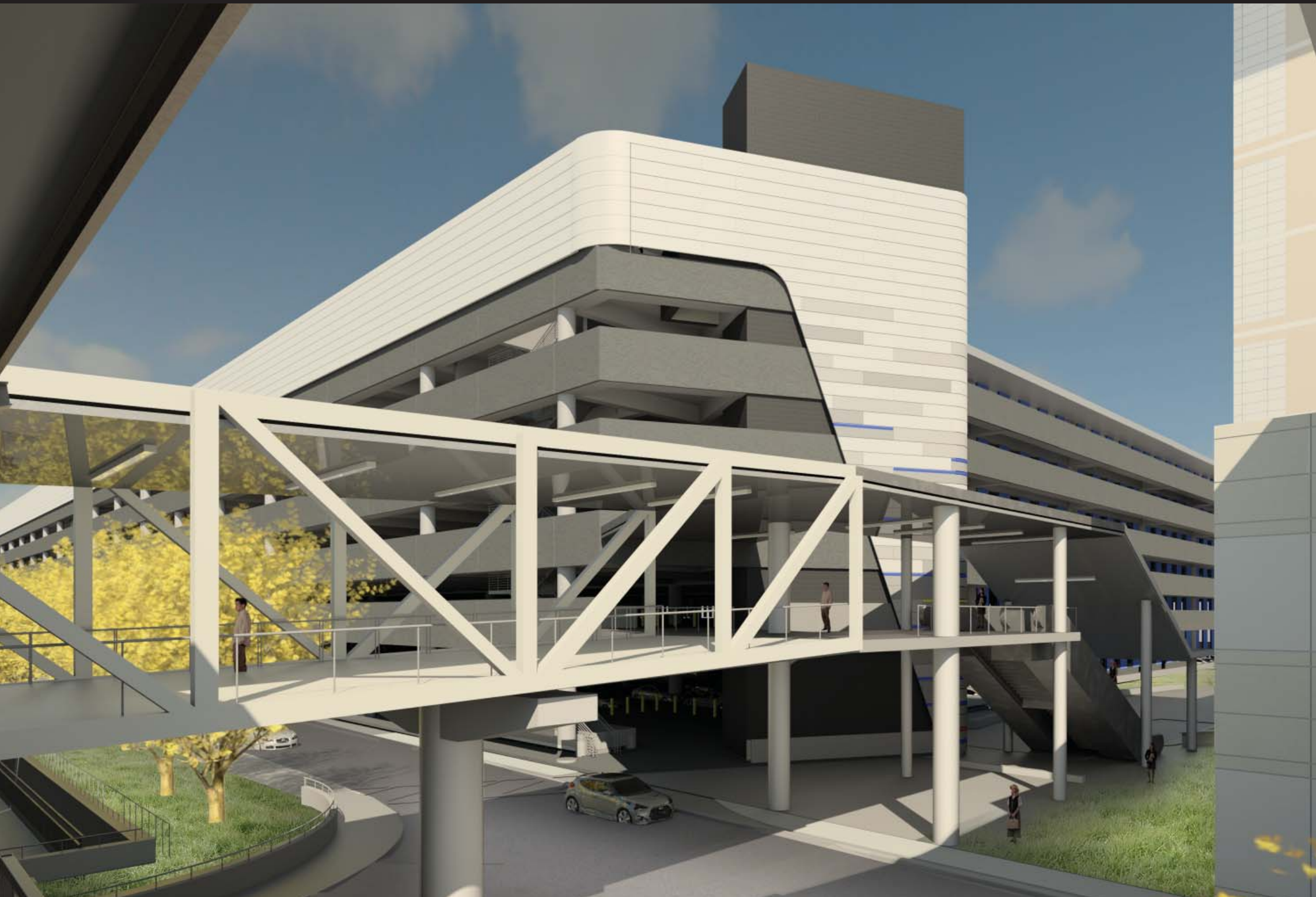


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**PEDESTRIAN NODE: Bridge**



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**PEDESTRIAN NODE: Spine**

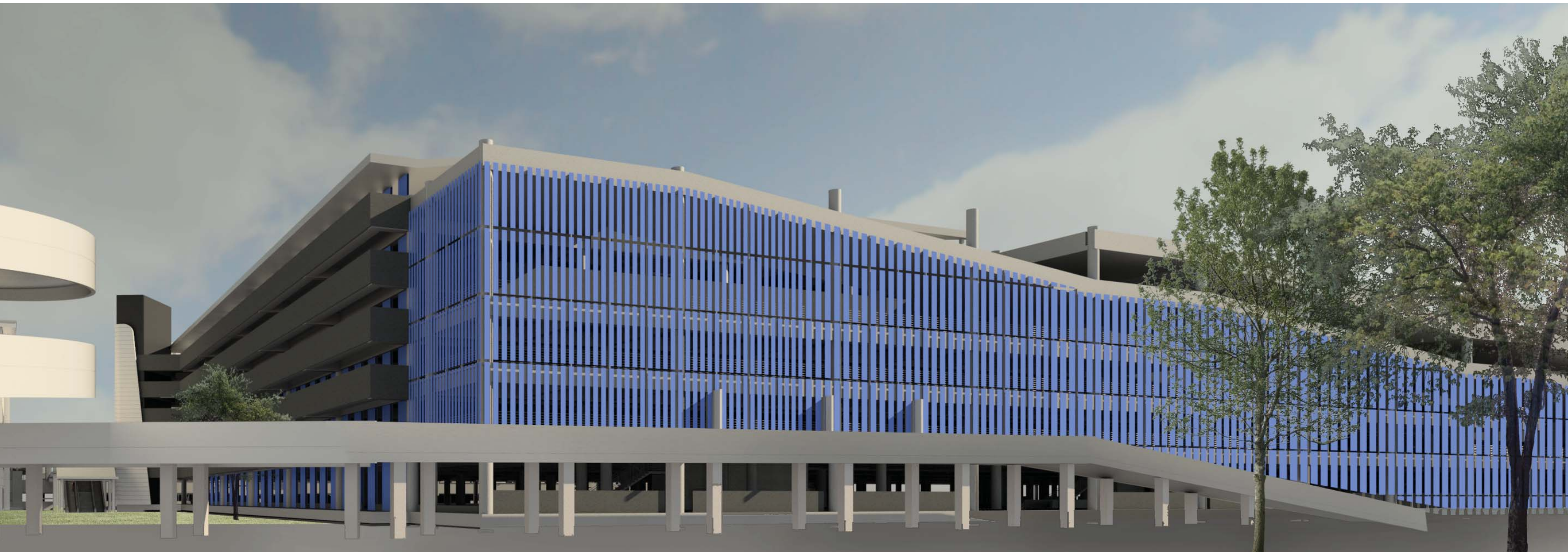


# ABIA PARKING GARAGE AND ADMINISTRATION BUILDING

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**GARAGE: Northeast Corner**

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**GARAGE: North Elevation**

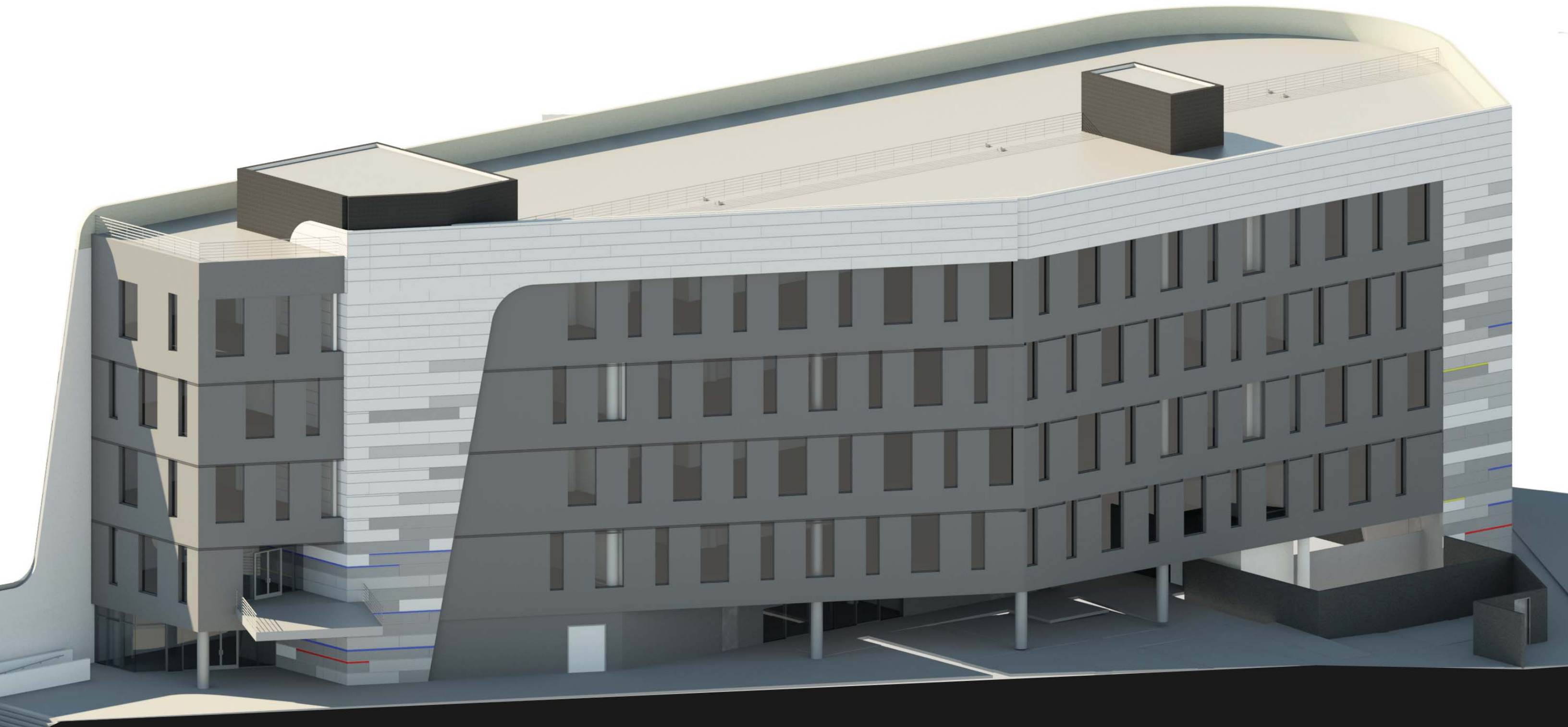


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**ADMINISTRATION: Southeast Axonometric**

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**ADMINISTRATION: Ground Floor Entry**



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**ADMINISTRATION: Second Floor Entry**