



**DESIGN COMMISSION**  
**MONDAY, SEPTEMBER 25, 2017 AT 6:00 PM**  
 AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101  
 301 W. SECOND STREET, AUSTIN, TEXAS 78701

**Commission Members**

_____ David Carroll, Chair (District 1)	_____ Aan Coleman (District 8)
_____ Martha Gonzalez, Vice-Chair (District 2)	_____ Beau Frail (District 6)
	_____ Samuel Franco (District 3)
	_____ Katie Halloran (District 7)
	_____ Melissa Henao-Robledo (District 5)
	_____ Conor Kenny (District 4)
	_____ Ben Luckens (District 10)
<b>City of Austin Planning &amp; Zoning Staff</b>	_____ Evan Taniguchi (Mayor)
_____ Katie Mulholland, Executive Liaison	_____ Bart Whatley (District 9)
_____ Nichole Koerth, Staff Liaison	

**AGENDA**

Please note: Posted times are for time-keeping purposes only. The Commission may take any item(s) out of order and no express guarantee is given that any item(s) will be taken in order or at the time posted.

	Approx. time
<b>CALL TO ORDER AND ROLL CALL</b>	<b>6:00 PM</b>
<b>1. CITIZEN COMMUNICATION: GENERAL</b> a. The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items <b>not</b> posted on the agenda (15 mins.);	<b>6:05 PM</b>
<b>2. MEETING MINUTES</b> a. Discussion and possible action on the <b>August 28, 2017</b> meeting minutes (10 mins.);	<b>6:20 PM</b>
<b>3. NEW BUSINESS (Discussion and Possible Action):</b> a. Discussion and possible action to send a <b>Council Committee Agenda Request</b> to add a Design Commission member to the Joint Sustainability Committee ( <a href="#">§ 2-1-206</a> ) (C. Kenny) (20 mins.) b. Discussion and possible action on <b>appointment of a liaison to the Joint Sustainability Committee</b> (C. Kenny) (20 mins.) c. Staff presentation on <b>Municipal Buildings review requirements and processes</b> (per Council Resolutions <a href="#">20071129-046</a> and <a href="#">20100923-086</a> ) ( <a href="#">Katie Mulholland</a> , COA Planning & Zoning) (20 mins.);	<b>6:30 PM</b>

<b>4. OLD BUSINESS (Discussion and Possible Action):</b> <ul style="list-style-type: none"> <li>a. Discussion and possible action on <b>upgrading and incorporating infrastructure into the Urban Design Guidelines</b> as directed by <a href="#">Council Resolution 20120816-060</a> (<a href="#">Chair D. Carroll</a>) (20 mins.);</li> <li>b. Discussion and possible action on <b>CodeNEXT's</b> draft <a href="#">codes</a>, <a href="#">maps</a>, and processes (<a href="#">Chair D. Carroll</a>) (20 mins.);</li> </ul>	<b>7:30 PM</b>
<b>5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action):</b> <ul style="list-style-type: none"> <li>a. Liaison Reports (5 mins.);</li> <li>b. Appointment of Committee/Working Group members by Chair;</li> </ul>	<b>8:10 PM</b>
<b>6. STAFF BRIEFINGS:</b> <ul style="list-style-type: none"> <li>a. None</li> </ul>	<b>8:20 PM</b>
<b>7. FUTURE AGENDA ITEMS:</b> <ul style="list-style-type: none"> <li>a. Staff presentation on City of Austin's tree funding (tentatively Oct.)</li> <li>b. Staff presentation on trees &amp; density bonus projects (tentatively Oct.)</li> <li>c. Staff update on Shipe Park and Onion Creek Fire &amp; EMS Station (tentatively fall)</li> <li>d. Downtown Parking Strategy by Downtown Austin Alliance (tentatively fall)</li> </ul>	<b>8:20 PM</b>
<b>8. ANNOUNCEMENTS:</b> <ul style="list-style-type: none"> <li>a. Chair Announcements;</li> <li>b. Items from Commission Members;</li> <li>c. Items from City Staff;</li> </ul>	<b>8:30 PM</b>
<b>ADJOURNMENT</b>	<b>8:45 PM</b>

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please contact Nichole Koerth in the Planning and Zoning Department at [nichole.koerth@austintexas.gov](mailto:nichole.koerth@austintexas.gov) or (512) 974-2752, for additional information. TTY users route through Relay Texas at 711.

## Design Commission: Committees, Working Groups, and Liaisons

### Committees

1. Executive Committee: D. Carroll (Chair), M. Gonzalez (Vice Chair)

### Working Groups

1. Planning & Urban Design Working Group: E. Taniguchi, B. Whatley, A. Coleman, D. Carroll
2. Architecture & Development Working Group: B. Whatley, M. Gonzalez, D. Carroll, B. Frail
3. Landscape & Infrastructure Working Group: S. Franco, M. Henao-Robledo, A. Coleman, K. Halloran
4. Public Engagement Working Group: B. Luckens, S. Franco, M. Henao-Robledo, C. Kenny
5. CodeNEXT Working Group: D. Carroll, M. Gonzalez

### Liaisons

1. Downtown Commission Liaison / Downtown Austin Plan: M. Henao-Robledo

### Representatives

1. South Central Waterfront Advisory Board: S. Franco

## Staff to Design Commission

City of Austin, Planning and Zoning Department, Urban Design Division  
One Texas Center, 505 Barton Springs Rd., 5<sup>th</sup> floor, Austin, TX 78704

### Liaisons

Executive: [Katie.Mulholland@austintexas.gov](mailto:Katie.Mulholland@austintexas.gov) (512) 974-3362

Staff: [Nichole.Koerth@austintexas.gov](mailto:Nichole.Koerth@austintexas.gov) (512) 974-2752

### Downtown Density Bonus

Program Coordinator: [Anne.Milne@austintexas.gov](mailto:Anne.Milne@austintexas.gov) (512) 974-2868

### Municipal Buildings

Acting City Architect: [Raymundo.Minjarez@austintexas.gov](mailto:Raymundo.Minjarez@austintexas.gov) (512) 974-1618

## Resources

1. Urban Design Guidelines for Austin:  
[http://www.austintexas.gov/sites/default/files/files/Boards\\_and\\_Commissions/Design\\_Commission\\_urban\\_design\\_guidelines\\_for\\_austin.pdf](http://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf)
2. Design Commission backup :  
[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/22\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/22_1.htm)
3. Downtown Density Bonus program  
[https://www.municode.com/library/tx/austin/codes/land\\_development\\_code?nodeId=TIT25\\_LADE\\_CH25-2ZO\\_SUBCHAPTER\\_CUSDERE\\_ART3ADRECEDI\\_SPAGERE\\_S25-2-586DODEBOP](https://www.municode.com/library/tx/austin/codes/land_development_code?nodeId=TIT25_LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_SPAGERE_S25-2-586DODEBOP)



**DESIGN COMMISSION  
MONDAY, AUGUST 28, 2017 6:00 PM  
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101  
301 W. SECOND STREET, AUSTIN, TEXAS 78701**

**Meeting Minutes**

Call to order by: **Chair D. Carroll at 6:03 PM.**

Roll Call: **B. Whatley arrived at 6:08pm, B. Frail arrived at 6:48pm M. Gonzalez not present.**

1. CITIZEN COMMUNICATION: None

2. MEETING MINUTES (Discussion and Possible Action):

a. Discussion and possible action on the **July 24, 2017** meeting minutes;

**The motion to approve the minutes made by E. Taniguchi; second by C. Kenny; unanimously approved on a [8-0] vote. B. Whatley, M. Gonzalez, and B. Frail not present.**

3. NEW BUSINESS (Discussion and Possible Action):

a. Discussion and possible action on the **right of way vacation request** from the Domestic & Foreign Missionary Society of The Protestant Episcopal Church in the USA, for the entire downtown alley of E. 7<sup>th</sup> St. located between Neches St. and Trinity St., seeking a recommendation of support to Director of the Office of Real Estate Services per [LDC § 14-11-73](#) (Representative: [Leah Bojo](#), Drenner Group, PC)

**B. Whatley arrived at 6:08pm.**

Katie Mulholland (COA Planning & Zoning) gave an overview of the commission's role in the downtown alley vacation process. Leah Bojo (Drenner Group) presented the project. Kim Vasquez (COA's Office of Real Estate Services), Branigan Mulchahy (Cielo Property Group), Chi Lee (Gensler), and Gabe Bruehl (KBGE) were also there to answer questions. C. Kenny requested to see the plan for loading and unloading Rideshare and A. Coleman requested information on the existing heritage Oak trees when the project returns for density bonus review.

**The motion for the Chair to draft a letter of support for the project was made by C. Kenny; second by E. Taniguchi; the motion passed on a unanimous vote of [9-0]. M. Gonzalez and B. Frail not present.**

- b. Staff presentation, discussion and possible action on **Downtown Density Bonus requirements and program outcomes** ([Katie Mulholland](#) and [Anne Milne](#), COA Planning & Zoning)

**B. Frail arrived at 6:48pm.**

Katie Mulholland (COA Planning and Zoning Dept.) presented. Anne Milne (COA Planning and Zoning Dept.), Sarah Talkington (COA Austin Energy Green Building Program), and Lauren Avioli (COA Neighborhood Housing and Community Development Dept.) answered questions from the Commission.

**No action taken by the Commission.**

4. OLD BUSINESS (Discussion and Possible Action):

- a. Discussion and possible action on **CodeNEXT's** draft code, maps, and processes (Chair Carroll)

Chair Carroll mentioned that the second draft code would be released on September 15, 2017.

**No action taken by the Commission.**

- b. Discussion and possible action on **upgrading and incorporating infrastructure into the Urban Design Guidelines** as directed by [Council Resolution 20120816-060](#) ([Chair D. Carroll](#))

**S. Franco left the dais at 7:50pm.**

The Chair requested that the Working Groups that weren't able to meet, meet and bring their recommendations as well as comment on the work that has been submitted to date for the next Design Commission meeting.

**No action taken by the Commission.**

5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)

- a. Standing Committees Reports: **None**
- b. Working Group Reports: **None**
- c. Liaison Reports:

M. Henao-Robledo gave an update on the Downtown Commission meeting. She mentioned that the City of Austin is working with Sasaki and Downtown Austin Alliance

on an initiative called Our Congress Avenue. The City of Austin also presented the Seaholm waterfront project. M. Henao-Robledo mentioned that she hoped the Commission would get the Downtown Austin Alliance's parking presentation in the future.

d. Appointment of Committee/Working Group members by Chair: **None**

6. STAFF BRIEFINGS: **None**

7. FUTURE AGENDA ITEMS:

- a. City of Austin's tree funding & standards (tentatively Oct.)
- b. Staff presentation on Municipal Buildings resolution and requirements and update on Shipe Park and Onion Creek Fire & EMS Station (tentatively Oct.)
- c. Downtown Parking Strategy by Downtown Austin Alliance (tentatively fall)

8. ANNOUNCEMENTS

- a. Chair Announcements: **None**
- b. Items from Commission Members:

**C. Kenny mentioned he will bring an agenda item in September to propose the Commission 1.) designates a liaison to the Joint Sustainability Committee and 2.) requests to amend code to add a Design Commission member to the Committee.**

- c. Items from City Staff:

**Katie Mulholland (COA Planning and Zoning) mentioned that she resent an email with a City of Austin memo that covers communicating with lobbyists and to contact the Clerks Office with questions.**

**ADJOURNMENT by consensus at: 8:05 pm**

Hi David,

Can I request that you add the following item to the agenda for next week (I guess a supplementary agenda - should still be within posting timelines):

"Appointment of liaison to the Austin Joint Sustainability Committee and request to City Council to add a member of the Design Commission to the committee."

By way of background, the joint sustainability committee is a coordinating committee comprised of members of different city commissions to coordinate sustainability efforts. I believe the committee's work should coordinate and be informed by efforts at the Design Commission, and vice versa. I also attended a meeting and several members of the committee expressed support for adding a member from the Design Commission. I have been advised that getting a liaison appointed (this would be a more-or-less informal role but would allow me to represent the Commission before the committee as a non-member) and then a request to Council is the best way to get the ball rolling on this.

Specifically, the committee (from code):

The joint committee shall advise the council on matters related to conservation and sustainability; and

1. review City policies and procedures relevant to the Austin Community Climate Plan, including planning, implementation, community engagement, goal setting, and progress monitoring;
2. promote close cooperation between the council, City management, City boards, commissions, committees, and taskforces, and individuals, institutions, and agencies concerned with the politics, procedures, and implementation of the Austin Community Climate Plan with the goal of coordinating all similar activities within the City and the community in order to secure the greatest public benefit; and
3. forward to the city manager all advisory material that the joint committee provides to the council, the Office of Sustainability, City departments and offices, or City boards, commissions, committees, and task forces.

The joint committee may:

1. advise the council, the city manager, the Office of Sustainability, City departments and offices, and City boards, commissions, committees, and task forces on policy matters related to the Austin Community Climate Plan;
2. ask the city manager for information related to the Austin Community Climate Plan;
3. make recommendations to the council on relevant policies or procedures; and
4. establish advisory groups or working groups related to the Austin Community Climate Plan.

This week's committee agenda is here: <http://www.austintexas.gov/edims/document.cfm?id=282377>

Thank you,  
Conor

Conor Kenny  
Boards and Commissions



## Board and Commission Council Committee Agenda Item Request

Name of Board or Commission:

Request Number: YYYYMMDD-### (Date of Board/Commission meeting followed by the agenda number):

Description of item:

Board or Commission Vote to refer item to Council:

Date of Approval of Request:

Recommended Council Committee(s) to refer the item to:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Audit & Finance         | <input type="checkbox"/> Housing & Community Development          | <input type="checkbox"/> Planning & Neighborhood |
| <input type="checkbox"/> AE Utility Oversight    | <input type="checkbox"/> Mobility                                 | <input type="checkbox"/> Public Safety           |
| <input type="checkbox"/> Economic Opportunity    | <input type="checkbox"/> Open Space, Environment & Sustainability | <input type="checkbox"/> Public Utilities        |
| <input type="checkbox"/> Health & Human Services |   |  |

Attachments: ☐ Yes ☐ No

If yes, please list the attachments:

Attest:

Signature of Board/Commission Chair or Staff Liaison

### MAYOR'S OFFICE USE ONLY

Council Committee Assigned:

Recommend a Fiscal Analysis be completed?

Recommend a Legal Analysis be completed?

Notes:

Mayor Signature & Date:



# **Council Committee Agenda Request**



# Design Commission: Mission Statement

## § 2-1-129 - DESIGN COMMISSION.



(A) The Design Commission membership should include a diverse group of persons having expertise in urban design, architecture, landscape architecture, historic preservation, civic art, real property development, construction, and economic development.

1

(B) The commission shall provide advisory recommendations to the city council as requested by the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment.

2

(C) The commission shall:

(1) offer policy recommendations regarding specific issues of urban design;

(2) participate in developing design guidelines;

(3) unless otherwise directed by the city council, for projects that require the approval of the Planning Commission or the Zoning and Platting Commission:

(a) review a project only after a formal request by the project sponsor or applicant; and

(b) complete the review before the respective Planning or Zoning and Platting Commission takes final action;

(4) provide citizen education and outreach regarding quality urban design;

(5) provide a venue for citizen input on the design and development of the urban environment;

(6) maintain liaison relationships with city staff and other boards and commissions; and

3

(7) perform other activities as directed by the city council.

(D) The commission may appoint one or more of its members to serve as liaison to a project-specific community advisory group addressing urban design and planning issues at the formal request of the project sponsor.

Source: Ord. 20071129-011.

# Design Commission: Projects Reviewed

1

LDC §2-1-129  
Design  
Commission

**Council**  
requests



**Council**

2

LDC §2-1-129  
Design  
Commission

**PC/ZAP**  
applicant  
requests



**PC / ZAP**

LDC §14-11-73  
Review by  
Commissions

**Downtown  
Alley  
Vacations**



**Public  
Works  
Director**

3

LDC §25-2-586  
Downtown Density  
Bonus Program

**Downtown  
Density Bonus  
Projects**



**Urban Design  
Guidelines**



**Planning &  
Zoning Director**

Council Resolutions  
20071129-046 &  
20100923-086

**Municipal  
Buildings**  
(including AEC  
requests from  
Subchapter E)



**City design &  
sustainability  
standards**



**Development  
Services Director**

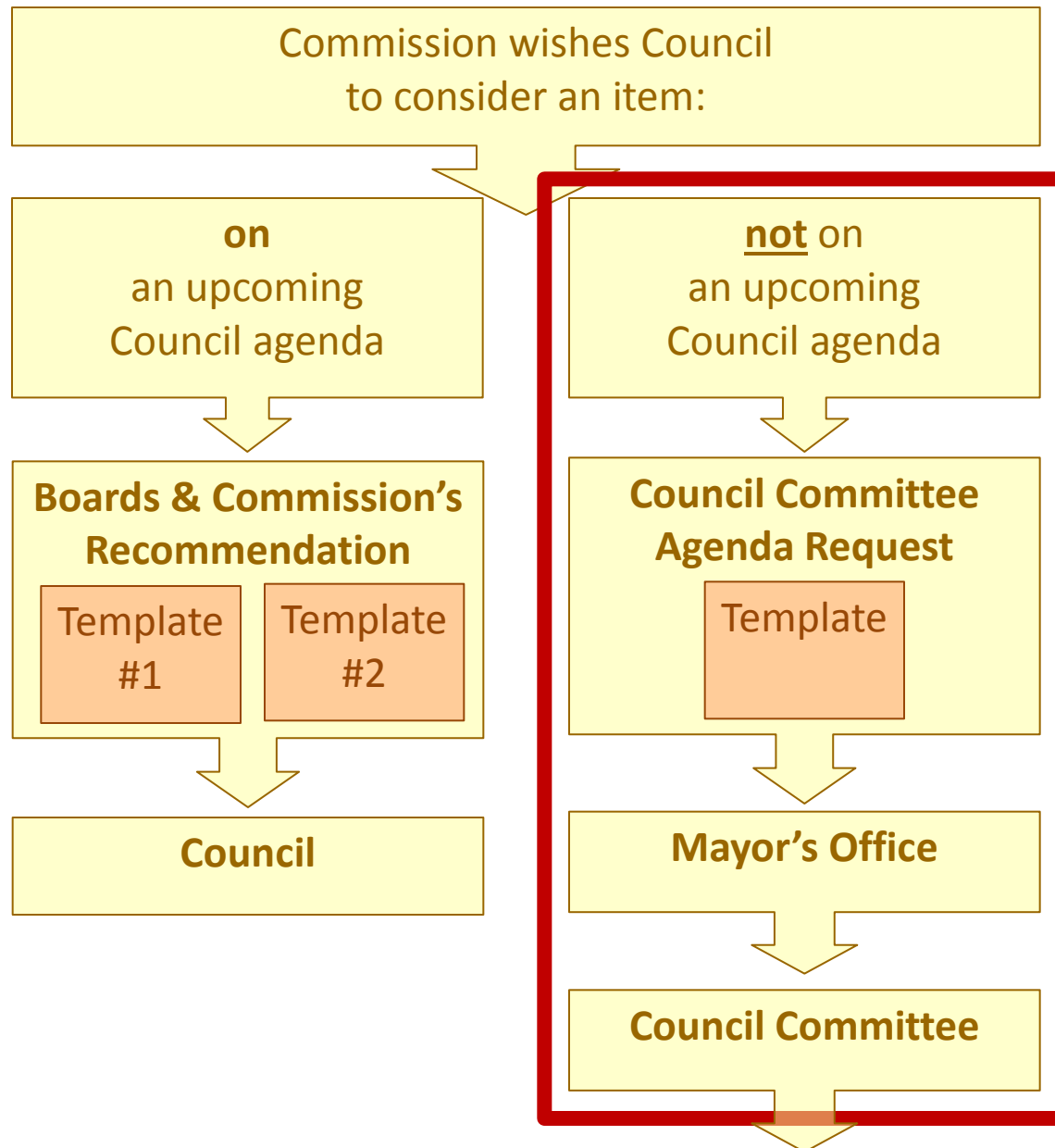
4

**City Plans/  
Initiatives**  
(courtesy  
briefing)

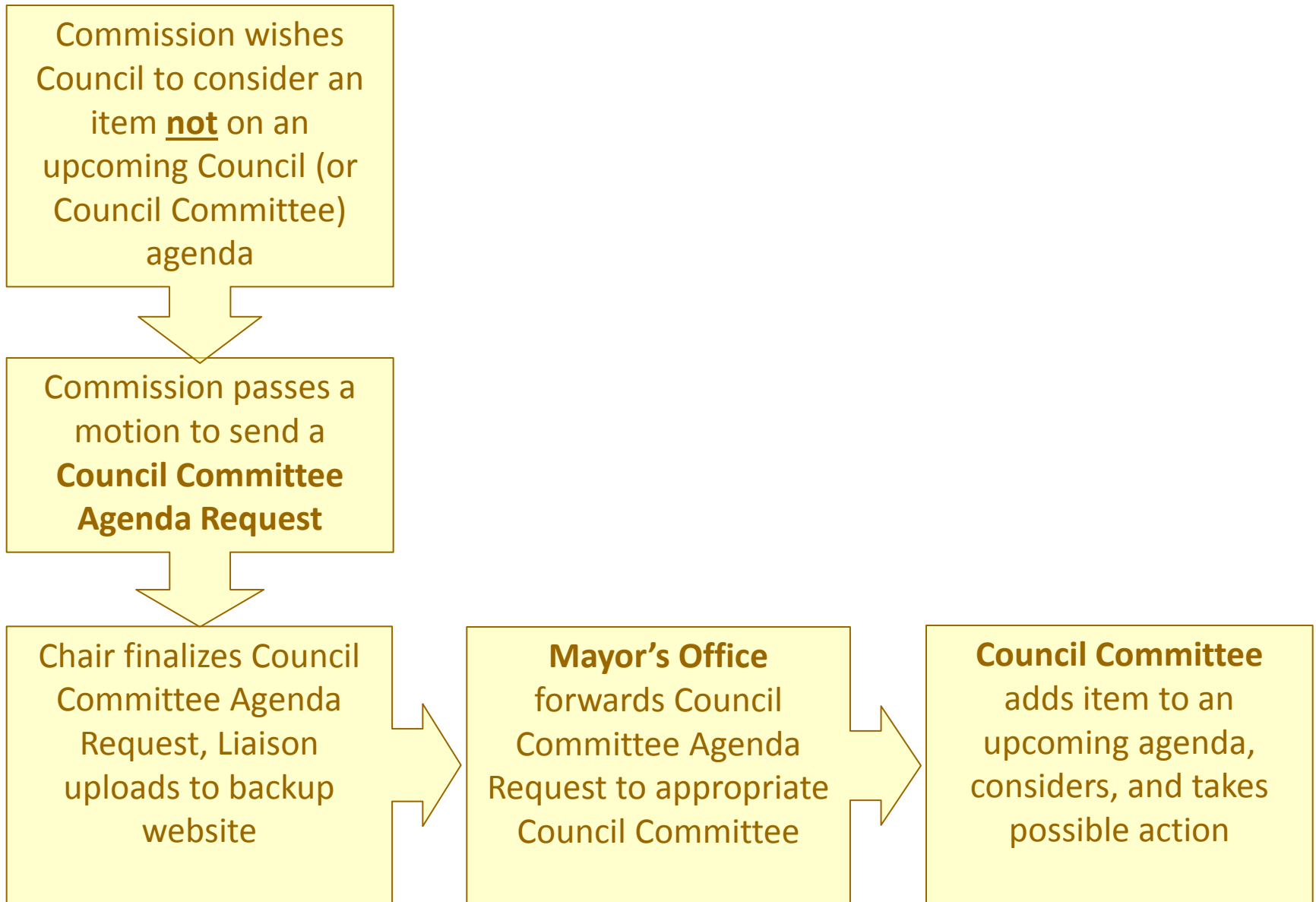


**Follows  
project,  
to Council**

# Board Communication with Council

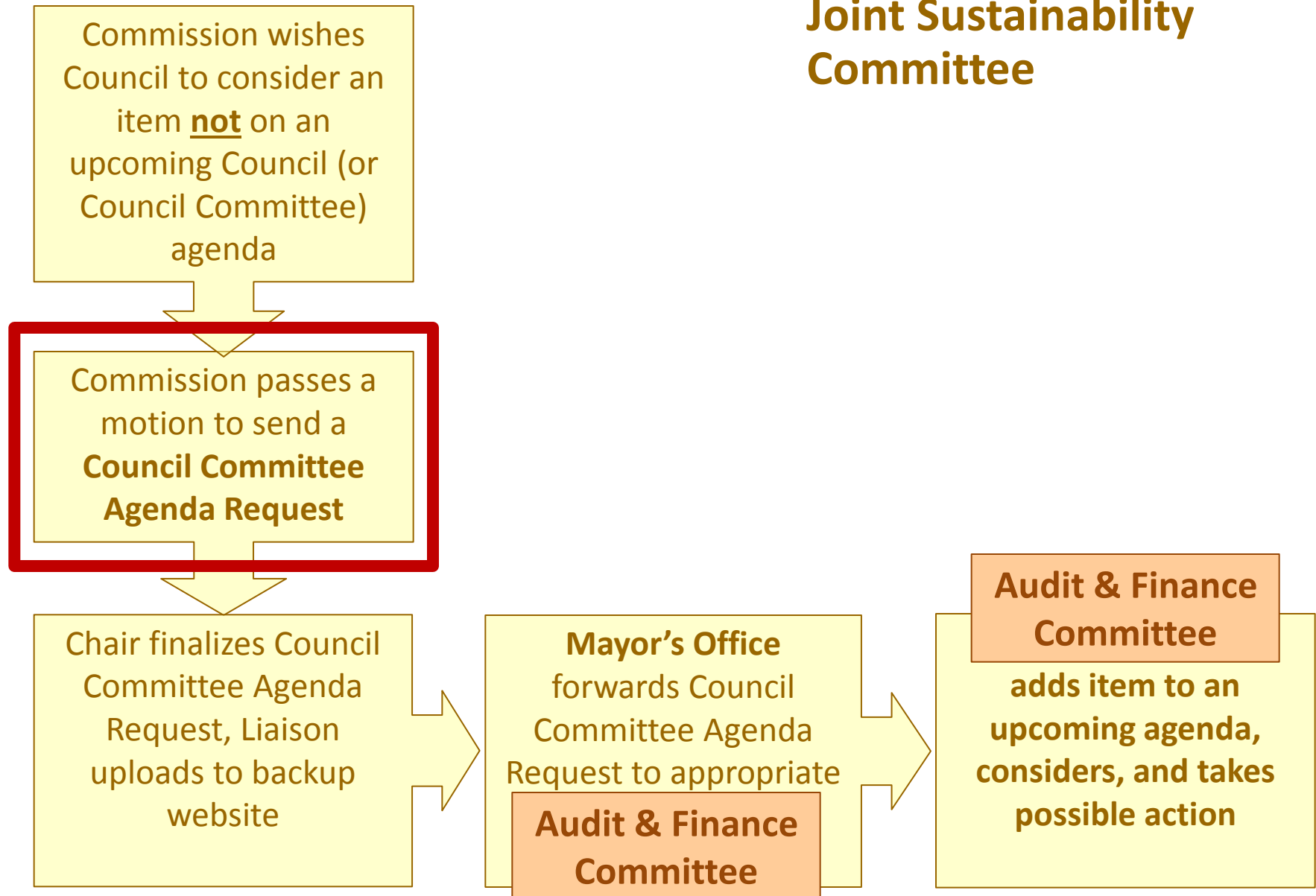


# Council Committee Agenda Request





# Council Committee Agenda Request: : requesting member on Joint Sustainability Committee



# Council Committee Agenda Request: Template



## Board and Commission Council Committee Agenda Item Request

Name of Board or Commission:

Request Number: YYYYMMDD-### (Date of Board/Commission meeting followed by the agenda number):

Description of item:

Board or Commission Vote to refer item to Council:

Date of Approval of Request:

Recommended Council Committee(s) to refer the item to:

☐ Audit & Finance

☐ Housing & Community Development

☐ Planning & Neighborhood

☐ AE Utility Oversight

☐ Mobility

☐ Public Safety

☐ Economic Opportunity

☐ Open Space, Environment & Sustainability

☐ Public Utilities

☐ Health & Human Services

Attachments: ☐ Yes ☐ No

If yes, please list the attachments:

Attest:

Signature of Board/Commission Chair or Staff Liaison

### MAYOR'S OFFICE USE ONLY

Council Committee Assigned:

Recommend a Fiscal Analysis be completed?

Recommend a Legal Analysis be completed?

Notes:

Mayor Signature & Date:

## Roles: **Committee Member vs. Liaison**

	Member	Liaison
Code change?	Yes ( <a href="#">§ 2-1-206</a> )	No
Starts?	After code change (could take months)	Immediately
Represents Design Commission?	Yes	Yes
Participates	As a full member	As a member of the public; signs up to speak on agenda items
Motions?	Yes	No
Votes?	Yes	No



# Clerks Office: Templates

[www.austintexas.gov/department/workbooks](http://www.austintexas.gov/department/workbooks)

Home

Services

Programs

Boards



## WORKBOOKS

The online workbook supplements the training for board and commission members and staff liaisons.

## Document Availability

Providing workbook documents electronically honors Austin's "Green" value and allows us to keep the documents up-to-date more efficiently. If you have any problems accessing these documents, please contact the [Office of the City Clerk](#) for assistance.

## Workbook Documents

- City Vision and Values Statement
- City of Austin Overview
- Planning and Budgeting
- Roles and Responsibilities for Board Members
- Robert's Rules of Order
- Conflict Resolution for Board and Commission Members
- Email Agreement
- Ethics for the City of Austin Boards and Commissions
- Texas Open Meetings Act
- Templates
  - Agenda
  - Cancellation Notice
  - Community Interest Announcement
  - Minutes and Resolutions
  - Board and Commission Recommendation (v1)
  - Board and Commission Recommendation (v2)
  - Council Committee Agenda Request
  - Journal Internal Review
  - Conflict of Interest Affidavit
  - Conflict Disclosures Form
  - Advisory Board Attendance & Conflict of Interest

## TOP CONTENT

- ★ [Workbooks](#)
- ★ [Training](#)
- ★ [More About Boards and Commissions](#)
- ★ [Boards and Commissions Transition Taskforce Members](#)
- ★ [Women's Hall of Fame](#)

### Member Training

Find information about training for board and commission members and liaisons.

# Municipal Buildings Training

Design Commission meeting  
September 25, 2017



# Design Commission: Mission Statement

## § 2-1-129 - DESIGN COMMISSION.



(A) The Design Commission membership should include a diverse group of persons having expertise in urban design, architecture, landscape architecture, historic preservation, civic art, real property development, construction, and economic development.

1

(B) The commission shall provide advisory recommendations to the city council as requested by the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment.

2

(C) The commission shall:

(1) offer policy recommendations regarding specific issues of urban design;

(2) participate in developing design guidelines;

(3) unless otherwise directed by the city council, for projects that require the approval of the Planning Commission or the Zoning and Platting Commission:

(a) review a project only after a formal request by the project sponsor or applicant; and

(b) complete the review before the respective Planning or Zoning and Platting Commission takes final action;

(4) provide citizen education and outreach regarding quality urban design;

(5) provide a venue for citizen input on the design and development of the urban environment;

(6) maintain liaison relationships with city staff and other boards and commissions; and

3

(7) perform other activities as directed by the city council.

(D) The commission may appoint one or more of its members to serve as liaison to a project-specific community advisory group addressing urban design and planning issues at the formal request of the project sponsor.

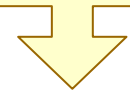
Source: Ord. 20071129-011.

# Design Commission: Projects Reviewed

1

LDC §2-1-129  
Design  
Commission

**Council**  
requests

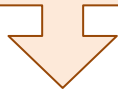


**Council**

2

LDC §2-1-129  
Design  
Commission

**PC/ZAP**  
applicant  
requests



**PC / ZAP**

3

LDC §25-2-586  
Downtown Density  
Bonus Program

**Downtown  
Density Bonus  
Projects**



**Urban Design  
Guidelines**



**Planning &  
Zoning Director**

Council Resolutions  
20071129-046 &  
20100923-086

**Municipal  
Buildings**  
(including AEC  
requests from  
Subchapter E)



**City design &  
sustainability  
standards**



**Development  
Services Director**

LDC §14-11-73  
Review by  
Commissions

**Downtown  
Alley  
Vacations**



**Follows  
project,  
to Council**

4

**City Plans/  
Initiatives**  
(courtesy  
briefing)



**Follows  
project,  
to Council**

# Municipal Buildings: Res. 20071129-046

## RESOLUTION NO. 20071129-046

**WHEREAS**, Envision Central Texas outlined the community's vision of sustainable land use through well-planned, compact development; and

**WHEREAS**, the Design Standards and Mixed Use ordinance requires new commercial development to support this vision through high-quality development with an emphasis on connectivity, green building, to a mix of uses and best practices in urban design including wide sidewalks and street trees; and

**WHEREAS**, this compact development can be further supported and enhanced by green infrastructure, the use of native landscapes for carbon

# Municipal Buildings: Res. 20071129-046

1

## BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to take the steps necessary to ensure that all future city buildings and site developments meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code, with the enhancement that all City building projects within the urban roadway boundaries be built to Core Transit Corridor streetscape standards; and

2

## BE IT FURTHER RESOLVED:

The City shall demonstrate its ongoing commitment to sustainability by developing City buildings and sites to meet or exceed the standards of all other city sustainability initiatives, including water conservation, energy efficiency, and watershed protection; and

3

## BE IT FURTHER RESOLVED:

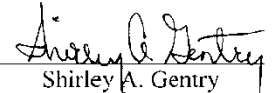
The development process for any City buildings and associated site development shall include consultation with Watershed Protection and Development Review to look for opportunities to include green infrastructure and innovative stormwater facilities such as biofiltration ponds, rainwater harvesting, porous pavement, vegetative filter strips for disconnected impervious cover, non-required vegetation, native landscapes to achieve carbon sequestration, and others as developed by the department, and that these facilities be designed and implemented in such a way that enables ongoing monitoring; and

4

## BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

ADOPTED: November 29, 2007 ATTEST:

  
Shirley A. Gentry  
City Clerk

# Municipal Buildings: Res. 20071129-046

## **1 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to take the steps necessary to ensure that all future city buildings and site developments meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code, with the enhancement that all City building projects within the urban roadway boundaries be built to Core Transit Corridor streetscape standards; and

# Municipal Buildings: Res. 20071129-046

## 2 BE IT FURTHER RESOLVED:

The City shall demonstrate its ongoing commitment to sustainability by developing City buildings and sites to meet or exceed the standards of all other city sustainability initiatives, including water conservation, energy efficiency, and watershed protection; and



# Municipal Buildings: Res. 20071129-046

## 3 BE IT FURTHER RESOLVED:

The development process for any City buildings and associated site development shall include consultation with Watershed Protection and Development Review to look for opportunities to include green infrastructure and innovative stormwater facilities such as biofiltration ponds, rainwater harvesting, porous pavement, vegetative filter strips for disconnected impervious cover, non-required vegetation, native landscapes to achieve carbon sequestration, and others as developed by the department, and that these facilities be designed and implemented in such a way that enables ongoing monitoring; and

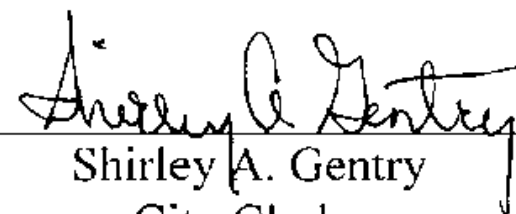
# Municipal Buildings: Res. 20071129-046

4

## BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

**ADOPTED:** November 29, 2007 **ATTEST:**

  
Shirley A. Gentry  
City Clerk

# Municipal Buildings: Scope



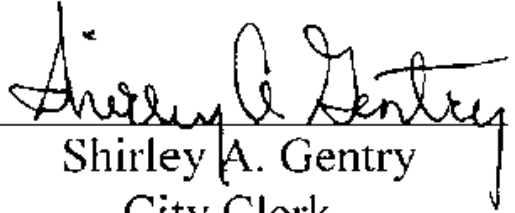
# Municipal Buildings: Scope (Res. 20071129-046)

4

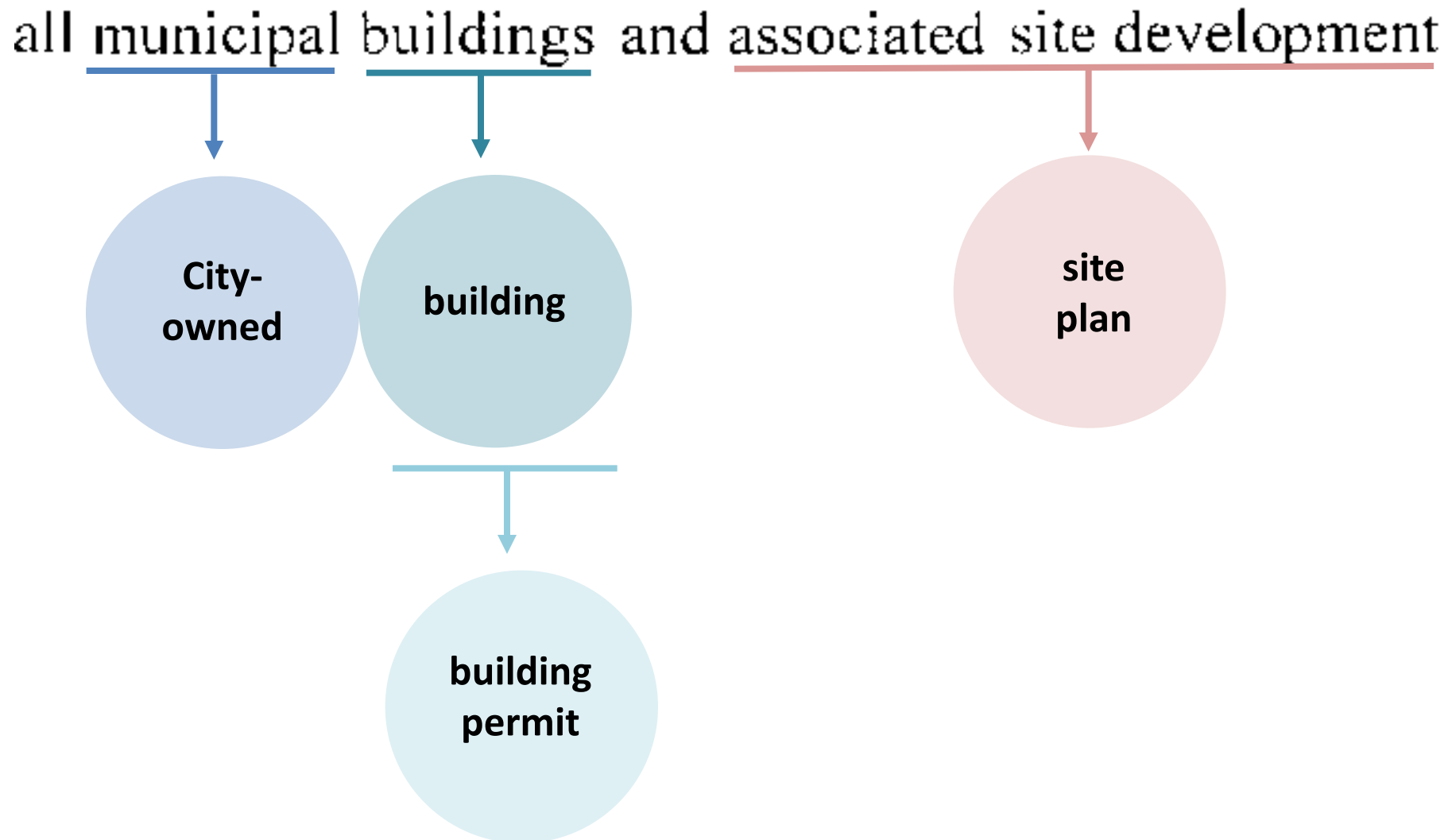
## BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

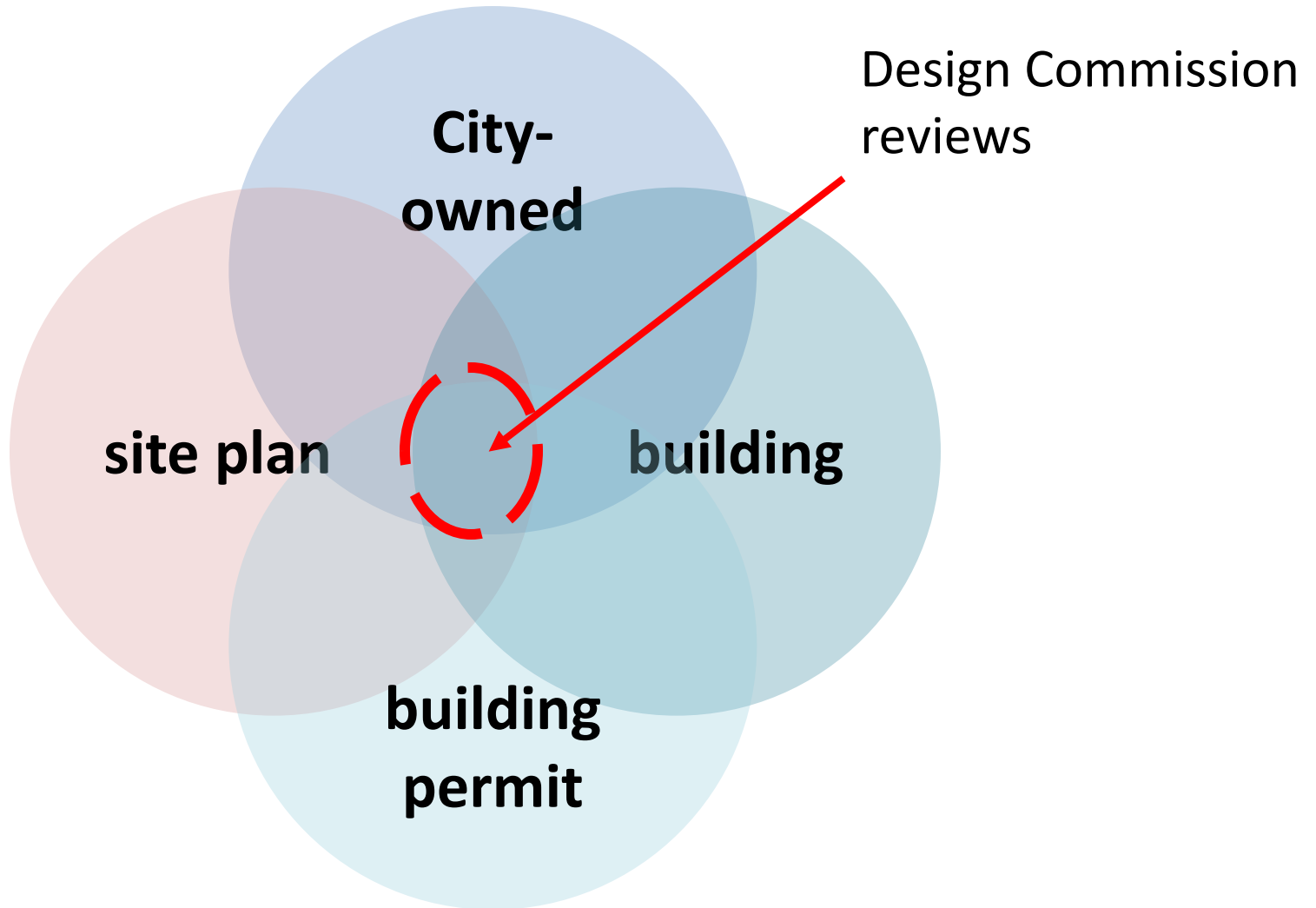
**ADOPTED:** November 29, 2007 **ATTEST:**

  
Shirley A. Gentry  
City Clerk

# Municipal Buildings: **Scope (Res. 20071129-046)**



# Municipal Buildings: **General Scope**



# Municipal Buildings: **Examples of Projects**

Reviewed by Design Commission	<b>NOT</b> reviewed by Design Commission
Office buildings	Pipes
Recreation centers	Utility boxes
Convention/Event centers	Utility poles
Libraries	Traffic poles
EMS/Fire stations	
Park restrooms	
Large utility facilities (e.g., chiller stations)	



# Municipal Buildings: Review Process

**Administrative  
approval process**

Applicant submits site plan for  
municipal building

DSD & other dept. staff  
review & make comments

DSD

ATD

WPD

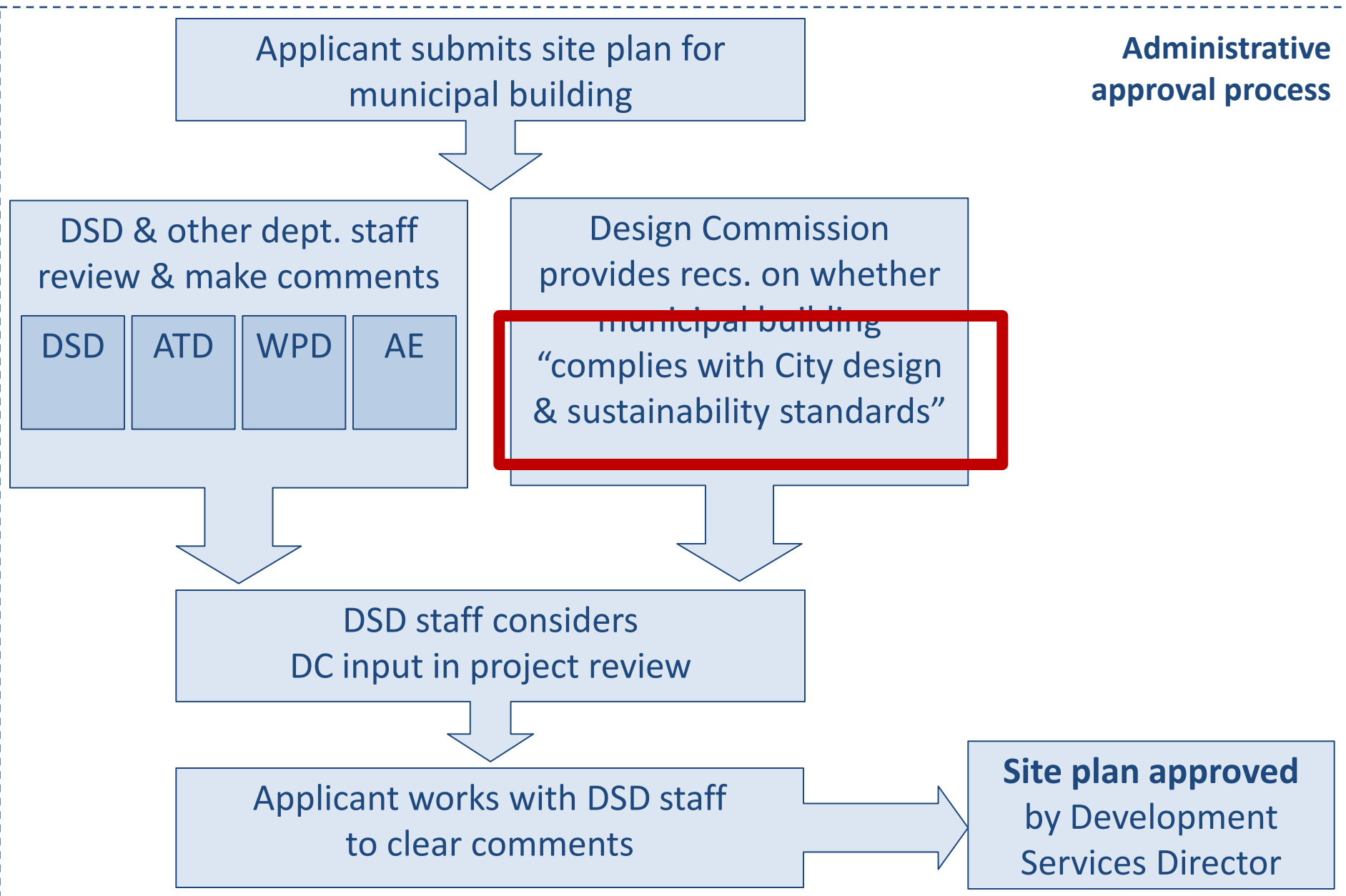
AE

Design Commission  
provides recs. on whether  
municipal building  
“complies with City design  
& sustainability standards”

DSD staff considers  
DC input in project review

Applicant works with DSD staff  
to clear comments

**Site plan approved  
by Development  
Services Director**





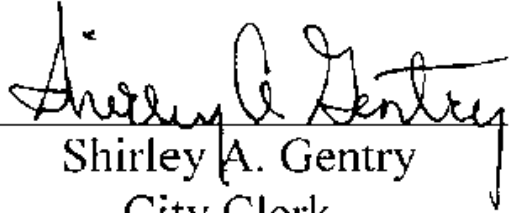
# Municipal Buildings: Criteria (Res. 20071129-046)

4

## BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

**ADOPTED:** November 29, 2007 **ATTEST:**

  
Shirley A. Gentry  
City Clerk

# **Review Criteria: Select Design Standards**



# City Design Standards: **Res. 20071129-046**

## **1 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

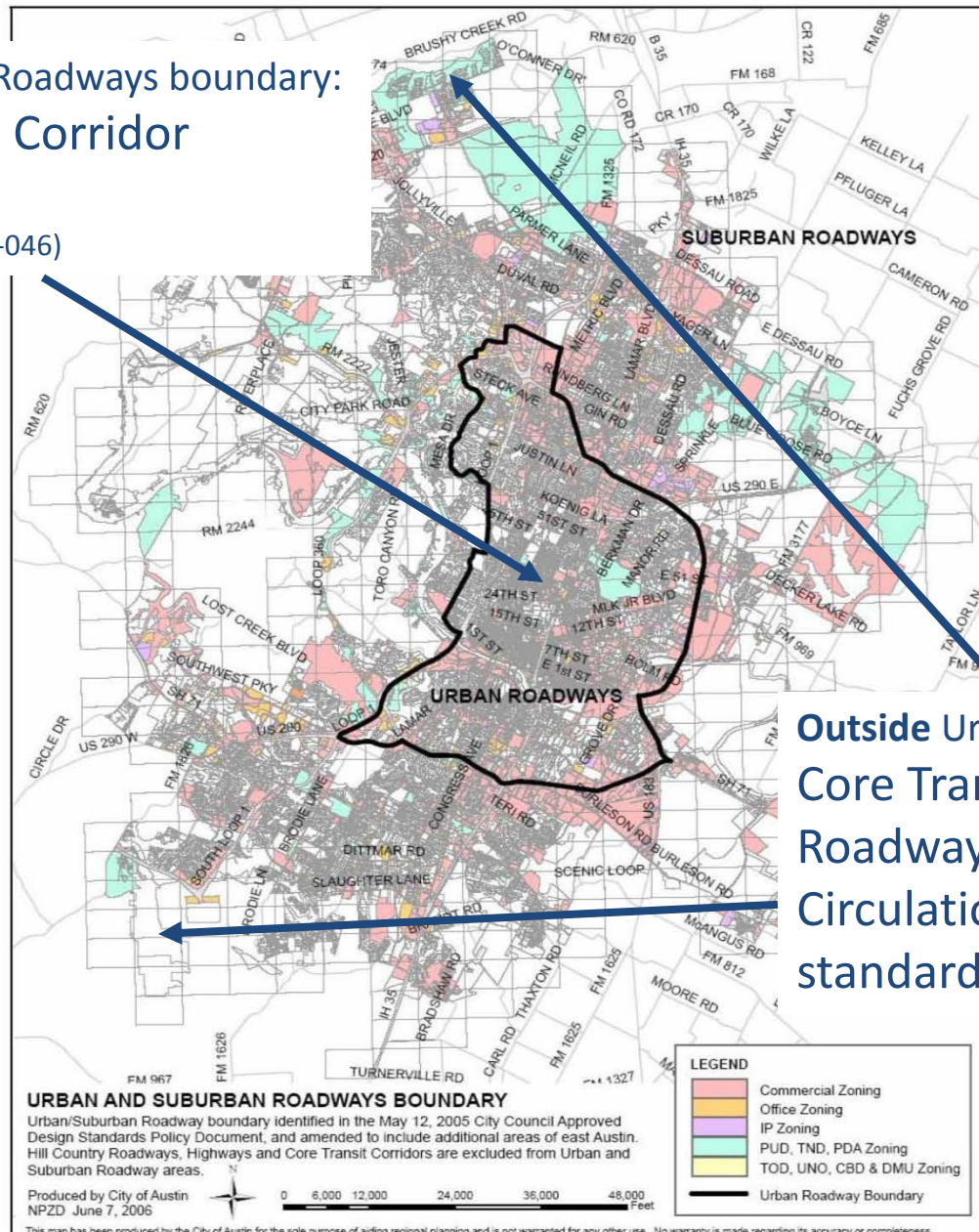
The City Manager is directed to take the steps necessary to ensure that all future city buildings and site developments meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code, with the enhancement that all City building projects within the urban roadway boundaries be built to Core Transit Corridor streetscape standards; and



# City Design Standards: Subchapter E

**Within** Urban Roadways boundary:  
Core Transit Corridor  
standards

(per Res. 20071129-046)



**Outside** Urban Roadways boundary:  
Core Transit Corridor, Suburban  
Roadway, Highway, or Internal  
Circulation Route  
standards

# City Design Standards: Subchapter E

Road Type (code)	Core Transit Corridor (2.2.2) (per Resolution 20071129-046)	Suburban Roadway (2.2.4)
Sidewalk standards	<b>15' sidewalk zone (2.2.2.B)</b> <ul style="list-style-type: none"><li>• 8' planting zone (2.2.2.B.1.a)</li><li>• 7' clear zone (2.2.2.B.2)</li></ul>	<b>12' sidewalk zone (2.2.4.B)</b> <ul style="list-style-type: none"><li>• 7' planting zone (2.2.3.B.1)</li><li>• 5' clear zone (2.2.3.B.2)</li></ul>
Trees standards	<b>30' on center (2.2.2.B.1.b)</b>	<b>none</b>

# City Design Standards: Subchapter E

## Building Placement

**Exception: Civic Buildings.** In order to provide greater flexibility to create a distinctive architectural statement, civic buildings, as defined in **Article 5**, do not have to be built up to the clear zone (or supplemental zone if one is provided), so long as parking is not located between the building frontage facing the principal street and the street. (2.2.2.D.2)

## Article 5 – Definitions: Civic Buildings

- College or University Facilities
- Community Recreation (Public)
- Cultural Services
- Local Utility Services
- Parks and Recreation Services (General)
- Postal Services
- Public Primary Education Facilities
- Public Secondary Education Facilities
- Safety Services
- Transportation Terminal

# City Design Standards: Subchapter E

📁 TITLE 25. - LAND DEVELOPMENT.

📁 CHAPTER 25-2. - ZONING.

📁 SUBCHAPTER E: - DESIGN STANDARDS  
AND MIXED USE.

📁 ARTICLE 1: - GENERAL PROVISIONS.

§ 1.5. - ALTERNATIVE EQUIVALENT  
COMPLIANCE.

📁 ARTICLE 2: - SITE DEVELOPMENT  
STANDARDS.

§ 2.1. - INTENT.

§ 2.2. - RELATIONSHIP OF  
BUILDINGS TO STREETS AND  
WALKWAYS.

§ 2.3. - CONNECTIVITY BETWEEN  
SITES.

§ 2.4. - BUILDING ENTRYWAYS.

§ 2.5. - EXTERIOR LIGHTING.

§ 2.6. - SCREENING OF EQUIPMENT  
AND UTILITIES.

§ 2.7. - PRIVATE COMMON OPEN  
SPACE AND PEDESTRIAN  
AMENITIES.

§ 2.8 - SHADE AND SHELTER.

📁 ARTICLE 3: - BUILDING DESIGN  
STANDARDS.

§ 3.1. - INTENT.

§ 3.2. - GLAZING AND FACADE  
RELIEF REQUIREMENTS.

§ 3.3. - OPTIONS TO IMPROVE  
BUILDING DESIGN.

# AEC from Subchapter E: Res. 20100323-086

## **RESOLUTION NO. 20100923-086**

**WHEREAS**, on August 31, 2006, the Austin City Council approved the Design Standards and Mixed Use Subchapter, or "Commercial Design Standards," which became effective on January 13, 2007; and

**WHEREAS**, Commercial Design Standards include an Alternative Equivalent Compliance section to accommodate certain projects where the particular site conditions or the proposed use prevent strict compliance but still meet the intent of the Subchapter; and

**WHEREAS**, in November of 2007, the City Council passed Resolution No. 20071129-046 mandating that plans for all municipal buildings and associated site development be reviewed by the Design Commission "to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to



# AEC from Subchapter E: Res. 20100323-086

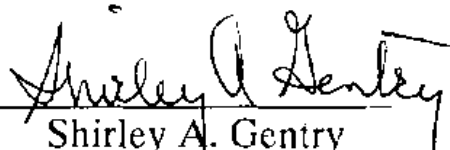
1

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

For municipal buildings and associated site development, the City Manager is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution No. 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance. Failure of the commission to timely provide a review and recommendation does not preclude staff from approving decisions relating to the project.

**ADOPTED:** September 23, 2010

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

# AEC from Subchapter E: Res. 20100323-086

## § 1.5. - ALTERNATIVE EQUIVALENT COMPLIANCE.



### 1.5.1. Purpose and Scope.

To encourage creative and original design, and to accommodate projects where the particular site conditions or the proposed use prevent strict compliance with this Subchapter, alternative equivalent compliance allows development to occur in a manner that meets the intent of this Subchapter, yet through an alternative design that does not strictly adhere to the Subchapter's standards. The procedure is not a general waiver of regulations. Alternative equivalent compliance shall not be used when the desired departure from the standards of this Subchapter could be achieved using the minor modification process in Section 1.4.

### 1.5.2. Applicability.

The alternative equivalent compliance procedure shall be available only for the following sections of this Subchapter:

- A. Section 2.2, Relationship of Buildings to Streets and Walkways;
- B. Section 2.3, Connectivity Between Sites;
- C. Section 2.5, Exterior Lighting;
- D. Section 2.7, Private Common Open Space and Pedestrian Amenities;
- E. Section 2.8, Shade and Shelter; and
- F. Article 3, Building Design Standards.

# AEC from Subchapter E: Res. 20100323-086

## 1.5.4. Criteria.

Alternative equivalent compliance may be approved only if the applicant demonstrates that the following criteria have been met:

1

A. The proposed alternative achieves the intent of the subject Article of this Subchapter from which the alternative is sought; or

2

B. The proposed alternative achieves the intent of the subject Article of this Subchapter from which the alternative is sought to the maximum extent practicable and is necessary because:

1. Physical characteristics unique to the subject site (such as, but not limited to, slopes, size, shape, and vegetation) make strict compliance with the subject standard impracticable or unreasonable;
2. Physical design characteristics unique to the proposed use or type of use make strict compliance with the subject standard impracticable or unreasonable; or
3. An undue financial hardship would be created for a development less than 10,000 square feet without any exterior trademark design feature.



# **Review Criteria: Select Sustainability Standards**



# City Sustainability Standards: **Res. 20071129-046**

## **2 BE IT FURTHER RESOLVED:**

The City shall demonstrate its ongoing commitment to sustainability by developing City buildings and sites to meet or exceed the standards of all other city sustainability initiatives, including water conservation, energy efficiency, and watershed protection; and

# City Sustainability Standards: **Res. 20071129-045**

## **RESOLUTION NO. 20071129-045**

**WHEREAS**, the City of Austin is recognized as an international leader in sustainable building practices; and

**WHEREAS**, sustainable building practices conserve energy, water and other natural resources, promote human health and safety, create high-quality and enduring structures, enhance economic value and reduce costs over the life of a building; and

**WHEREAS**, construction, operation and maintenance of buildings in accordance with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED™) guidelines promotes these goals; and

# City Sustainability Standards: Res. 20071129-045

1

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council  
to assure that  
outcomes for  
accordance with

2. Develop Baseline Sustainability Standards for: energy efficiency,

or other such categories as may be added or changed by  
the USGBC from time to time.

b. Develop and implement criteria and policies for  
commissioning and re-commissioning to facilitate optimal

2

BE IT FURTHER RESOLVED:

That the City Council

1. I

3. De

4. Su

5. I

7. Develop and secure **staffing and budget resources** to fully

imple

8. Establish **oversight and communication mechanisms** to ensure  
efficient and comprehensive implementation of the policies  
outlined above, including:

- a. Establish a standing interdepartmental sustainability working group to develop, review, implement and oversee municipal project best practices.
- b. Establish a review process for municipal projects to ensure a consistent approach to planning and budgeting, including analysis of lifecycle costs.
- c. Develop a public communications plan, including a website to provide information about City building projects, highlight sustainable building achievements and share information regarding best practices and performance results.
- d. Report annually to Council and the City Manager on performance measures and outcomes for achieving the above policies and goals.

9. This resolution replaces and supersedes Resolution No. 000608-



# City Sustainability Standards: Res. 20071129-045

## BE IT FURTHER RESOLVED:

### 2. 1

That the Council directs the City Manager to:

1. For new municipal buildings and for major renovations and additions, develop criteria to assess and achieve the highest optimal levels of sustainability using the appropriate LEED™ rating tool, with a policy of achieving, at a minimum, LEED™ Silver rating certification for all building projects meeting the following scope and budget criteria:
  - a. The scope includes work in each of the five major LEED™ checklist categories of: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality, or other such categories as may be added or changed by the USGBC from time to time.
  - b. The construction cost of the project is at least \$2,000,000.

# City Sustainability Standards: Res. 20071129-045

## 2.3

3. Develop best-practices design criteria for achieving Baseline Sustainability Standards in projects that do not meet the scope and budget criteria set forth above for new municipal buildings and for major renovations and additions.
  - a. Using the LEED™ check list, or an alternative rating system approved by the City Manager, as guidelines for design criteria; and
  - b. Meeting or exceeding applicable Baseline Sustainability Standards.

# City Sustainability Standards: Res. 20071129-045

City Standard	LEED Silver (50-59 points)	Baseline Sustainability Standards
Budget & Scope	Over \$2 Million & Work in 5 major checklist categories:	Under \$2 Million &/or Work in <5 major checklist categories:
Categories	<ol style="list-style-type: none"><li>1. Sustainable Sites</li><li>2. Water Efficiency</li><li>3. Energy &amp; Atmosphere</li><li>4. Materials &amp; Resources</li><li>5. Indoor Environmental Quality</li></ol>	

# City Sustainability Standards: Res. 20071129-045

## 3 BE IT FURTHER RESOLVED:

The development process for any City buildings and associated site development shall include consultation with Watershed Protection and Development Review to look for opportunities to include green infrastructure and innovative stormwater facilities such as biofiltration ponds, rainwater harvesting, porous pavement, vegetative filter strips for disconnected impervious cover, non-required vegetation, native landscapes to achieve carbon sequestration, and others as developed by the department, and that these facilities be designed and implemented in such a way that enables ongoing monitoring; and

# City Sustainability Standards: **Environmental Criteria Manual (ECM)**

## 1.6.7 - Green Storm Water Quality

### Infrastructure

1.6.7.1 - Introduction

1.6.7.2 - Water Quality Credit

1.6.7.3 - Guidance for Selecting  
Controls

1.6.7.4 - Infiltration Rate Evaluation

1.6.7.5 - Additional Resources

A. - Retention/Irrigation Systems.

B. - Vegetative Filter Strips

C. - Biofiltration

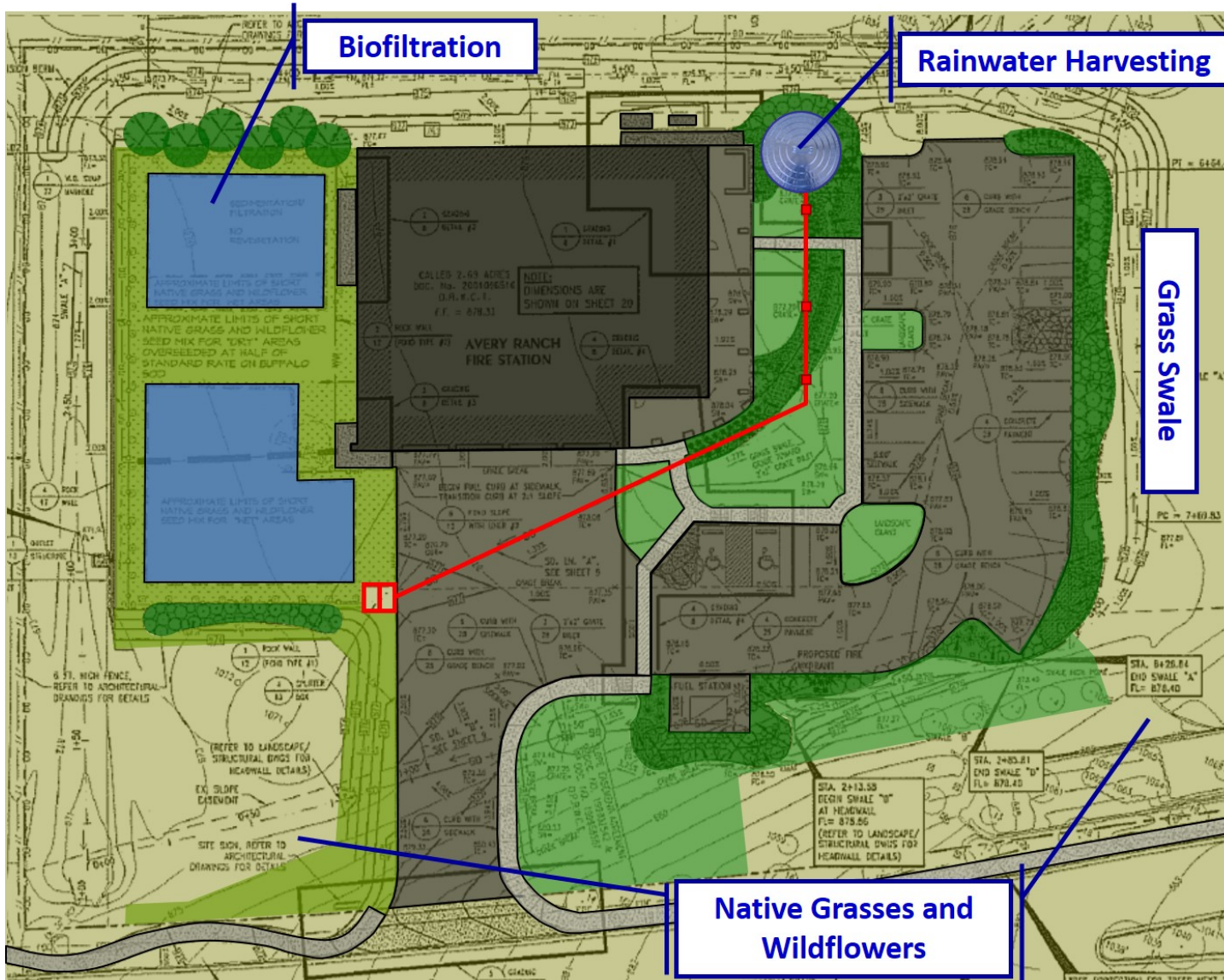
D. - Rainwater Harvesting

E. - Porous Pavement

G. - Non-Required Vegetation.

H. - Rain Garden.

# City Sustainability Standards: Environmental Criteria Manual (ECM)



Biofiltration, Rainwater Harvesting, Bioswale, and Native Landscape  
@ Avery Ranch Fire Station

## City Sustainability Standards: **Environmental Criteria Manual (ECM)**



Rain Garden @ One Texas Center



## City Sustainability Standards: **Environmental Criteria Manual (ECM)**

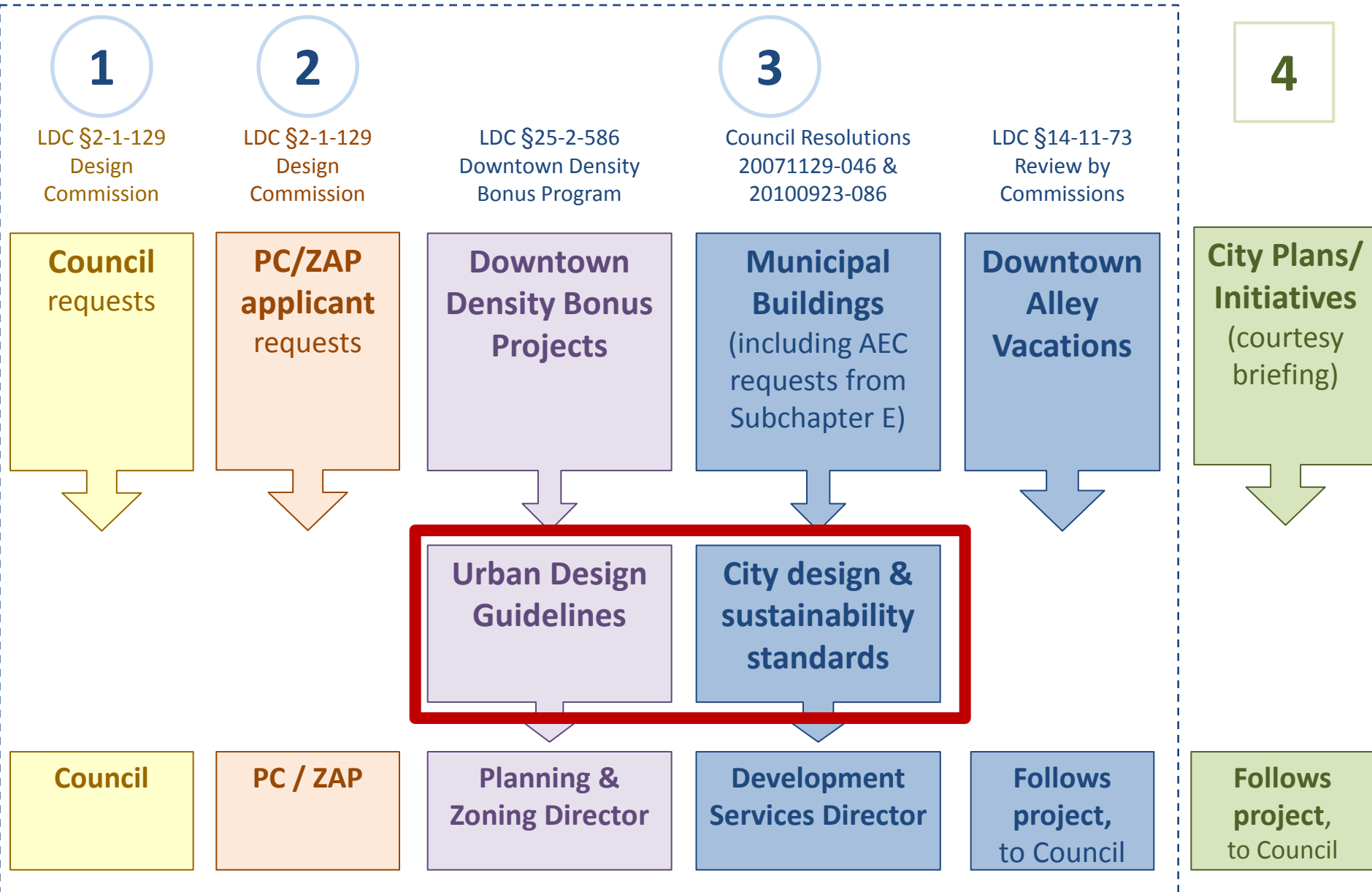


Rainwater Harvesting @ Twin Oaks Library

# **Municipal Buildings & future standards**



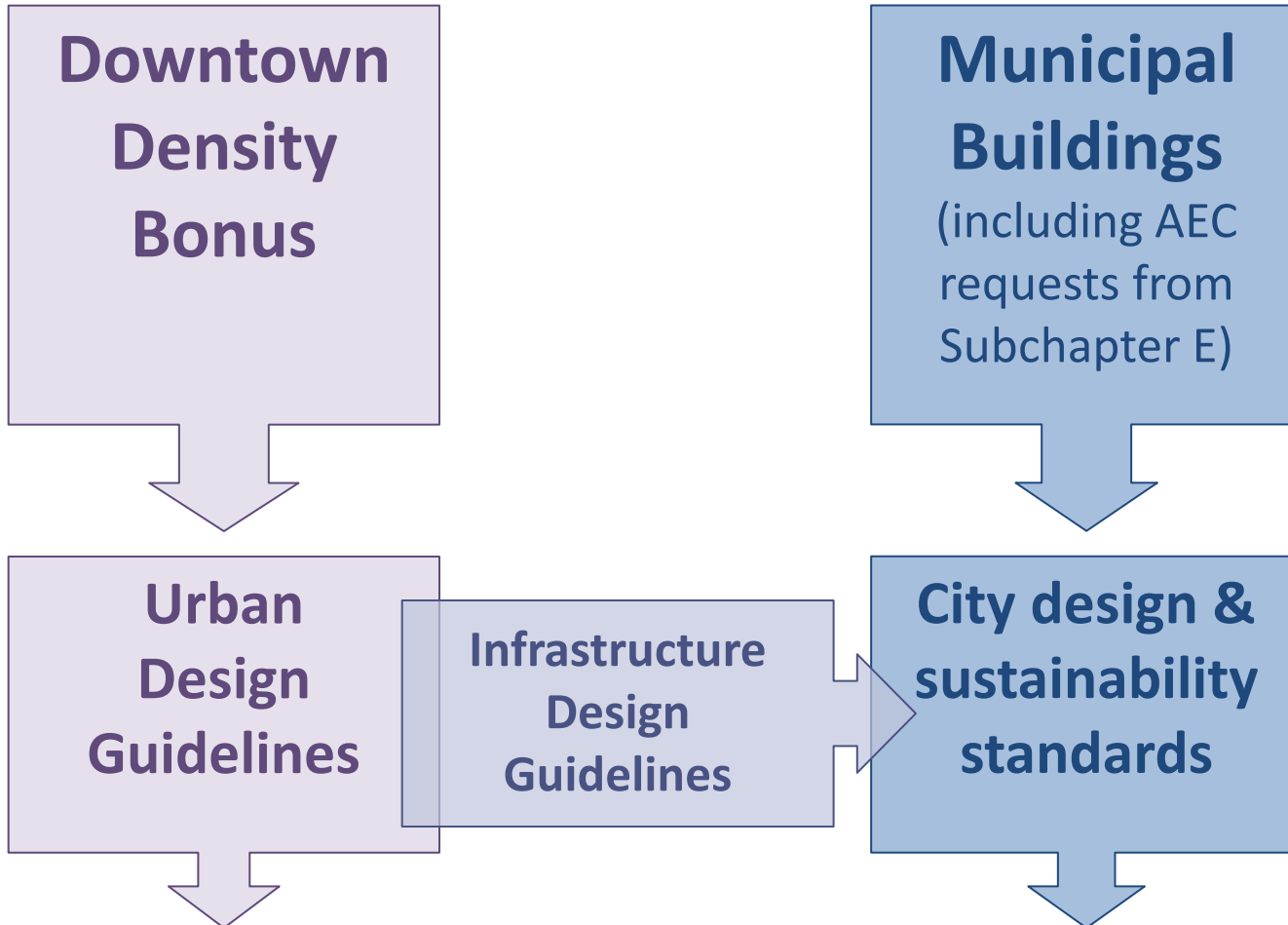
# Design Commission: Projects Reviewed



# Urban & Infrastructure Design Guidelines

LDC §25-2-586  
Downtown Density  
Bonus Program

Council Resolutions  
20071129-046 &  
20100923-086





# Questions?



## Planning & Urban Design Working Group

### Proposed Infrastructure Guidelines: Guidelines for Public Streetscape

Chair David Carroll

#### **Reinforce Pedestrian Activity**

Pedestrian related concerns are a priority in the creation of a successful urban environment. Tourism, conventions, and daily business all create pedestrian traffic. Currently, vehicular needs dominate the streetscape at the expense of pedestrians. In some areas, discontinuous sidewalks force pedestrians into the street to compete for space. Additionally, infrastructure projects frequently ignore the adjacent streetscape and pedestrian movement. Improved wayfinding tools such as signs and graphics together with continuous and adequate sidewalks would encourage walking.

##### **Recommendations**

- Appropriately wide sidewalks should be provided from corner to corner along all property lines.
- Sidewalks should not abut the street curb. Sidewalks extending on and of private property will meet at grade.
- Blocks without pedestrian connections should be identified and prioritized for sidewalk construction.
- Develop a Way Finding Master Plan which incorporates such tools as specialty pavements, signs and graphics to facilitate pedestrian movement.
- Encourage street vendors, sidewalk cafes, etc. – food attracts pedestrian activity.
- Infrastructure edifices should address the streetscape and reinforce pedestrian activity.

#### **Avoid Conflicts between Pedestrians and Infrastructure**

Infrastructure is frequently placed in the public right-of-way. This not only results in unsightly sidewalks, but creates conflicts with pedestrian traffic. Utility boxes and poles at street corners block pedestrian traffic in a place where continuity is particularly important.

The amount of power and communication wiring attached to poles in the right-of-way will grow as development fills in and service requirements increase. New utility upgrades and service to properties should be installed below ground. Above ground support for these services is discouraged to avoid clutter at the streetscape.

##### **Recommendations**

- Infrastructure connections should be located in the furnishings zone to avoid conflict with pedestrian movement in the right-of-way and maintain accessible routes.
- Placement of infrastructure should be considered as a design element and be clearly dimensioned on site plans - where the information is available.
- Above ground infrastructure should be visually compatible with other streetscape elements.
- Utility lines (wires) should be placed underground in the public right -of-way



## **Install Pedestrian-Friendly Materials at Street Level**

As infrastructure meets the street it comes into contact with people in a very physical way. Close up, we are able to get much more information about a design or material than we can when it is high above the street. Here we are able to see it close up, to run our hands along the sides, see ourselves reflected in the shiny places and observe the attention given to the craft in the materials. We also have a tendency to attribute to a city the attitudes projected by its primary buildings. If these seem inhospitable, the city feels hostile. If they seem well built, the city seems strong and vital. If they seem cheap and temporary, it suggests that we don't care about the quality of our environment or the people in it. It is important that the materials and construction of our infrastructure provide a level of detail and quality which is physically and emotionally comfortable for the pedestrian.

### **Recommendations**

- Building materials at street level should be pedestrian friendly and durable.

## Guidelines for Buildings

### Encourage the inclusion of local character

The necessity to integrate the various infrastructural systems that organize, construct and service the metropolitan landscape is of vital importance. Infrastructure should contribute to the creation of a vibrant public realm with superior public spaces. Best design practices have shown that integration provides benefits that are social, environmental and economic.

The design of infrastructure can either divide communities, or bring them together. Urban Infrastructure performs an important social role in the city, and proper consideration should be given to the role public space plays in the formation of an accessible and civilized urban landscape, one that serves the entire urban population.

- 1- Infrastructure should recognize the historic significance of important buildings and places.
- 2 - Culturally important places are constructed incrementally over long periods of time. This aspect can reinforce the authenticity of a place while providing the basis for contemporary urban lifestyles.
- 3 - Unique, memorable, distinctive, and humane is a strong economic force and a key element in the creation and nourishment of a healthy community.
- 4- The use of quality local materials is encouraged / local character should be included in the design.
- 5 - Avoid nostalgic reproductions, but to use the materials in a meaningful manner
- 6 - Encourage the participation of local artists and artisans in detailing and materials.
- 7 - Building design should exhibit a response to the local climate. Integrate shading structures to provide desirable areas for recreation
- 8 – Promote active use and public amenities where infrastructure project interfaces the public realm. Possibility for pocket plazas and/or cultural activities to be programmable in shared public space
- 9 – Maximize use of sustainable landscape and provide distinctive spatial definition and locality defining an indistinguishable identity to its context
- 10 - Defining the scope of compatible infrastructure infill development by reference to the existing urban environment, preserving local character reduces the likelihood of opportunistic short-term, erratic and/or rampant development driven by development pressures and controlled through a reactive planning approval system, which always comes at the cost of losing at least some community values and amenity.

## **Infrastructure Guidelines**

### **Rough Draft**

Prepared by : Aan Garrett-Coleman, ASLA, LEED AP

Date: 8-22-17

## **Enhance the Streetscape**

### Issue

The delicate balance of the safety, aesthetic desires and comfort of the pedestrian with the necessary streetscape infrastructure including automobile circulation, mass transit infrastructure, bicycle routes and bicycle parking, maintenance activities, signage for both safety and wayfinding, utilities, stormwater management including green infrastructure, landscape improvements (including waste receptacles, benches, lighting, art installations can be daunting. Most of these components present themselves in a streetscape condition on a regular basis and in some cases all these components in addition to use or site specific enhancements such as outdoor cafes or festival/parade streets. And; they must all share and “play nice together” in a relatively small space.

### Recommendations

- Research the site and its contextual impact.
  - Dependent upon location, coordinate and research current and proposed City of Austin streetscape improvements that are contiguous, connected or in the area of the proposed infrastructure improvements
- Determine if there are existing site specific code requirements.
  - Incorporate into the streetscape any code required enhancements or components prescribed by code. (i.e. UNO District, Mueller Master Plan or Great Streets program)

- Contact Art in Public Spaces to determine if art is planned or consider incorporating art when it is feasible and/or desirable.
- Design for People
  - Whenever possible; create opportunities to activate the streetscape. (i.e. bus stops, outdoor café space, bicycle and baby stroller parking, comfortable, durable and safe seating, landscape for shade , heat island abatement, and critical aesthetic softening of the built environment to attract pedestrian use.
- Keep safety in mind
  - Provide lighting for safety to meet COA code requirements at a minimum. Make effort to insure that tree spacing and other vegetation are taking into consideration when calculating footcandles.
  - Protect the pedestrian and bicyclists from vehicular circulation with the use of bollards, curbs, and trees, etc.
- Select durable, resilient and environmentally sound products and materials
  - Design and specify materials that can be easily maintained and can hold up to vandalism and high-levels of use over time.
- Greet Infrastructure
  - The use of green infrastructure including rain gardens, bio swales/bio filtration strips, rainwater harvesting, porous pavement, etc. are highly encouraged as code allows.

## **Install Shade Trees, Understory Trees, and Native/Adapted Landscape Materials**

### **Issue**

Planting trees and native/adapted plant materials in an urban environment contributes to air quality, urban heat island relief, provides urban wildlife habitat and greatly enhances the overall aesthetic character of a site.

Dependent upon the site location and structure's function and context, landscape improvements can be utilized to either integrate, "celebrate", or promote interaction with infrastructure or it can be used to screen, mitigate the impact or

reduce the negativity (ie. Attractive nuisance, high-security, odor, negative aesthetic) of a structure or infrastructure improvement.

## Recommendations

- Select the appropriate plant materials for the site
  - Determine whether the proposed infrastructure should encourage pedestrian interaction or viewing to either promote connectivity or views OR discourage connectivity and/or views  
(i.e. an electrical substation in a neighborhood may want to be screened to discourage pedestrian interaction or views; conversely a metro transfer station landscape would be designed to encourage connectivity and views)
- Provide a DEPENDABLE water source and horticulturally accurate planting conditions
  - Urban landscapes (even native landscapes) require a dependable water source (in some cases indefinitely) It is important to note that irrigation systems “do not provide water” unless they are controlled to do so. In other words; irrigation systems (preferably utilizing non-potable water) can provide back-up water so that precious mature urban landscapes are not lost in extreme drought conditions.
  - Adequate soil volume and quality of soil backfill are essential to the performance of an urban landscape especially urban trees. The use of silva cells (or similar products) are highly encouraged when space for planting volume is limited.
- Insure ADA compliance
  - Street Trees along ADA routes must be installed at a size adequate to accommodate a 72” minimum vertical clearance. (approximately 5” in caliper and approximately 14 ft tall at planting)
- Encourage planting designs that support environmental infrastructure
  - Specify resilient plants in green infrastructure solutions that assist in stormwater management and provide passive water quality through natural processes.
- Plant Tree species that are long-living; structurally sound (long term) and can withstand the radiant heat and brutal conditions of an urban setting and/or minimal maintenance.

- There are relatively few Central Texas shade trees and ornamental trees that are long-term survivors/thrivers in an urban environment. For a list of these trees; consult with the COA, Grow Green Program and Great Streets program lists of trees (however; avoid the temptation to specify Big Tooth Maple due to availability challenges)
- Protect trees and planting areas from pedestrian and vehicular damage
  - Durable edgings, tree guards, mulch rings, etc all work to provide protection from human activities and routine maintenance activities like weed-eating. Landscape shrub/groundcover areas can be protected from pedestrian damage by planting edgings or utilizing raised planter and pots.
- Be mindful of conflicts (utilities, structures, etc)
  - Trees and plants grow; therefore both initial installation size and long term
  - Often root barriers may be necessary to protect underground utilities or sidewalks/curbs/streets
- Coordinate with Site drainage
  - Landscape design should support and be coordinated with site drainage.
- Restore a native/naturalized/restored landscape (if possible)
  - A native, restored landscape that is allowed to “brown out” (go dormant) in drought and winter conditions is the most sustainable landscape achievable . A native/undisturbed or native/restored landscape contributes to the preservation of the nature and character of the Austin landscape.
  - Often these landscape opportunities are not achievable in an urban setting (especially small spaces) however; the goal of every landscape installation should be to get as close as possible to achieving as many of these characteristics as possible



# Minimize Curb Cuts

## Issue

The safety and comfort of people walking on a sidewalk is of greater concern than the convenience of a driver; pedestrians are the primary concern. Every time a car crosses the sidewalk there is a potential danger and inconvenience to the pedestrian. For this reason, places where cars cross the sidewalk should be minimized.

## Values Supported

Values Supported  
Dense Urban Character  
Safety

## Recommendations

- Curb cuts should be minimized, and concentrated at mid-block.
- Development downtown should place curb cuts at original alley locations where possible.
- Specialty pedestrian paving, such as pavers, should continue at a level walking surface across mid-block curb cuts.
- Overhead cover should continue across curb cuts where possible.

FIND OR TAKE FOTO

## ISSUE

Protecting the safety and comfort of all pedestrians is a priority; any convenience for the driver is secondary. Whenever a vehicle crosses a sidewalk (at a curb cut) pedestrians are at risk of potential danger or inconvenience. Therefore, curb cuts should be minimized.

## RECOMMENDATIONS

- Minimize curb cuts.
- Place curb cuts at original alley locations where possible.
- Install specialty paving, such as textured/colored pavers, at curb cut sidewalk locations to warn drivers of pedestrians crossing.
- Provide continuous overhead cover at curb cuts.
- Curb cuts are generally safer when farther away from street intersections, but for large-scale developments, which include large parking garages, curb cuts are preferred closer to intersections so as not to disturb pedestrian activity in front of the building.
- Design parking garage entries so curb cut is minimized and queing is provided within garage and not on the public right-of-way.

THIS NEW TEXT AND A LATER  
SELECTED FOTOS INTENDED  
TO BE REFORMATTED AFTER  
A TEMPLATE IS SELECTED, OR  
ARE WE USING  
ORIGINAL FORMAT?

## Provide Pedestrian-Scaled Lighting

### Values Supported

Humane Character  
Safety

### Issue

Light quality can strongly affect the character of a place. Harsh light creates an environment which seems inhuman, while too little light creates an environment which feels unsafe.



*Streetlights set to the scale of the pedestrian create a comfortable space where people feel safe.*

The size and scale of lights and light poles will also impact the character of the streetscape. Light fixtures scaled to the movement of cars will suggest to pedestrians that they are in a car's environment and that they may not be safe.

Both the scale of fixture and type of lighting can easily create the sense that the sidewalks—and all of downtown—are the domain of the pedestrian.

### Recommendations

- Urban Streets should be lit by pedestrian-scaled fixtures emitting warm light.
- A minimum of 1 foot candle of warm light should be provided in all space between the building face and the curb along all streets.
- Lighting may be provided through the use of pedestrian-scaled pole fixtures, or fixtures may be attached to the face of the building. The type and size of pole fixtures should be as consistent as possible along a single block.
- The City of Austin is encouraged to create a set of recommendations for street lighting, outlining areas where a consistent character should be maintained, and describing that character.

### ISSUE

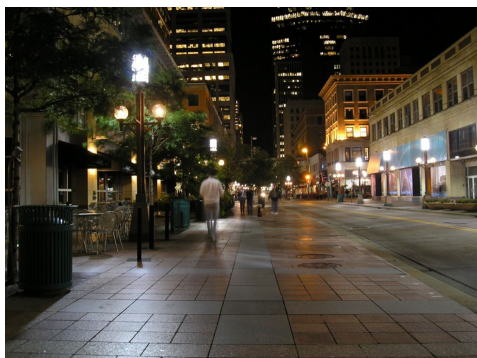
The quality of lighting has a strong effect on the character of a public space. Harsh lighting can be inhuman, while dim lighting can create a sense of insecurity and danger.

Light fixtures must be sized/scaled to be pedestrian friendly, not automobile friendly, which will encourage more pedestrian activity on our streetscapes.

The security and safety of well designed streetscape lighting is vital for the public areas to be the domain of the pedestrian, and not the automobile.

### RECOMMENDATIONS

- Utilize pedestrian-scaled fixtures emitting warm light at all public streetscapes.
- Provide a minimum of one foot-candle or warm light between building face and curb at all public streetscapes.
- Provide uniform consistency with light fixtures and their placement along a single block. The Great Streets Master Plan will influence fixture type and placement for many projects.



# Screen Mechanical and Utility Equipment

Values Supported	Issue
Humane Character Economic Vitality	Mechanical equipment is necessary to the function of the buildings which comprise a successful city center. Unfortunately, space must be found for components that are sometimes large, noisy and unsightly. Mechanical equipment, particularly when added after the building is in use, can interrupt the streetscape and public views, decreasing the comfort and livability throughout the area. The same care should be applied to other utilities and dumpster/trash facilities.

ADD PHOTO

THIS NEW TEXT AND  
A LATER SELECTED  
FOTO INTENDED TO  
BE REFORMATTED  
AFTER A TEMPLATE IS  
SELECTED, OR ARE  
WE USING  
ORIGINAL FORMAT?

### Recommendations

- Mechanical equipment should be screened from view and located away from the street edge.
- Particular attention should be given to mechanical equipment at street level. This should be screened in a way appropriate to the streetscape.

### ISSUE

Mechanical equipment takes up a large area of a building, and is usually located at the "back-of-house" where it's best suited, since the equipment is usually noisy and unattractive and generally obtrusive. Therefore, this equipment should not be located along the public streetscape side(s) of the building.

### RECOMMENDATIONS

- Avoid locating mechanical equipment along the streetscape side(s) of the building.
- If mechanical equipment must be located along a streetscape, provide an aesthetically pleasing screen that hides the equipment from view and blocks any noise produced by the equipment.
- Avoid equipment locations where periodic service for the equipment does not interfere with, or endanger adjacent pedestrian activity.

# Architecture & Development Working Group

## Proposed Infrastructure Guidelines: Guidelines for Infrastructure Structures

Chair David Carroll

### **Create Quality Construction**

Well-built infrastructure can provide a sense of continuity and history simply by having stood for a long period of time. This is because infrastructure can tell a history of our town as part of the urban fabric. It can remind us of our past and the story of our lives in Austin, and make us feel that we belong to something bigger than ourselves. The appearance can affect our immediate sense of pride, and our developed sense of continuity; the slower the physical world around us changes, the more permanent it feels, and the more we will feel a part of a town that existed before us and will exist after us.

A stock of quality infrastructure, which can be used for a relatively long time, can also be a better use of natural resources. If the design and construction facilitate extended use, less energy may be spent creating new building materials. Energy costs could easily be higher in the future, raising construction costs and limiting incentives for new construction.

### **Recommendations**

- Infrastructure should be built as high-quality, long term components of the urban fabric.
- Infrastructure should be constructed as maintenance free as possible and should be designed to achieve a life span greater than seventy-five years.
- Consideration should be given to the pedestrian's visual and tactile experience in the selection and configuration of building materials.
- Consideration should be given to the design of exterior walls and skins of infrastructure. These should not be considered sacrificial surfaces to be replaced several times in the life of the infrastructure project.

**From:** [Halloran, Katie - BC](#)  
**To:** [Mulholland, Katie](#)  
**Cc:** [Carroll, David - BC](#)  
**Subject:** Re: Urban Design/Infrastructure Guidelines due 8/23  
**Date:** Sunday, August 27, 2017 9:58:46 PM  
**Attachments:** [image001.png](#)

---

Hi Katie,

I think I'm sending material that could be ideas for draft infrastructure recommendations. I have not written up the explanatory text like the sample material provided by the Planning & Urban Design Working Group. If I can spend more time or help with future revisions, will do so at a later date.

Will also look out for your email as to whether the meeting (8/27) will continue as planned. Thanks!

Transmission line corridor development projects:

- Avoid locating new or expanding established high voltage transmission line projects along existing Core Transit Corridors, and other mixed use corridors depicted by Imagine Austin as high growth areas.
- Avoid locating new or expanding established high voltage transmission line projects in areas that include any of the following: existing or planned concentrations of multi-story residential development, multi-story mixed use development, or multi-story commercial development.
- Avoid locating new or expanding established high voltage transmission line projects in areas that would impact environmental preserves, public parks, established street trees, or schools.
- For low and high voltage electrical infrastructure projects that require removal or trimming of over XX% of existing, non-exotic street trees: establish a fund to replace lost tree canopy within a 1/4 mile by planting new street trees on a 1:1 basis.

Area Wide UDGs Applicable to Infrastructure Projects:

- Consult both growth management (development density) goals and environmental protection goals in Imagine Austin prior to approving projects that may facilitate new growth and development. Focus public investments in new water, sewer, and transportation facilities along planned transit corridors (Imagine Austin Activity Corridors) and within Imagine Austin Activity Centers. (AW.1)
- Prioritize funding for infrastructure projects that facilitate mixed use development in Imagine Austin Activity Centers and along Activity Corridors. (AW.2)
- Install educational materials and neighborhood-specific public art to integrate new or expanding infrastructure projects and reduce their impacts on streetscape. (AW.5)
- Consider project height, setbacks, and landscaping to reduce impacts of new and expanding infrastructure projects to reduce aesthetic impacts on surrounding communities. (AW.9)
- When possible, renovate and repurpose public utility structures for public enjoyment or leverage their reuse to raise funding for public purposes. (AW.11)

Guidelines for the Public Streetscape Applicable to Infrastructure Projects:

- Where possible, design project features to offer pedestrians additional protection from traffic lanes through physical barriers, including vegetation. Do not locate electrical poles, guide wires, hydrants, or other obstructions in sidewalks. (PS.1 and PS.10)
- Prior to site design completion, coordinate with other public agencies to identify and support other infrastructure or public streetscape goals and minimize interruption to right-of-way and other public land. (PS.3)
- Prior to site design completion, coordinate with other public agencies and private organizations to identify additional funding sources to install or integrate pedestrian features and features designed to support alternative modes of transportation. These features may include shade structures, bicycle parking, car share and bike share parking, electric vehicle charging stations, green infrastructure features to manage stormwater, native

landscaping, street trees, pedestrian-scaled lighting, improvements to existing transit facilities or space for planned transit facilities. (PS.4, PS.5, PS.6)

- Consider aesthetic impacts of infrastructure projects. Coordinate with impacted neighborhood and business associations to identify strategies to minimize impacts, especially at the pedestrian level. (PS.13 and PS.11)

Guidelines for Plazas and Open Spaces Applicable to Infrastructure Projects:

Public land used for a single purpose, such as an electrical substation, or a pump station, may be strategically designed to also provide water storage (through micro retention features), recreation or rest as open space (through shade, water fountains, landscaping, benches), economic stimulation (by allowing space for a food truck or other food vendor), and security (pedestrian level lighting and pathways, call boxes, modified landscaping).

- Partner with other public agencies (such as PARD and Watershed), private institutions, and businesses to leverage funding to create multi-purpose infrastructure projects. Even linear infrastructure work may support design features to lower street temperatures and improve streets for pedestrians.

---

**From:** Mulholland, Katie

**Sent:** Friday, August 25, 2017 12:32:13 PM

**To:** Halloran, Katie - BC

**Cc:** Koerth, Nichole

**Subject:** RE: Urban Design/Infrastructure Guidelines due 8/23

Hi Commissioner Halloran,

Thanks. If you send your comments before the meeting, I can forward them to the Commission. You're also welcome to bring copies.

And good idea. I'll send an email to the full Commission on Monday about any changes to the meeting.

Thanks and have a good (and safe) day!

-----

Katie Mulholland, Senior Planner

City of Austin | Planning and Zoning Department

[Katie.Mulholland@AustinTexas.gov](mailto:Katie.Mulholland@AustinTexas.gov)

(512) 974-3362



Learn more about Vision Zero at <http://austintexas.gov/visionzero>

*Please note: E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act.*

---

**From:** Halloran, Katie - BC

**Sent:** Friday, August 25, 2017 10:30 AM

**To:** Mulholland, Katie

**Subject:** Re: Urban Design/Infrastructure Guidelines due 8/23