

Code or Manual Reference No.: Title 25-2, Zoning, Subchapter E: Design Standards & Mixed Use

Description: Application of Partial Compliance to City of Austin Parks & Rec. Dept. (PARD) Projects

Issue Summary:

Many public parks projects consist of localized development surrounded by large expanses of undeveloped land that must be included in a site development permit for purposes of compliance. As provided in the Land Development Code, City-owned projects are exempt from subdivision regulations thus excluding an important land development process that is used to trigger various ordinance requirements and limit the size of a tract. Exasperating these challenges, there have been several resolutions passed initiating sidewalk requirements that provide further challenges to PARD park projects due to project scale.

Imagine Austin's Priority #48 in Building Block City Facilities and Services states, "Maintain existing partnerships and develop new relationships among COA departments, regional governments, community organizations, and volunteers to support recreational services and achieve higher levels of service." In 2016, aligned with this priority, the Development Services Department (DSD) Assistant Director and Principal Planner met with the Parks and Recreation Department (PARD) staff, the City Architect in Public Works, and the Design Commission to discuss the challenges associated with the resolutions. The solution was to develop an understanding of how the existing language within Partial Compliance (Section 1.2.3) may assist in the completion of PARD projects.

Fact Summary/ Background:

Resolution 20071129-046 requires all City buildings and associated site development to comply with Subchapter E, and sites within the Urban Roadway boundary must include Core Transit Corridor Sidewalks.

Resolution 20100923-086 requires that for municipal buildings and associated site development, Alternative Equivalent Compliance (AEC) requests are reviewed by the Design Commission.

Section 1.2.2 of 25-2, Subchapter E states that Full Compliance [with Subchapter E] only applies to "new construction on previously undeveloped land; and new construction or site development where the Director determines that all buildings on the site have been or will be demolished."

Section 1.2.3 of 25-2, Subchapter E states that Partial Compliance is for all projects not subject to 1.2.2 (Full Compliance) and "the Director shall determine which standards of this Subchapter apply to the project or a portion of the project..."

Section 1.1 of 25-2, Subchapter E encourages flexibility and site context in practical application.

Section 1.2.4.A.1 of 25-2, Subchapter E exempts all developments that do not require a site plan under Chapter 25-5, except that Section 2.5 (Exterior Lighting) shall apply.

Interpretation:

Resolutions 20071129-046 and 20100923-086 only apply to City of Austin sites with a building (and associated site development), but does not apply to site development that does not have a new building.

Park projects experiencing requests for full Subchapter E compliance, including Subchapter E sidewalks along the entirety of a park's street frontage qualify to utilize Partial Compliance.

Park projects that are not new construction on previously undeveloped land or demolishing all buildings fall within Partial Compliance with Subchapter E.

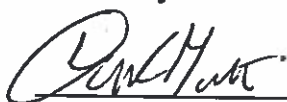
Alternative Equivalent Compliance (AEC) is not required because partial compliance is considered as compliant with Subchapter E requirements.

Due to the context of COA park projects and their general size compared to proposed improvements and the flexibility allowed, PARD projects will be reviewed for compliance with Subchapter E only within the site's Limits of Construction. This policy applies only to existing City parks proposing improvements; therefore, Section 2.2 sidewalk requirements are not required as related to Subchapter E requirements.

Rationale:

Subchapter E was written to provide flexibility and encourage context review primarily for private developments. This interpretation will clarify and provide consistency in COA staff's application of Subchapter E as related to public park projects to allow PARD to move forward with the efficient planning, design, and permitting of much-needed public parks improvements.

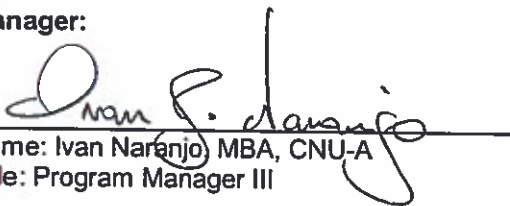
Initiated by:



Date: 9/6/17

Name: Donna Galati; CNUa, LEED Green Assoc.
Title: Program Manager III

Manager:



Date: Sept. 5, 2017

Name: Ivan Naranjo MBA, CNU-A
Title: Program Manager III

Division Manager:



Date: 9.6.17

Name: Beth Robinson, P.E.
Title: Managing Engineer

Assistant Director:



Date: 9-6-2017

Name: Andrew Linseisen, P.E.,
Title: Managing Engineer

****Attach staff signatures for all who have accepted.**

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

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

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

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

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

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

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

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

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

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

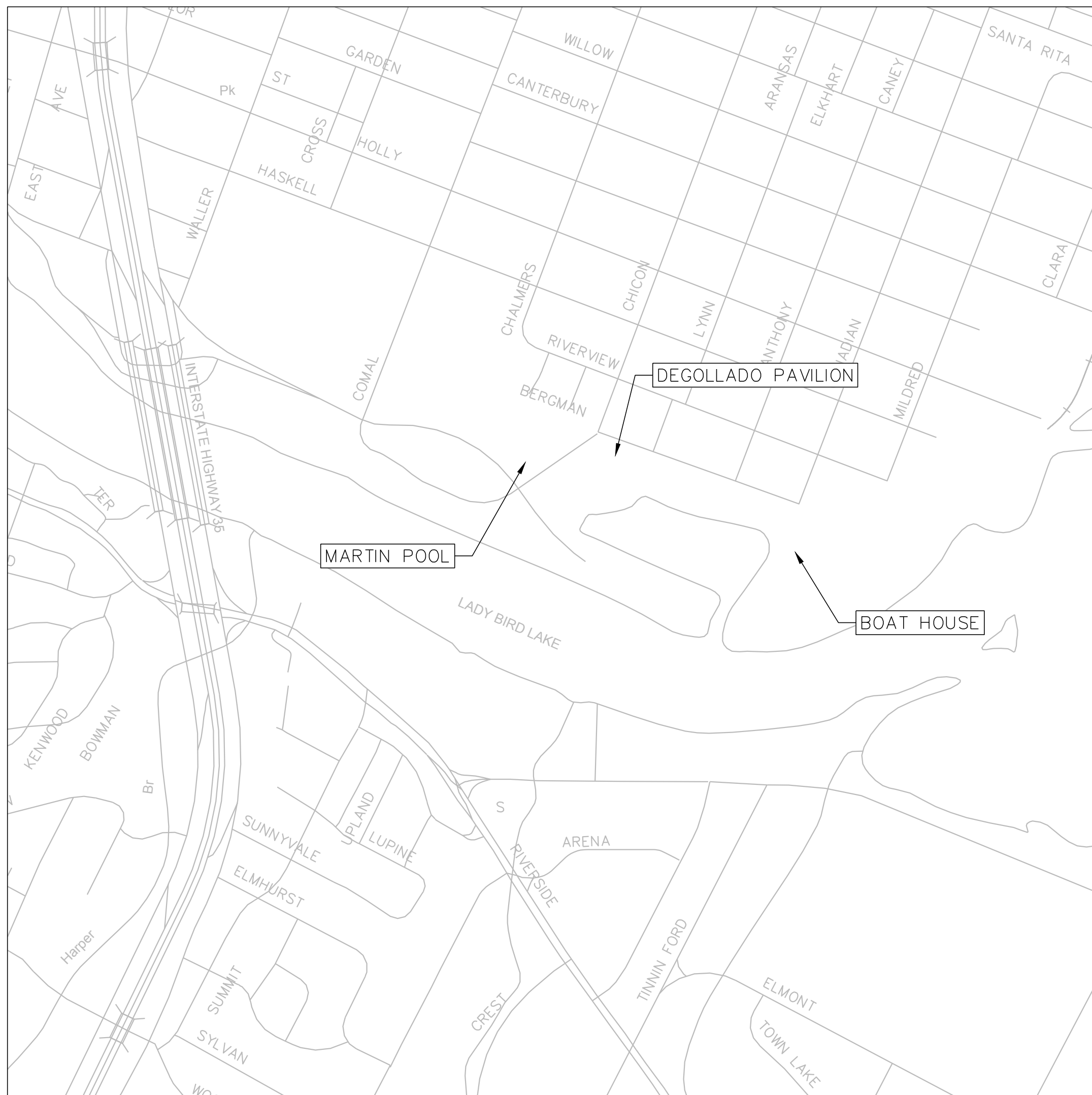
E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.



LOCATION MAP N.T.S.



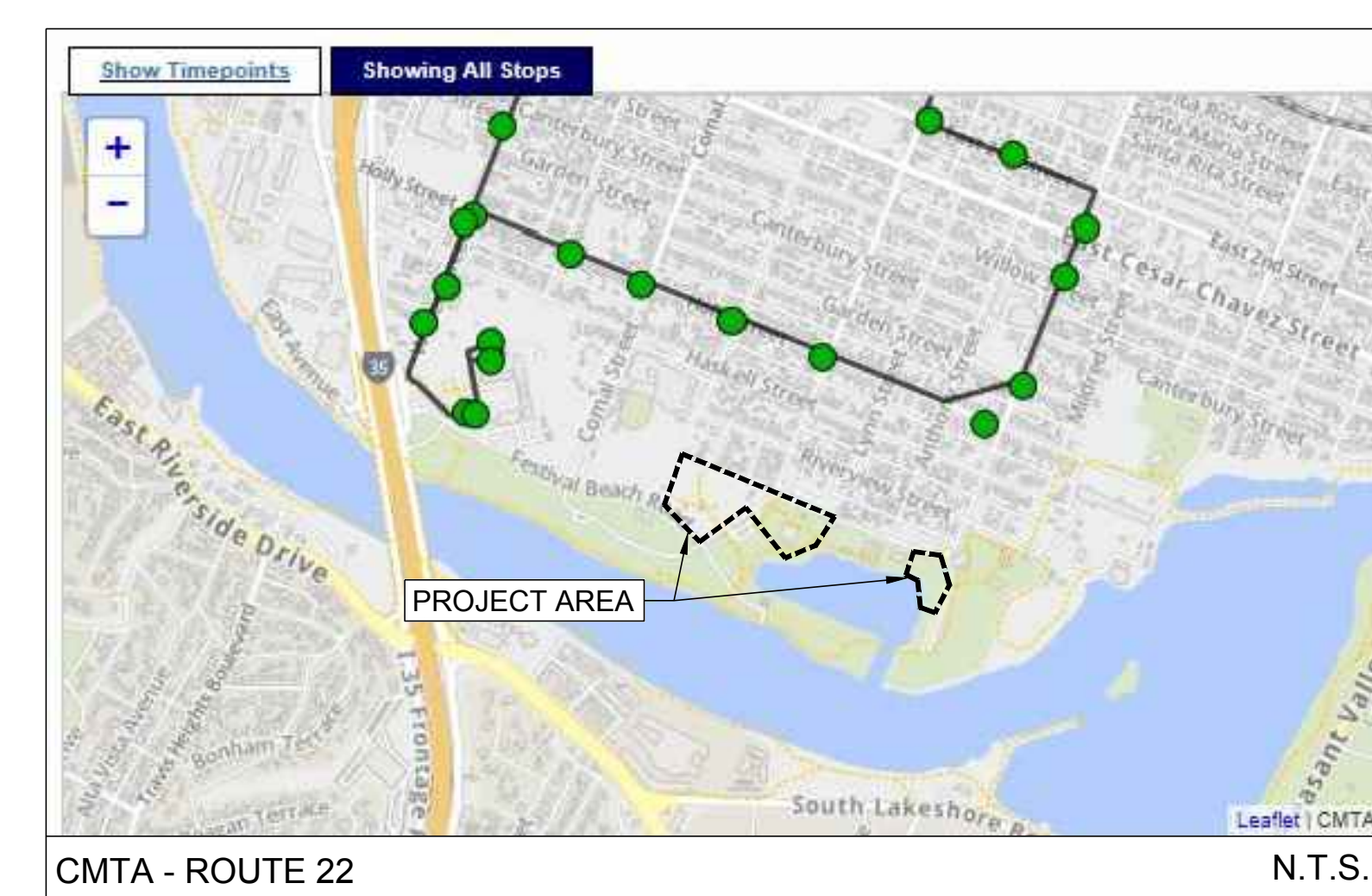
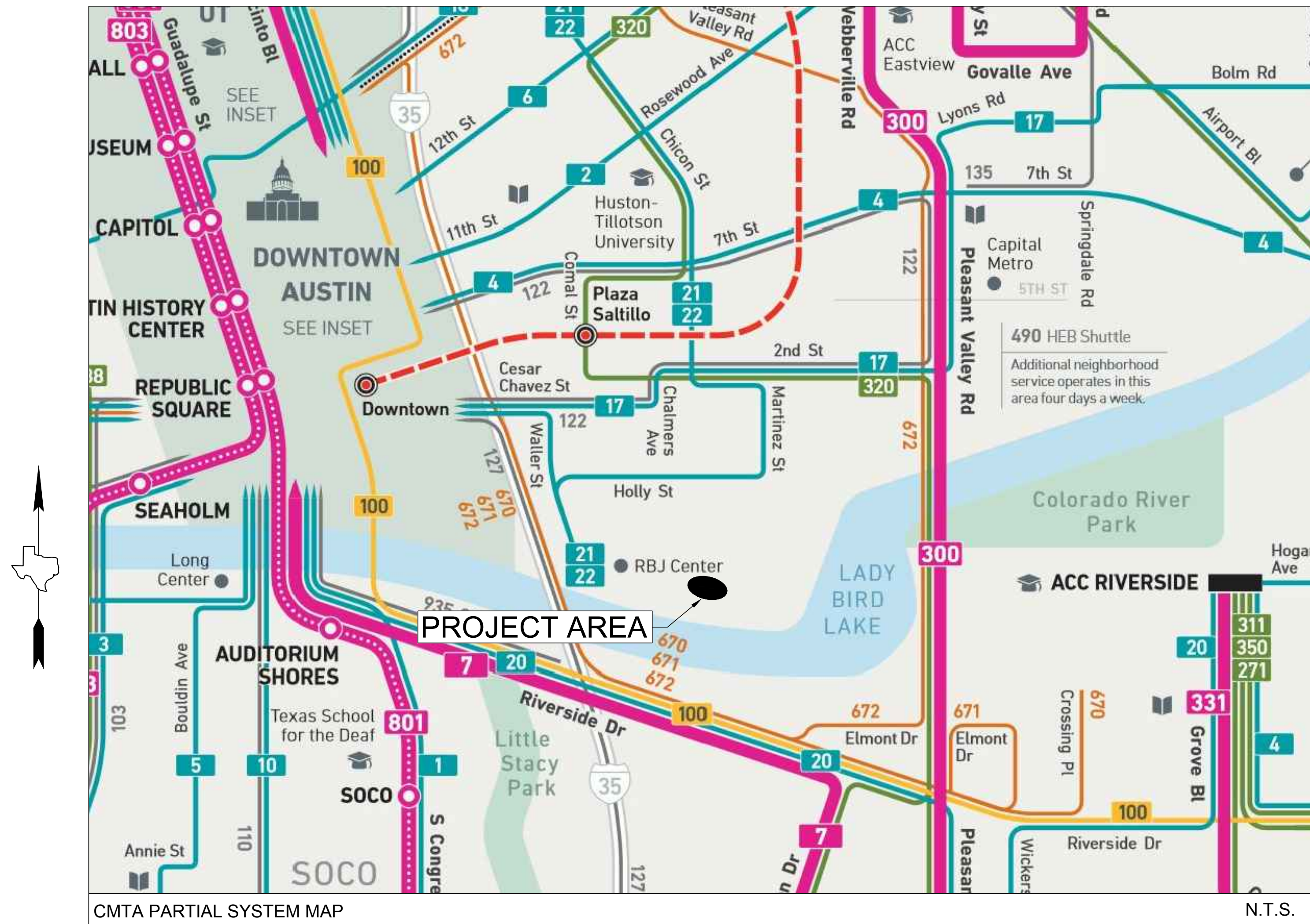
ZONING MAP N.T.S.



FUTURE LAND USE N.T.S.



CURRENT LAND USE N.T.S.







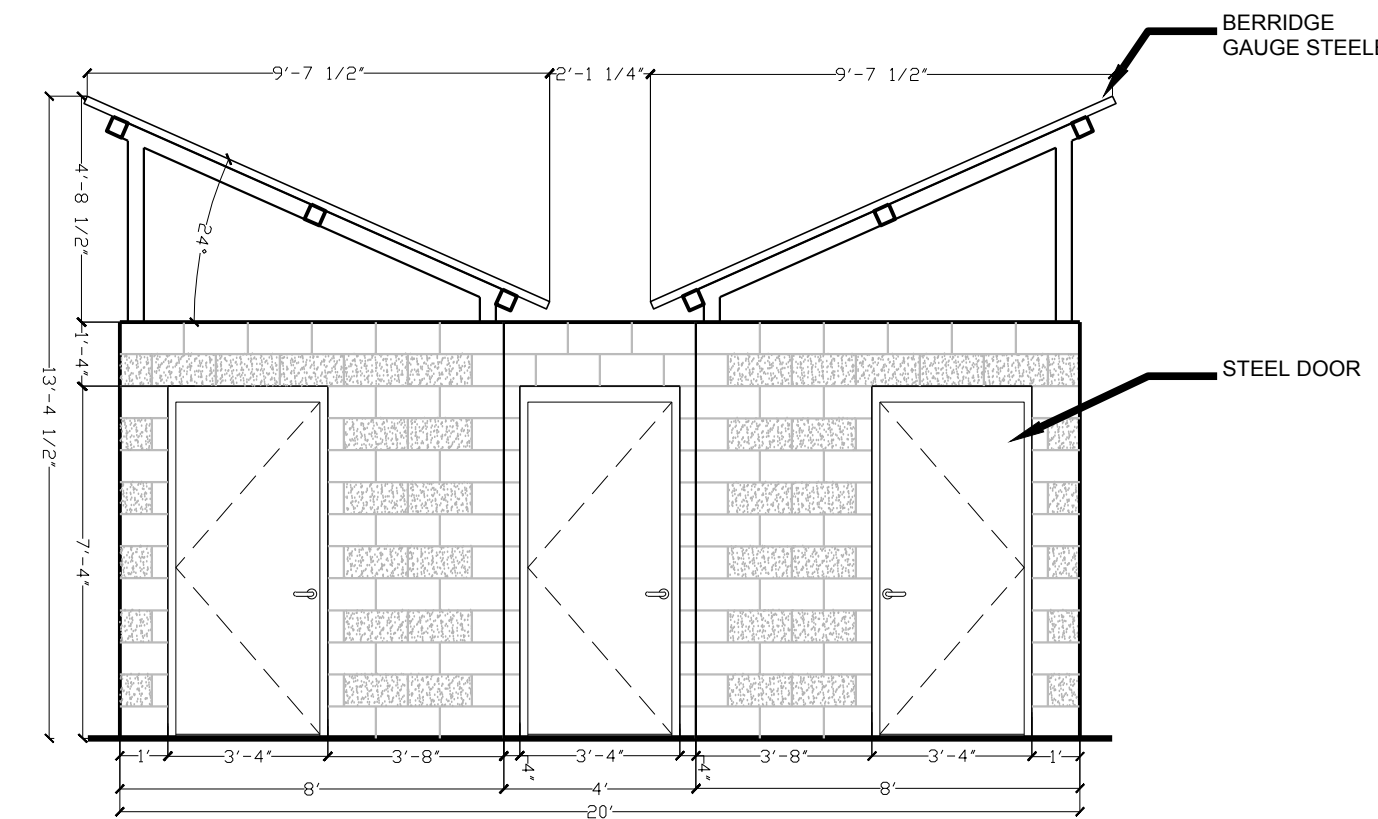
1 MODEL VIEW 1
NTS



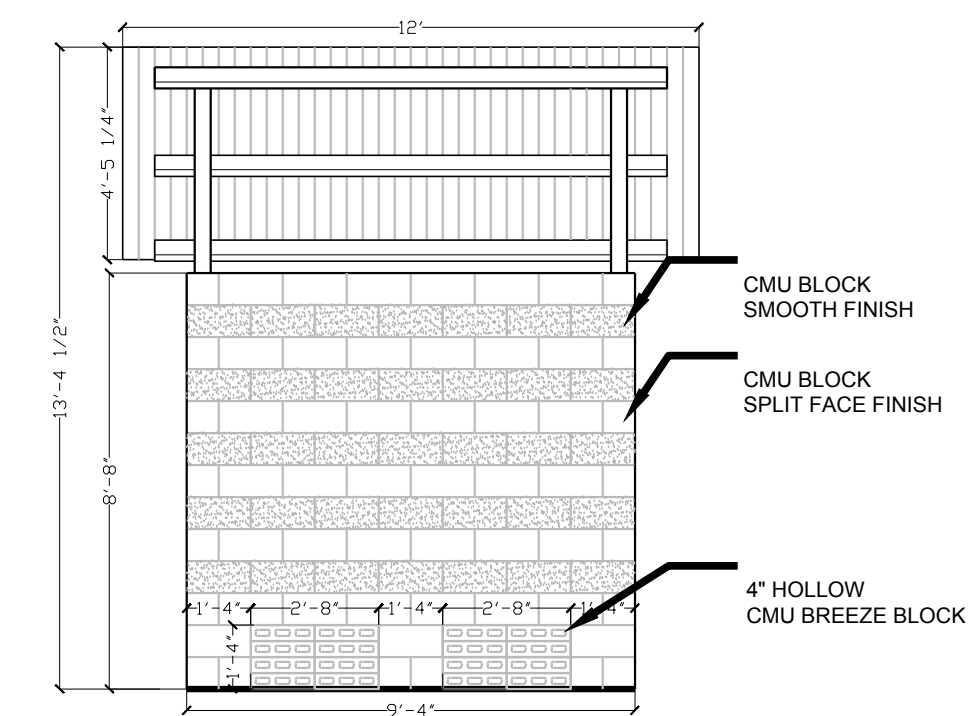
4 MODEL VIEW 2
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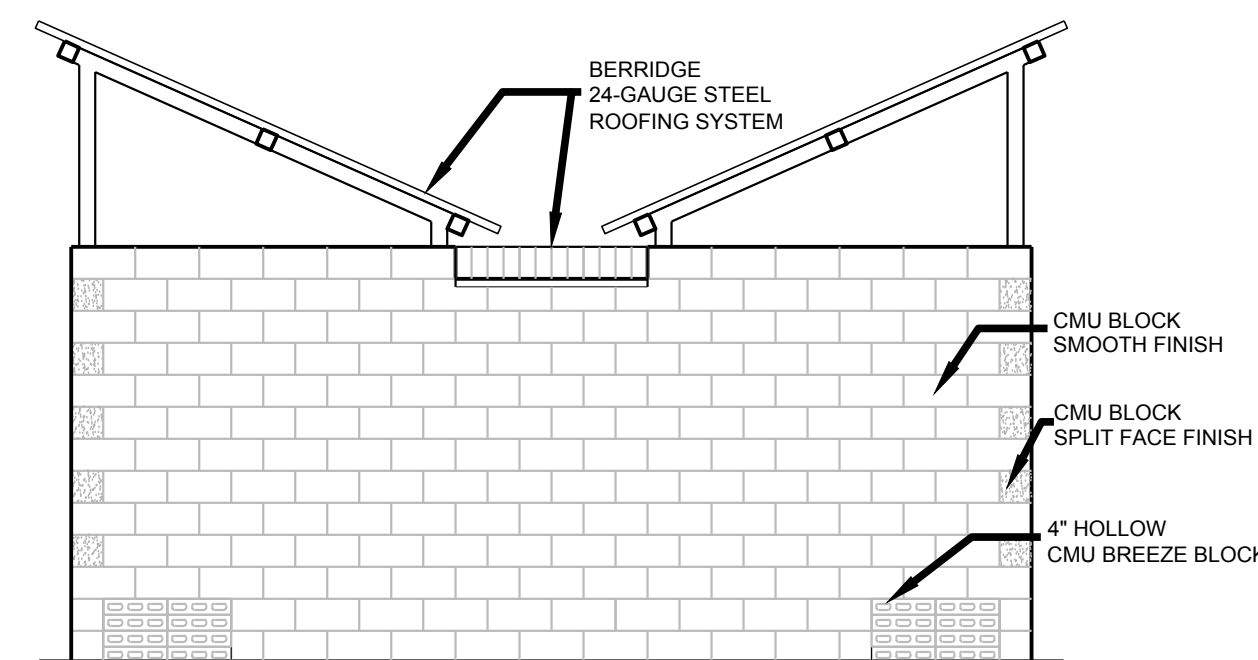
7 MATERIALS & FINISHES
NTS



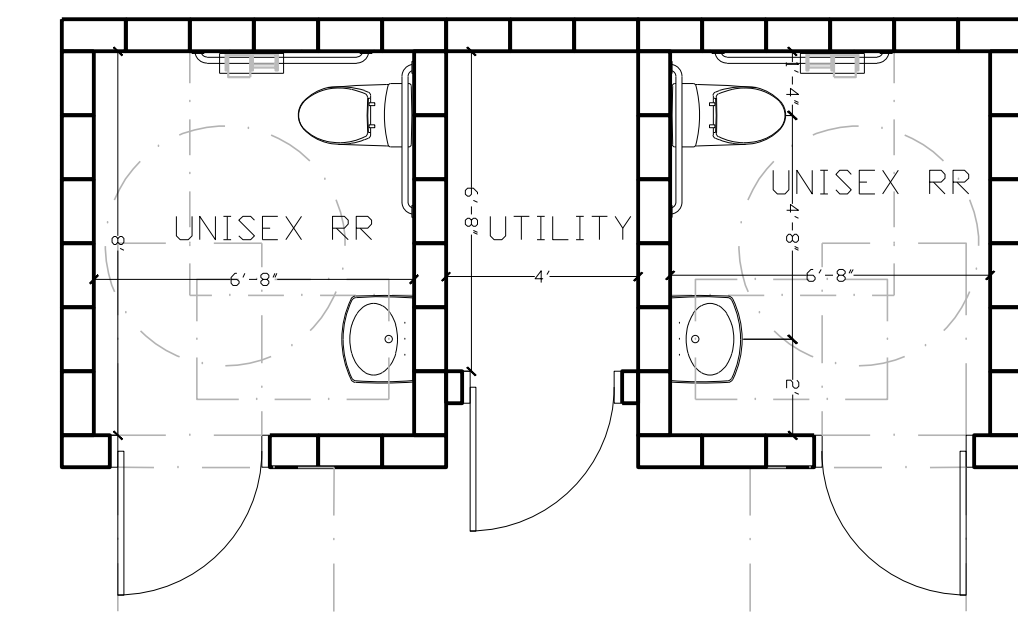
2 Restroom - East Elevation
3" = 1'-0"



3 Restroom - South Elevation
3" = 1'-0"



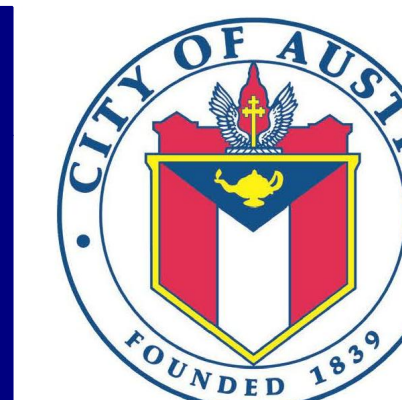
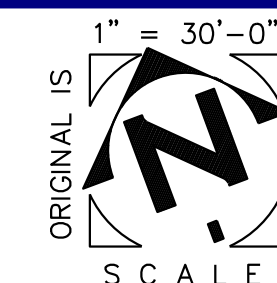
5 Restroom - West Elevation
3" = 1'-0"



6 Restroom - Floor Plan
3" = 1'-0"



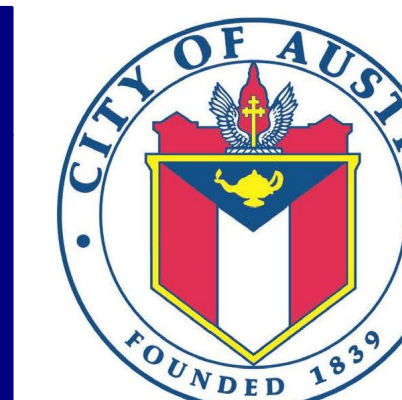
8 EXISTING CONDITION
NTS

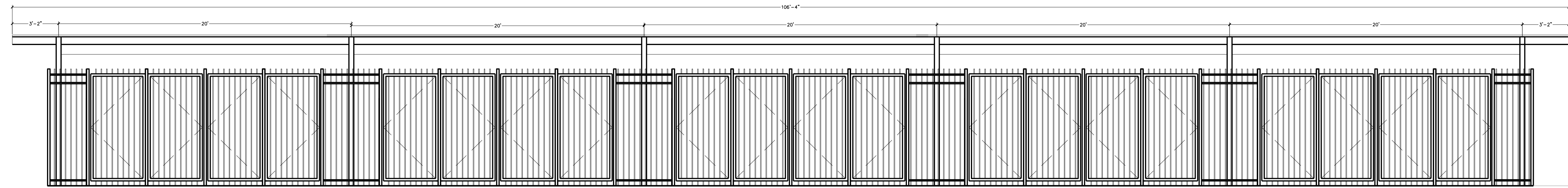


1
3100
DEGOLLADO PAVILION ENTRY SITE PLAN
SCALE: 1" = 30'-0"

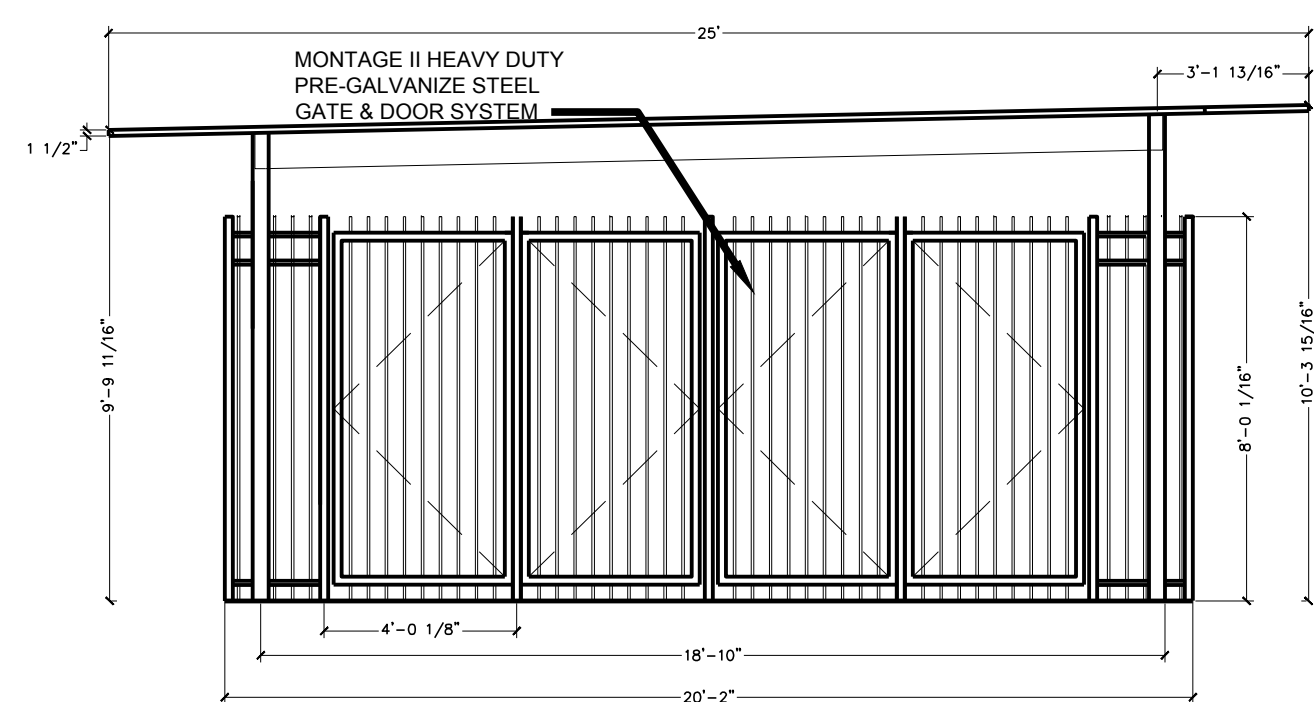


2
3100
DEGOLLADO PAVILION ENTRY SIGN
SCALE: 1/4" = 1'-0"

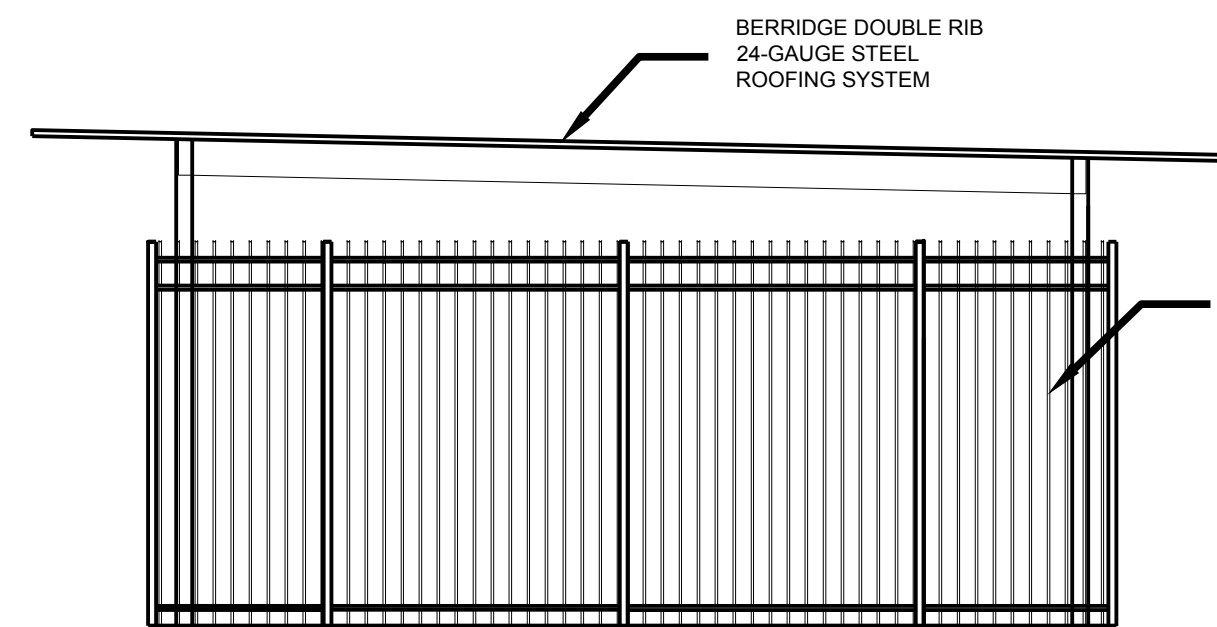




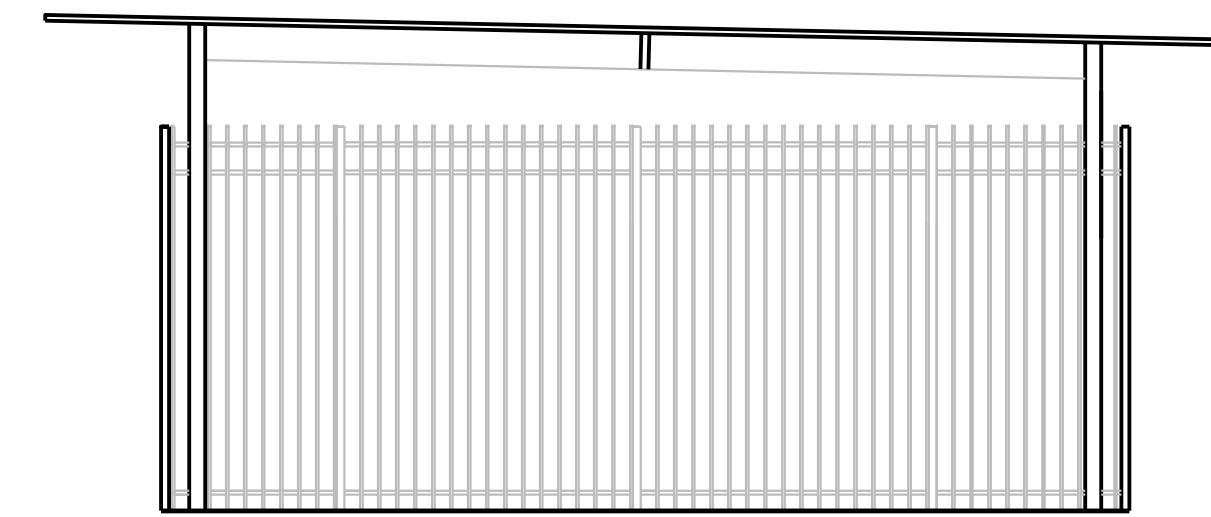
1 NORTH FRONT ELEVATION
SCALE: 3" 1'-0"



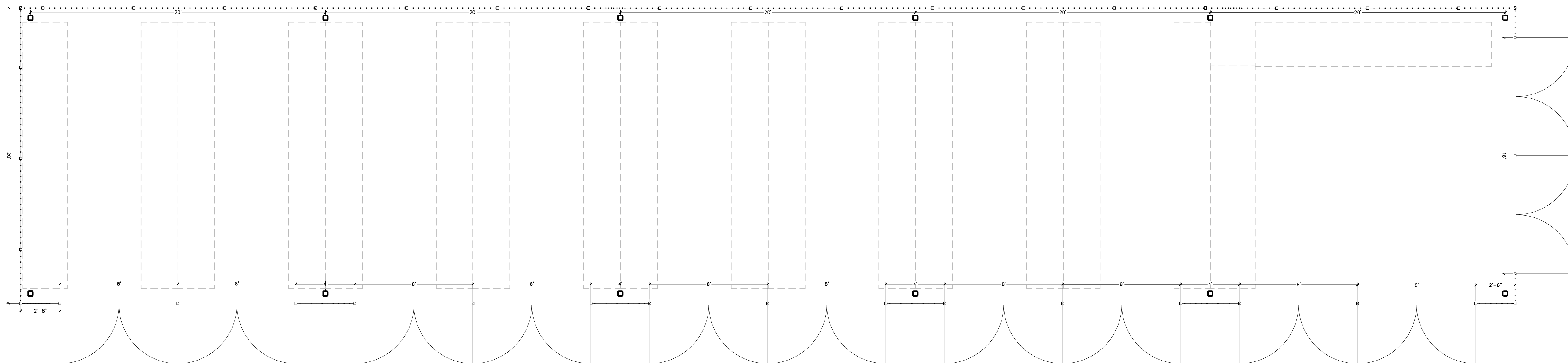
2 WEST ENTRY ELEVATION
SCALE: 3" 1'-0"



3 EAST ELEVATION
SCALE: 3" 1'-0"



4 CROSS SECTION
SCALE: 3" 1'-0"



5 FLOOR PLAN
SCALE: 3" 1'-0"



BERRIDGE DOUBLE RIB
24-GAUGE STEEL
ROOFING SYSTEM
COLOR: EVERGREEN



MONTAGE II HEAVY DUTY
PRE-GALVANIZE STEEL
GATE & DOOR SYSTEM
COLOR: BLACK

6 MATERIALS & FINISHES
NTS



Item 3a



Austin Energy Downtown District Cooling Plant No. 3 On-Site Energy Resources

Jim Collins, PE, PMP Director
Phillip A Reed, FAIA COTERA+REED





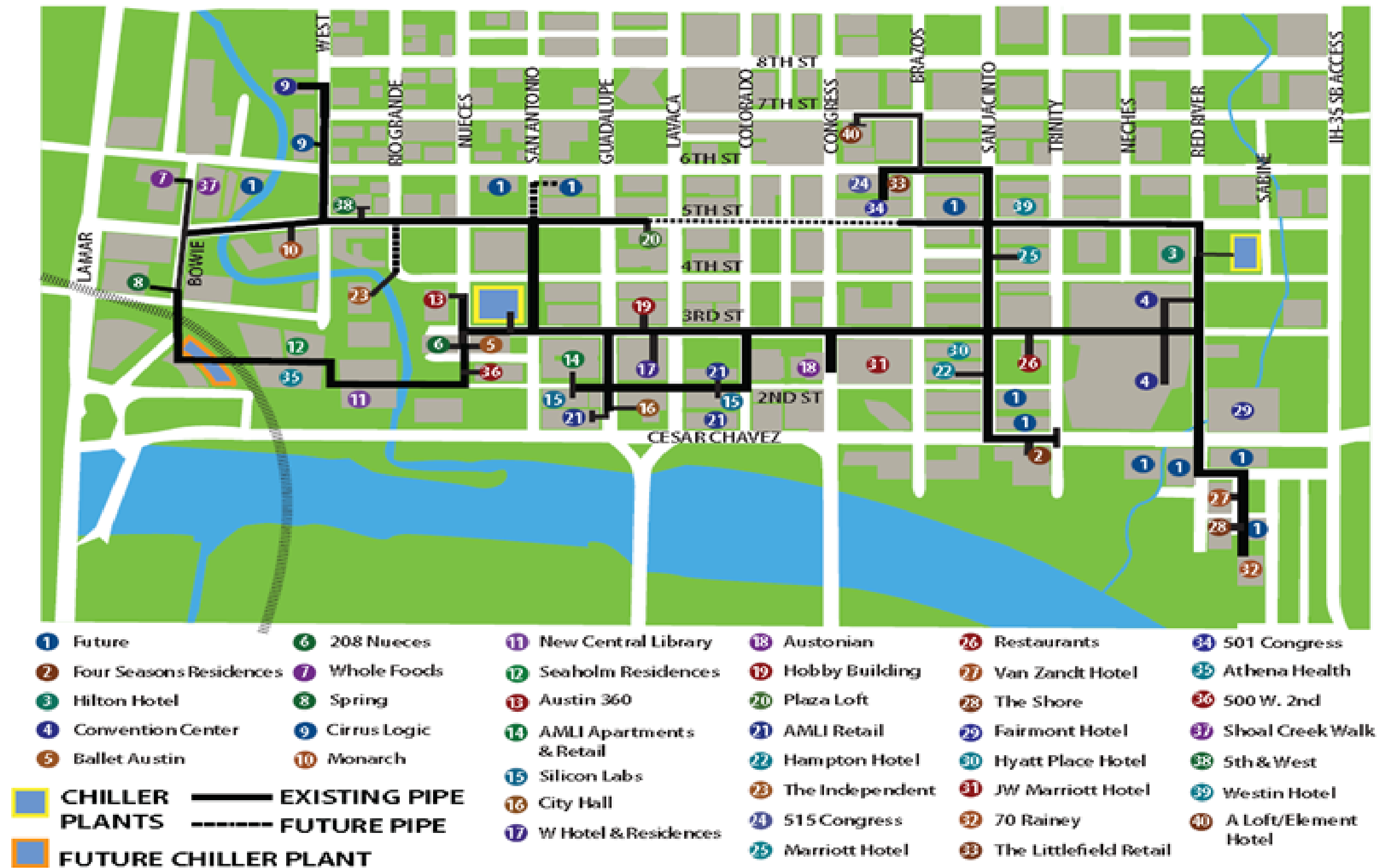
District Cooling



- An underground network of pipes providing chilled water to meet the cooling needs of multiple buildings
- Gathering load generates superior energy savings, reliability and quality
- Thermal storage provides electrical demand management



Downtown District Cooling

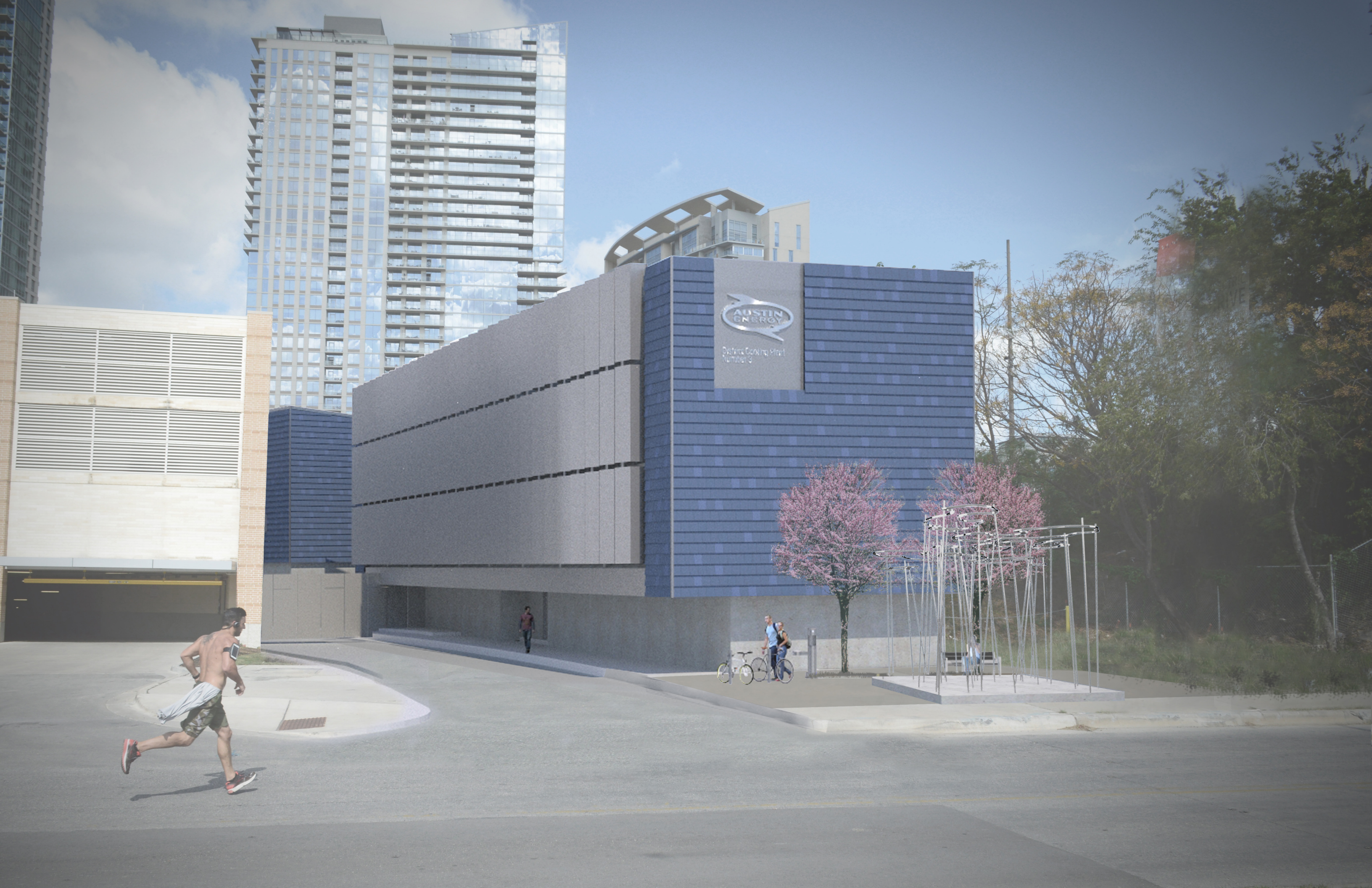


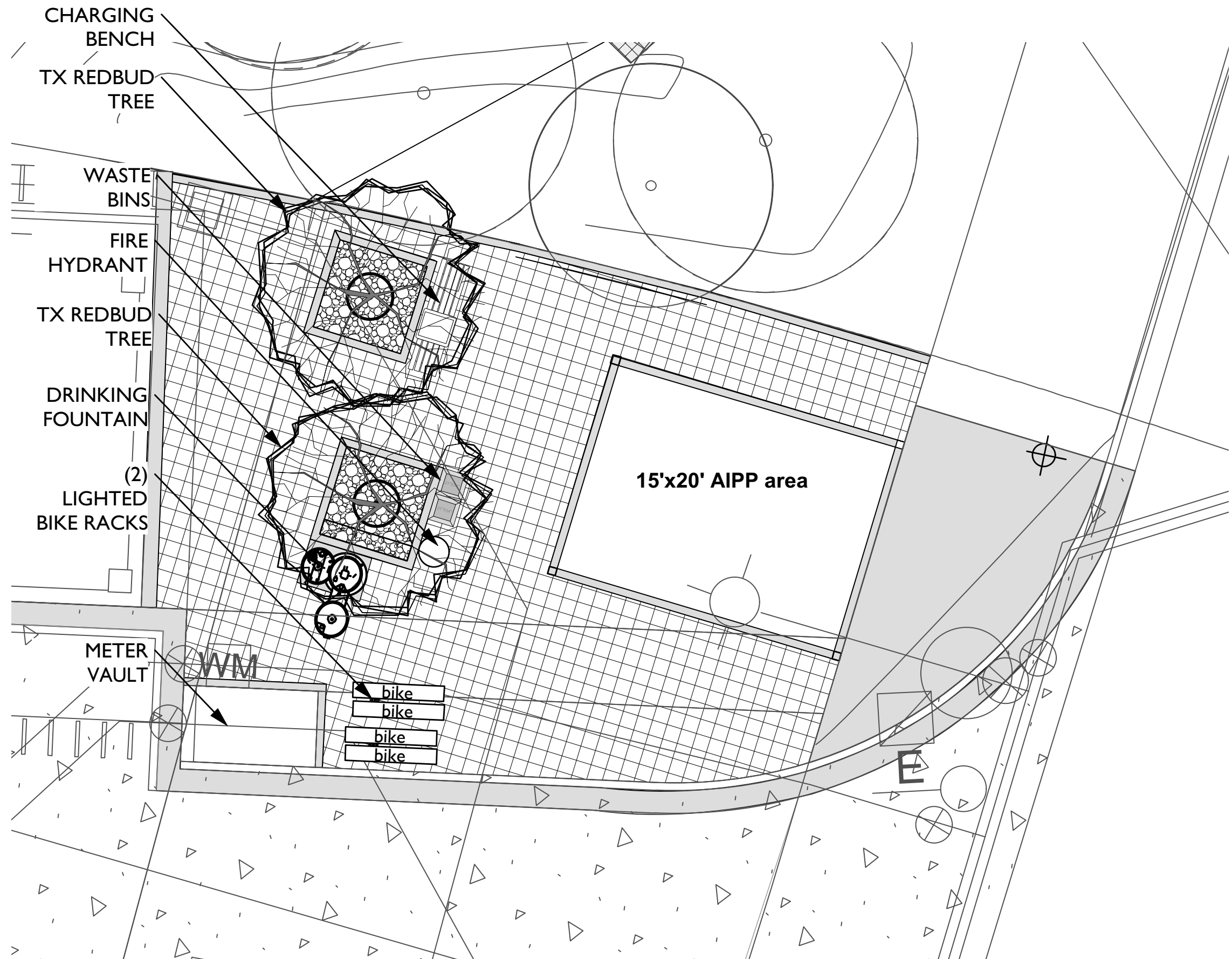
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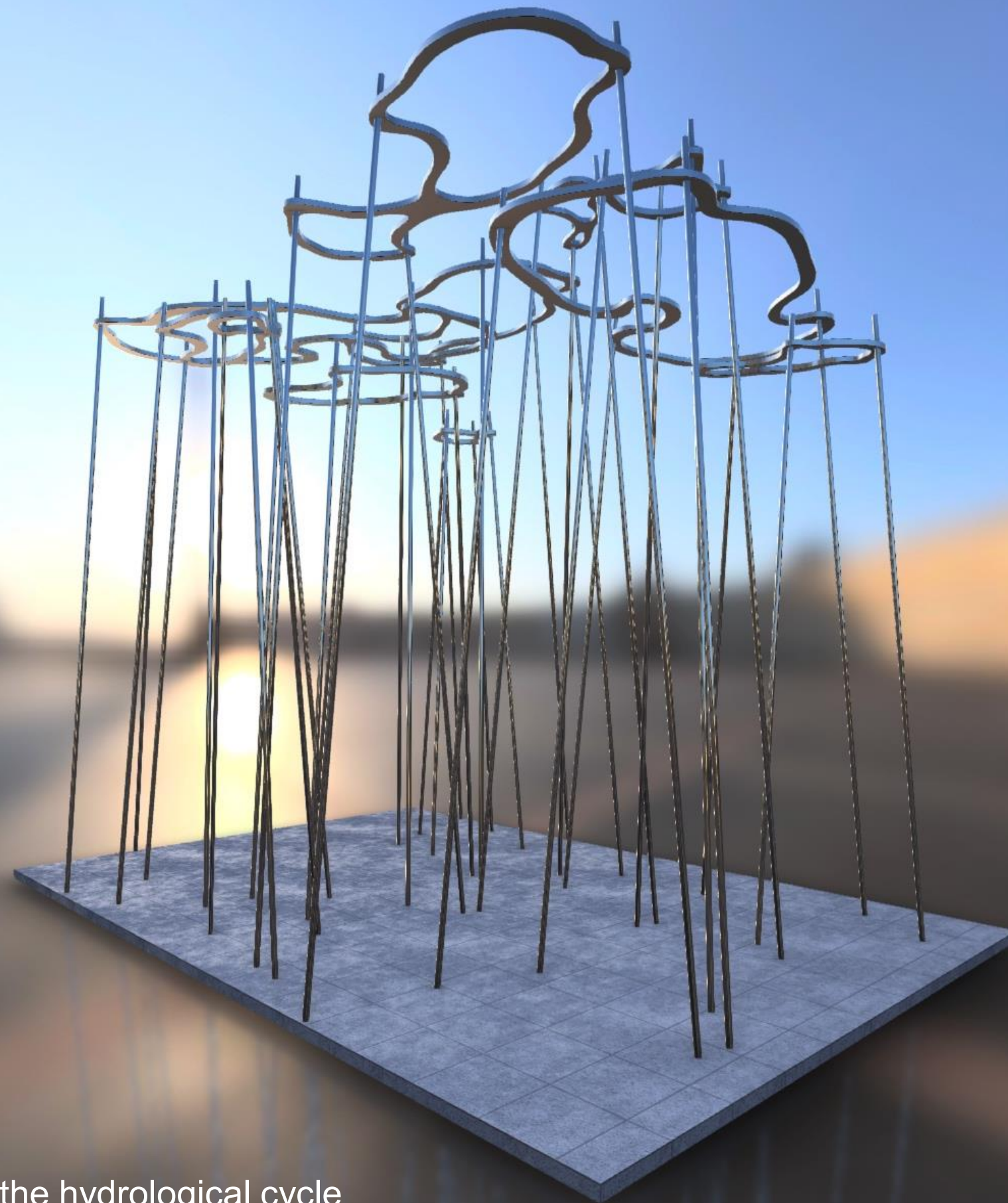




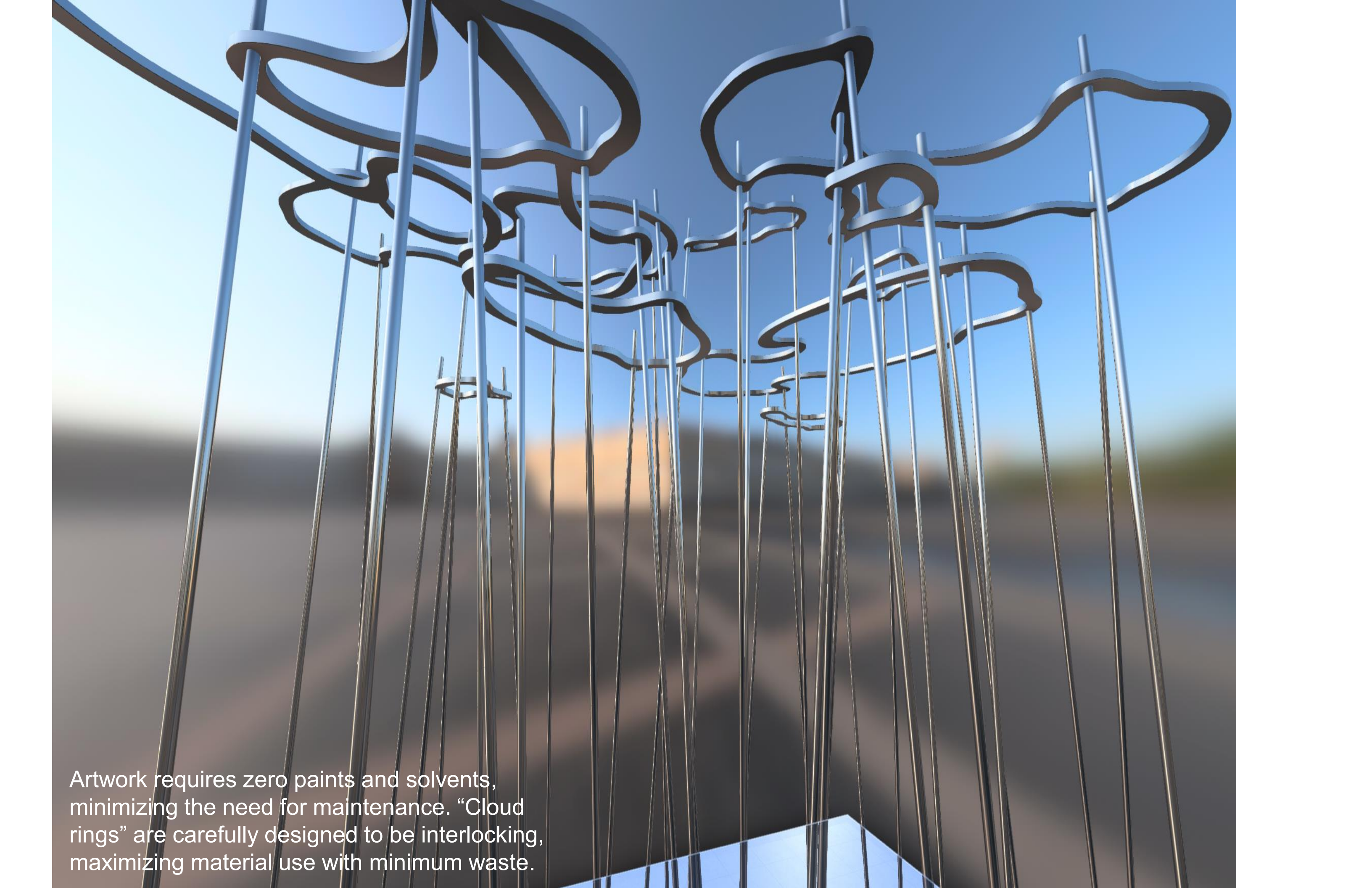








Cloud Pavilion is inspired by the hydrological cycle of evaporation, condensation and precipitation.



Artwork requires zero paints and solvents, minimizing the need for maintenance. “Cloud rings” are carefully designed to be interlocking, maximizing material use with minimum waste.

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INFLUENTIAL

October 18, 2017

Chris Riley
President

Kimberly Levinson
Vice President

Roger L. Cauvin
Secretary

Susan Hoffman
Treasurer

Steven Blackmon

Erica Diaz

Eileen McPhillips
Partner

Philip Wiley

Kristina Witt

Jackie Sargent, General Manager
Austin Energy
721 Barton Springs Road
Austin, TX 78704

RE: District Cooling Plant #3 and related AIPP project

Dear Ms. Sargent:

On behalf of the Downtown Austin Neighborhood Association, we want to thank you for Austin Energy's continued attention to the concerns and interests of downtown residents regarding the planned District Cooling Plant #3 and the related Art in Public Places project.

In regard to the cooling plant itself, DANA members have been concerned from the beginning about the prospect of loud noise from the plant. Austin Energy appears to have taken those concerns seriously. At a DANA board meeting on June 21, 2017, Austin Energy presented a sound report stating that with the planned installation of acoustical louvers, the noise level at the property level of the plant is expected to be 67dBA, and at nearby residential balconies it is expected to be 49dBA. Ambient evening sound levels at the site generally vary between 64 and 72dBA, with much higher spikes from passing trains.

In regard to the related Art in Public Places Project, we are glad that Austin Energy is working with Beili Liu on plans for an installation that will add beauty to the site. At a special meeting at the Spring Condos on September 20, 2017, DANA members met with the artist and others on the team to discuss the project. The concept for the project was well received. We hope provisions will be put in place to ensure that the project and surrounding landscaping are appropriately maintained in the future.

With these understandings, we support the plans for both the district cooling plant and the related Art in Public Places project. Please keep us posted as construction approaches, and let us know of any significant changes to the current plans. We look forward to continuing to work with Austin Energy toward the successful completion of these projects.

Very truly yours,

Board of Directors
Downtown Austin Associates Neighborhood Association



DOWNTOWN AUSTIN NEIGHBORHOOD ASSOCIATION
P.O. Box 997 Austin, TX 78767 • downtownaustin.org

**DOWN
AUSTINTOWN
ALLIANCE**

October 6, 2017

Jackie Sargent
General Manager
Austin Energy
721 Barton Springs Road
Austin, TX 78704

Ms. Sargent,

The Development Policy Committee of the Downtown Austin Alliance supports construction of Austin Energy's District Cooling Plant #3.

The district cooling system is an efficient and environmentally-friendly way to provide chilled water to air condition buildings and promote a compact downtown.

District cooling enhances the aesthetics of downtown by reducing chilled water equipment on buildings. This valuable real estate space, when not needed for chilled water equipment, can be used for other purposes by property owners and developers.

District Cooling Plant #3 increases the reliability and redundancy of the entire district cooling system loop tied to all parts of downtown. It also reduces peak energy use by creating chilled water during off-peak hours.

The design and siting of this plant in the Seaholm District next to the railroad tracks makes good use of infill space on an otherwise undevelopable parcel. We fully support this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dewitt M. Peart".

Dewitt M. Peart
President and CEO

512.469.1768 | WWW.DOWNTOWNAUSTIN.COM | 211 E. 7TH STREET, SUITE 810 AUSTIN, TX 78701

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

October 18, 2017

Chris Riley
President

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Vice President

Roger L. Cauvin
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Susan Hoffman
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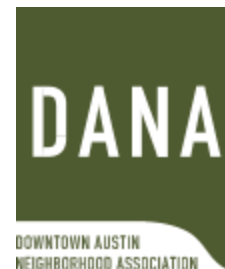
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Board of Directors
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October 6, 2017

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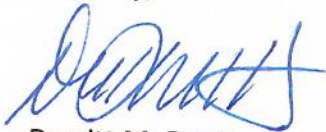
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Sincerely,



Dewitt M. Peart
President and CEO



**DESIGN COMMISSION
MONDAY, APRIL 25, 2016; 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701**

Meeting Minutes

2. NEW BUSINESS (Discussion and Possible Action):

- b. Discussion and possible action on the Austin Energy District Cooling Plant No.3 schematic project submittal located at 812 ½ West Second Street seeking support for the project. ([Phil Reed, Cotera Reed Architects](#));**

**Mr. Phil Reed, Jim Collins and Ms. Carol Stewart presented the project.
Mr. Phil Reed presented the Building Design.**

**The motion to support project as presented with letter of support with direct chair to draft support with friendly amendments as presented. Made by C. Kenny;
Second by A. Coleman was approved on a vote of [9-0] B. Whatley not present.**

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.

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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

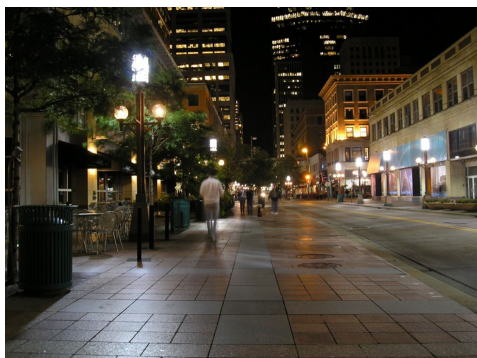
The quality of lighting has a strong effect on the character of a public space. Harsh lighting can be inhuman, while dim lighting can create a sense of insecurity and danger.

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

Humane Character
Economic Vitality

Issue

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

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.

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

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

(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



**DESIGN COMMISSION
MONDAY, OCTOBER 23, 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 6:11 PM.**

Roll Call: **B. Frail arrived at 6:47 PM. K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.**

1. CITIZEN COMMUNICATION: **None**

2. MEETING MINUTES (Discussion and Possible Action):

a. Discussion and possible action on the **September 25, 2017** meeting minutes;

The motion to approve the minutes made by E. Taniguchi; second by M. Gonzalez; unanimously approved on a [6-0] vote; B. Frail, K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

3. NEW BUSINESS (Discussion and Possible Action):

a. Discussion and possible action on the **700 E. 11th St.** design development submittal, located at 700 E. 11th St., seeking a "finding of substantial compliance with the [Urban Design Guidelines for Austin](#)," one of the three Gatekeeper requirements of the [LDC § 25-2-586 Downtown Density Bonus Program](#) (Will Herring, Metcalfe Wolff Stuart & Williams, LLP) (45 mins.);

Michael Schooler (GDA) presented. Karl Hirschey (Tramwell Crow Residential) and Michelle Rogerson Lynch (Metcalfe Wolff Stuart & Williams, LLP) answered questions.

B. Frail arrived at 6:47 PM.

The motion to recommend that the project is substantially compliant with the Urban Design Guidelines was made by M. Gonzalez; second by A. Coleman; failed on a vote of [5-2]; members voting "aye" were: D. Carroll, A. Coleman, B. Frail, M. Gonzalez, and E. Taniguchi; members voting "nay" were: S. Franco and C. Kenny; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

- b. Discussion and possible action on the **ABIA Consolidated Maintenance Facility** design development submittal, located at 10100 & 10301 Golf Course Rd., seeking a finding of “compliance with city design and sustainability standards” per [Council Resolution 20071129-046](#) (David Smythe-Macaulay, COA Public Works Dept.) (45 mins.);

Lyn Estabrook (COA Airport Dept.) presented and answered questions.

The motion to find that the project complies with city design and sustainability standards was made by C. Kenny; friendly amendment to modify the motion to state that the project complies with the sustainability component of the design guidelines made by A. Coleman; accepted by C. Kenny; second by A. Coleman; passed on a unanimous vote of [7-0]; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

4. OLD BUSINESS (Discussion and Possible Action):

- a. Discussion and possible action on **upgrading and incorporating infrastructure into the Urban Design Guidelines** as directed by [Council Resolution 20120816-060](#) ([Chair D. Carroll](#)) (20 mins.);

E. Taniguchi has written half of the Executive Summary and will have it next month to review.

No action taken by the Commission.

- b. Discussion and possible action on **CodeNEXT’s** draft [codes](#), [maps](#), and processes ([Chair D. Carroll](#)) (20 mins.);

Chair D. Carroll noted the Design Commission’s initial recommendations to the CodeNEXT team were not incorporated into Draft 2 of CodeNEXT. M. Gonzalez made recommendations.

The motion to incorporate M. Gonzalez’s comments into the letter and to reissue it to CodeNEXT staff, Council, and consultants was made by D. Carroll; second by S. Franco; passed on a unanimous vote of [7-0]; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

Chair D. Carroll will revise the letter.

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

- a. Liaison Reports:

S. Franco reported that the South Central Waterfront Advisory Board (SCWAB) saw a presentation by Christine Maguire (COA Economic Development Dept.) on financing

tools including Tax Increment Financing (TIF). The SCWAB has a special-called meeting to urge Council to designate the South Central Waterfront as a TIF to capture public improvements as private properties redevelop.

C. Kenny reported that the Design Commission's request to add a member to the Joint Sustainability Committee (JSC) was well received. The JSC is working to implement Phase 1 of the City's Climate Plan, which is applicable to the Design Commission as it focuses on City buildings and operations.

No action taken by the Commission.

b. Appointment of Committee/Working Group Members by Chair: **None**

6. STAFF BRIEFINGS: **None**

7. FUTURE AGENDA ITEMS:

- a. COA's Austin Energy District Cooling Plant No.3 (tentatively fall)
- b. Staff presentation on City of Austin's tree funding (tentatively late fall)
- c. Staff presentation on trees & density bonus projects (tentatively late fall)
- d. Staff update on municipal building projects, including Shipe Park and Onion Creek Fire & EMS Station (tentatively fall)
- e. Downtown Parking Strategy by Downtown Austin Alliance

8. ANNOUNCEMENTS

a. Chair Announcements:

Chair D. Carroll mentioned that AIA has set up a series of charrettes to test Draft 2 of CodeNEXT. There will be a reception to present the findings of their work on Nov. 4 from 6:00 to 8:00/8:30pm at 1501 E. 7th St.

Executive Liaison Katie Mulholland (COA Planning and Zoning Dept.) mentioned that since CodeNEXT is a future agenda item, a quorum of the Commission (6 or more Commissioners) can't be present. Commissioners may need to stagger their attendance to ensure no more than 5 Commissioners are represent at any one time.

b. Items from Commission Members:

E. Taniguchi noted his concern about the vote on the 700 E. 11th Density Bonus project (Item 3a), and the Commission being consistent on "substantial compliance" with the Urban Design Guidelines.

Chair D. Carroll asked Staff to add how the Commission reviews against the Urban Design Guidelines and what substantial compliance means as an agenda item to next month's meeting.

A. Coleman asked Staff to find out if the Commission voted on not taking into consideration how a project generates revenue.

c. Items from City Staff:

Executive Liaison Katie Mulholland (COA Planning and Zoning Dept.) mentioned she would be scheduling a Working Group meeting with a density bonus applicant that is aiming for the Nov. 27 meeting.

ADJOURNMENT by consensus at: 8:24 pm

DRAFT



Item 4b

2018 Meeting Schedule for the Design Commission

The Design Commission shall meet monthly as specified below. All regular meetings are held on the 4th Monday of every month beginning at 6:00 PM in Room 1101 at City Hall; 301 W 2nd Street Austin, TX 78701 unless specified otherwise.

MEETING DATES*	CANCELLED DATE
January 22, 2018	
February 26 2018	
March 26, 2018	
April 23, 2018	
May 21, 2018**	
June 25, 2018	
July 23, 2018	
August 27, 2018	
September 24, 2018	
October 22, 2018	
November 26, 2018	
December 17, 2018**	

* All backup materials are due ten (10) days prior to the meeting.

** Third Monday of the month. This meeting may be rescheduled to a different venue.

Design Commission Executive Liaison:

Katie Mulholland
Urban Design, Planning and Zoning
Department
City of Austin, One Texas Center, 505 Barton
Springs Rd., Austin, TX 78704
Phone: (512) 974-3362
E-mail: katie.mulholland@austintexas.gov

Design Commission Staff Liaison:

Nichole Koerth
Urban Design, Planning and Zoning
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Springs Rd., Austin, TX 78704
Phone: (512) 974-2752
E-mail: nichole.koerth@austintexas.gov

The Urban Design Guidelines for Austin can be accessed at the following location:

[Urban Design Guidelines for Austin](#)

Design Commission backup may be accessed at the following location:

[Design Commission Backup](#)

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 3 days before the meeting date. Please contact Nichole Koerth in the Planning and Development Review Department, at nichole.koerth@austintexas.gov or at (512) 974-2752, for additional information. TTY users route through Relay Texas at 711.