

CITY OF AUSTIN
CANYON CREEK FIRE/EMS STATION

DESIGN COMMISSION | APRIL 24 , 2023

PGAL

PREVIOUS COA FIRE/EMS STATIONS

| DEL VALLE FIRE/EMS | TRAVIS COUNTRY FIRE/EMS | DAVENPORT RANCH FIRE/EMS | GOODNIGHT RANCH FIRE/EMS |
|--|---|---|---|
| <ul style="list-style-type: none">- 12,700 square feet- Single story structure- 4 pull-through apparatus bays- Completed July, 2020 | <ul style="list-style-type: none">- 15,000 square feet- 2 story structure due to site size- 4 back-in apparatus bays- Completed July, 2021 | <ul style="list-style-type: none">- 13,500 square feet- 2 story structure due to site constraints- 4 back-in apparatus bays- Completed January, 2023 | <ul style="list-style-type: none">- 15,200 square feet- 2 story structure due to site size- 4 pull-through apparatus bays- Expected completeion February, 2024 |



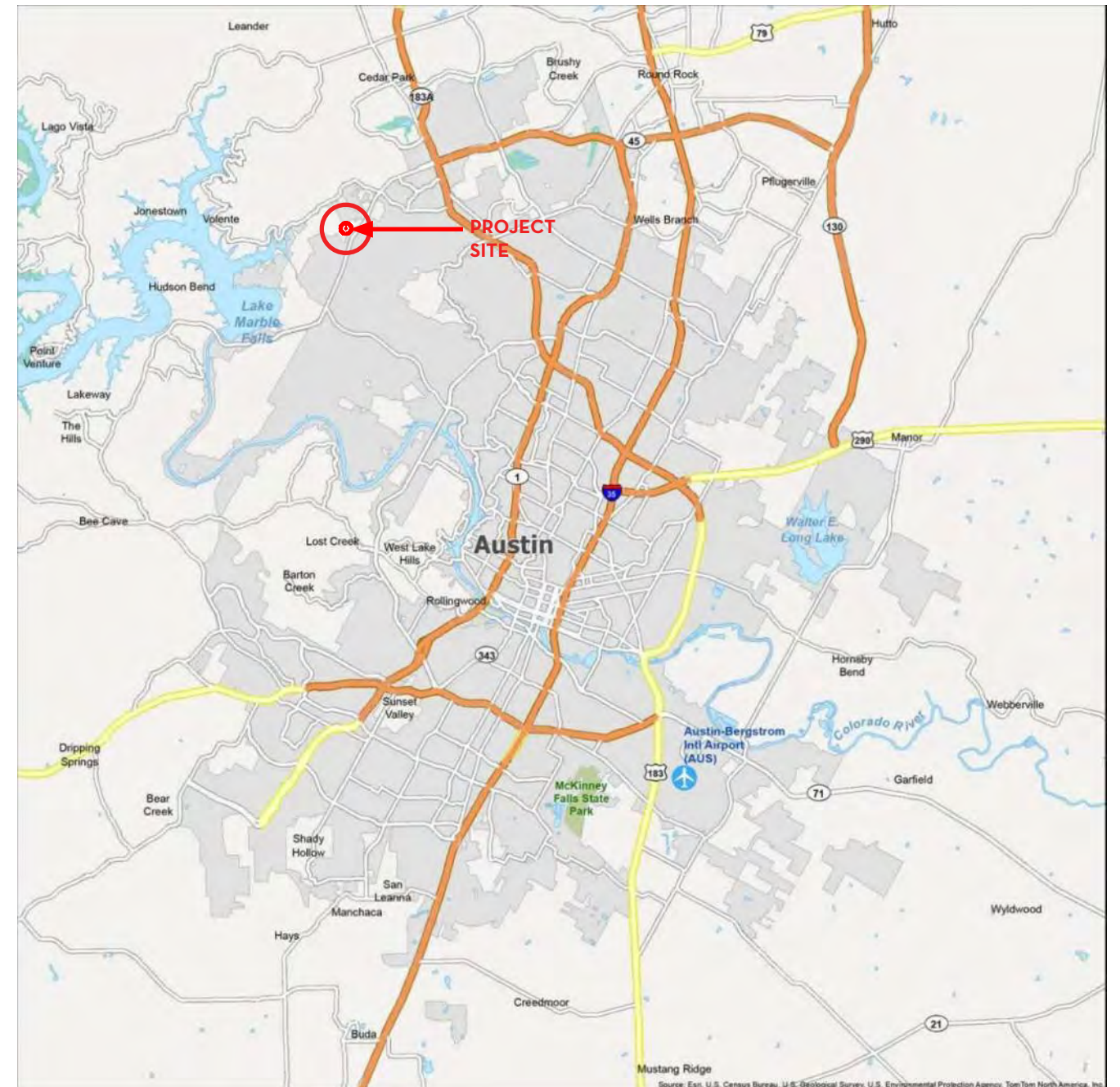
CANYON CREEK FIRE/EMS STATION

GOAL:

PROVIDE EMERGENCY RESPONSE SERVICES TO CANYON CREEK AND NORTH WEST AUSTIN.

PROJECT ELEMENTS:

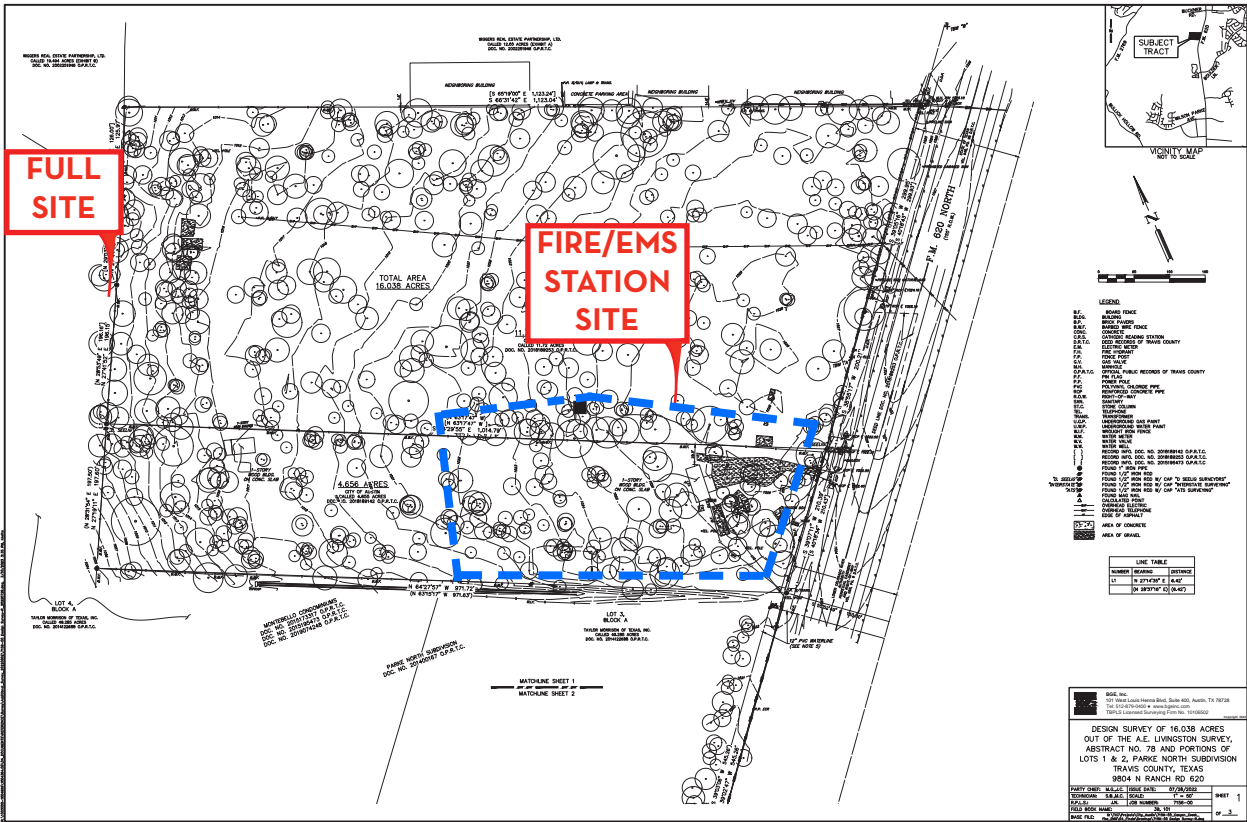
- 13,900 SF + 4 back-in apparatus bays
- 21 staff parking spaces, 2 visitor parking spaces
- 2-story design due to response distances and site soil/rock
- Staff exterior space (accessible from Day Room)
- Fueling Station (none currently on this side of town)
- Day Room, Kitchen, Gym, Gear Rooms, 11 Fire Dorms and 3 EMS Dorms



CANYON CREEK FIRE/EMS STATION

SITE & CONTEXT:

- On busy FM 620 road
- No public transport within 1/4 mile
- Located within city limits
- Site has existing structure, natural rock and heavily wooded conditions
- Utilities provided by COA and PEC.
- Adjacent Zoning and Uses: ETJ to the north and I-RR (Interim Rural Residential) to the south.

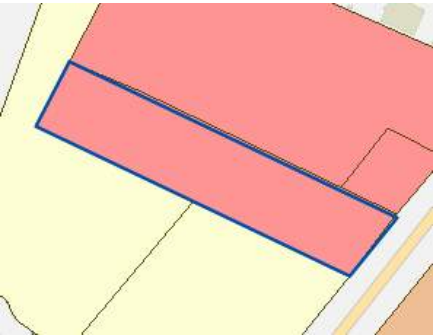


ZONING & EXISTING TOPOGRAPHY



| General Information | |
|--|--|
| Location: | 9804 N FM 620 RD |
| Parcel ID: | 0167370280 |
| Grid: | MD36 |
| Planning & Zoning | |
| *Right click hyperlinks to open in a new window. | |
| Future Land Use (FLUM): | No Future Land Use Map |
| Regulating Plan: | No Regulating Plan |
| Zoning: | GR-CO |
| Zoning Cases: | C14-06-0027 |
| Zoning Ordinances: | 20060727-131 20141120-123 20220324-066 860109-C |
| Zoning Overlays: | Hill Country Roadways Overlay: RM 620/MODERATE INTENSITY Scenic Roadways Overlay: RM 620 Wildland Urban Interface: Proximity Class - Within 150 feet of a wildland area |
| Infill Options: | -- |
| Neighborhood Restricted Parking Areas: | -- |
| Mobile Food Vendors: | -- |
| Historic Landmark: | -- |
| Urban Roadways: | No |
| Zoning Guide | |
| The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. Visit Zoning for the description of each Base Zoning District. For official verification of the zoning of a property, please order a Zoning Verification Letter . General information on the Neighborhood Planning Areas is available from Neighborhood Planning. | |
| Environmental | |
| Fully Developed Floodplain: | No |
| FEMA Floodplain: | No |
| Austin Watershed Regulation Areas: | WATER SUPPLY RURAL |
| Watershed Boudaries: | Lake Travis |
| Creek Buffers: | No |
| Edwards Aquifer Recharge Zone: | NORTH |
| Edwards Aquifer Recharge Verification Zone: | Yes |
| Erosion Hazard Zone Review Buffer: | No |
| Political Boundaries | |
| Jurisdiction: | AUSTIN LTD |
| Council District: | 10 |
| County: | TRAVIS |
| School District: | Leander ISD |
| Community Registry: | Austin Lost and Found Pets, Friends of Austin Neighborhoods, Leander ISD Population and Survey Analysts, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources, The Parke HOA, Volente Neighborhood Assn. |

Property Profile Report



Zoning Map



Current Imagery



Vicinity Map

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Date created: 4/13/2022



SITE BIRDSEYE VIEW



CITY OF AUSTIN
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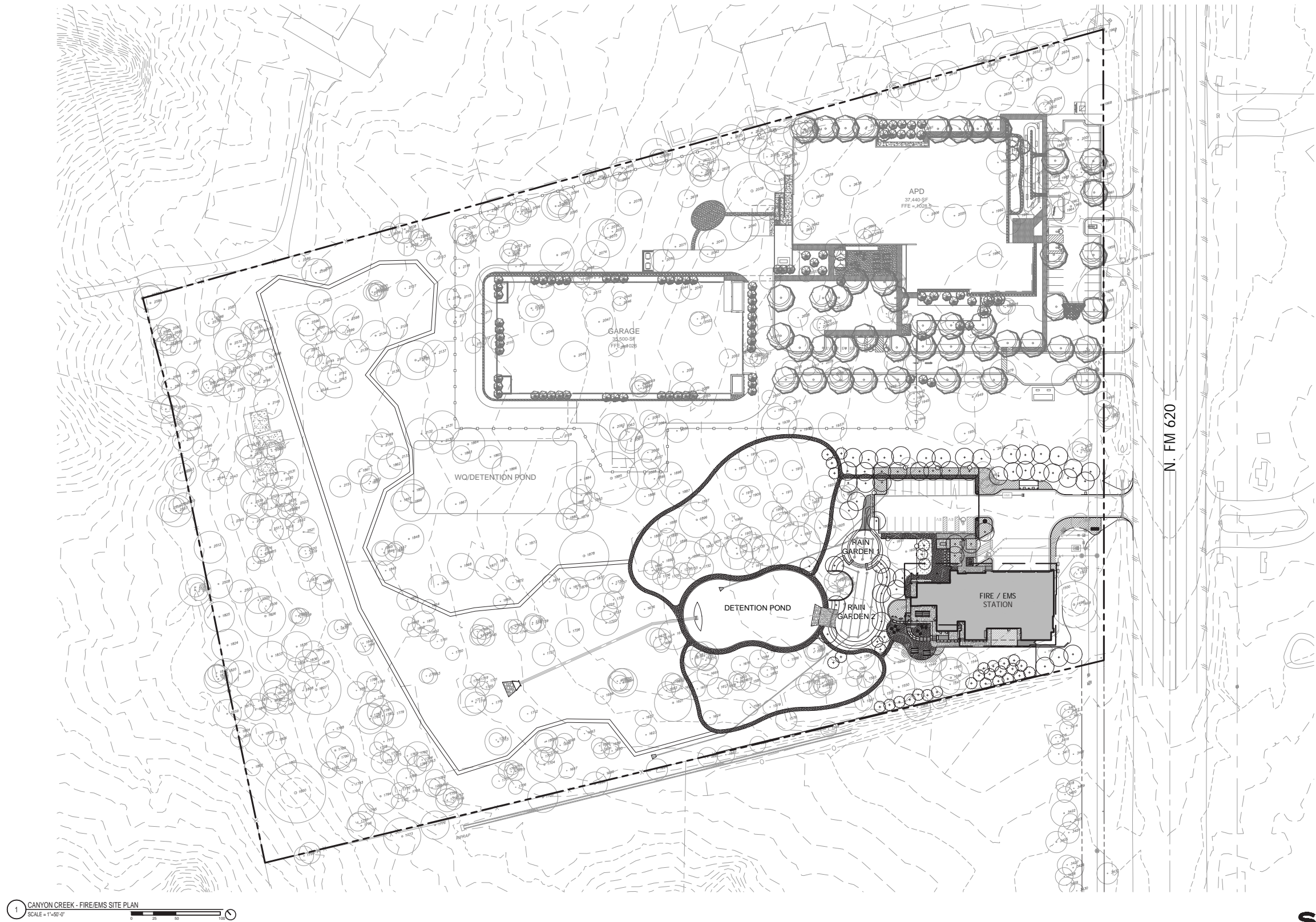
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SITE PHOTO: EXISTING CONDITIONS





**STUDIO
BALCONES**

OVERALL SITE PLAN



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STUDIO
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ARCHITECTURAL SITE PLAN



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ARCHITECTURAL CONTEXT

EXISTING ARCHITECTURE:

- Residential Housing and Apartments
- Industrial style buildings
- Religious buildings
- Outdoor retail





SUSTAINABLE

WHAT DOES IT MEAN?

HOW DOES IT MANIFEST?

ENV RESPONSIBLE
AUSTIN LEADERSHIP

DAYLIGHT
SHADE
ORIENTATION
SOLAR PANELS

REGIONAL

LOCAL CLIMATE
LOCAL CONTEXT

ROOF OVERHANGS
MASONRY

CIVIC

PRESENCE
SOLID
STABLE
RECOGNIZABLE

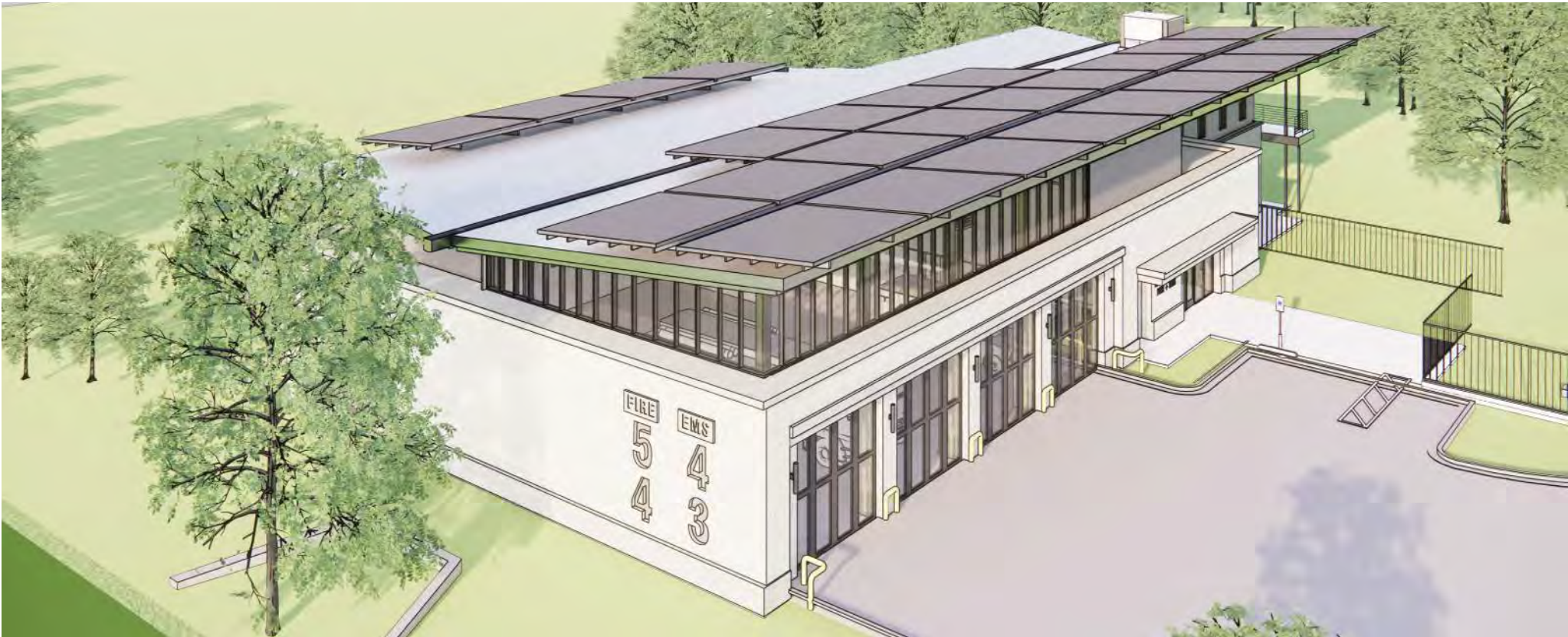
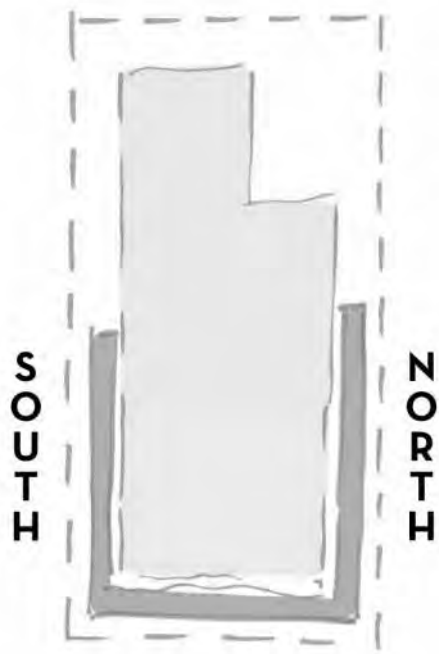
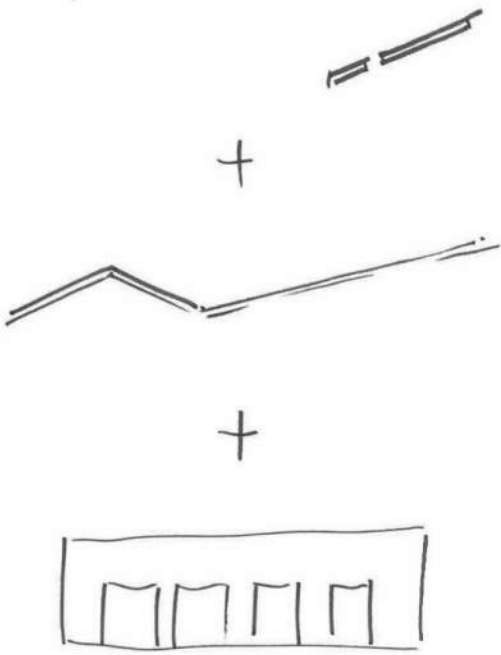
MASONRY

DESIGN CONCEPTS

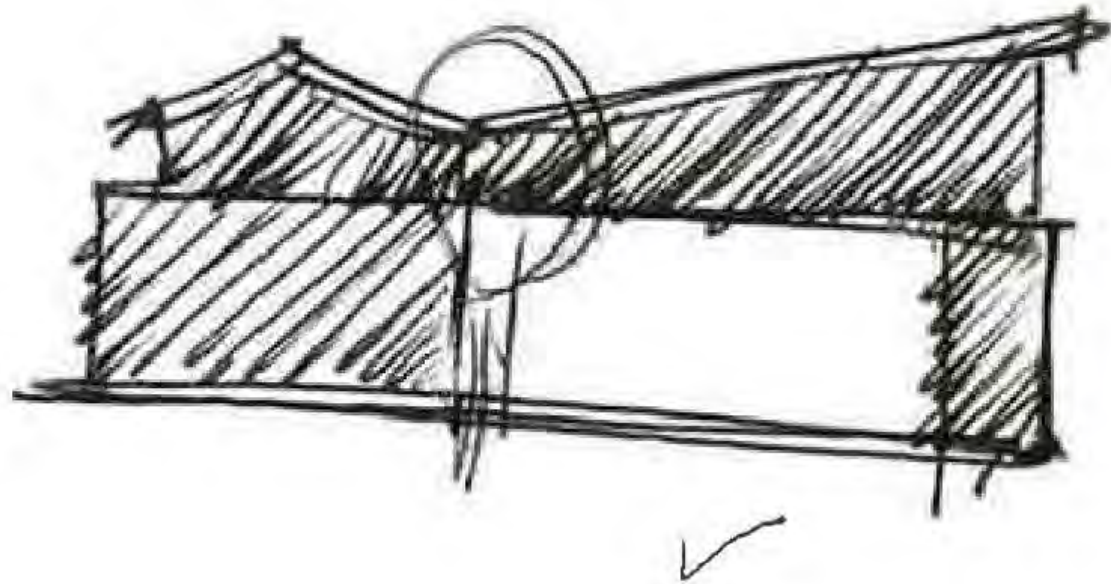
SOLAR

SHADE

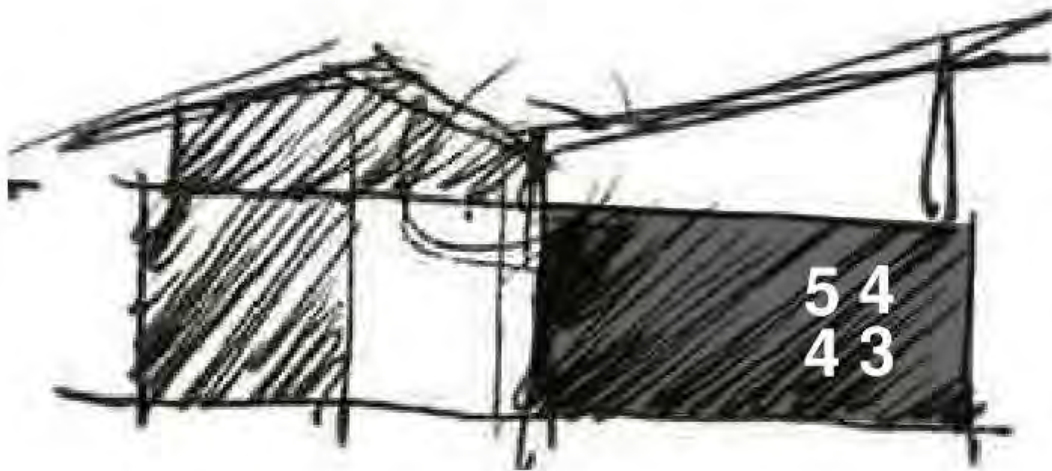
STABLE



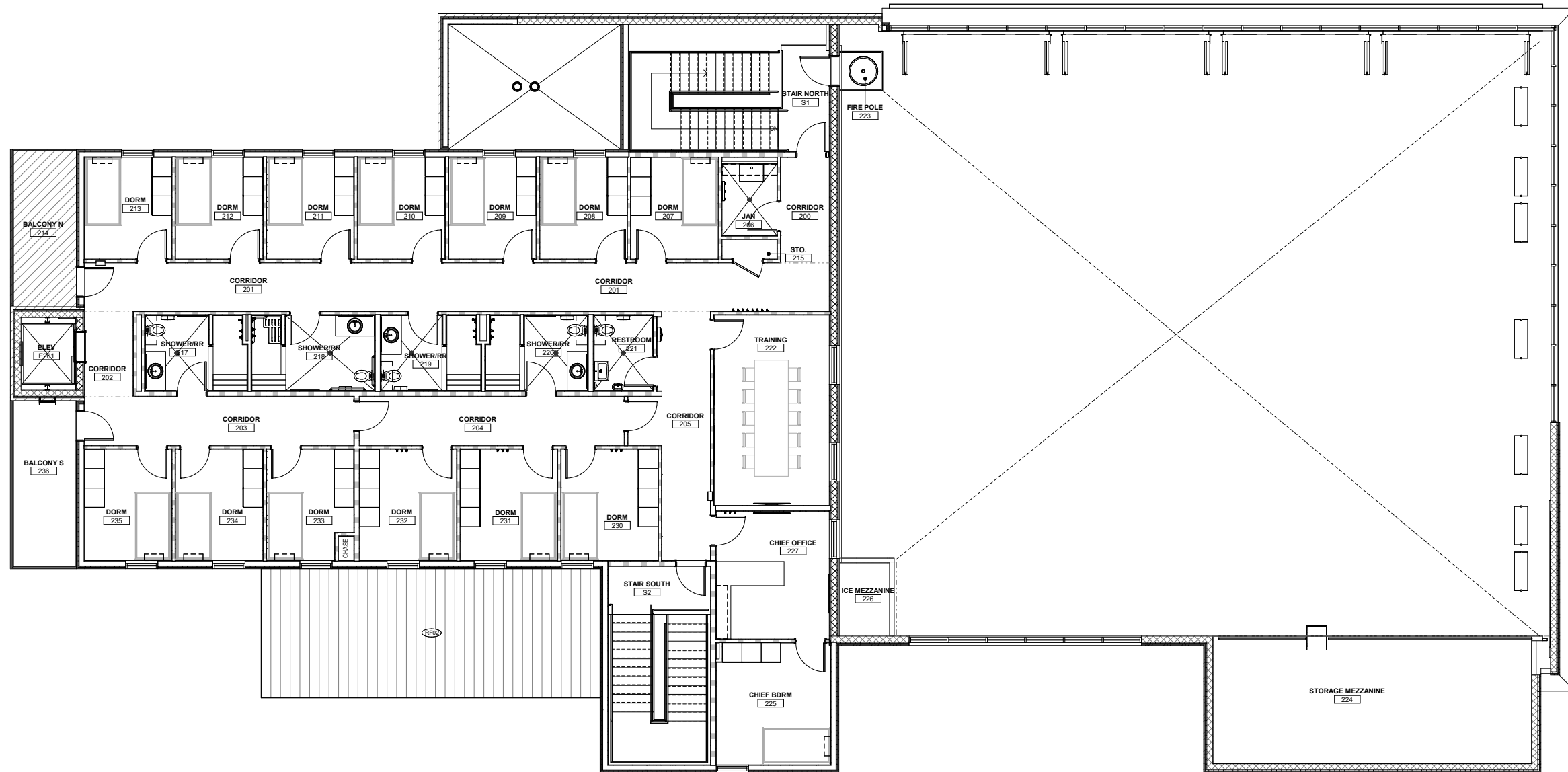
DESIGN CONCEPTS



COMPETES WITH BAY DOORS
(TRUE FRONT)



1. FUNCTIONAL CLERESTORY LOCATION
2. DOOR @ DOMESTIC ROOF
3. SOLID WALL + CARVED NUMBERS



SECOND LEVEL FLOOR PLAN





RENDERING: PERSPECTIVE VIEW



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RENDERING: VIEW OF ENTRY AND VISITOR PARKING





RENDERING: VIEW FROM FM 620



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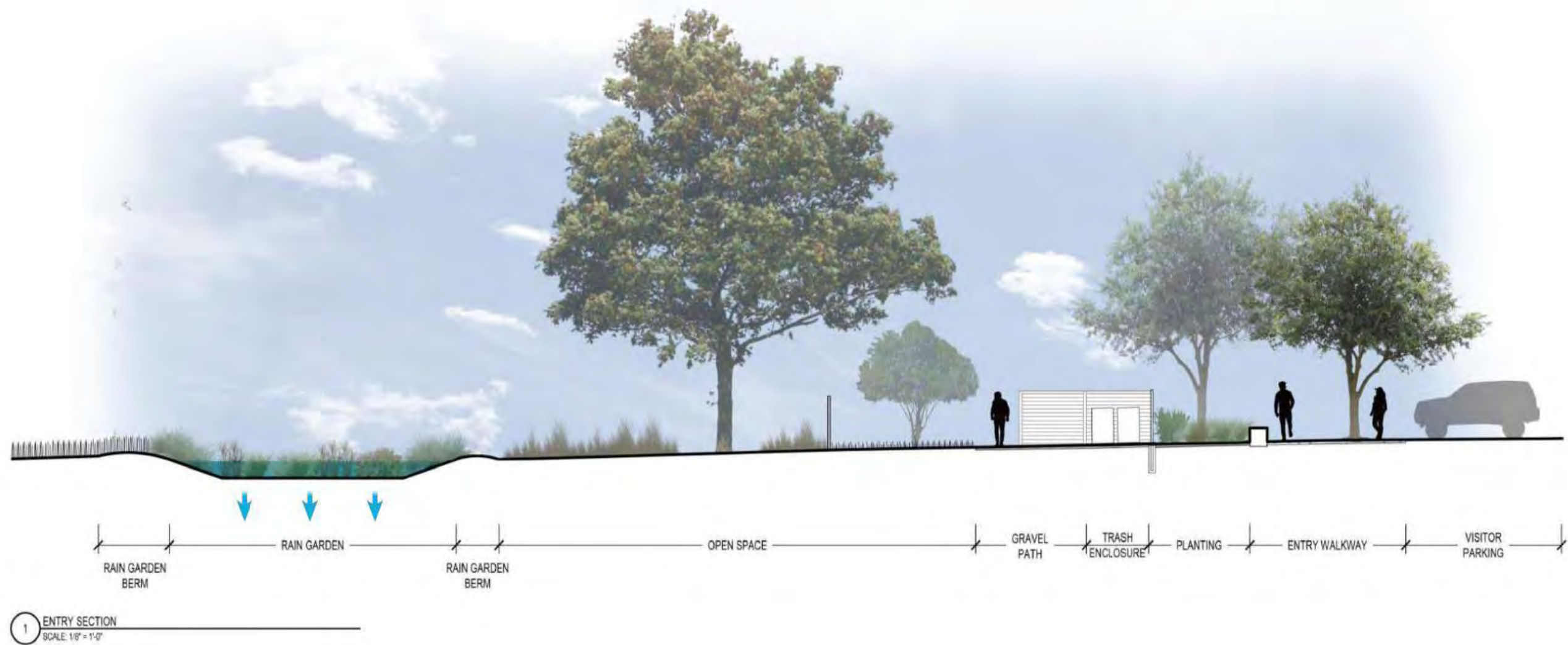


RENDERING: BIRDS EYE VIEW OF BACKYARD



RENDERING: VIEW FROM BACK YARD





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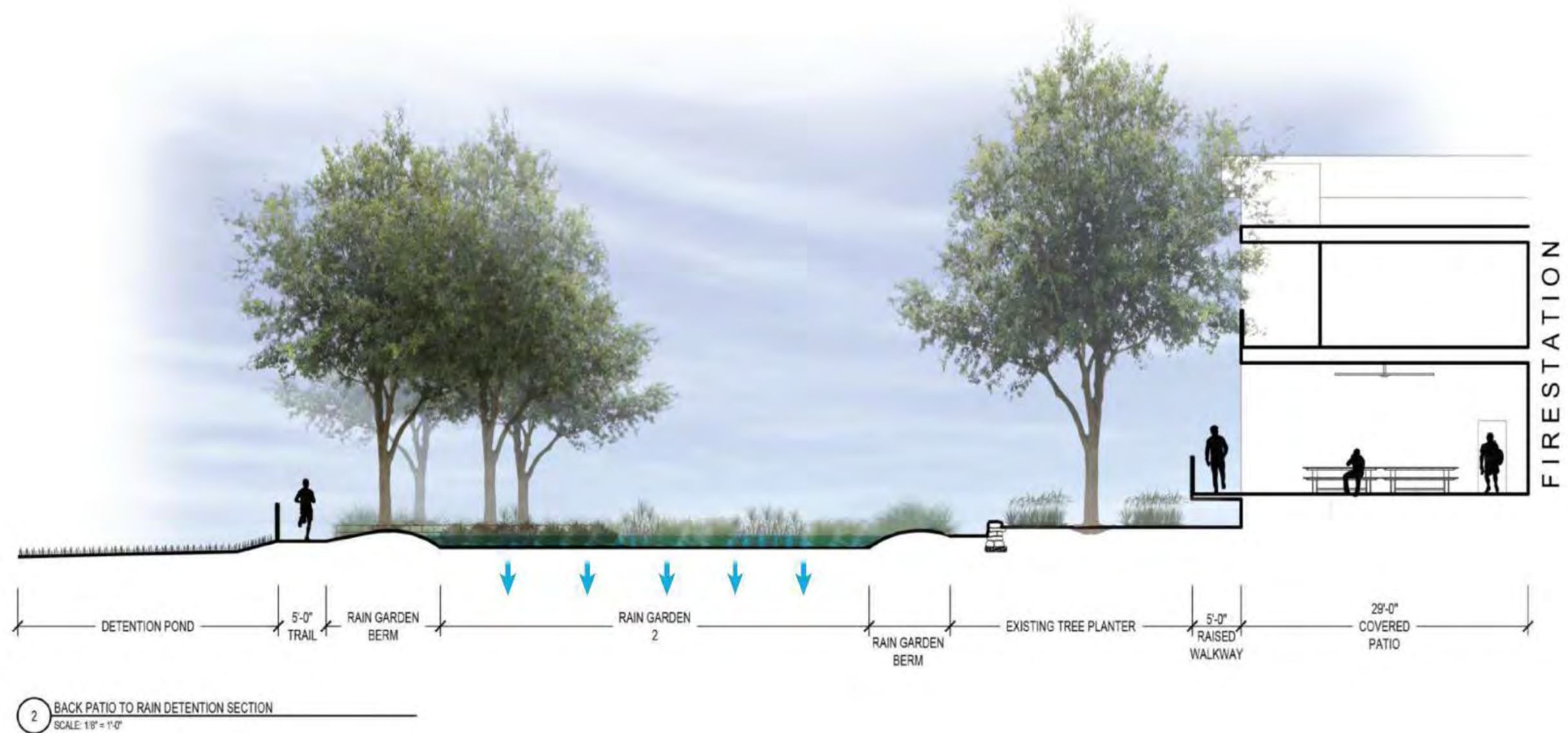
LANDSCAPE RENDERING



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LANDSCAPE RENDERING



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LANDSCAPE RENDERING



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SUSTAINABILITY OVERVIEW

Certification Goal: LEED 4.0/4.1 Silver & AEGB 3 Star

Location and Transportation: The suburban location provides the biggest challenge to the project with only two credits held as yes.

Sustainable Sites: The project will protect much of the existing site and preserve open space. Concrete paving will contribute to heat island reduction and exterior light fixtures will contribute to the reduction of light pollution.

Water Efficiency: Low flow plumbing fixtures, Energy Star appliances, drought resistant landscaping, and efficient irrigation systems will all contribute to potable water reduction.

Energy and Atmosphere: On-site renewable energy source and efficient mechanical systems will help reduce the energy load on the building.

Materials and Resources: Material selections include products with documented sustainable attributes. The storage and collection of recyclable materials and the diversion of construction waste will minimize the impact on the landfill.

Indoor Environmental Quality: Managing source control, installing low emitting materials, and implementing indoor air quality measures during construction contributes to improved environmental quality.

Innovation: Providing educational outreach, implementing comprehensive composting, and establishing a LED lamp purchasing policy are some innovative measures on this project.

Regional Priority: Renewable energy and optimizing energy reduction are two options for regional credits.



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

| | | | | | | | |
|----|---|---|----|---|--------|---|----------|
| 1 | ? | | | N | Credit | Integrative Process | 1 |
| 2 | 0 | 1 | 13 | | | | |
| | | | | | Credit | LEED for Neighborhood Development Location | 16 |
| 1 | | | | | Credit | Sensitive Land Protection | 1 |
| | | | | 2 | Credit | High Priority Site - project does not qualify | 2 |
| | | | | 5 | Credit | Surrounding Density and Diverse Uses | 5 |
| | | | | 5 | Credit | Access to Quality Transit | 5 |
| | | | 1 | | Credit | Bicycle Facilities | 1 |
| | | | | 1 | Credit | Reduced Parking Footprint | 1 |
| 1 | | | | | Credit | Green Vehicles | 1 |
| 7 | 1 | 1 | 1 | | | | |
| | | | | | | | |
| Y | | | | | Prereq | Construction Activity Pollution Prevention | Required |
| 1 | | | | | Credit | Site Assessment | 1 |
| 2 | | | | | Credit | Site Development - Protect or Restore Habitat | 2 |
| 1 | | | | | Credit | Open Space | 1 |
| | | 1 | 1 | 1 | Credit | Rainwater Management | 3 |
| 2 | | | | | Credit | Heat Island Reduction | 2 |
| 1 | | | | | Credit | Light Pollution Reduction - BUG | 1 |
| 3 | 1 | 0 | 7 | | | | |
| | | | | | | | |
| Y | | | | | Prereq | Outdoor Water Use Reduction | Required |
| Y | | | | | Prereq | Indoor Water Use Reduction | Required |
| Y | | | | | Prereq | Building-Level Water Metering | Required |
| 1 | | | | 1 | Credit | Outdoor Water Use Reduction | 2 |
| 1 | 1 | | | 4 | Credit | Indoor Water Use Reduction | 6 |
| | | | | 2 | Credit | Cooling Tower Water Use | 2 |
| 1 | | | | | Credit | Water Metering | 1 |
| 18 | 5 | 2 | 8 | | | | |
| | | | | | | | |
| Y | | | | | Prereq | Fundamental Commissioning and Verification | Required |
| | | | | | Prereq | Minimum Energy Performance | Required |
| Y | | | | | Prereq | Building-Level Energy Metering | Required |
| Y | | | | | Prereq | Fundamental Refrigerant Management | Required |
| 5 | 1 | | | | Credit | Enhanced Commissioning | 6 |
| 9 | 2 | 1 | | 6 | Credit | Optimize Energy Performance | 18 |
| | | | | 1 | Credit | Advanced Energy Metering | 1 |
| | | | | 2 | Credit | Demand Response | 2 |
| 3 | | | | | Credit | Renewable Energy Production | 3 |
| | 1 | | | | Credit | Enhanced Refrigerant Management | 1 |
| 1 | 1 | | | | Credit | Green Power and Carbon Offsets | 2 |

Project Name: Canyon Creek Fire EMS Station
Date: 03.28.2023

| | | | | | | | |
|---|---|---|---|------------------------------|---|--|----------|
| 5 | 0 | 1 | 7 | Materials and Resources | | | 13 |
| Y | | | | Prereq | Storage and Collection of Recyclables | | Required |
| Y | | | | Prereq | Construction and Demolition Waste Management Planning | | Required |
| | | | 5 | Credit | Building Life-Cycle Impact Reduction | | 5 |
| 1 | | | 1 | Credit | Building Product Disclosure Optimization - EPDs | | 2 |
| 1 | | 1 | | Credit | Building Product Disclosure and Optimization - Raw Materials | | 2 |
| 1 | | | 1 | Credit | Building Product Disclosure and Optimization - Material Ingredients | | 2 |
| 2 | | | | Credit | Construction and Demolition Waste Management | | 2 |
| 7 | 3 | 3 | 3 | Indoor Environmental Quality | | | 16 |
| Y | | | | Prereq | Minimum Indoor Air Quality Performance | | Required |
| Y | | | | Prereq | Environmental Tobacco Smoke Control | | Required |
| 2 | | | | Credit | Enhanced Indoor Air Quality Strategies | | 2 |
| 3 | | | | Credit | Low-Emitting Materials | | 3 |
| 1 | | | | Credit | Construction Indoor Air Quality Management Plan | | 1 |
| | 1 | | 1 | Credit | Indoor Air Quality Assessment - flushout or testing | | 2 |
| | 1 | | | Credit | Thermal Comfort - controllability | | 1 |
| 1 | | | 1 | Credit | Interior Lighting - 90% individual occupant spaces - 3 levels | | 2 |
| | | 3 | | Credit | Daylight | | 3 |
| | 1 | | | Credit | Quality Views | | 1 |
| | | | 1 | Credit | Acoustic Performance | | 1 |
| 5 | 1 | 0 | 0 | Innovation | | | 6 |
| 4 | 1 | | | Credit | Innovation - LED Lighting, Innovation, Pilot, Educational, EP | | 5 |
| 1 | | | | Credit | LEED Accredited Professional | | 1 |
| 1 | 1 | 0 | 2 | Regional Priority | | | 4 |
| 1 | | | | Credit | Regional Priority: Renewable Energy Production | | 1 |
| | | | | Credit | Regional Priority: Outdoor Water Use Reduction | | 1 |
| | | | 1 | Credit | Regional Priority: Rainwater Management | | 1 |
| | 1 | | | Credit | Regional Priority: Optimize Energy Performance | | 1 |

| | | | | | |
|---|----|---|----|--------|----------------------|
| 49 | 12 | 8 | 41 | TOTALS | Possible Points: 110 |
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 | | | | | |

LEED STANDINGS

We are currently confident about attaining 48 of the 50 points required for LEED Silver, and there are 10 additional points that we are attempting to achieve.

AEGB STANDINGS

We are currently confident about attaining 46 of the required 45 points required for AEGB 3-Star.





City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission.

Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons: jorge.rousselin@austintexas.gov, (512) 974-2975
Executive Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243
Staff Liaison: art.zamorano@austintexas.gov, (512) 974-3583
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

Density Bonus
Program Coordinator: jorge.rousselin@austintexas.gov, (512) 974-2975
Urban Design Division, Planning and Zoning Department, 5th floor

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.

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.