

# BEVERLY S. SHEFFIELD NORTHWEST DISTRICT PARK – POOL RENOVATION

AUSTIN, TEXAS  
PARKS AND RECREATION DEPARTMENT  
DESIGN COMMISSION PRESENTATION  
OCTOBER 23, 2023



MarmonMok  
ARCHITECTURE

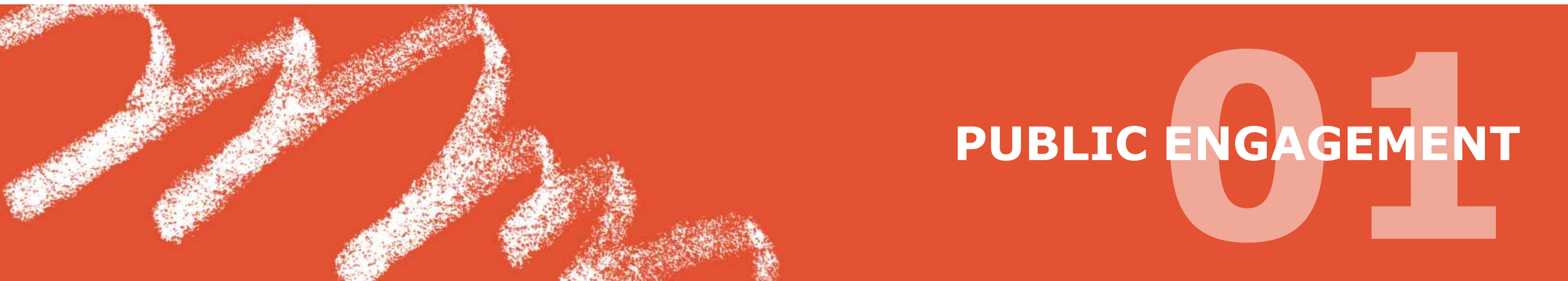
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# PUBLIC ENGAGEMENT

# 01

## History of Beverly S. Sheffield Northwest District Park - Pool

On July 28, 1956, the Northwest Pool and Bathhouse opened to the public. The pool and bathhouse cost \$200,000 to construct and were dedicated with great fanfare on August 9, 1956. The pool was the first 50-meter regulation Olympic-sized pool in Austin, which allowed the city to qualify for national swimming meets. The Northwest Park Bathhouse was a modern-design circular bathhouse with open-air dressing rooms. Also built-in 1956, the building is eligible to be listed on the National Register of Historic Places. Northwest Park, which hosts the aquatic facility, proved to be extremely popular. In its first full month of operation in August 1956, attendance at the new Olympic-size pool eclipsed that of Barton Springs.

The name of the park and pool was later changed to honor former Parks and Recreation Director Beverly S. Sheffield.





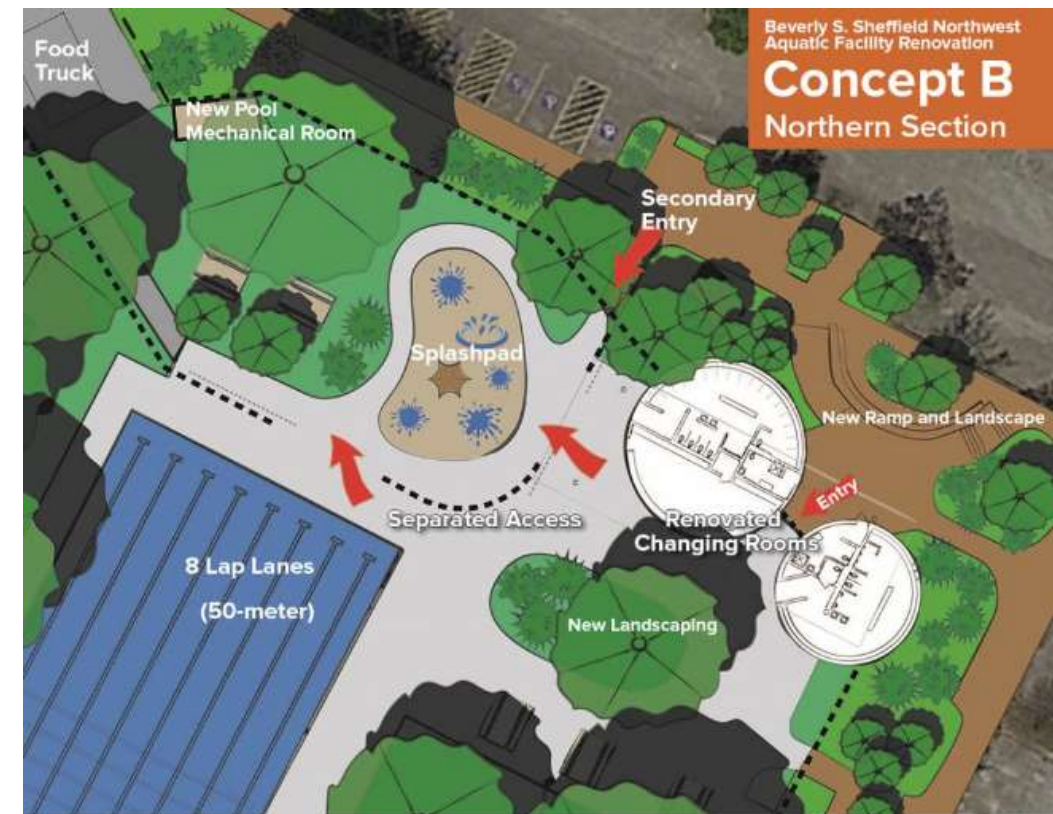
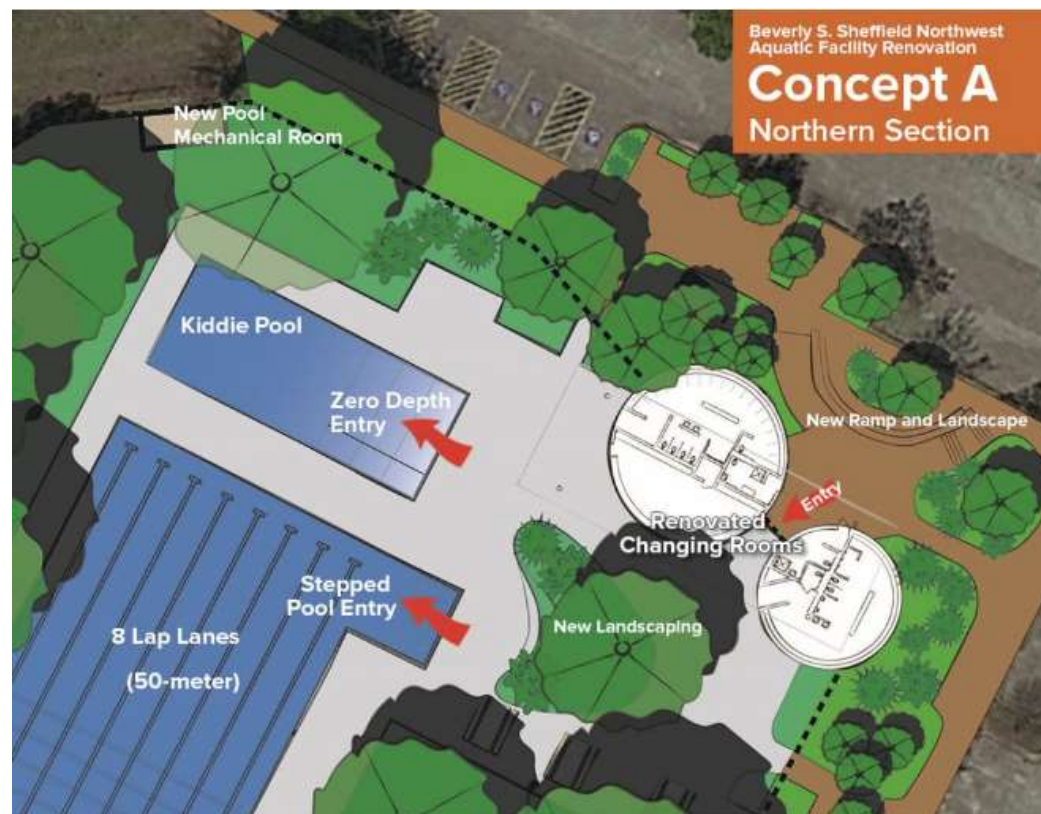
## Community Engagement

Community Meeting #1  
June 28, 2022

Community Meeting #2  
September 28, 2022

Final Concept Feedback  
October 29, 2022

Community feedback solicited through the following webpage:  
<https://www.austintexas.gov/sheffieldNWpool>

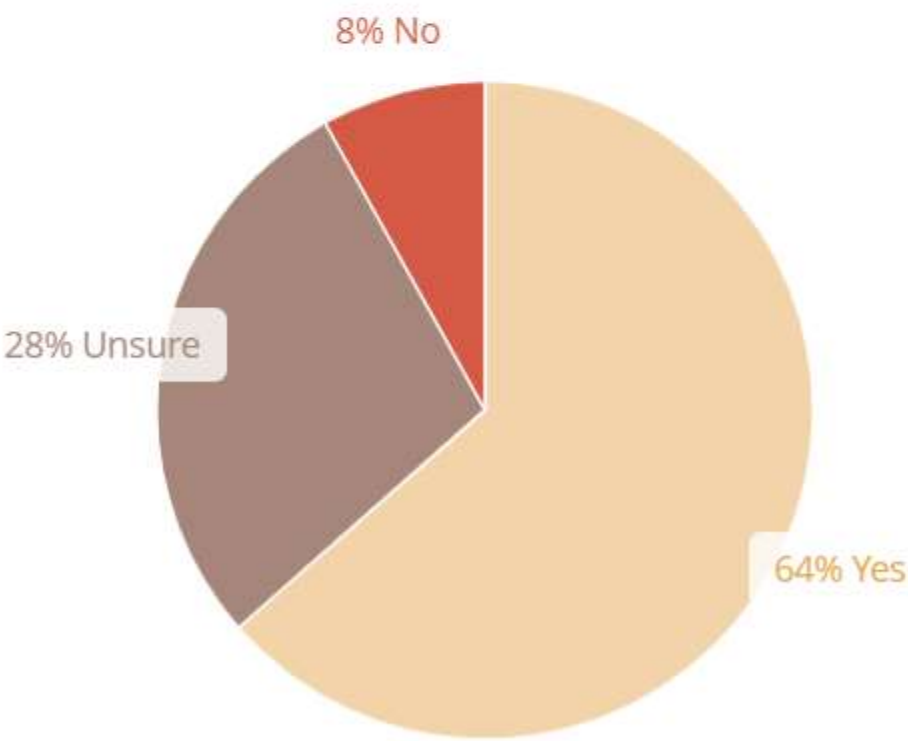


# Beverly S. Sheffield Northwest Pool Renovation Project Survey #3

Feedback on final concept. Open September 28 through October 28, 2022.

Project Engagement			
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
322	76	698	49

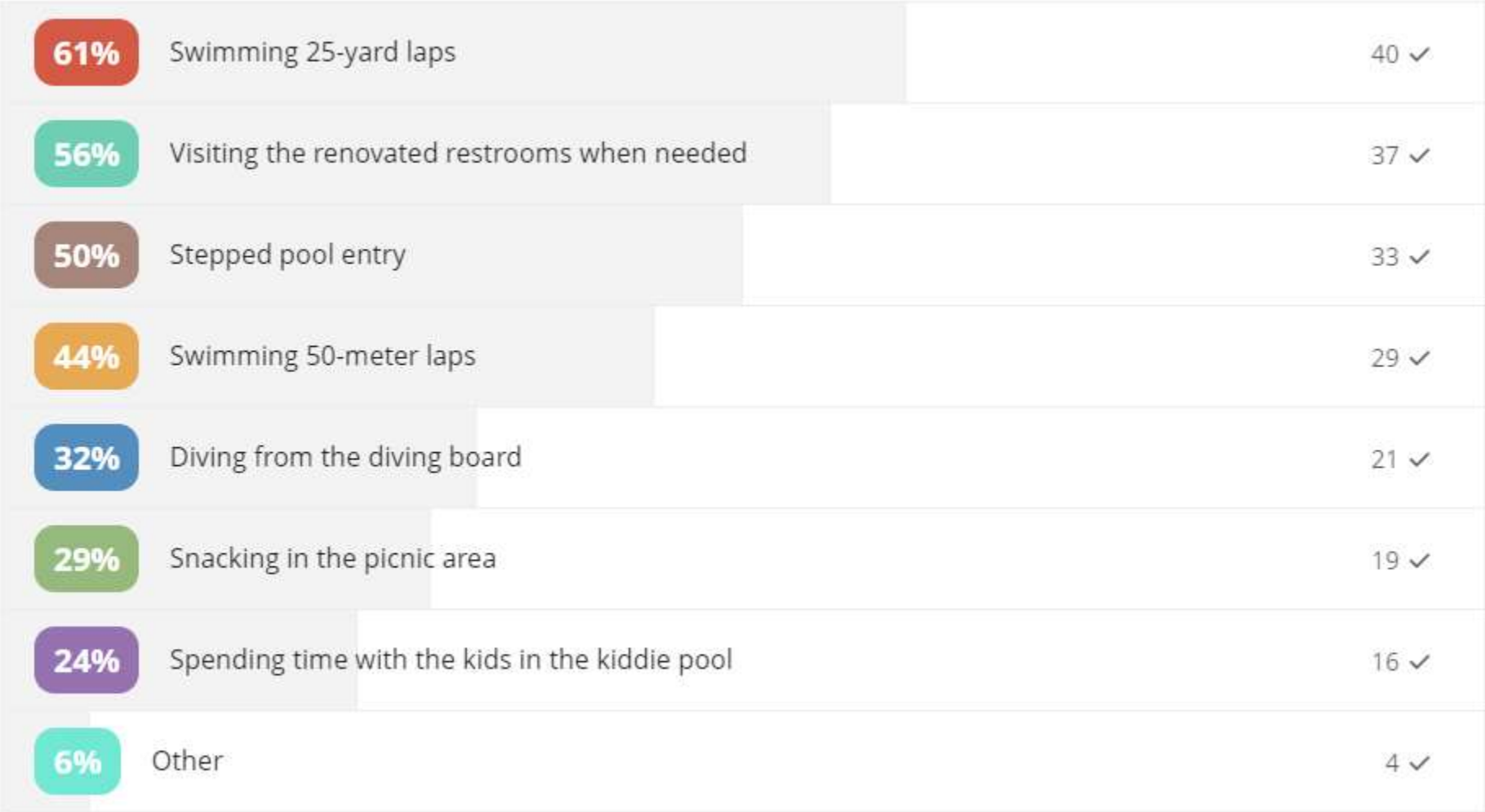
Does the Pool Concept reflect the community's input shared through the process?



74 respondents



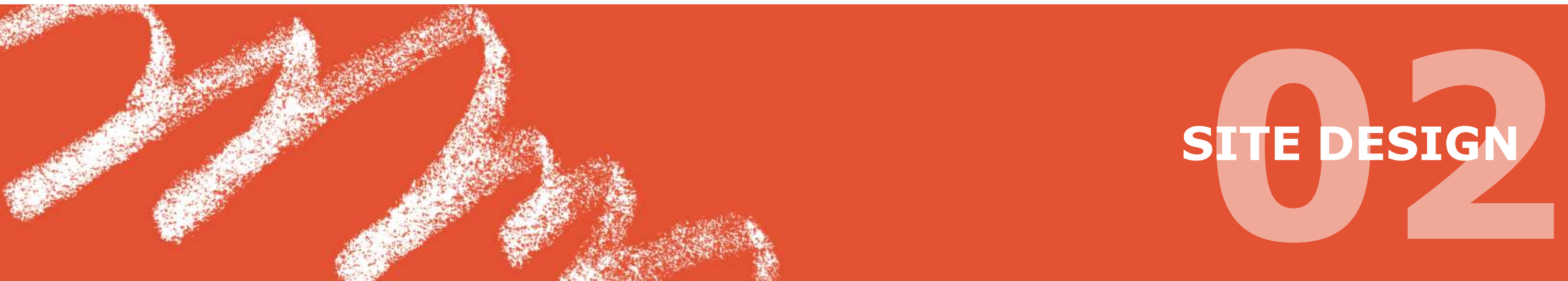
Which part(s) of the pool will you be spending your time?



66 Respondents



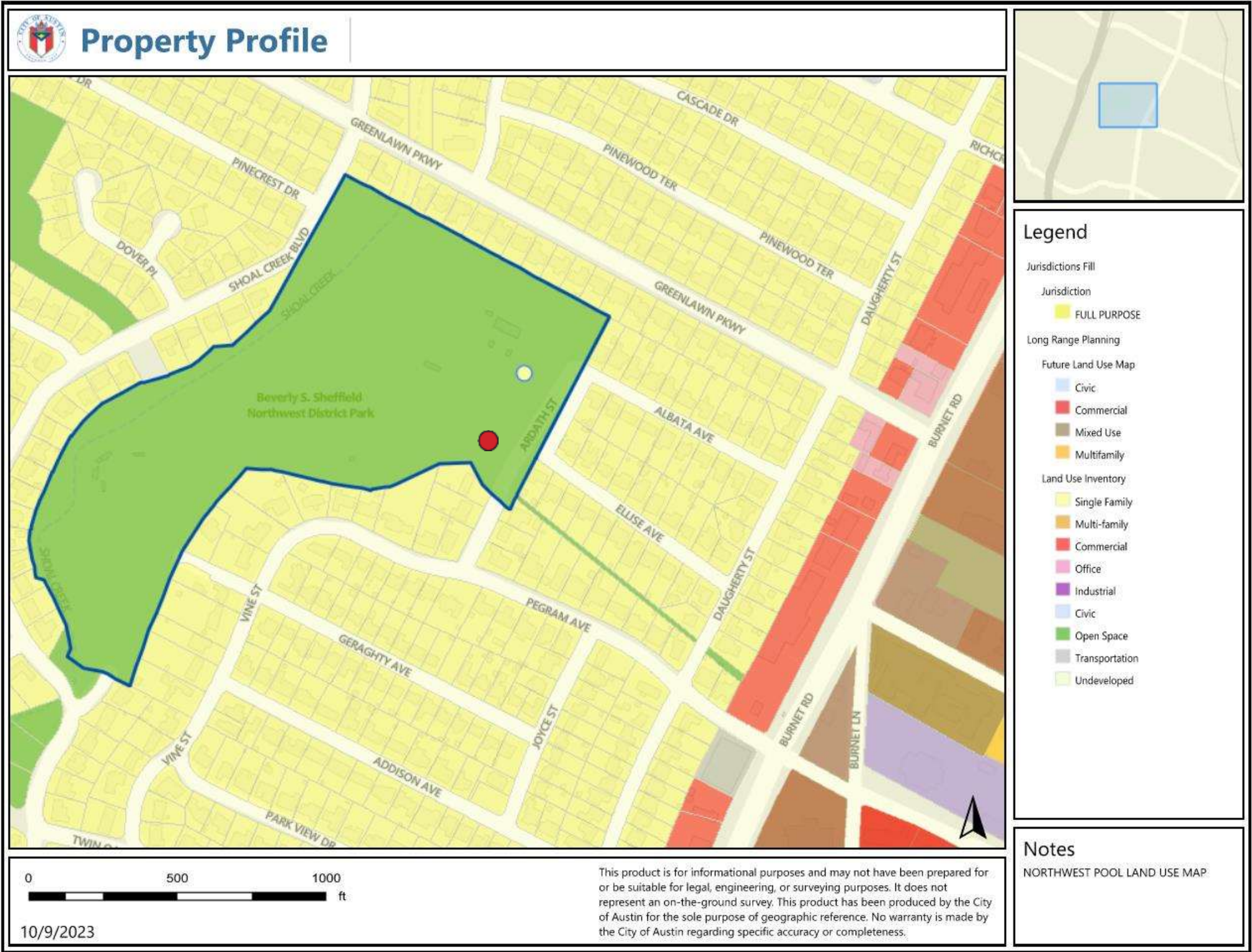




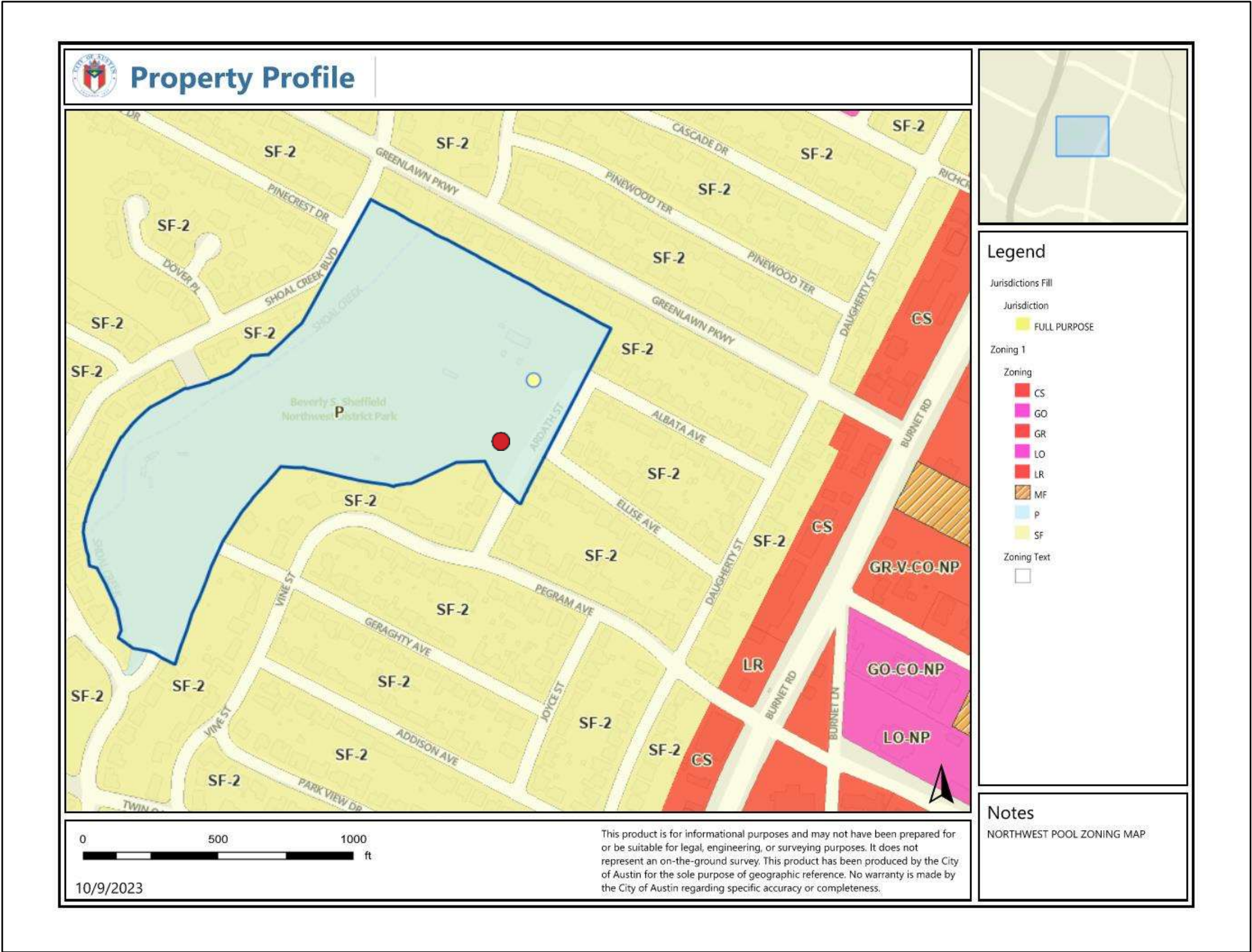
# 02

## SITE DESIGN













Shoal Creek

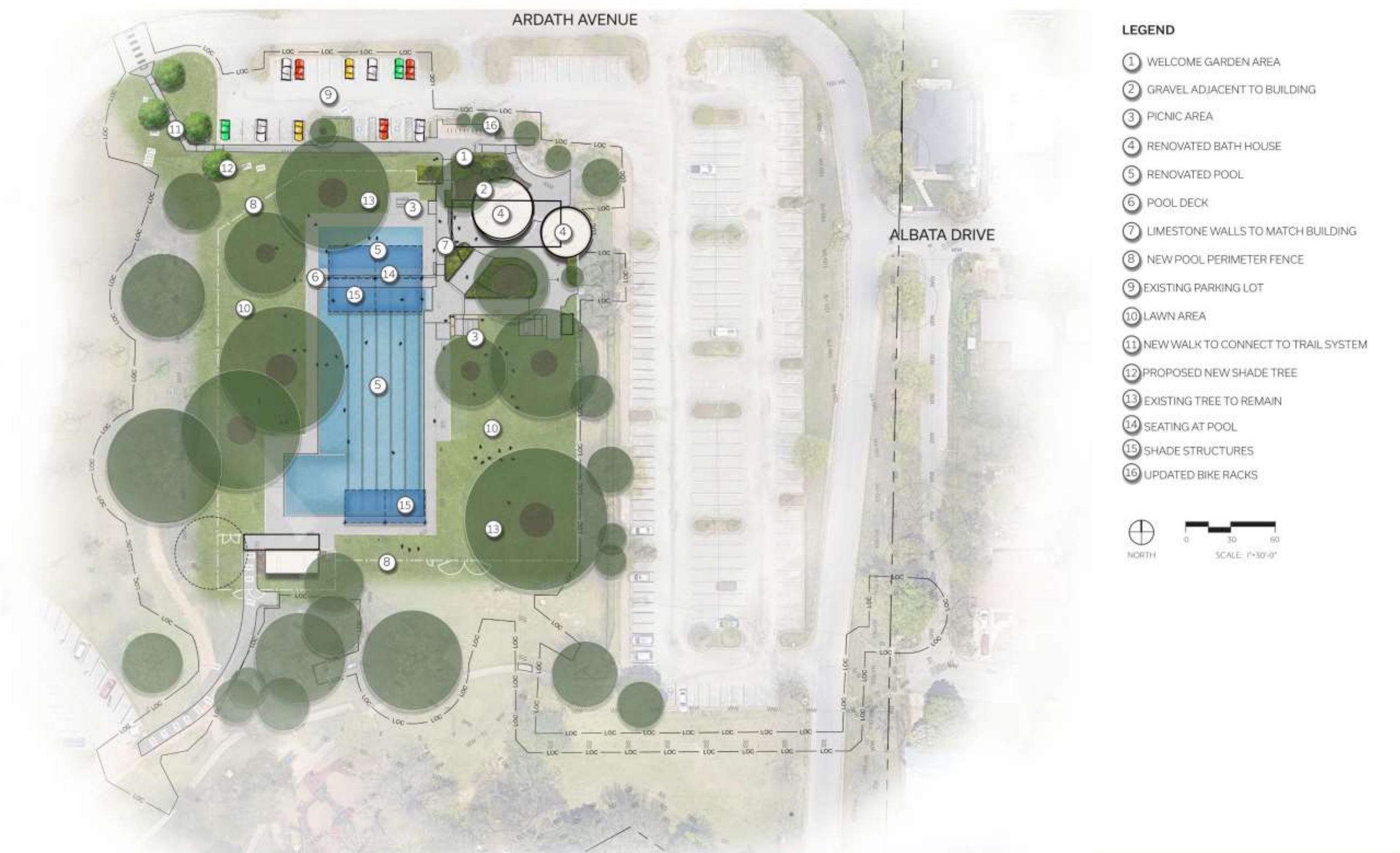


Duck Pond



Baseball Field





LANDSCAPE CONCEPT

Northwest Pool Renovations | Austin, Texas

10.23.2023 | PG. 1 OF 1





Project Name: Northwest

Project ID#: xxxxxx

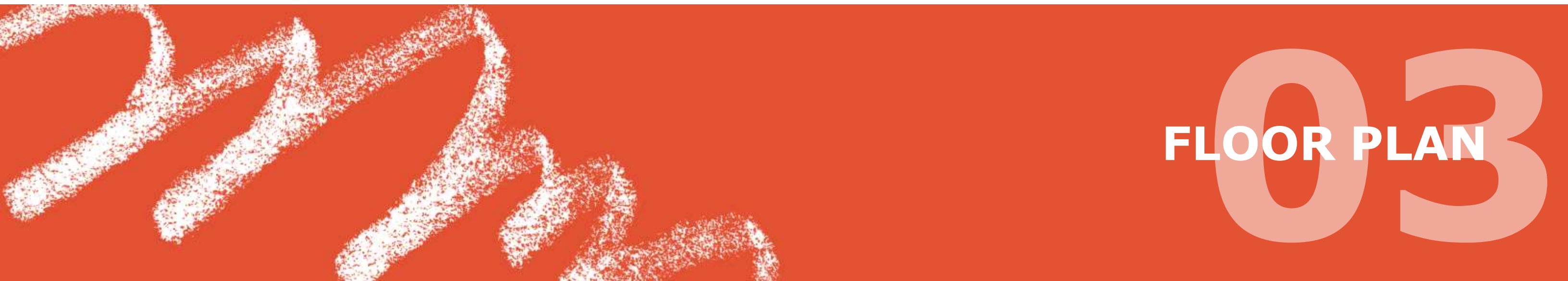
SITES v2 Scorecard Summary

YES	?	NO			
9	0	3	1: SITE CONTEXT		Possible Points: 13
Y			CONTEXT P1.1	Limit development on farmland	
Y			CONTEXT P1.2	Protect floodplain functions	
Y			CONTEXT P1.3	Conserve aquatic ecosystems	
Y			CONTEXT P1.4	Conserve habitats for threatened and endangered species	
3		3	CONTEXT C1.5	Redevelop degraded sites	3 to 6
4			CONTEXT C1.6	Locate projects within existing developed areas	4
2			CONTEXT C1.7	Connect to multi-modal transit networks	2 to 3
0	3	0	2: PRE-DESIGN ASSESSMENT + PLANNING		Possible Points: 3
Y			PRE-DESIGN P2.1	Use an integrative design process	
Y			PRE-DESIGN P2.2	Conduct a pre-design site assessment	
Y			PRE-DESIGN P2.3	Designate and communicate VSPZs	
	3		PRE-DESIGN C2.4	Engage users and stakeholders	3
0	12	6	3: SITE DESIGN - WATER		Possible Points: 23
Y			WATER P3.1	Manage precipitation on site	
Y			WATER P3.2	Reduce water use for landscape irrigation	
	4		WATER C3.3	Manage precipitation beyond baseline	4 to 6
	4		WATER C3.4	Reduce outdoor water use	4 to 6
	4		WATER C3.5	Design functional stormwater features as amenities	4 to 5
		6	WATER C3.6	Restore aquatic ecosystems	4 to 6
20	4	10	4: SITE DESIGN - SOIL + VEGETATION		Possible Points: 40
Y			SOIL+VEG P4.1	Create and communicate a soil management plan	
Y			SOIL+VEG P4.2	Control and manage invasive plants	
Y			SOIL+VEG P4.3	Use appropriate plants	
4			SOIL+VEG C4.4	Conserve healthy soils and appropriate vegetation	4 to 6
4			SOIL+VEG C4.5	Conserve special status vegetation	4
4			SOIL+VEG C4.6	Conserve and use native plants	3 to 6
4			SOIL+VEG C4.7	Conserve and restore native plant communities	4 to 6
		6	SOIL+VEG C4.8	Optimize biomass	1 to 6
4			SOIL+VEG C4.9	Reduce urban heat island effects	4
	4		SOIL+VEG C4.10	Use vegetation to minimize building energy use	1 to 4
		4	SOIL+VEG C4.11	Reduce the risk of catastrophic wildfire	4
13	3	4	5: SITE DESIGN - MATERIALS SELECTION		Possible Points: 41
Y			MATERIALS P5.1	Eliminate the use of wood from threatened tree species	
3			MATERIALS C5.2	Maintain on-site structures and paving	2 to 4
3			MATERIALS C5.3	Design for adaptability and disassembly	3 to 4
		4	MATERIALS C5.4	Use salvaged materials and plants	3 to 4
	3		MATERIALS C5.5	Use recycled content materials	3 to 4
3			MATERIALS C5.6	Use regional materials	3 to 5
1			MATERIALS C5.7	Support responsible extraction of raw materials	1 to 5
1			MATERIALS C5.8	Support transparency and safer chemistry	1 to 5
1			MATERIALS C5.9	Support sustainability in materials manufacturing	5
1			MATERIALS C5.10	Support sustainability in plant production	1 to 5

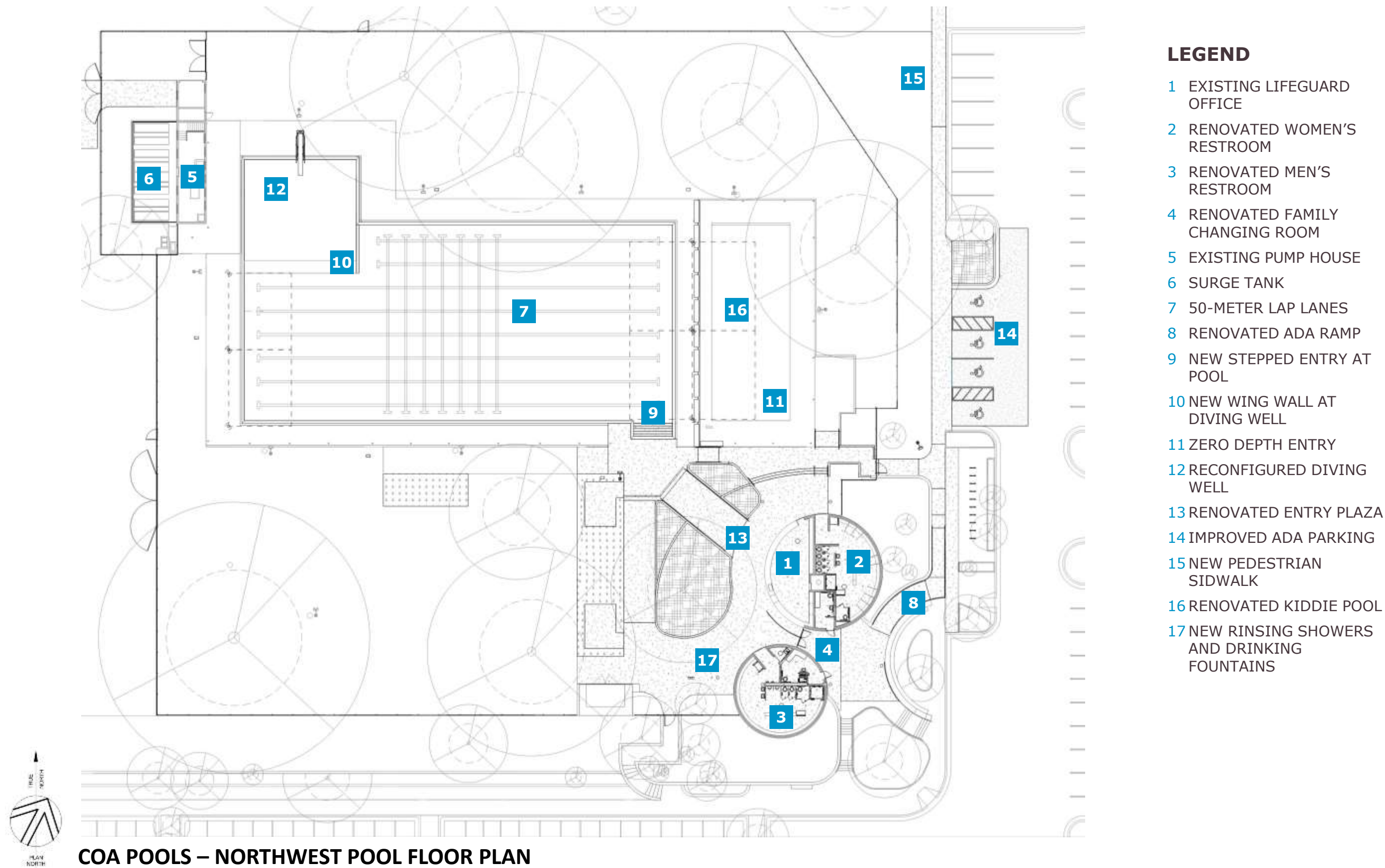
YES	?	NO			
6	11	13	6: SITE DESIGN - HUMAN HEALTH + WELL-BEING		Possible Points: 30
		3	HHWB C6.1	Protect and maintain cultural and historic places	2 to 3
2			HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding	2
2			HHWB C6.3	Promote equitable site use	2
	2		HHWB C6.4	Support mental restoration	2
	2		HHWB C6.5	Support physical activity	2
	2		HHWB C6.6	Support social connection	2
	4		HHWB C6.7	Provide on-site food production	3 to 4
	4		HHWB C6.8	Reduce light pollution	4
	4		HHWB C6.9	Encourage fuel efficient and multi-modal transportation	4
2			HHWB C6.10	Minimize exposure to environmental tobacco smoke	1 to 2
	3		HHWB C6.11	Support local economy	3
6	6	0	7: CONSTRUCTION		Possible Points: 17
Y			CONSTRUCTION P7.1	Communicate and verify sustainable construction practices	
Y			CONSTRUCTION P7.2	Control and retain construction pollutants	
Y			CONSTRUCTION P7.3	Restore soils disturbed during construction	
3			CONSTRUCTION C7.4	Restore soils disturbed by previous development	3 to 5
3			CONSTRUCTION C7.5	Divert construction and demolition materials from disposal	3 to 4
	4		CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal	3 to 4
	2		CONSTRUCTION C7.7	Protect air quality during construction	2 to 4
3	12	0	8. OPERATIONS + MAINTENANCE		Possible Points: 22
Y			O+M P8.1	Plan for sustainable site maintenance	
Y			O+M P8.2	Provide for storage and collection of recyclables	
	3		O+M C8.3	Recycle organic matter	3 to 5
	5		O+M C8.4	Minimize pesticide and fertilizer use	4 to 5
	2		O+M C8.5	Reduce outdoor energy consumption	2 to 4
3			O+M C8.6	Use renewable sources for landscape electricity needs	3 to 4
	2		O+M C8.7	Protect air quality during landscape maintenance	2 to 4
3	4	4	9. EDUCATION + PERFORMANCE MONITORING		Possible Points: 11
	4		EDUCATION C9.1	Promote sustainability awareness and education	3 to 4
3			EDUCATION C9.2	Develop and communicate a case study	3
		4	EDUCATION C9.3	Plan to monitor and report site performance	4
6	3	0	10. INNOVATION OR EXEMPLARY PERFORMANCE		Bonus Points: 9
6	3		INNOVATION C10.1	Innovation or exemplary performance	3 to 9

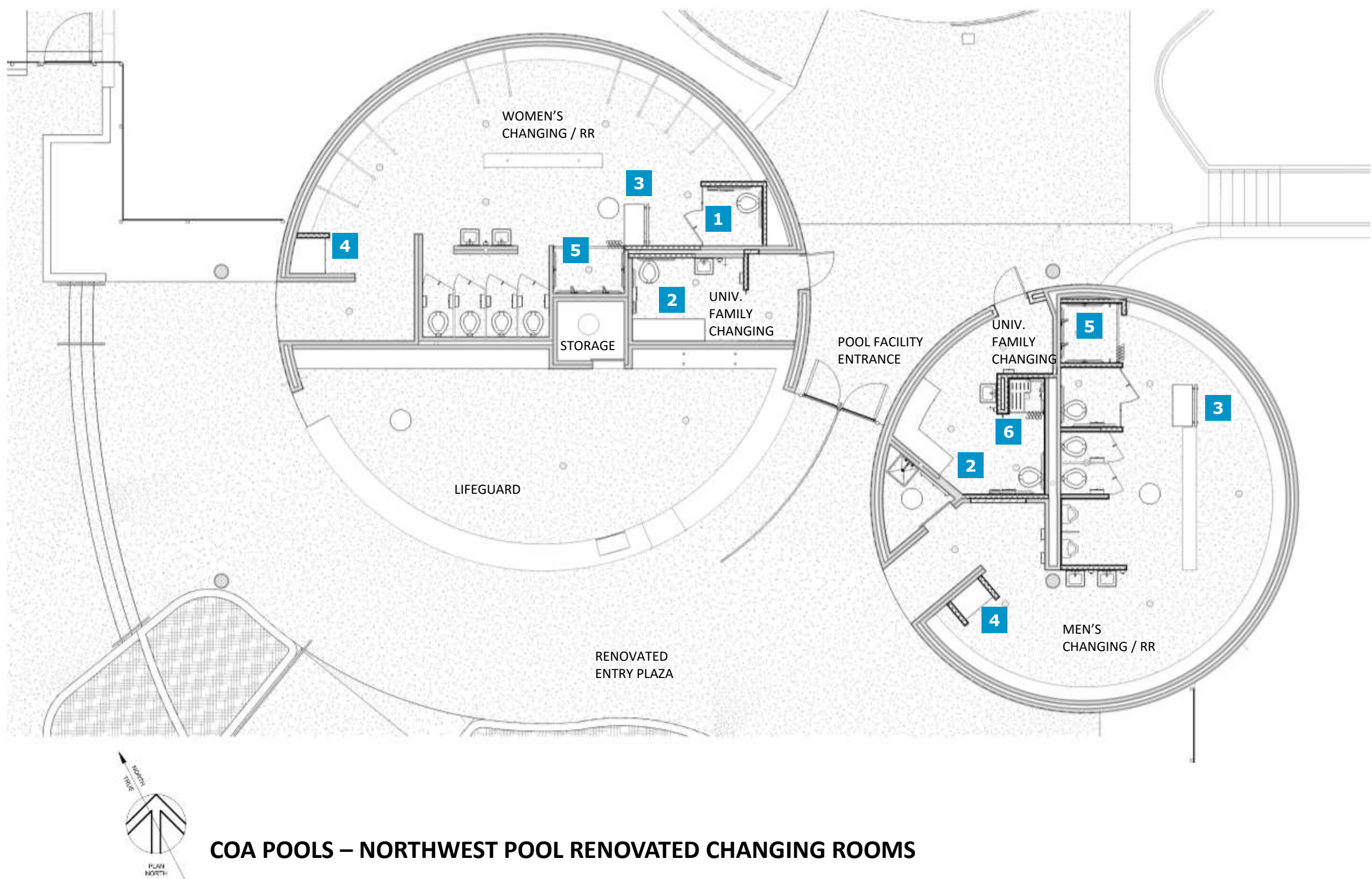
YES	?	NO			
66	58	40	TOTAL ESTIMATED POINTS		Total Possible Points: 200

KEY	SITES Certification levels	Points
YES Project confident points are achievable	CERTIFIED	70
? Project striving to achieve points, not 100% confident	SILVER	85
NO Project is unable to achieve these credit points	GOLD	100
	PLATINUM	135







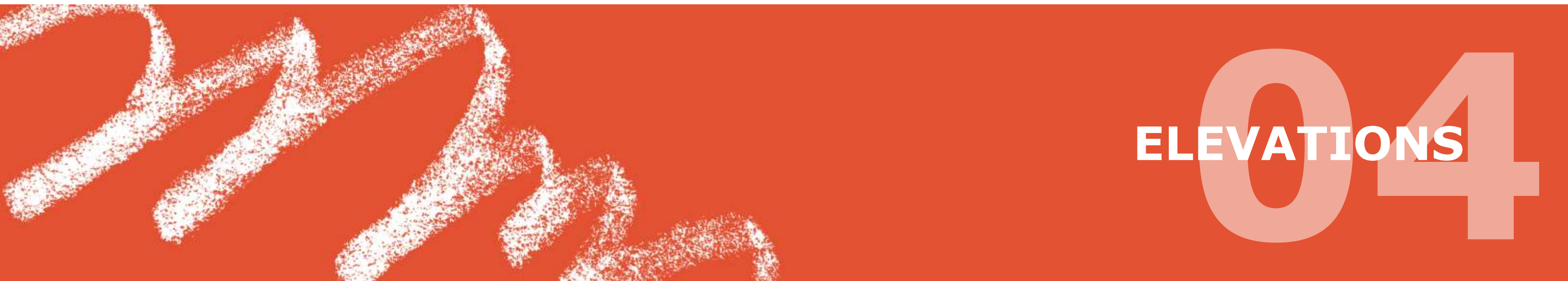


**LEGEND**

- 1 RECONFIGURED ADA TOILET STALL
- 2 ADULT CHANGING BENCH
- 3 ADA BENCH
- 4 BABY CHANGING STATION
- 5 RENOVATED ADA SHOWERS
- 6 NEW ADA SHOWER

**COA POOLS – NORTHWEST POOL RENOVATED CHANGING ROOMS**









EXISTING WOMEN'S CHANGING ROOM BUILDING – NORTH ELEVATION



EXISTING MEN'S CHANGING ROOM BUILDING – NORTH ELEVATION

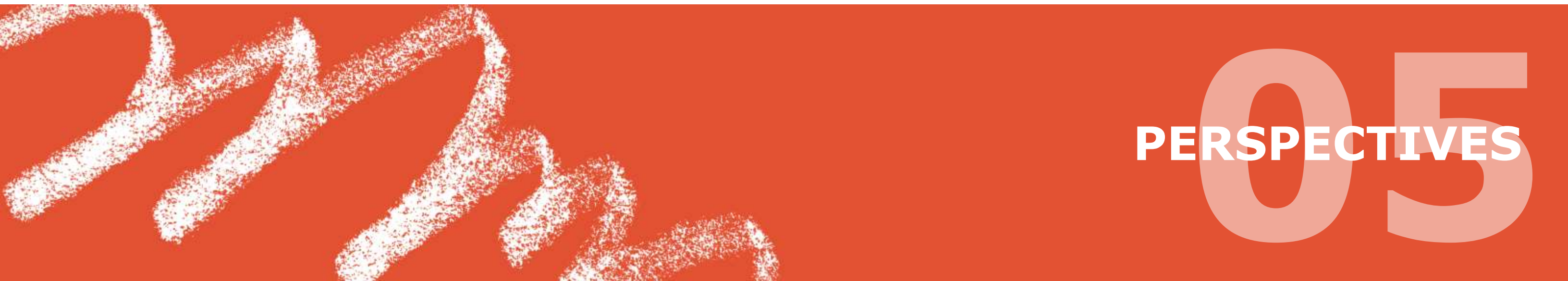


EXISTING WOMEN'S CHANGING ROOM BUILDING – SOUTH ELEVATION



EXISTING MEN'S CHANGING ROOM BUILDING – SOUTH ELEVATION









PLAZA ENTRY - VIEW TOWARDS SOUTHWEST





**MarmonMok**  
ARCHITECTURE

LAP POOL ENTRY – VIEW TOWARDS SOUTHWEST





DIVING WELL - VIEW TOWARDS NORTHEAST





# TAS Assessment Report

Parks and Recreation Development Division

## Facility Name: Beverly S. Sheffield Northwest Municipal Pool

Address: 7000 Ardath St, Austin, TX 78757

**Inspection Date:**

June 15, 2023

**Note:** This report has the scope to verify the degree of accessibility of the locations within the facility where programs are hosted, the path of travel to the location and their dedicated amenities. This report is not an official TAS inspection report.

- **Comment 1:** At the dedicated compliant parking lot, the sign of the van accessible parking space is not provided.



### Code Reference:

#### 502 Parking Spaces

**502.6 Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

**Advisory 502.6 Identification.** The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.



# TAS Assessment Report

Parks and Recreation Development Division

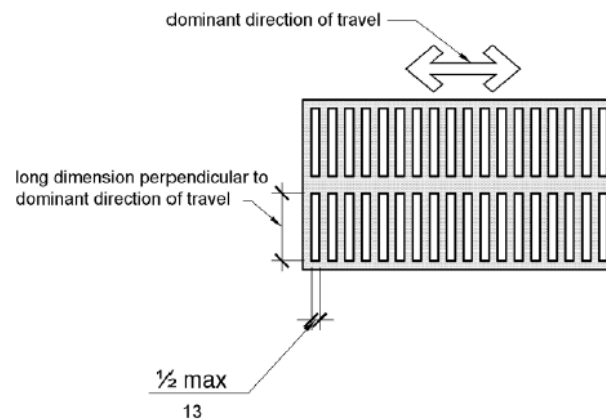
- **Comment 2:** On the sidewalk from the parking lot to the pool entrance, there is an excessive horizontal opening greater than ½ inch maximum allowed.



## Code Reference:

### 302 Floor or Ground Surfaces

**302.3 Openings.** Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.



**Figure 302.3 Elongated Openings in Floor or Ground Surfaces**

# TAS Assessment Report

Parks and Recreation Development Division

- **Comment 3:** The ramp to access the facility presents the following violations:
  - The running slope is steeper than 8.33% (1:12) maximum allowed.
  - The top landing has an excessive slope, steeper than 2% (1:48) maximum allowed.
  - The handrails do not have compliant top extensions. They do not extend horizontally above the landing for 12 inches minimum required beyond the ramp run.



## Code Reference:

### 405 Ramps

**405.2 Slope.** Ramp runs shall have a running slope not steeper than 1:12.

**EXCEPTION:** In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

**Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities**

Slope <sup>1</sup>	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

### 405 Ramps

#### 405.7 Landings.

**405.7.1 Slope.** Landings shall comply with 302. Changes in level are not permitted.



# TAS Assessment Report

Parks and Recreation Development Division

**EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

## 505 Handrails

### 505.10 Handrail Extensions.

**505.10.1 Top and Bottom Extension at Ramps.** Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

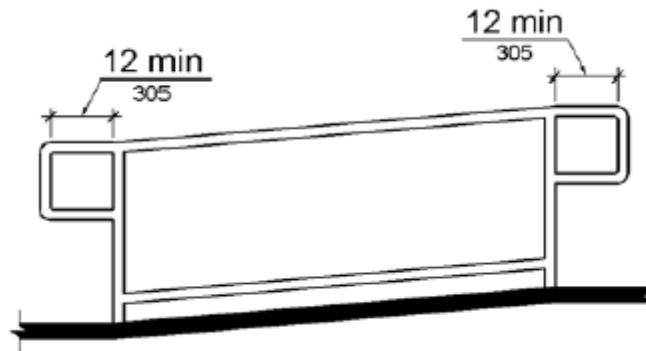


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

- **Comment 4:** In some areas of the facility, the walking surface presents some vertical changes in level and horizontal openings.



## Code Reference:

### 403 Walking Surfaces

**403.4 Changes in Level.** Changes in level shall comply with 303.

### 303 Changes in Level

**303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

# TAS Assessment Report

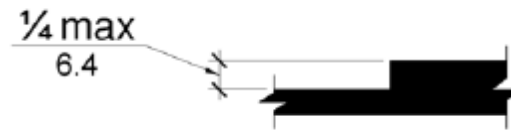
Parks and Recreation Development Division

## EXCEPTIONS:

1. Animal containment areas shall not be required to comply with 303.

2. Areas of sport activity shall not be required to comply with 303.

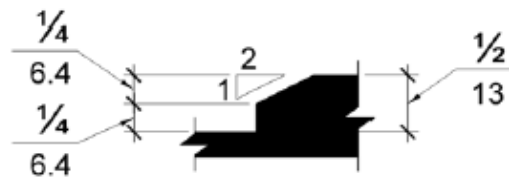
**303.2 Vertical.** Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.



**Figure 303.2 Vertical Change in Level**

**303.3 Beveled.** Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

**Advisory 303.3 Beveled.** A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).



**Figure 303.3 Beveled Change in Level**

## 303 Changes in Level

**303.4 Ramps.** Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

For Code **302.3 Openings** see **Comment 2**.



# TAS Assessment Report

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- **Comment 5:** In some areas of the facility, the walking surface presents excessive running and cross slopes.



## Code Reference:

### 403 Walking Surfaces

**403.1 General.** Walking surfaces that are a part of an accessible route shall comply with 403.

### 403 Walking Surfaces

**403.2 Floor or Ground Surface.** Floor or ground surfaces shall comply with 302.

### 403 Walking Surfaces

**403.3 Slope.** The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

# TAS Assessment Report

Parks and Recreation Development Division

- **Comment 6:** The compliant picnic table is located in a way that it is considered a protruding object.



## Code Reference:

### 307 Protruding Objects

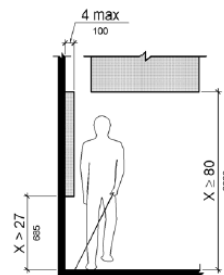
**307.1 General.** Protruding objects shall comply with 307.

### 307 Protruding Objects

**307.2 Protrusion Limits.** Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

**EXCEPTION:** Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

**Advisory 307.2 Protrusion Limits.** When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).



**Figure 307.2 Limits of Protruding Objects**



# TAS Assessment Report

Parks and Recreation Development Division

- **Comment 7:** The wading pool does not have any compliant means of entry.



## Code Reference:

### **242 Swimming Pools, Wading Pools, and Spas**

**242.2 Swimming Pools.** At least two accessible means of entry shall be provided for swimming pools. Accessible means of entry shall be swimming pool lifts complying with 1009.2; sloped entries complying with 1009.3; transfer walls complying with 1009.4; transfer systems complying with 1009.5; and pool stairs complying with 1009.6. At least one accessible means of entry provided shall comply with 1009.2 or 1009.3.

# TAS Assessment Report

Parks and Recreation Development Division

- **Comment 8:** The restroom's signage is not of a compliant type.



## Code Reference:

### 216 Signs

**216.2 Designations.** Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

**EXCEPTION:** Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2.

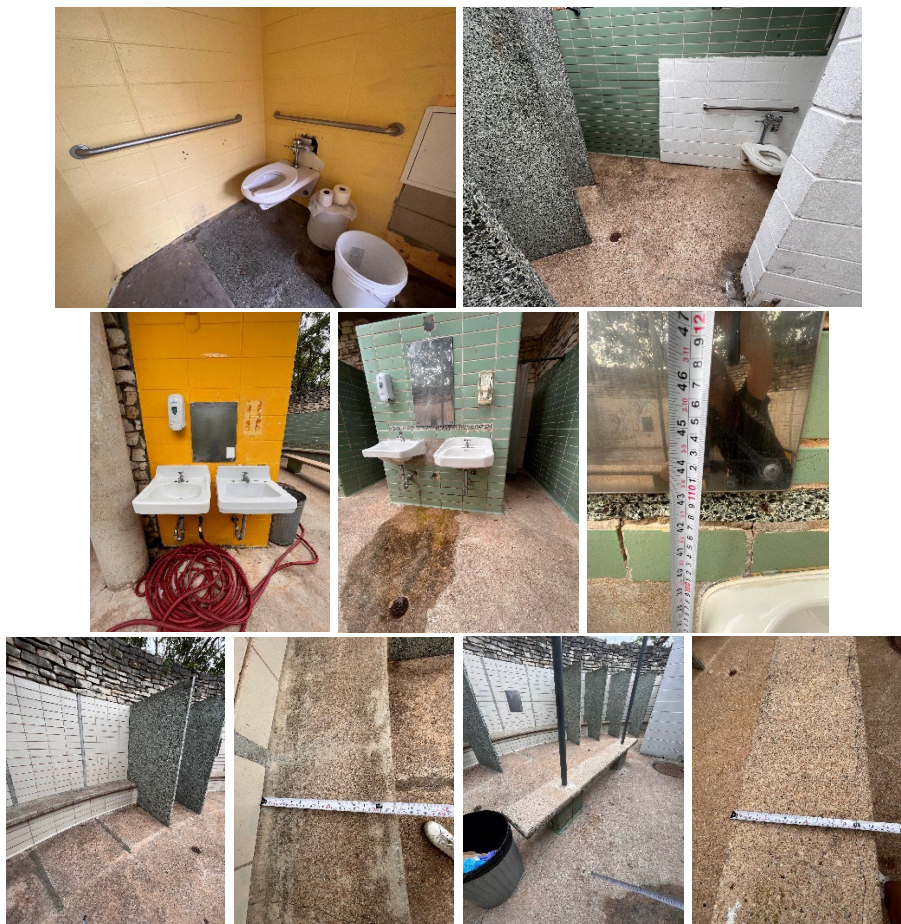
**Advisory 216.2 Designations.** Section 216.2 applies to signs that provide designations, labels, or names for interior rooms or spaces where the sign is not likely to change over time. Examples include interior signs labeling restrooms, room and floor numbers or letters, and room names. Tactile text descriptors are required for pictograms that are provided to label or identify a permanent room or space. Pictograms that provide information about a room or space, such as "no smoking," occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.



# TAS Assessment Report

Parks and Recreation Development Division

- **Comment 9:** In the restrooms/dressing rooms the following violations were found:
  - In the men's single user restroom, there is no compliant toilet paper dispenser.
  - In the men's single user restroom, the flush control is not installed on the open side of the water closet.
  - In the men's and women's restrooms the lavatories do not provide drainpipes insulation to protect against contact.
  - The soap dispensers over the lavatories are not installed at compliant reach range.
  - The mirrors over the lavatory are installed higher than 40 inches maximum allowed.
  - The complaint single user restroom does not have the 4<sup>th</sup> wall with door, so privacy is not provided, as it is provided for the other compartments.
  - The benches are not of a compliant type.



# TAS Assessment Report

Parks and Recreation Development Division



## Code Reference:

### 603 Toilet and Bathing Rooms

**603.3 Mirrors.** Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

### 604 Water Closets and Toilet Compartments

**604.2 Location.** The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

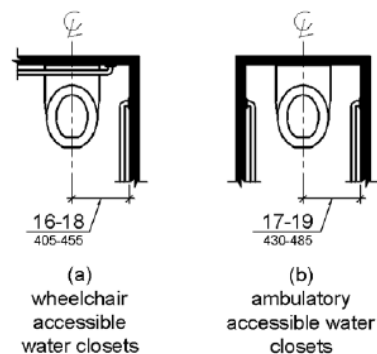


Figure 604.2 Water Closet Location

### 604 Water Closets and Toilet Compartments

**604.6 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

**Advisory 604.6 Flush Controls.** If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

### 604 Water Closets and Toilet Compartments

**604.7 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The

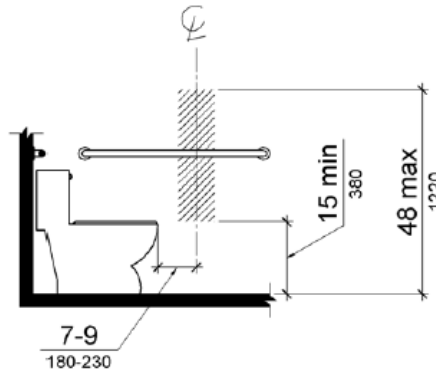


# TAS Assessment Report

Parks and Recreation Development Division

outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**Advisory 604.7 Dispensers.** If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.



**Figure 604.7 Dispenser Outlet Location**

## 604 Water Closets and Toilet Compartments

**604.8 Toilet Compartments.** Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

## 606 Lavatories and Sinks

**606.5 Exposed Pipes and Surfaces.** Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

## 803 Dressing, Fitting, and Locker Rooms

**803.4 Benches.** A bench complying with 903 shall be provided within the room.

### 903 Benches

**903.1 General.** Benches shall comply with 903.

**903.2 Clear Floor or Ground Space.** Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

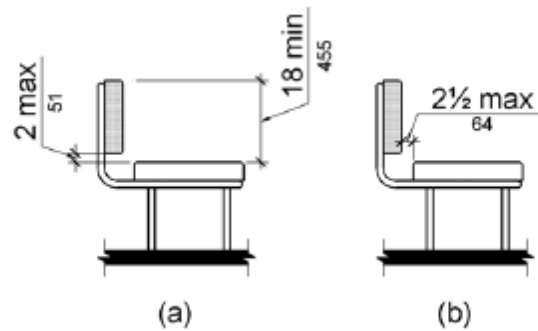
**903.3 Size.** Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

**903.4 Back Support.** The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

**Advisory 903.4 Back Support.** To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.

# TAS Assessment Report

Parks and Recreation Development Division



**Figure 903.4 Bench Back Support**

**903.5 Height.** The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

**903.6 Structural Strength.** Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

**903.7 Wet Locations.** Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.



# TAS Assessment Report

Parks and Recreation Development Division

## Contact Information

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If any clarification or information is required for a specific issue, please contact us prior to performing the correction.

**George Maldonado Project Manager**

Office: 512/ 974-9525

Mobile: 512/ 461-4380

Email: [George.maldonado@austintexas.gov](mailto:George.maldonado@austintexas.gov)

**Marilu Tavagna, Project Coordinator - ADA**

Office: 512/9749441

Mobile: 737/202-1774

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Park Development Division



City of Austin

**Design Commission**  
**Project Review Application**



# 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 3 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. **Density Bonus projects** (see page 4 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 3 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.



Photo courtesy of Jorge E. Rousselin

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.

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 5.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of (10) Business days prior to the Design Commission meeting. (See [Meeting Schedule](#) and “Exhibits to Present” on page 1)
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 Thursday 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.
6. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Staff.



Photo courtesy of Jorge E. Rousselin

# 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 Staff with intent to schedule project on the next Design Commission agenda.
  - a. Density Bonus Staff will provide application and submittal documentation to Applicant and notify Commission Liaisons.
- 2. Five weeks prior to the target Design Commission meeting:** Density Bonus Staff 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.
- 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 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 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 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 action.
- 7. Design Commission meeting:** At the meeting, Design Commission will review the project for compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a recommendation detailing to 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 Staff items needed to be addressed in order to achieve compliance.



# PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS



# 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, Street Jones Building, 1000 E 11th St, Austin, TX 78702**

**Executive Liason:** Jorge E. Rousselin [jorge.rousselin@austintexas.gov](mailto:jorge.rousselin@austintexas.gov) (512) 974-2975

**Staff Liason:** Nicole Corona [nicole.corona@austintexas.gov](mailto:nicole.corona@austintexas.gov) (512) 974-3146

**Density Bonus Program Staff:** Jorge E. Rousselin [jorge.rousselin@austintexas.gov](mailto:jorge.rousselin@austintexas.gov) (512) 974-2975



# A. PROJECT INFORMATION

PROJECT NAME

PROJECT TYPE

Infrastructure

Private project

City building & site

Density Bonus

Other

PROJECT LOCATION/ADDRESS

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 conceptual, schematic, design development).

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.



# 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.

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

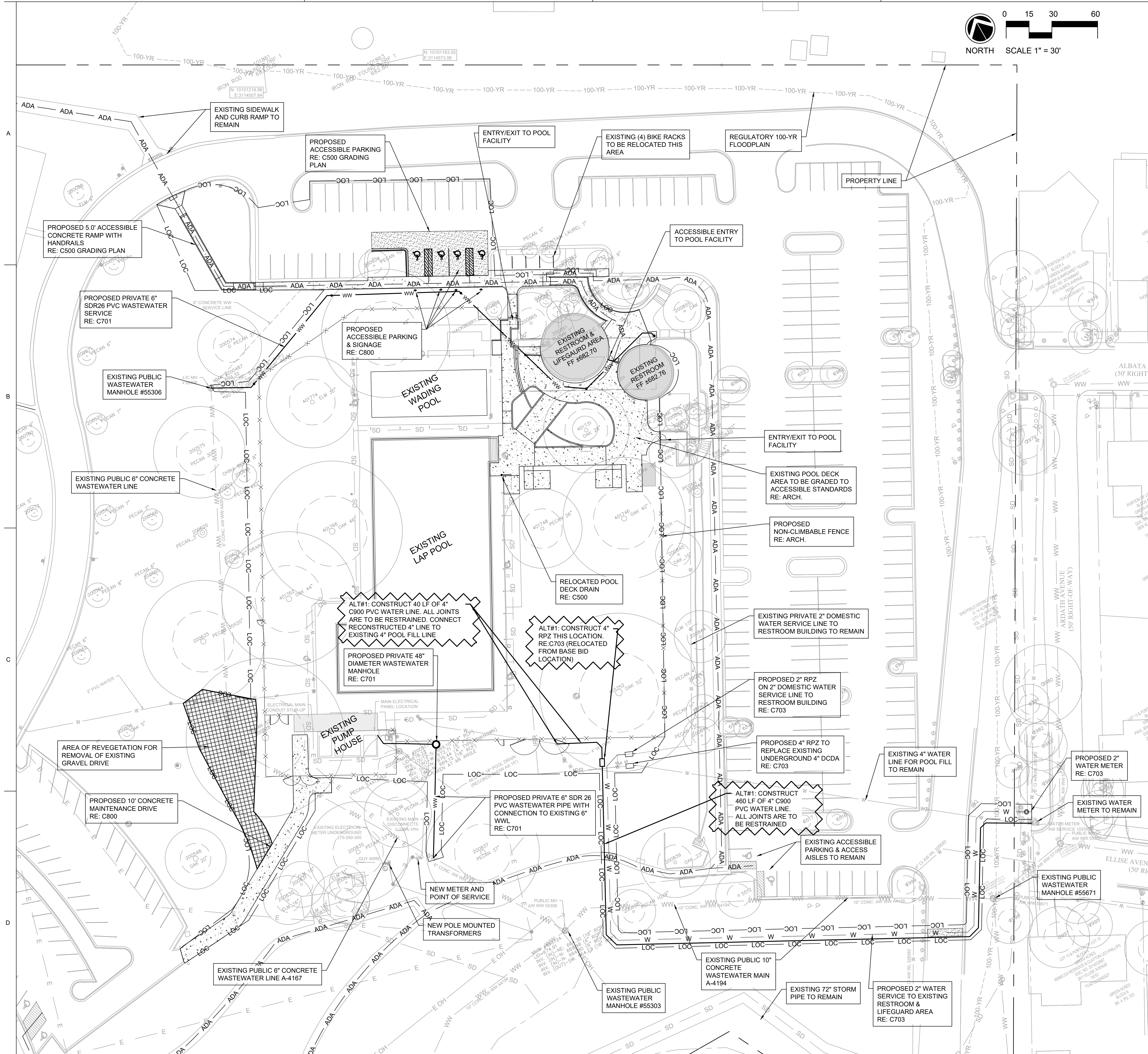
11. Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

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.





LEGEND:

- LOC LIMITS OF CONSTRUCTION
- R.O.W. LINE/PROPERTY LINE
- ADA ACCESSIBLE PATH
- W EXISTING WATER LINE
- W EXISTING WASTEWATER LINE (48" OR LARGER)
- WW EXISTING WASTEWATER LINE
- SD EXISTING STORM WATER LINE
- UE EXISTING UNDERGROUND ELECTRICAL
- OE EXISTING OVERHEAD ELECTRICAL
- X X PROPOSED FENCING
- W PROPOSED WATERLINE
- WW PROPOSED WASTEWATER LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

ACCESSIBILITY NOTE:

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]

ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50 [ANSI 403.3]

ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]

THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET OF RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]

EXTERIOR LIGHTING NOTE:

ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

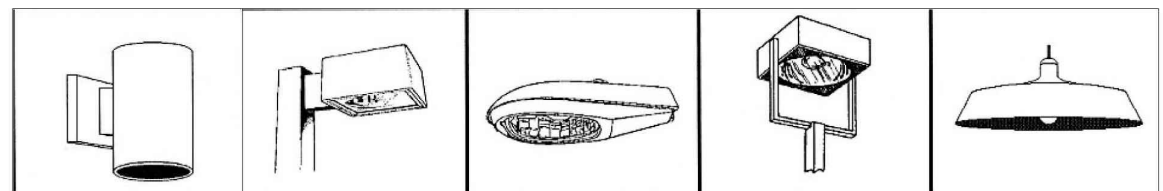


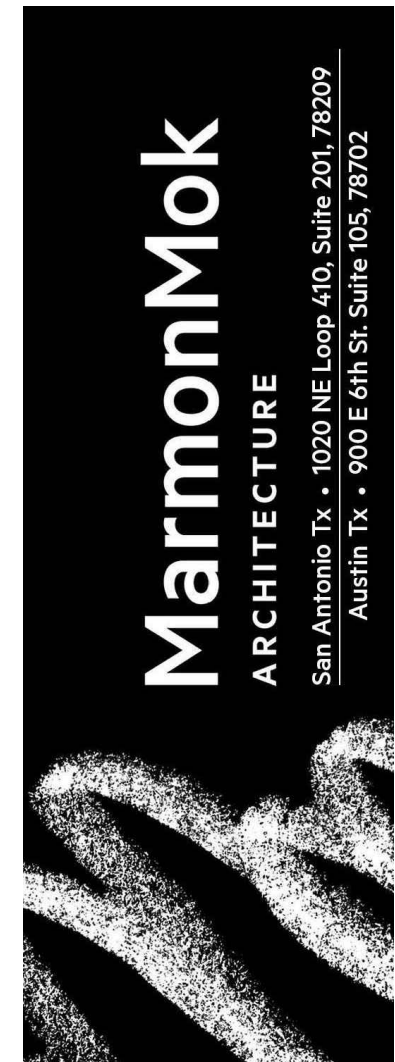
Figure 34: Examples of fully-shielded light fixtures.

CITY OF AUSTIN LDC 25-2 SUBCHAPTER E - SECTION 2.5 - FIGURE 34

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE DEMOLITION PERMIT FROM THE CITY OF AUSTIN DSD.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAYS: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

**Jose I. Guerra, Inc.**  
Consulting Engineers  
1701 Directors Blvd. Suite 400  
Austin, Texas 78744  
(512) 445-2090  
Civil • Structural • Mechanical • Electrical  
TBPELS FIRM F-3



**100% DESIGN DEVELOPMENT**  
THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. GLENN FREY, P.E. REGISTRATION NO. 123836  
**07/07/23**

**Jose I. Guerra, Inc.**  
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Civil • Structural • Mechanical • Electrical  
TBPELS FIRM F-3

**NORTHWEST POOL RENOVATIONS**  
7000 ARDATH ST.  
AUSTIN, TX 78757

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Drawn AV/GF  
Checked GF  
Date 07/07/2023  
Project No. 21037  
Revisions

SHEET TITLE  
CIVIL SITE PLAN

SHEET NO.  
**C400**



# 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.

16. 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

## 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.