

Urban Design Guidelines in action: A review of 2 DDBP projects

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**URBAN
DESIGN**
PLANNING DEPARTMENT

Purpose:



Relevant guidelines:

AW2 Create mixed-use development
AW4 Buffer Neighborhood Edges
AW5 Incorporate Civic Art in Both Public and Private Development
B3 Accentuate Primary Entrances
S4 Reinforce Pedestrian Activity
S6 Enhance the Streetscape
S13 Install Pedestrian-friendly Materials at Street Level
PS1 Protect the pedestrian where the building meets the street
PS2 Minimize curb cuts
PS4 Reinforce pedestrian activity
PS10 Provide an Appropriate Amount of Plaza Seating

PZ7 Determine plaza function, size and activity
PZ.8 Respond to microclimate in plaza design
PZ.9 Consider views, circulation, boundaries and subspaces in plaza design-
PZ.10 Provide an appropriate amount of plaza seating-
PZ.11 Provide visual and spatial complexity in plaza design-
PZ.12 Use plants to enliven urban spaces-
PZ.13 Provide interactive civic art and fountains in plaza.
PZ14 Provide Food Service for Plaza Participants

Review of:
The Graduate
18th & Guadalupe
SP-2023-0042C



AREA FOR CITY APPROVAL STAMP

MATERIAL LEGEND

ANN-01	FABRIC FINISH
BR-01	MOLULAR FACE BRICK, COLOR: RED
BR-02	MOLULAR BRICK, HERRINGBONE WEAVE MK, COLOR: RED
CONC-01	CONCRETE W/ ELASTOMERIC COATING
CW-01	ALUMINUM FRAMED CURTAIN WALL WITH CERAMIC FRET PATTERN VISION GLAZING
CW-02	ALUMINUM FRAMED CURTAIN WALL WITH LOUVER
GR-01	FRAMELESS GLASS GUARDRAIL WITH ALUM. SPIRE
MP-01	ACM METAL PANEL
MP-02	PROFILE METAL PANEL
MP-03	KINETICS CONTROL LOUVER ACOUSTIC SCREEN
MP-04	MECHANICAL SCREEN
SGN-01	STEEL SUPPORTED METAL FRAMED LIT CHANNEL SIGNAGE
SP-01	ALUMINUM FRAMED SPANVEL WINDOW
STCO-01	STUCCO RAINSCREEN CLADDING
STL-01	STEEL AND GLASS CANOPY
ST-01	GFRG COPING DETAILING
ST-02	CAST STONE HEAD
ST-03	CAST STONE SILL
ST-04	CAST STONE ARCH DETAILING
ST-05	GRANITE BASE
WW-01	ALUMINUM FRAMED WINDOW WALL WITH CERAMIC FRET PATTERN VISION GLAZING
WW-02	ALUMINUM FRAMED LOUVER WINDOW WALL

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes and all other applicable ordinances of any jurisdiction as certified. Contractor shall construct the work in accordance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval as conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these other documents constitute the Contract Documents for this project. Work scope pertained to all disciplines across throughout the Contract Documents. In submitting this for review the Contractor and all subcontractors attest that they have reviewed the entire contract document and are in compliance and have included all applicable work. Additional Architectural Specifications create no additional contract work request.

Hartshorne Plunkard Architecture, LLC shall retain all copyright, proprietary and common law rights with respect to these plans and building design. Reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LLC.

18th & Guadalupe
 408 W 18th Street, Austin, TX 78701

ISSUANCES	
DATE	ISSUED FOR
08/08/2023	SOP CORRECTIONS
09/26/2023	SOP CORRECTIONS
11/21/2023	SOP CORRECTIONS

HARTSHORNE PLUNKARD ARCHITECTURE

HPA 315 W. WALTON ST.
 CHICAGO, IL 60610
 312.224.4488
 HPARCHITECTURE.COM

FIG. # 22.006
 SCALE: As indicated

SOUTH ELEVATION

A2.00

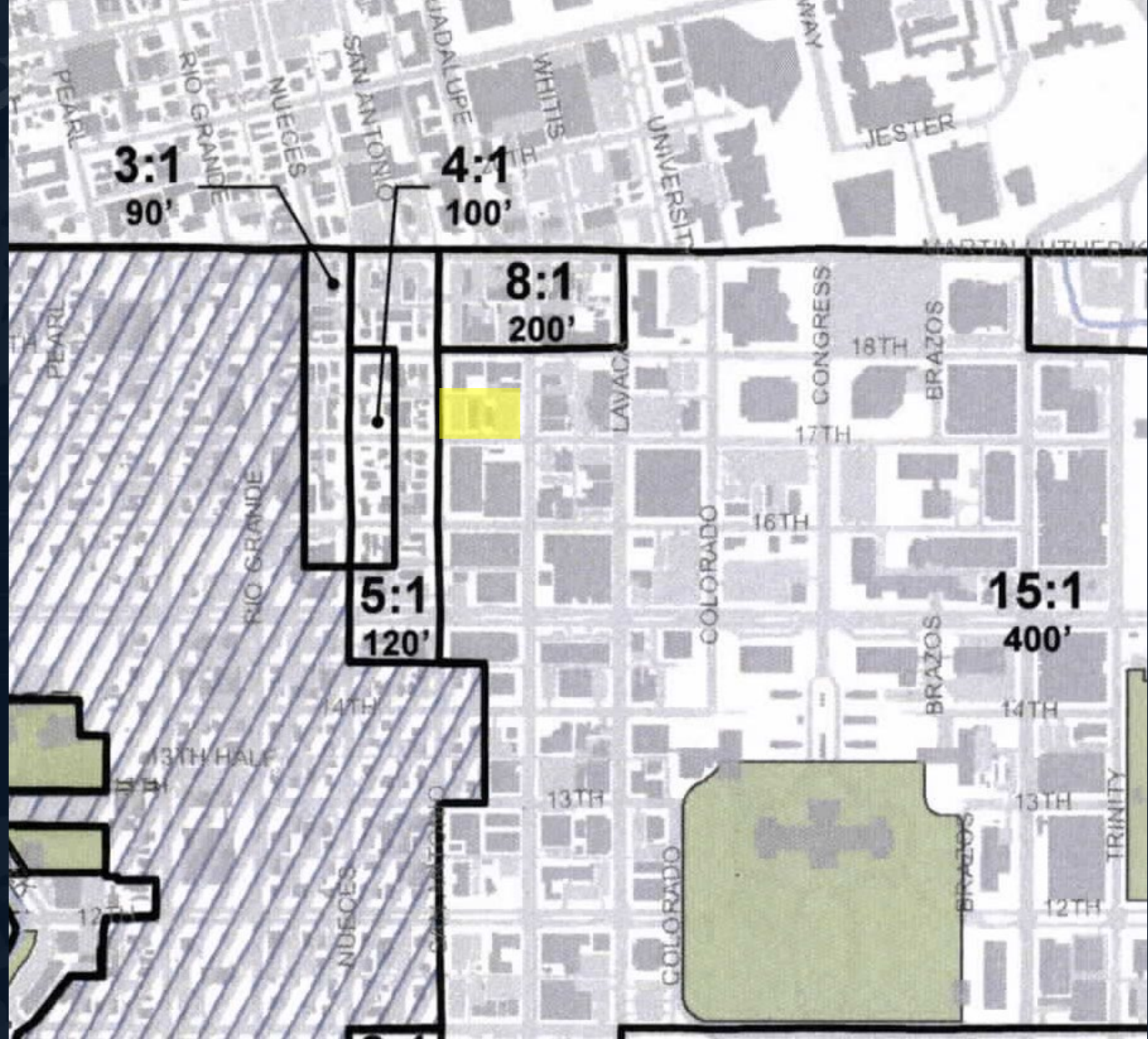
35 OF 50
 SP-2023-0042C

PER AUSTIN LAND DEVELOPMENT CODE SECTION 92.041 SUBSECTION C.
 A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:
 (1) 15 percent,
 (2) the amount necessary to comply with a federal or state regulation,
 (3) for a school or hotel, the amount necessary to comply with generally accepted engineering standards; or
 (4) for a sign, 30 percent.
 For this property, Mechanical screen height exceeds limit by 1.9%, which is compliant.

1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

Scale:

Encourage the out of scale pedestrian gathering space along San Antonio Street be brought back into scale



Entrances:

Encourage corner entrances to expand pedestrian access on San Antonio Street and Guadalupe Street

Building 3

Accentuate Primary Entrances

Issue

City dwellers will feel more comfortable in a dense environment if they feel welcome and accommodated. If the streetscape offers cues to the use of buildings, and is clearly defined as a human place, people may be less frustrated living and working there.

Primary entrances connect to lobbies and elevators, while storefront entrances open onto ground level businesses. Because buildings seen from the street present foreshortened views, it is often difficult to distinguish one from the other—even when a large opening has been created for the lobby entrance. Providing some indication from the sidewalk about the location of the entrance can make using the building more comfortable.

Larger buildings which do not provide lobby entrances on each street may force pedestrians to search for the way in. Not only can buildings provide indications of the entrance locations, but they can offer multiple ways into the building, making downtown more comfortable for everyone.

Ease-of-use issues like this can increase the sense that an urban place was created for and belongs to everyone. Buildings which cooperate with larger scale, city wide issues regarding the way people move can assist in creating a more successful development.

Recommendations

- Large buildings which front multiple streets should provide multiple entrances. Building entrances which connect to a central lobby should be distributed on different street facing facades.
- Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances into ground level businesses.
- Primary entrances should be recessed off the sidewalk to limit conflicts between swinging doors and pedestrians.
- Civic art and artistic crafting of building materials can help distinguish building entrances.

Values Supported

Humane Character

Safety

Civic Art



When the streetscape offers cues to the use of buildings, and clearly defines it as a human place, people may be less frustrated living and working there.



Google

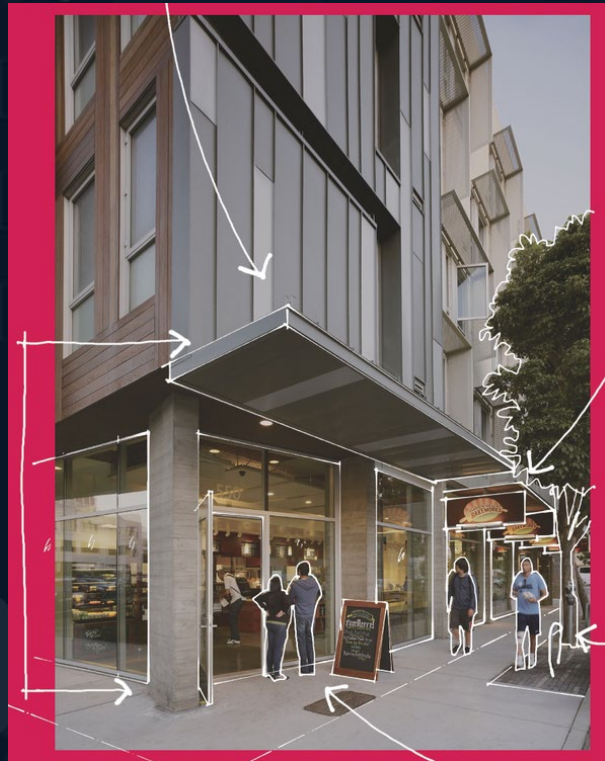


Activation:

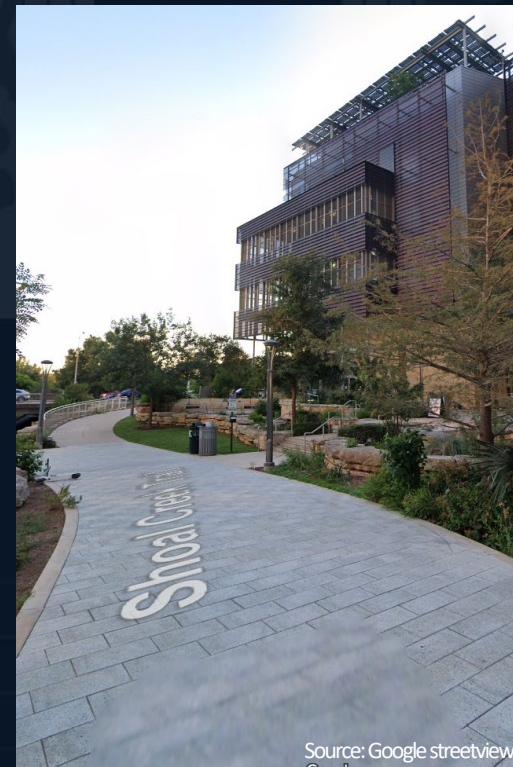
Enhance the north façade to encourage an active northeast corner To use the City of Austin standard benches

Define activation

$$\tan(15^\circ) = \frac{h}{80}$$



Source: arch daily via Common Edge



Source: Google streetview



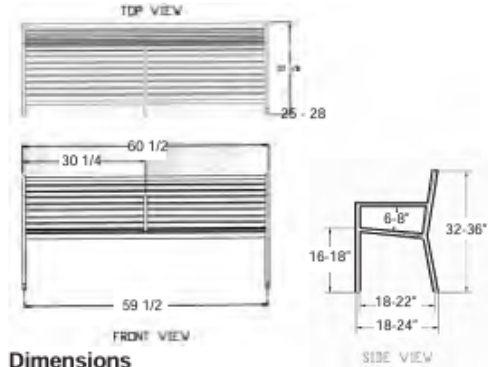
Source: Google images



Source: KXAN

Street furniture:

To use the City of Austin standard benches



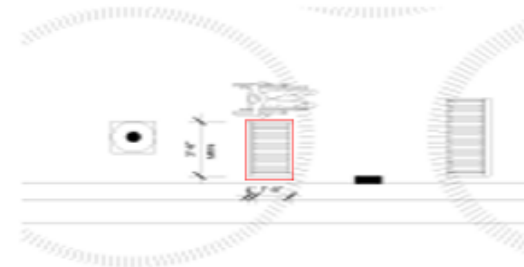
Dimensions

Footprint: Min. 42 inches and max. 60 inches wide
Min. 22 inches and max. 30 inches deep
Vertical profile: Max. 3'-6" high
Handicap Access footprint: Min. 42 inches wide and max. 20-24 inches deep
Handicap Access vertical profile: Max. 3'-6" high
Chair dimensions should follow above height and depth recommendations and be a min. of 16 inches and max. of 24 inches wide.



Maintenance

Standard frames require no regular maintenance. Powder-coated surfaces may be cleaned with a mild detergent as needed. If, after inspection, powder coat finishes are badly scratched, nicked, or gouged, repair by sanding then applying a coat of rust converter and add sealant to keep the area protected, then touch-up the finish. Wood can be either left alone to weather to a silver-gray patina or re-oiled approximately once a year with wood finish or similar products. Use graffiti removal products along with graffiti prevention product to protect against vandalism.



ADA Bench Seating Detail



Food & beverage service:

Expand food and beverage service along 18th Street to enhance the primary entrance to the food and beverage area

Streetscape 4

Reinforce Pedestrian Activity

Issue

Pedestrian related concerns are a priority in the downtown area. Tourism, conventions, and daily business vehicular needs dominate the streetscape at the intersection. Discontinuous sidewalks force pedestrians into the street.

Major points of interest downtown, such as the Convention Center, Squares, Shoal and Waller Creeks, the Convention Center need better pedestrian connections. Improve graphics together with continuous and adequate sidewalks.

Recommendations

- Appropriately wide sidewalks should be provided from corner to corner along all property lines.
- Sidewalks should abut the street curb. Sidewalks extending on and off 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.
- A new street sign system which unites downtown and other urban centers should be developed.
- Encourage street vendors, sidewalk cafes, etc. – food attracts pedestrian activity.
- Buildings should address the streetscape and reinforce pedestrian activity.

Plazas and Open Space 14

Provide Food Service for Plaza Participants

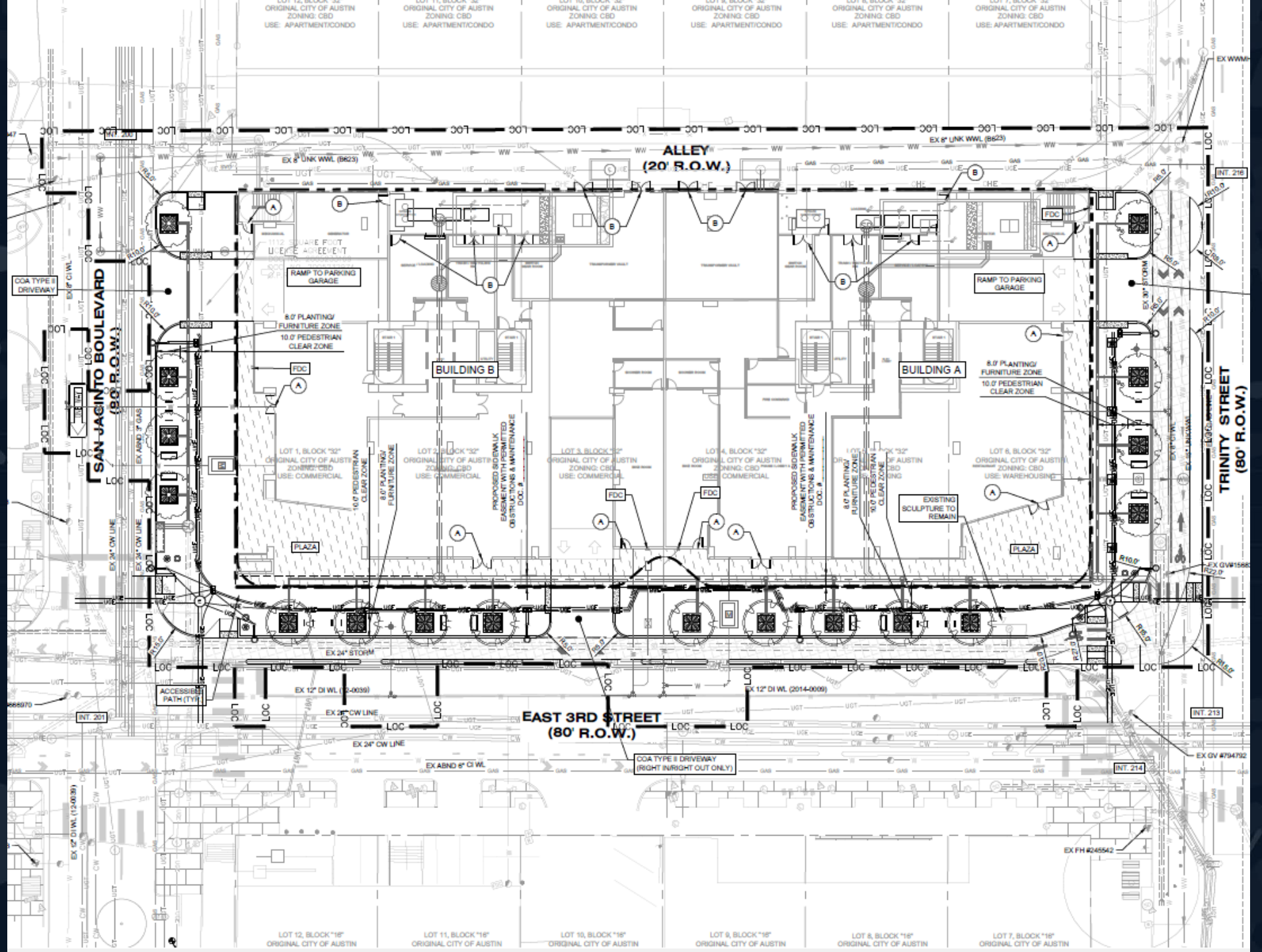
Issue

In William Whyte's book, *The Social Life of Small Urban Spaces*, field researchers concluded that plazas with food service attract users more frequently than those which do not. Food concessionaires benefit and more people are drawn to nearby shops which increases the economic vitality of the district. Increase of liveliness and activity increases security and leaves little room for vandals. Food services may take the form of indoor/outdoor restaurants, cafes, food kiosks, and vendors.

Recommendations

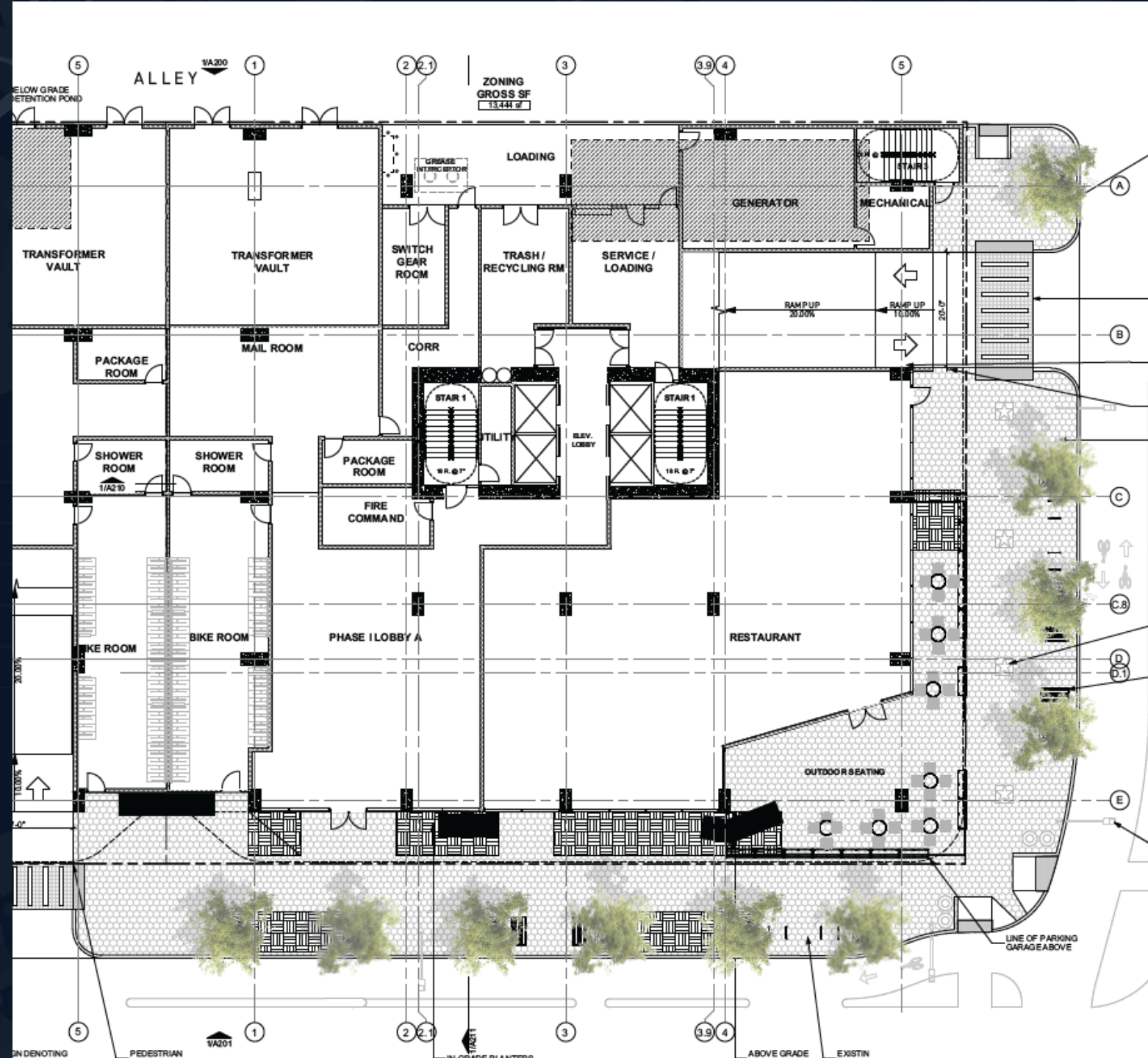
- Locate food service in and next to the plaza.
- Consider a variety of food service options from cafes to vendors.
- Design the plaza to accommodate vendors. These can add vitality, promote security, and draw people to the ground level retail.
- Provide space for vendors which is highly visible and accessible, yet out of the way of direct pedestrian traffic.
- Provide comfortable places to sit and eat.
- Provide drinking fountains, rest rooms, telephones for users.
- Distribute trash containers around the plaza.

Review of:
Block 32



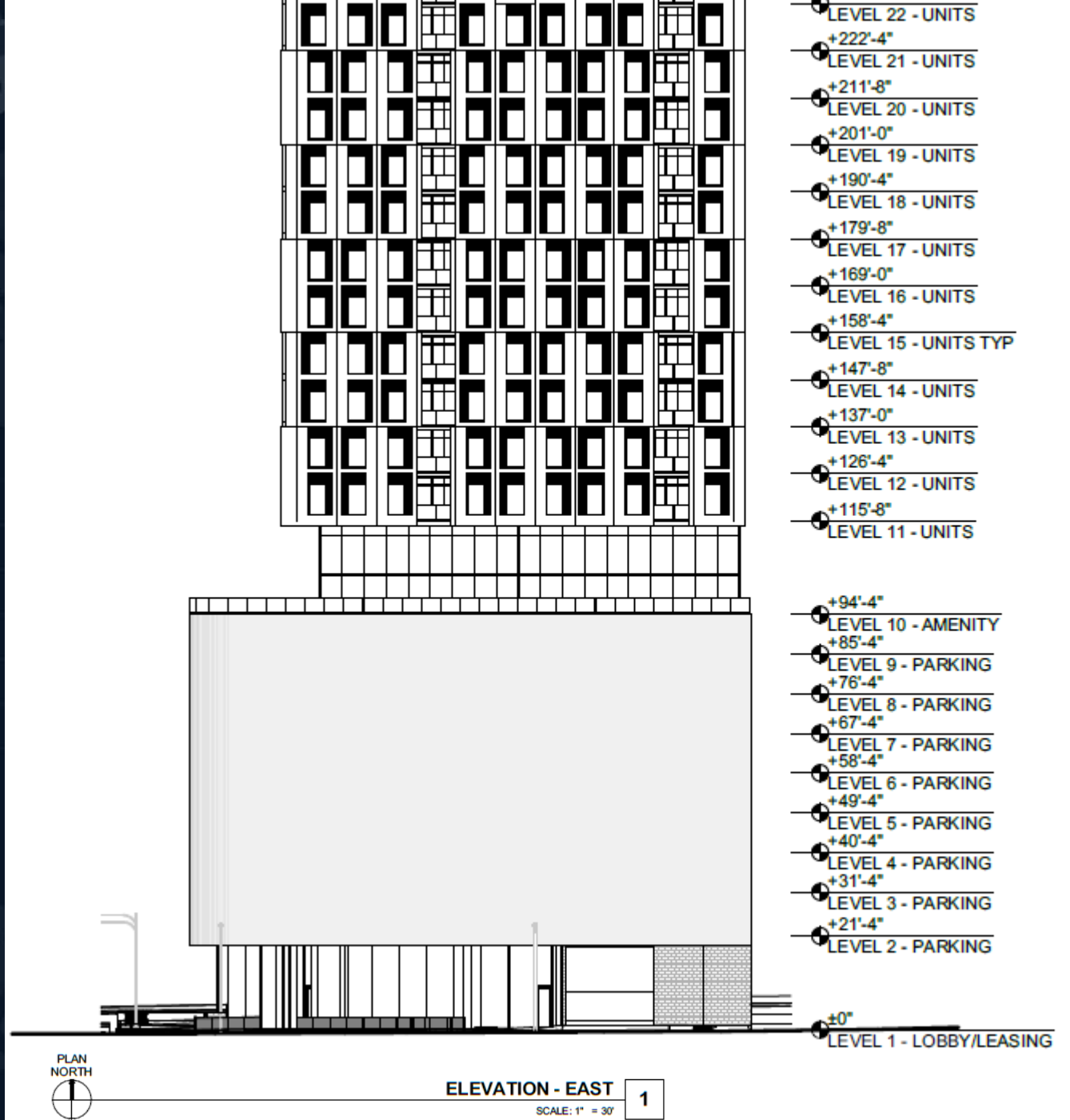
Create mixed-use:

At least two different uses per half block are required. Low occupancy uses such as warehouses, storage, and parking will not be counted in the evaluation of mixed use functions.



Civic art:

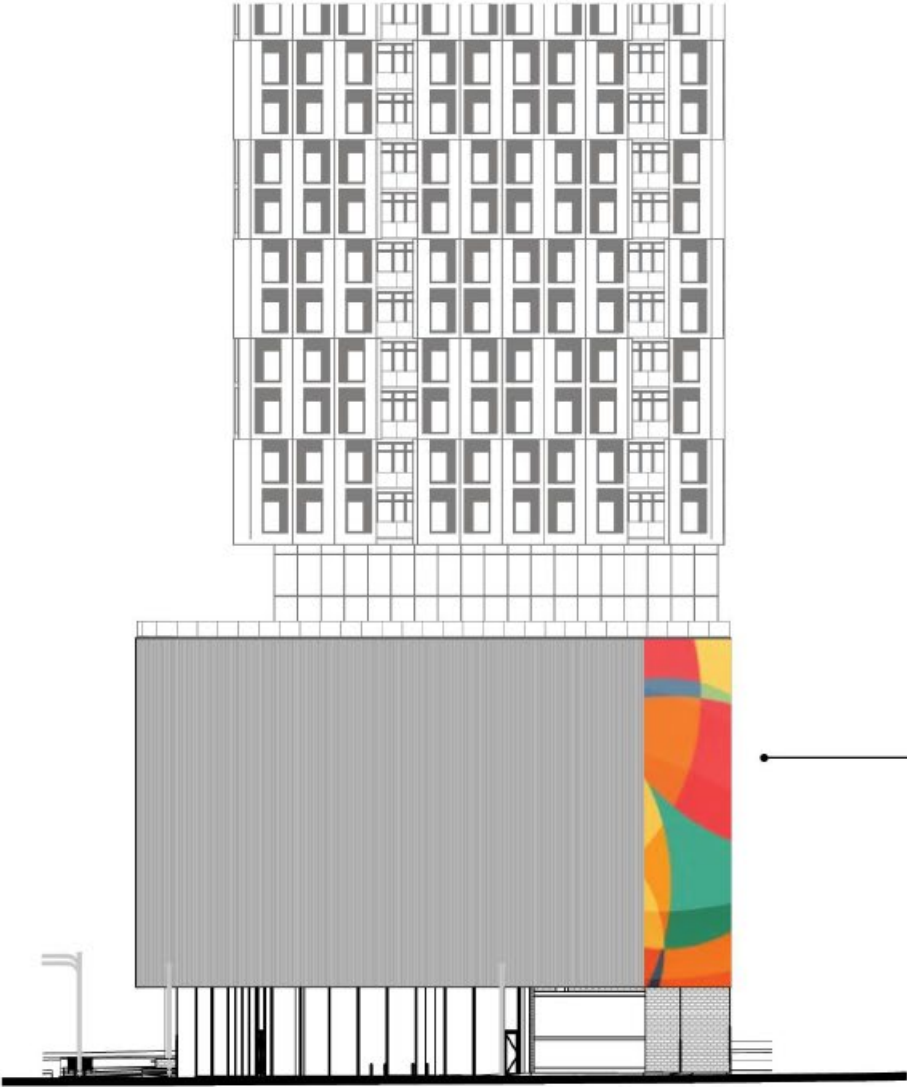
The eastern façade is just west of the Convention Center



Civic art:

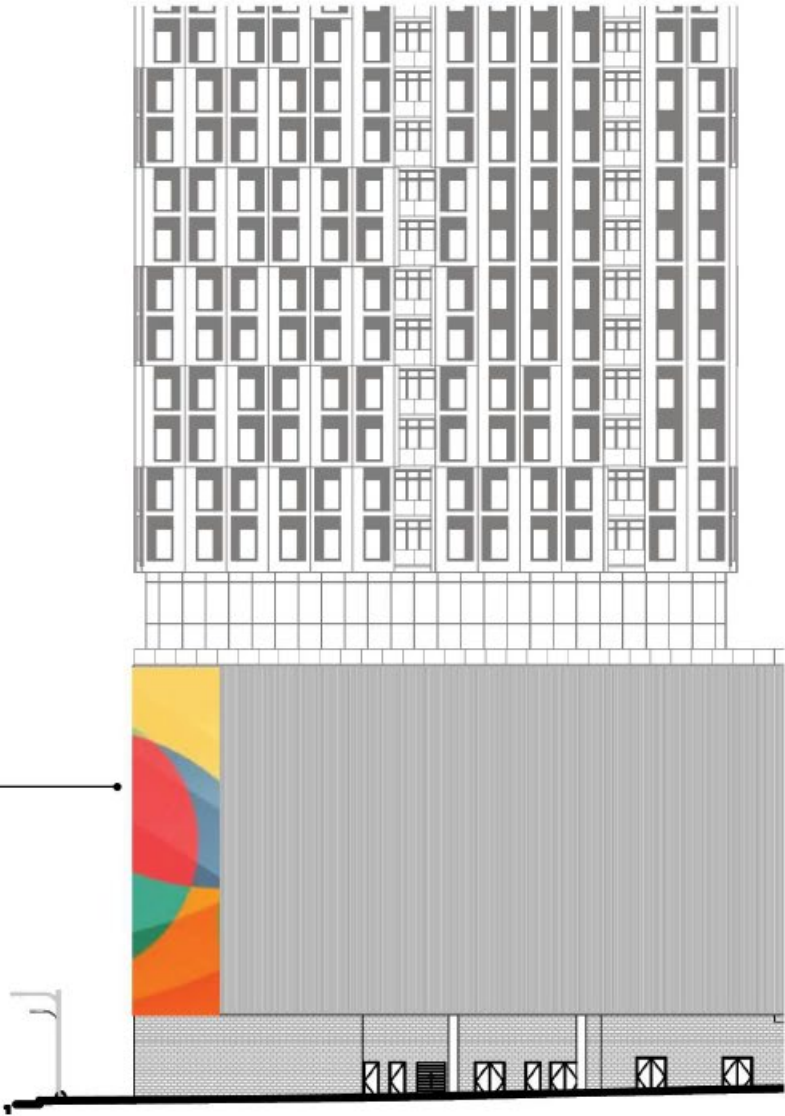


Civic art:



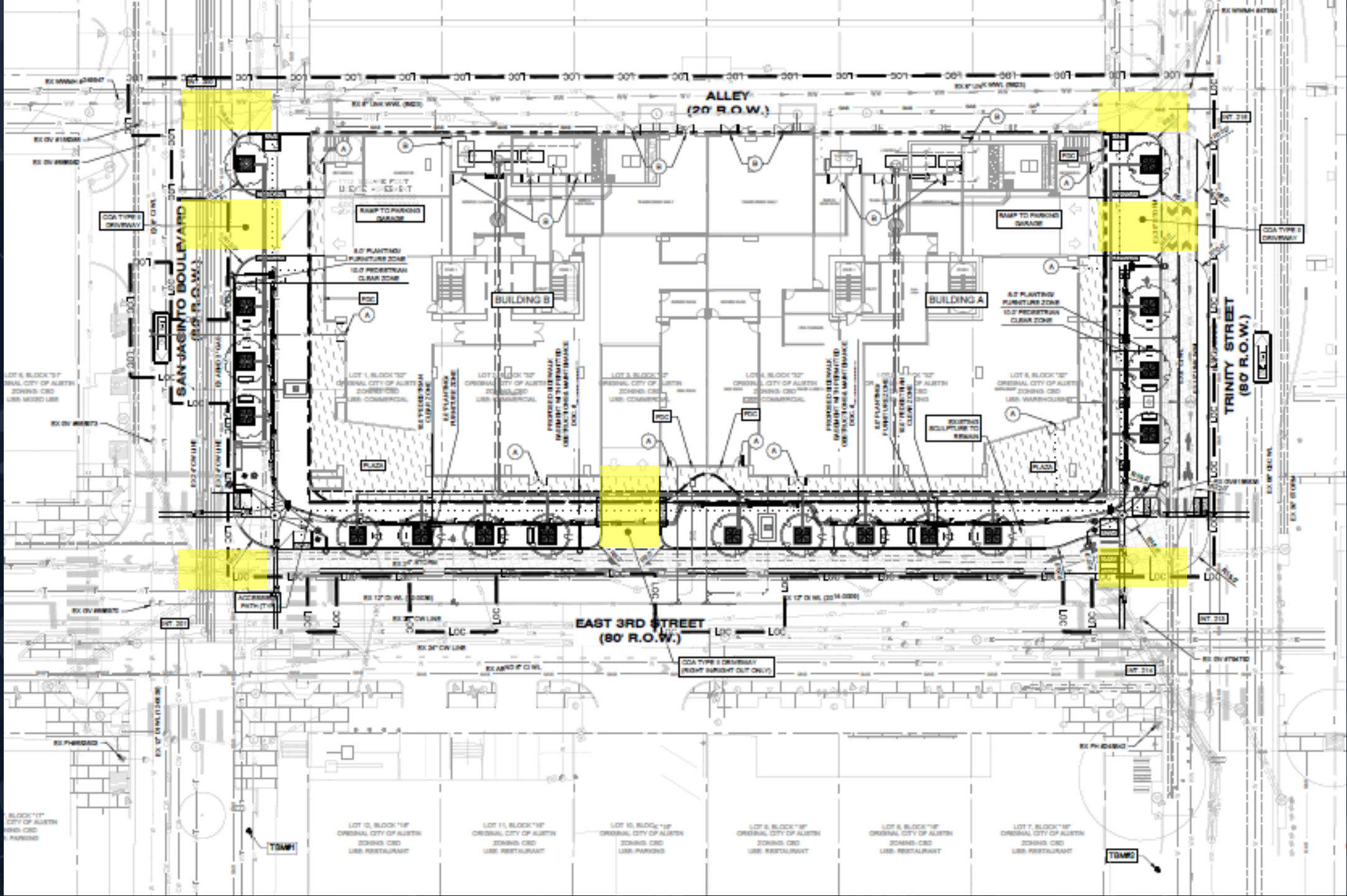
EAST ELEVATION

NEW
BUILDING
MURALS

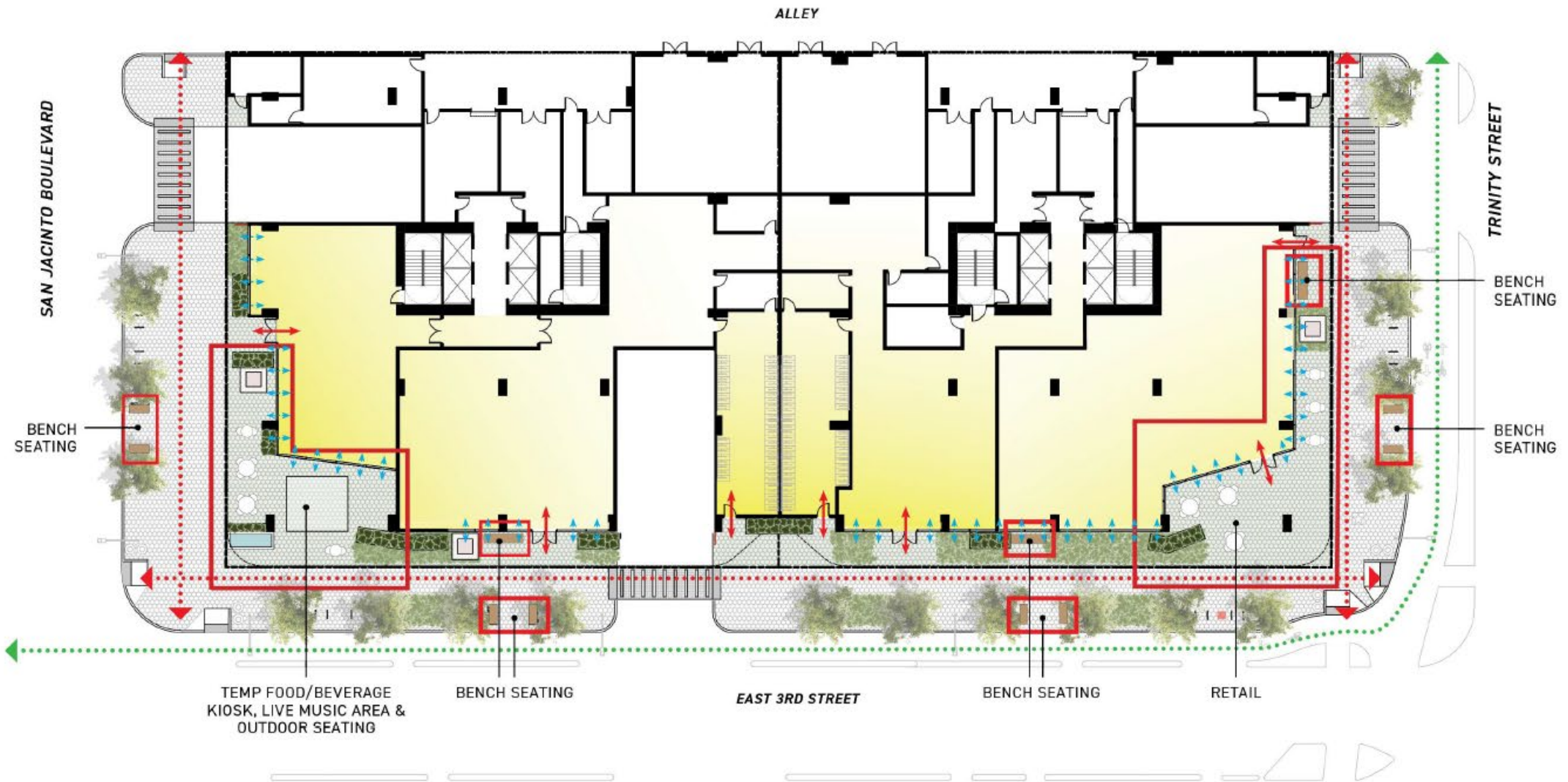


NORTH ELEVATION

Curb Cuts:



Plaza:



Plaza:



CORNER OF 3RD ST. & SAN JACINTO ST. LOOKING WEST

Plaza:



PATH EAST TOWARD CONVENTION CENTER

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