

URBAN
DESIGN
GUIDELINES
UPDATE

Adopted Priorities

Climate & Environment – Strategy upholds the fundamental human right to clean, healthy and adequate air, water, land, food, education, transportation, safety, and housing by minimizes the harmful effects of construction projects on human health and the environment.

Mobility & Connectivity- Strategy includes planning for density, reducing dependence on single occupant vehicles, increased multimodal transportation options, sidewalk and street connectivity, and underutilized rights-of-way.

Equity & Affordability - Strategy lowers and stabilizes costs related to basic living needs (housing, food, utilities, healthcare, transportation, etc.) for low-income communities, and communities of color, as well as eliminate disparities that can be predicted by race.

Cultural Preservation - Strategy deliberately and respectfully honors cultural relevance and history to maintain cultural heritage from the past and present for the benefit of all generations.

Project Types - Strategy includes design & planning for different project uses, sizes, and locations.

Design Excellence - Strategy that upholds design standards that include: functionality, durability, beautiful design, creativity, contextual response, sustainability, good business, and legacy.

Adaptability & Resilience - Strategy enhances the ability of a building to both prevent damage and to recover from damage as well as the ability to accommodate substantial change over the lifetime of the building.

Adopted Plans & Policies- Strategy ensures design & planning efforts will be in alignment with adopted city policies and plans.

Advisory Groups

BUILDINGS

(Includes all occupiable structures, both public & private)

- Climate & Environment • Mobility & Connectivity • Equity & Affordability • Preserve Vibrant Culture of Austin • Various Project Types • City Adopted Plans • Design Excellence • Adaptability & Resilience

OPEN SPACES

(Includes public gathering spaces, like Plazas, Open Spaces, Parks, & Trails)

- Climate & Environment • Mobility & Connectivity • Equity & Affordability • Preserve Vibrant Austin Culture • Various Project Types • City Adopted Plans • Design Excellence • Adaptability & Resilience

STREETSCAPE

(Elements placed in the streetscape, like Furniture, Trees, Art, Lighting, Signage, Barriers, Fencing, etc.)

- Climate & Environment • Mobility & Connectivity • Equity & Affordability • Preserve Vibrant Austin Culture • Various Project Types • City Adopted Plans • Design Excellence • Adaptability & Resilience

URBAN FABRIC

(Components that connect with existing development to reinforce the surrounding urban fabric)

- Climate & Environment • Mobility & Connectivity • Equity & Affordability • Preserve Vibrant Austin Culture • Various Project Types • City Adopted Plans • Design Excellence • Adaptability & Resilience

INFRASTRUCTURE

(Non-building structures that are experienced by the public like Bridges, Water Towers, Substations, Public Transportation Stops)

- Climate & Environment • Mobility & Connectivity • Equity & Affordability • Preserve Vibrant Austin Culture • Various Project Types • City Adopted Plans • Design Excellence • Adaptability & Resilience

Document Organization

Section 01: Introduction

Background
Priorities

Section 02: Site

Urban Fabric Guidelines
Public Streetscape Guidelines
Plazas & Open Space Guidelines

Section 03: Buildings

Building Guidelines

Section 04: Infrastructure

Infrastructure Guidelines

Section 05: Appendix

Glossary
References

Document Organization

Site Guidelines: Urban Fabric Guidelines

01. Acknowledge Social, Cultural, & Historical Contexts of Surrounding Area
02. Connect Development with Time & Nature
03. Enhance Adjacent Open Space Networks
04. Incorporate & Mimic Natural Systems
05. Provide Pedestrian Safety & Comfort
06. Connect to Adjacent Civic Art
07. Design to Support District Area Plans

Document Organization

Site Guidelines: Streetscape Guidelines (outside of building face)

01. Address Physical Comfort of Pedestrians
02. Reinforce & Prioritize Pedestrian Activity
03. Prioritize Pedestrian Connectivity
04. Enhance Key Transit Stops
05. Enhance the Streetscape
06. Install Street Trees
07. Provide Pedestrian Scaled Lighting
08. Provide Protection from Vehicles
09. Screen Mechanical & Utility Equipment
10. Provide Generous Street Level Windows
11. Install Pedestrian Friendly Materials at Street Level

Document Organization

Site Guidelines: Open Space Guidelines (inside of building face)

01. Assess & Respond to the Context of Surrounding Public Spaces
02. Enhance Open Spaces & Connect to Parks & Greenways
03. Design for All Ages & Abilities
04. Restore Ecosystem Services
05. Enhance Human Comfort & Activity
06. Support Local Vendors, Businesses, Artists, & Musicians
07. Plan for Durability, Resiliency, and Adaptability

Document Organization

Building Guidelines:

01. Respond to neighboring historic character and enhance adjacent historic sites & buildings.
02. Provide a Gradient of Space Between Uses
03. Provide a Mix of Uses
04. Prioritize Public Uses
05. Integrate Street Level Uses
06. Prioritize Shared Uses
07. Design buildings with human scale at lower levels
08. Promote Design Excellence in Low Rise Buildings
09. Promote Design Excellence Mid Rise Buildings
10. Promote Design Excellence High Rise Buildings
11. Create Adaptable Design
12. Prioritize Safety & Security
13. Promote Sustainability, Resilience, & Building Performance
14. Promote Connections to Public Space
15. Promote Local Character in Façade Design
16. Acknowledge Roofs can be Viewed from Adjacent Buildings
17. Do Not Provide Onsite Parking
18. Locate all Onsite Parking Underground
19. Above Grade Parking Should be Screened and Located to Avoid Conflicts with Pedestrians
20. Provide Multimodal parking options
21. Place Loading Zones and Drop Off Areas Away From Pedestrians
22. Do Not Use Drive-Thru

Document Organization

Infrastructure Guidelines:

01. Enhance surrounding neighborhoods and environments
02. Facilitate multi-modal linkages and pathways through the city, with an emphasis on walkability
03. Accommodate competing interests in the urban environment
04. Promote sustainable urban environments
05. Improve the quality of life for citizens
06. Efficiently integrate multiple programs and uses
07. Contribute to the creation of a vibrant public realm with superior public spaces
08. Provide for healthy natural environments
09. Respect and recognize the historic significance of important buildings and places
10. Design with the active participation of the effected community

Guideline Organization

Guideline Guidelines should read with clear intent.

Priorities Listed priorities that each Guideline aligns with.

Tier Guidelines will be designated as either Tier 1 (prerequisite) or Tier 2 (highly encouraged) based on their significance to urban design.

Applicability Each Guideline will list applicable locations, applicable development activities, and include applicable components to determine whether they apply to specific projects.

Measurement Specific measurable conditions will be provided for Guidelines to determine project compliance. Projects may also propose alternate means of compliance to achieve intent of the Guideline.

Examples Each Guideline will be accompanied with examples of compliance.

1. Protect Pedestrians from Rain

**Guideline should read as intent (Title, not heading. See above)*

PRIORITY- Tier 1

APPLICABILITY- *If a project is proposed within an area listed as an applicable location, includes a listed applicable development activity, and includes applicable components in the proposed design, this guideline is applicable to the project.*

Location-

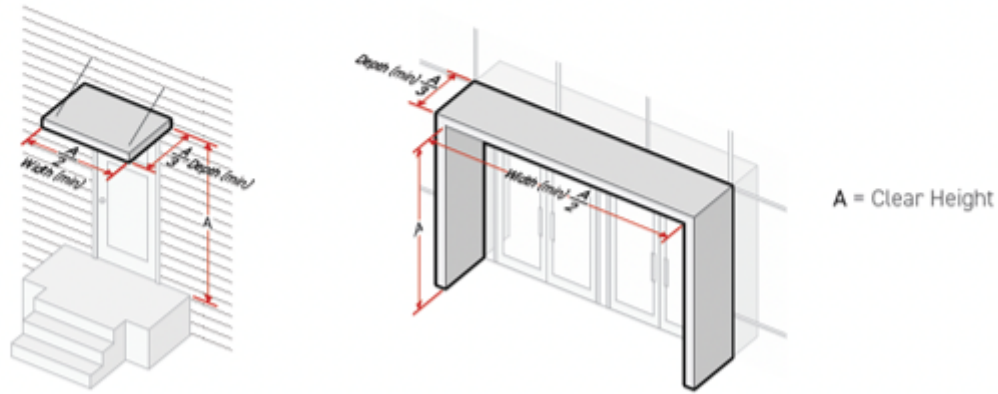
Development Activities-

Components- Buildings with a setback less than 10' from the back of sidewalk

MEASUREMENT- *To meet this guideline, a project design should generally meet the following conditions unless the performance of an alternative design proposal is shown to clearly exceed the intent of this guideline. Projects that cannot meet tier 1 priority guideline measurement conditions must meet all conditions to the greatest extent practicable and provide alternative means to achieve the intent of this guideline and its conditions. Projects that cannot meet the conditions of a tier 2 priority guideline due to site plan conflicts, project teams should pursue substantial compliance through other tier 2 design guidelines.*

- No less than 70% of each street frontage should include overhead sheltering structure over or abutting the pedestrian clear zone
- The clear height of sheltering structures should be no less than 9', measured from the sidewalk surface.
- Sheltering structures should be no less than 8' deep, measured as the occupiable area under then structure parallel to the sidewalk.
- Sheltering structures must be open to the street, maintaining access to the sidewalk from bike lanes and the curb zone. Only intermittent obstructions, such as in the case of an arcade are allowed.
- Columns or supports for sheltering structures, must not reduce the width of the pedestrian clear zone to less than 8 feet at any point.
- Sheltering structures must not obstruct or interfere with street trees at their mature height and spread.

- To provide shelter from precipitation, sheltering structures must have a depth no less than $\frac{1}{3}$ rd of the clear height.



- Building driplines should not be located over the pedestrian clear zone

EXAMPLES-

Sheltering structures may be formed by the building's architecture or in the form of awnings, eyebrows or other similar solutions. Sheltering structures may provide continuous protection without being continuous itself. Sheltering structures may be attached, detached, or integrated into a building design. This may include a projection from the building, an arcade, or a combination of the two. Arcades shall be open to the street. Projections may take the form of fabric awnings which are retractable, fabric awnings which are not retractable, or fixed non-fabric projected covers.