

# Sitewide Strategies





# Maintenance

While initial decisions greatly influence the durability of both the buildings and the site, it is imperative to prioritize ongoing operations and maintenance to ensure the facilities remain functional and accessible to the public in the future. The UMLAUF is steadfast in its commitment to maintaining non-traditional sustainability systems such as solar, rainwater harvesting, greywater recycling, and more.

The plan recommends convening fully integrated meetings with all stakeholders, including operations and maintenance personnel, at the project's inception. Throughout the process, operations or maintenance teams will be kept informed and engaged to ensure their endorsement and familiarity with the integrated systems with a commitment to training and upskilling personnel. Upon project completion, it is recommended to compile a comprehensive maintenance manual for both the buildings and the site, ensuring the continuity of sustainability initiatives for years to come.

In alignment with Austin's Zero Waste citywide initiative, further exploration is encouraged to develop an operations, maintenance, and events plan aimed at achieving zero waste objectives.

*Aside: Conversations in this process have spurred evaluating sustainability in the perspective of not just the built environment, but also in relation to operations and the organization. The UMLAUF team is re-thinking event-related environmental impacts and community engagement programs in hopes that the operations and organization can leave a positive impact on the environment and community.*

**UMLAUF HPEU PLAN**





# Sustainability Glossary

## CERTIFICATIONS

Austin Energy Green Building (AEGB) – cultivates innovation in building for the enrichment of the community’s environmental, economic, and human well-being. Known as the first rating system in the U.S. for evaluating the sustainability of buildings, AEGB created a model for many other cities as well as direction for the U.S. Green Building Council’s LEED certification system. (Definition was paraphrased directly from Austin Energy’s website.)

Leadership in Energy and Environmental Design (LEED) – worldwide green building rating system which provides a framework for healthy efficient, and cost-saving green buildings. (Definition was paraphrased directly from USGBC website.)

SITES - provides a comprehensive framework for designing, developing, and managing sustainable and resilient landscapes and other outdoor spaces. (Definition was pulled directly from SITES website.)

WELL Building Standard (WELL) – a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind. (Definition was pulled directly from International WELL Building Institute’s (IWGBI) website.)

Living Building Challenge (LBC) - produces regenerative buildings that connect occupants to light, air, food, nature, and community; buildings that are self-sufficient and remain within the resource limits of their site; and buildings that create positive impact on the humans and natural systems that interact with them. (Definition from International Living Building Institute (ILFI) website.)

Passive House Institute U.S. (PHIUS) – leading passive building certification program in North America for any type of project, large or small to create comfortable, healthy, resilient structures. (Definition was pulled directly from PHIUS website.)

JUST. – a nutrition label for socially just and equitable organizations

## HEALTH

Health Product Declarations (HPDs) – manufacturer disclosure of potential chemicals and product ingredients.

Mean Radiant Temperature – the measure of radiation on a surface.

Operational Temperature – a measure of ambient temperature, taking into consideration other comfort factors such as radiation, wind, and heat (the “feels-like” temperature on weather reports).

Quality Views – LEED defines as multiple lines of site at least 90 degrees apart to flora, fauna, or sky at least 25’ from exterior of glazing.

Useful Daylight Illuminance – the amount of daylight shone on a surface 4’ above the ground, which is in a light density range that is comfortable to the eyes.

Glare – fierce, uncomfortable light.

Temperature Stratification – where a single space has hot and cold spots with little air mixing.

Circadian Rhythm – the physical, mental, and behavioral changes

an organism experience over a 24 hour cycle.

Environmental Justice (EJ) – social movement that addresses the reality that poor or marginalized communities are harmed by hazardous waste, air pollution, and land uses from which they do not benefit.

## ENERGY

Indoor Air Quality – air quality within buildings that relates to the health and comfort of building occupants.

2.5 Particles Per Million (ppm2.5) – fine inhalant materials with diameters that are 2.5 micrometers and smaller. Particles larger than 2.5 ppm cause the largest health risk. The Clean Air Act set by the EPA sets national requirements for air quality monitors based on this metric.

Site Net Zero Annual Energy – The site produces as much energy on-site as it consumes on an annual basis.

Renewable Energy – a form of energy that is not depleted when used such as wind, solar, geothermal, etc.

Site Energy – the amount of energy used on site (the number reflected in energy bills).

Source Energy – the total amount of raw fuel required to operate the building.

## CARBON

Greenhouse Gases (GHG) – gases in the atmosphere that raise

# Sustainability Glossary

the surface temperature of the planet.

Carbon Dioxide Equivalent (CO<sub>2</sub>e) – the number of metric tons of CO<sub>2</sub> emissions with the same global warming potential as one metric ton of another greenhouse gas.

Global Warming Potential – measure of how much infrared thermal radiation a greenhouse gas would absorb over a given time frame after it has been added to the atmosphere.

Embodied Carbon - the total greenhouse gas emissions associated with the entire life cycle of a building or product, including the extraction, manufacturing, transportation, and construction phase. Included in these calculations are CO<sub>2</sub> equivalents of greenhouse gas emissions released from refrigerant leakage.

Operational Carbon - the ongoing carbon emissions resulting from building operational energy consumption.

Sequestered Carbon - the carbon dioxide that is captured and stored, often through sustainable practices like afforestation or the use of carbon-absorbing materials.

On-site Carbon Off-Set - Carbon emissions offset by replacing grid energy with on-site renewables or reducing energy usage with energy reduction strategies.

Type III Environmental Product Declarations (EPDs) – a 3rd party certified report which shows the environmental impact of a material from harvesting, production, use, to decommission. The procedure of reporting is regulated by ISO 14205.

Whole Building/Site Life cycle Analysis – a method of assessing

environmental impacts of a building or site over the span of its lifetime, considering the impacts of all the materials and energy that goes into making and operating the building over its lifetime through end of life.

Geo-exchange System – transfers heat in and out of the soil where the soil is used as a heat sink.

Deep Energy Retrofit – the process of installing and/or replacing parts and pieces of an existing building to improve energy efficiency.

## ECOLOGY

Shrubs and Forbes – mid-level planting that look like bushes.

Permaculture – an approach to land management and settlement that uses principles of permanent planting. It focuses on diverse plant and animal species and multi-layered planting which creates an interdependent resilient ecology.

Pollinators – an animal that moves pollen from flower to flower such that fertilization can occur for propagation of plants.

## WATER

Potable – water that is filtered, treated, and free from contaminants (aka drinking water). City of Austin drinking water quality standards are dictated by the EPA and supplementary local requirements.

Non-Potable – any type of water not suitable for human consumption (greywater or blackwater).

Greywater – clean wastewater without pathogen contamination or grease (typically collected from baths, sinks, HVAC condensate, etc.).

Purple Pipe – City of Austin’s reclaimed water (greywater) pipe system.

Black-Water – contaminated wastewater.

Rainwater Harvesting – the collection and storage of rainwater from building roofs.

Stormwater – runoff water that does not infiltrate into the soil but flows over land and collects on surfaces.

## RESILIENCY

FEMA 500 year Flood Plane – There is a 0.2% annual chance that a flood event could have a depth of less than 1 foot based on computer models and statistical estimates.

Run-Off – That portion of the precipitation on a drainage area that is discharged from the area in stream channels. Types include surface runoff, ground water runoff or seepage.

Swale – A natural or man-made drainage way that is below the adjacent ground level that collects and moves surface run-off.

Bio-Swale – A vegetated natural or man-made drainage way that is below the adjacent ground level that collects and moves surface runoff. Bioswales are channels designed to concentrate and convey stormwater runoff while removing debris and pollution. Bioswales can also be beneficial in recharging groundwater.



# Sustainability Glossary

**Curb and Gutter** – Curb is a vertical or sloping structure located along the edge of a roadway, normally constructed integrally with the gutter, which strengthens and protects the pavement edge and clearly defines the pavement edge to vehicle operators, gutter is a shallow concrete waterway adjacent to a curb for conveying street flow.

**Raingarden** – A vegetated, depressed landscape area designed to capture and infiltrate and/or filter stormwater runoff. The growing medium for the rain garden consists of native soil or biofiltration media. If the infiltration capacity of the subgrade soils is limited, the rain garden can be underlain by an underdrain system. Rain gardens provide removal of pollutants in stormwater runoff similar to other treatment systems. However, because they are restricted to smaller drainage areas and shallower ponding depths, which necessitate a larger surface area, infiltration, evapotranspiration, and biological uptake mechanism may be more significant for rain gardens than other treatment Best Management Practices (BMP).

**Filter Strip** – A strip of permanent vegetation above ponds, diversions and other structures to retard flow of runoff water, causing deposition of transported material, thereby reducing sediment flow.

**Impervious Cover** – The total area of any surface that prevents the infiltration of water into the ground, such as roads, parking areas, concrete, and buildings.

**Pervious Cover** – The area of land within a lot occupied by trees, lawn, mulch, or other materials that permit rainwater to permeate into the subsurface.

**Underdrain Pipe** – A buried pipe or other conduit (subsurface drain).

**Floodgates** – A gate for shutting out, admitting, or releasing a body of water. There are two types: active flood mitigation (requires human interaction to deploy) and passive flood mitigation (has an established elevation that requires no human interaction).

**Bioretention Pond** – A bioretention pond can be large or small and uses a combination of plantings and special drainage systems to filter surface water runoff before it makes its way into the watershed. Plantings around the pond help to slow the velocity of the water and pick up small particles of sediment.

**Detention** – The storage of storm runoff for a controlled release during or immediately following the design storm. Release rates draw down within 24 - 48 hours to make room for additional or subsequent rainfall.

**On-site Detention** – A detention pond which is located within the specific site or subdivision it serves.

**On-stream Detention** – The temporary storage of storm runoff behind embankments or dams located in a channel.

**Drainage Area:** The area contributing storm runoff to a stream or drainage system at a particular point.



08

# Plan Implementation

Phasing  
Case Studies



# Phasing

The plan outlines three main phases for implementation, emphasizing that sustainability and resilience strategies should be integrated throughout all phases. To ensure equitable access to the UMLAUF site, programming and operational strategies focused on diversity, equity, and inclusion must be implemented along and after the completion of the three phases.

Before Phase One, it is recommended to perform an Archaeological Survey of the site.

## Phase One: Existing Facility Projects

The plan proposes initiating existing facility projects as the initial step to promptly address site accessibility and mitigate current water runoff issues. These strategies can be complemented by edge improvements to enhance site safety, strengthen connections to the city, and raise public awareness.

**Accessibility Site Approach Improvements:** Site-wide accessibility enhancements, full access to the museum gallery, and the expansion of public restrooms as a priority. Include water filling stations, benches, and other landscape accessibility and inclusion elements.

**Parking and Accessible Parking:** Include in accessibility approach. Expand parking with code compliant accessible parking spots and relocation of the crosswalk. This could also be the time to install the ground source heat pump loops to be used for new and existing buildings

**Garden Improvements:** Bringing garden pathways into TABS compliance (follow landscape recommendations), reworking the pond edge, concrete walls for extra stormwater storage,

and circulation system, replacing landscape irrigation. Install rain gardens and swales to manage and slow stormwater drainage across the site. Add mid-level native vegetation and replace pond vegetation. Repair and improve stormwater drainage from the UMLAUF site under Azie Morton and Barton Springs Roads.

**Other Museum Renovations:** Includes sustainability and resilience strategies, as well as strategies to bring the museum up to standards for art installations. These include placing an ERV, dehumidifier, MERV 16 filters, bathroom booster fans, and seal ductwork, among others. Evaluate roof age and place solar on roof. Place rainwater system (collection tank, gutters, and filtration). Collect greywater off condensate to be re-used for toilets.

**Edge Improvements:** Follow landscape recommendations. Replace fencing along Barton Springs Road and Azie Morton with new edge strategies for visibility and neighborhood enhancement. Consider the curb and gutter strategies on Barton Blvd.

During Phase One it is recommended to further engage with the community to get programming feedback and start implementing equity, diversity, and inclusion programs. Track programs and document their impact.

## Phase Two: Historic Preservation

Phase Two could commence either concurrently with phase one or afterward, focusing on historic preservation strategies aimed at preventing the deterioration of the historic homestead. Operational strategies should be enacted to ensure access to the enhanced historic homestead while phase three progresses.

**Historic Preservation at Home:** Includes exterior and interior



# Phasing

approaches. Follow the recommendations in the Historic Preservation chapter. Consider energy retrofit, further existing energy data evaluation is recommended. Includes updating MEP systems to heat pumps, include ventilation, filtration, electrification, solar-ready roof, and greywater collection off the condensate. Further feasibility studies are recommended to collect water off historic buildings, install proper catchment and guttering.

**Historic Preservation at Studio:** Includes exterior and interior approaches. Follow the recommendations in the Historic Preservation chapter.

**Improvements and Access to Upper Garden:** Renovating the driveway and accessibility to the Historic Homestead from Barton Blvd. It is recommended to install ground source heat pump loops (for old and new buildings in area) at the same time as driveway renovation.

## Phase Three: Expansion and Unification Projects

Phase Three encompasses the incorporation of two primary connectors and the expansion of space to facilitate the implementation of new programs, encompassing both public and private events, exhibitions, arts education, library services, and expanded operational capabilities.

**Gateway and welcome zone:** The plan recommends the addition of a building of approximately 3,500 SF for educational, operational, and ticketing programs. Follow material and system recommendations from Design Guidelines and Sustainability and Resilience chapters. Along with the building addition, enhancements suggested for the welcome zone must be implemented to support a

more inclusive arrival experience, such as a public area, and a welcoming/decision making plaza.

**Treehouse:** The plan recommends the addition of a connector building of approximately 10,300 SF to support program such as private events, exhibitions, and education. An elevator must be considered for accessibility to the historic homestead. Follow material and system recommendations from Design Guidelines and Sustainability and Resilience chapters (for example: rainwater, greywater for dual plumbing, solar, energy efficiency measures)

**Historic Garden Enhancements:** Additional enhances to the upper garden—such as outdoor event spaces and overlooks—should be implemented when the area is fully accessible. Follow the recommendations on the Landscape chapter.

**Natural Area:** Considers landscape strategies to improve biodiversity on the southern area of the site, and an interpretive trail or boardwalk to unify the site, and provide a space to connect to nature. Accessibility strategies must be implemented to make this area fully or partially accessible.



## Case Studies

Three pertinent case studies have been included as references for this plan, each offering valuable insights into the preservation of artist houses and studios, now serving as museums. These case studies analyze similarities, differences, and key takeaways from each project, all of which represent significant examples of successful preservation efforts. While the UMLAUF distinguishes itself through its urban setting, unlike most of the referenced cases situated outside bustling urban centers, all examples share the common goal of preserving the artistic legacies while serving as educational and cultural hubs within their respective contexts. By integrating preservation models with new exhibitions and events, these museums have evolved into national destinations, enriching their communities and honoring the artists' contributions.



Library at The Block in Marfa, Texas / Judd Foundation. Photo by Luis Garvan



# The Donald Judd Foundation

The Donald Judd foundation in Marfa, Texas, is a thriving art studio, museum, exhibit, and home. The museum experience is divided into two parts, The Block and The Studio. The Block, also known as La Mansana de Chinati, is situated in a separate location within the city. Meanwhile, The Studio comprises three separate downtown spaces: the Architecture Studio, Art Studio, and the Cobb and Whyte Houses.

## Similarities:

- The foundation preserves and interprets the artist's home and spaces of art production.
- A permanent exhibition of the artist's works span many periods and modes in which Judd worked.
- Direct access to the studio spaces where the artist worked.
- Sculptures are experienced in their original context, as located by the artist.
- The period of historical significance in which the artists lived and worked are similar.
- Exterior and interior space are essential to the art.

## Differences:

- The viewings of all facilities are scheduled, guided tours.
- The foundation is spread throughout multiple properties, distributed among a small urban context.
- The scale of the art is often at an architectural scale which is a bigger and different scale of work.

## Take-aways:

- Preserving the artist's living and working space sparks interest across diverse communities, from arts and education to tourism.
- The house/studio preservation model integrates easily with exhibits of new work, dozens of events, and foundation staff offices. These programs are shared with the UMLAUF.
- The unification of an urban district into a cohesive web, consisting of multiple points of interest offers valuable insights for UMLAUF's vision of a larger arts district.





# The Georgia O'Keeffe Museum

The Georgia O'Keeffe Museum includes two houses owned and used by the artist in Northern New Mexico. The house on the Ghost Ranch property was used by O'Keeffe in the summer months, but only her larger, year round home in the village of Abiquiu is accessible for tours.

## Similarities:

- The artists lived and worked in a similar period.
- The artists both carefully studied and adapted their environments to reflect their sensibilities.
- The art has regional character as a center of interest in a larger region.
- Both artists' homes include gardens where art and space interact.

## Differences:

- The UMLAUF is centrally located in a city and can be easily visited. Whereas the O'Keeffe museums require a dedicated effort to reach.
- The museum is substantially focused on the life and works of the artist. At the UMLAUF, the role of rotating exhibits, arts education, and events play a more significant role.
- Private wedding venue functions are not part of the business model at the O'Keeffe Museum.

## Take-aways:

- The artist's home as a destination can motivate people to make the journey.
- The museum can feature the impact of landscape and environmental regional character on the artist's work—one of the main features of the UMLAUF garden.
- Gardening and landscape characteristics create an important draw to those curious about art and nature.





# Sul Ross

The new Sul Ross expansion at The Museum of the Big Bend may seem like a distant relation to the UMLAUF, but, in fact, it effectively combines similar program elements to accomplish similar goals. It is instructive in this regard.

## Similarities:

- The MotBB is known to be a destination that is easily accessible to visitors of the national park. While its scale may differ, its context bears resemblance to the UMLAUF's location adjacent to Zilker Park. The proposed new building has the potential to establish an art center that garners attention and recognition on a broader scale.
- Dramatic landscape provided context for viewing and understanding art.
- Each project incorporates a new building that doubles the size of the existing museum.

## Differences:

- The Sul Ross is a traditional museum gallery and a single building footprint.
- The cost of construction is less due to the simple, flat site.
- The integration to the Sul Ross State University campus affords the museum a much different advantage for visitors, and a diversity of users.

## Take-aways:

- The relation of architecture to the landscape can drive the form and performance of the project.
- A visionary building can positively transform the perception an institution.
- Flexible large assembly spaces used for weddings can maximize use and return on investment and are supportive of arts program building types.





# 09

# Appendix

08.1 Engagement Attendees

08.2 Survey Responses

08.3 Site Surveys

08.4 Accessibility Assessment

08.5 Environmental Resource Inventory

08.6 Geotechnical (Barton Springs Road Bridge Improvements)

## Work session attendees



TEL 512 472 6721  
FAX 512 477 3211

**Page Southerland Page, Inc.**  
400 W. Cesar Chavez Street, Suite 500  
Austin, Texas 78701  
pagethink.com

## Attendees

Project	UMLAVE HPEU PLAN	Project No.	31C:23.028
Date	8/8/2023	Mtg time	5:30p
Subject	ENVIRONMENTAL SMALL GROUP WORKSESSION	Location	UMLAVE

Name	Org.	Email address
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[illegible]

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## Attendees

Project	UMLAUF HPEU	Project No.	31C:230
Date	8/9/2023	Mtg time	5:30
Subject	NEIGHBORHOOD SMALL WORKSESSION	Location	UMLAUF

Name	Org.	Email address
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[illegible]

TEL 512 472 6721  
FAX 512 477 3211

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400 W. Cesar Chavez Street, Suite 500  
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## Attendees

Project	UMLAUF HFEU	Project No.	
Date	8/7/2023	Mtg time	5:30
Subject	ARTS WORKSESSION	Location	UMLAUF

Name	Org.	Email address
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[illegible]



TAG attendees

Attendees

Project

UMLAUF HPEU PLAN

Project No.

31Ci23028

Date

8/7/2023

Mtg time

11:30 a

Subject

TAG MTG #1

Location

UMLAUF

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# Public Session Attendees

First session:

Checked In	RSVP Studio Tour	Last Name	First Name
X	Yes	Alaniz	Reynaldo
X	Yes	Bhaduri	Sway
X	Yes	Breaux	Ellen
X	Yes	Chaussonnet	Valerie
X	Yes	Daniel	Brooke
X	Yes	Embry	Elise
X	Yes	Erickson	Eric
X		Frank	Karl
X		Frank	Jeanne
X		Gonzalez Featherston	Ingrid
X	Yes	Haskins	Jason
X	Yes	Lewellyn	Patricia
X	Yes	Lewellyn	Larry
X		McCoy	Marilyn
X	Yes	O'Callaghan	Patrick
X	No	Ortiz	Marie
X	Yes	Peveto	Charles
X	Yes	Priour	Paula
X	Yes	Priour	Jj
X	Yes	Puckett	Caitlin
X		Rogers	Shannon
X		Thompson	Frances
X	Yes	Umlauf	Carla
X		Weiss	Richard
X		Wendt	Elaine
X		Ulmer	Leland
X		Hajka	Al
X	Yes	Moragne y Silva	Michele
X	Yes	Vidal	
X		Cheng	Jason
X		Williams	Penelope
X		Harrington	Eden
X		Martin	Russell
X		Estrada	Gustavo
X		Estrada	Alonso
X		Franz	Charlene
X		Scott	John
X	Yes	Cheng	Jason
X	Yes	Connelly	Jane
X		Dukes-Williams	Penelope
X		Embry	Elise
X	Yes	MacGuire	Casey
	Yes	Arteaga	Lisa
	Yes	Barber	Leila
	Yes	Beckage	Jeff
		Crawley	Jamie
	Yes	Hall	Dee
	Yes	Hierholzer	Deseree
		Lowe	Jo Ann
		Lowe	Wes
		Minardi	Toni
		Moragne e Silva	Michele
	Yes	Pate	Karen
	Yes	Piper	David
	Yes	Sebert	Pete
	Yes	Wendt	Elaine
		Williams	Charles
		Zepeda	Elizabeth

## UMLAUF HPEU PLAN

Second session:

First Name	Last Name	Attended?
Charlotte	Boyle	Attended
Jim	Brady	Attended
Jennie	Branch	Attended
Dee	Hall	Attended
Kimberly	Kohlhaas	Attended
Russell	Martin	Attended
Michael	McGill	Attended
Charles	Peveto	Attended
Shannon	Rogers	Attended
Wyatt	Sharporn	Attended
Nhat	Ho	Attended
Gus	Voelzel	Attended
Jonathon	Todd	Attended
Dale	Huggins	Attended
Caitlin	Puckett	Attended
Weiss	Richard	Attended

Third session:

Attended?	First Name	Last Name
YES	Caitlin	Puckett
YES	Charlotte	Boyle
YES	David	Downing
YES	Dianne	Hill
YES	Ellen	Breaux
YES	Gail	Vittori
YES	Gus	Voelzel III
YES	Ingrid	Weigand
YES	Jade	Walker
YES	Jim	Brady
YES	Marcelle	Spilker
YES	Marie	Ortiz
YES	Michele	Moragne e Silva
YES	Paula	Brady
YES	Penelope	Dukes-Williams
YES	Pliny	Fisk
YES	Reynaldo	Alaniz
YES	Skyler	Korgel
YES	Lee	Edwards
YES	Coleen	Flannagan
YES	Weiss	Richard
YES	Jennie	Branch
YES	Laura	Esparza
YES	Jonathan	Todd
YES	Dale	Huggins



# Survey

Is there anything else you would like to share about the UMLAUF?

- Love the bronze pourings!
  - Please don't reduce the garden to a minimalist manicured look. I like the natural aspect
  - Accessibility for all spaces at UMLAUF. Extending the current sculpture trails seamlessly to a new path getting up to the house and studio on the hill.
  - Overall I think the Umlauf Sculpture Garden could benefit by being a community gathering space for public lectures, exhibits, shows, art, classes, etc. I feel the Umlauf Garden has the potential and space to set the precedent in Austin for what a public art and museum space could be and I would like to be a part of that journey.
  - Would like to see more/better access to riverfront areas (platforms/ sitting areas/ sculpture)
  - the house and property should be accessible to the public.
  - Amazing space and legacy to Austin's Art History.
  - I always thought that the Umlauf should focus on Texas and local artists. I am intrigued by the environmental focus in this survey, and think that the Umlauf should pursue that.
  - I'm concerned about the 'health' of the retaining wall at the corner of Azie Morton and Barton springs Road -- with the house up above on the hill.....
  - Great exhibit. I had a wonderful time.
  - There needs to be more emphasis on why sculpture, as a medium, is important. More education on the medium itself.
  - Needs more public awareness
  - i really appreciate that you can walk all over the gardens and that the space has more of a nature feel than a manicured garden. it is beautifully maintained and feels welcoming.
- Sculptures are the theme and less broadly "art" so it'd be nice if more sculpture insight was provided. Materials, techniques, newer technologies, etc. to bring the art form into fuller view.
  - It's important to preserve another Austin icon; combines the art & nature aspects that many love Austin for!
  - Love the programing - wish that some of the social events were less expensive. Also more programing in Spanish or for underserved communities?
  - Concerts. It will help bring people to the park who wouldn't go otherwise
  - I found it by happenstance but I find the art and garden to be a nice place to relax and view various forms of art
  - Rewilding!
  - I love the UMLAUF and am so glad to have it in our city. I especially like the free events that happen occasionally! Thanks for this outreach effort and I'm excited to see what the future holds for you all!
  - Will these spaces be safe? I understand there's a lot of homeless nearby. I don't want to be harassed or attacked when visiting a museum.
  - It's a treasure!
  - I'm thankful for the peaceful nature of the garden and polite and friendly personality of the attendants.
  - Very cool. Would love to learn more about Charles's wife and their relationship. Maybe even be able to read some of her poems
  - Love the nature incorporated pieces!!
  - An amazing and unique sculpture garden in Austin, with an amazing team
  - I would love to see more indoor exhibition space so that exhibitions
- could delve into the subject or concept presented in more depth and also more space would create more of a worthwhile destination even in bad weather.

  - Try to integrate planning with Zilker Park.
  - Such a beautiful space that can be used for many more exhibits from local artists along with the beautiful Umlauf sculptures.
  - I wish you would level and pave the main trails in the garden for easier access for mobility impaired persons, especially those in manual wheelchairs. The gravel is sometimes uneven or slippery for those with walking disabilities. Please keep having Umlauf After Dark events, those are our favorites to attend!
  - More ADA compliant programming. ramps, parking spaces,
  - Please save our UMLAUF, a hidden gem.
  - It I would be lovely to also have outdoor meditation and yoga classes. Self-care talks and presentations would be nice as well.
  - Love your vendor markets!
  - Free day a week would be great!
  - Amazing garden! Loved all volunteers and greeters.
  - Addition to more native plants and flowers and parking space.
  - Love this place!
  - I like the historical parts to the art and how it was made
  - More flowers around the garden
  - I loved this experience! My one suggestion, in order to reduce paper. I would have a plaque next to each exhibit and have the small blurb that's on the map, directly in front of the sculpture.
  - We love coming on free days, would love to see those expanded if possible.
  - It's a lovely space. Taking care of it and making it more arts centric is important. While I have attended a wedding there that was very

# Survey

Is there anything else you would like to share about the UMLAUF?

- nice, I think that kind of use should be limited.
- Thank you
- The UMLAUF is a treasure! Keep up the great work.
- Just so grateful for this place
- I haven't been able to attend in months because there is never anywhere to park
- I would love for it to be a beautiful garden to visit with more focus on the sculptor and his sculpture, with underlying strategy of smart environmental stewardship. Don't try to do too many things.
- Have a meditation space/class (like the Yoga classes), Dance lessons, identify the tree species
- It would be nice to have tickets to keep as souvenirs (ie: MFA, other art museums usually have printed tickets)
- Katie Robinson Edwards is a superb curator and director. I look forward to more interesting exhibits at the Umlauf under her stewardship.
- A lovely place
- I would like to see a true tie between the home and studio and the sculpture garden. It could be cool to utilize the home similarly to the blue house of Frieda Kahlo in Mexico city where it is preserved intact but has excellent information on the artists process and life. It would be great to also have classes that are specific to sculpture and keep the space sculpture centric. I would also love for the gardens to be more intentional visually and more sustainable is design and maintenance.
- Love this place
- This land area was a historic gathering zone for the Iroquois Confederacy peace conference of Indigenous peoples, and was sacred land for the Tonkawa people. There should be a "Land

- Acknowledgement" in all the UMLAUF's materials. A good example from UT is here: <https://www.ischool.utexas.edu/indigenous-land-acknowledgment>
- I love this garden and museum. Good luck making changes with the neighbors y'all have!
  - Beautiful grounds wonderful staff
  - It is such a charming space! No parking lots please- just more access to the whole of it by opening up the house and having classes there like Laguna Gloria
  - Provide more of a balance of all the types and themes of Umlauf's throughout his career. Right now the garden seems to exhibit too many of his religious works. Thanks for asking!
  - More publication, particularly by City of Austin, about Umlauf Gardens -- gem in downtown Austin.
  - Art in nature.
  - It's a jewel. But sort of overlooked locally
  - Parking is number 1. There is zero parking across the street now. So it can take 20 min. To find a spot. Easier parking/ shuttle from Zilker etc.. make it more likely for more frequent visits.
  - Garden open for meditation/quiet contemplation during non public hours
  - Love it!
  - Beautiful place
  - It's a wonderful place - it's just hard for a young family to access.
  - UMLAUF is a treasure and I have great faith in the current leadership.
  - It would be great to see more of the Home/Studio. My husband and I visited several months ago and tried to see it, only we were yelled at for trespassing. It was really rude and unprofessional. We

- were later told that was the museum's Director. So, if you do have Home/Studio open to public, you need to have clear instructions so visitors understand. Yelling at paying visitors is no way to run a business.\*
- The UMLAUF currently feels very much like a DIY local museum. Any new work should focus on elevating the experience and making it a world-class museum/must-see Austin destination. I'd hope that the UMLAUF be open to progressive ideas that take the UMLAUF beyond its current state of unmaintained irrelevance, otherwise the cost and effort of the project will not be worth it.
  - Yes, to paraphrase what I responded to a question above, I think the sculpture garden and artists home would be a much better venue for fine art (especially sculpture) and local art rather than contemporary art. I've seen some exhibits here and I appreciated some (the tall chairs were amazing and a soundbath inside the gallery area had an installation of a projector that displayed flower that would either wilt or grow when your shadow passed through them and those were amazing) but to be honest, very few felt like they were in their natural setting and some felt noticeably out of place (there was an installation using pvc pipe around the pond a couple years ago and i think one using strips of tire). Also, I believe the space at the top of the trail where has a good amount of space for more of Umlaufs works as well as some other areas around the garden. I actually have more ideas (I'm a full time independent artist so of course I have opinions on all of this lol) but I don't want to ramble too much. Thank you for your time and your contribution to the garden it's a really wonderful space.
  - Many people in Austin have not seen the beautiful UMLAUF space. If you are looking at doing more, Laguna Gloria is a good

# Survey

Is there anything else you would like to share about the UMLAUF?

- example to follow, albeit with a much bigger area that can handle a lot: public and private event rentals, art classes, a gallery space, beautification and upkeep of the grounds, an on-site restaurant, etc.

  - This is a beautiful space, thank you!
  - More of it needs to be more accessible to the public.
  - Please make sure that the current political climate of “anti-woke-ness” has no place in this facility. While some restraint should typically be exercised in creating any public display, UMLAUF should provide for artistic expression that seeks to tell a true story, irrespective of socio-political or economic orientation.
  - I’d like to suggest a biography of the artist of his life and his art for children. One at elementary level and one at middle school level. Perhaps a photo display of his life.
  - stay true to the uniqueness of this place...don’t loose the magic
  - La jefa de la UMLAUF es muy mala. Me gritó por tomar una bandera del ORGULLO en Junio.\*
  - In terms of increasing public access, dealing with parking and providing more direct access through public transportation would go a long way. I think that we might also create more interest by mounting some rotating outside exhibits more often, and anything interactive/”instagramable” is always a good pull. In terms of the house and studio and small garden, I really think that no matter what direction we go in terms of their use, the fact that we have those spaces existing as they did +20 years ago is an amazing and unique resource that we should protect. I am not familiar enough with environmental factors to really comment, but I do know that one aspect that visitors really enjoy is nature, and we should do everything in our power to continue to preserve that.
- I would like to see better leadership at the Executive level on the UMLAUF staff. The local reputation of its current ED/Curator is underwhelming and does not provide the local public confidence that this project will see completion in the near future.\*
  - Need to preserve the calm ambience of the garden. Keep it informal.
  - Preserve its uniqueness.
  - Love it
  - Very excited about this next phase for the UMLAUF!
  - Thank you for protecting this beautiful space.
  - It’s a great space!
  - While we greatly enjoy the permanent collection we would like to see a dedicated area featuring modern artists and rotating exhibits in the gallery/visitor center. A walk through of his studio and home would be helpful to learn about Charles Umlauf’s history and work process.
  - I don’t know much about UMLAUF so I don’t have much of a preference for preserving historic parts of the home and studio, as much as making the space more accessible and enriching for the community (in whatever way). At my first visit I really enjoyed all the outdoor space and sculptures but I didn’t learn much about the context, process, and significance of the works. If I did, maybe I would feel more strongly about preservation of the studio, but I feel like I would rather advocate for more public use and education instead?

*\* The UMLAUF carefully reviewed all community comments and values the feedback received. These statements have been thoroughly investigated by our staff and Board of Directors.*



## Results from Programming Workshop with the UMLAUF

# UMLAUF Space Needs Assumptions

Space	Size	Occupants	Occupancy Type / Ratio 2022 IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
Exhibits			
Exhibit Gallery	1,800	60	Assembly - Exhibit gallery and museum 30 net
Gallery Storage	1,000	4	Accessory storage areas 300 gross
Events			
Event Hall / Large Meeting Room	2500	172	Assembly without fixed seats 7 net
Bride's Room / Restroom (2)	300	1	Accessory storage areas 300 gross
Kitchen	400	2	Kitchens, commercial 200 gross
Restroom - Men	250	0	Accessory Use 0
Restroom - Women	250	0	Accessory Use 0
Events Workroom	200	1	Accessory storage areas 300 gross
Events Storage	200	1	Accessory storage areas 300 gross
Arts & Education			
Small Meeting Room 1	200	14	Assembly without fixed seats 15 net
Small Meeting Room 2	200	14	Assembly without fixed seats 15 net
Classroom	500	34	Assembly without fixed seats 15 net
Classroom	500	34	Assembly without fixed seats 15 net
Library	250		Archive, public Amnch carter
Ops			
Exec. Director Office	120	2	Business areas 150 gross
Ops Director Office	120	2	Business areas 150 gross
Shared Staff Office	480	32	Business areas 150 gross
Staff Breakroom	175	0	Accessory Use 0
Staff Restroom	80	0	Accessory Use 0
Grounds Maintenance Storage	250	1	Accessory storage areas 300 gross
Subtotal NSF	8,475	344	
20% Circulation	1,695		
30% Grossing Factor	3,051		
Total Building GSF	13,221		

20,000 7000  
 Parking - double deck controlled access  
 - rainwater cistern  
 - accessible via existing grade, no ramp  
 - coffee shop / Suvette dinner  
 - phased 2nd level - building?  
 elevator freight size  
 green roof  
 1 amnch / mlk

Residence			
Existing Space	Est. Size	Current Use	Projected Use
Entry Hall**	442		
Living Room**	433		
Kitchen**	137		
Dining Recreation Room	358		
Laundry	44		
Bedroom 1	255		
Bedroom 2	178		
Bedroom 3	209		
Bedroom 4	155		
Bath 1	49		
Bath 2	48		
Corridor	40		
Storage	255		
Carport	(570)329		
Mechanical Room	181		
Closet	37		
Storage	52		
<b>Net Total</b>	<b>2,873</b>		

*Restore ?*

*Sales Gallery*

**BATH 3 preserve**

STUDIO

## HOUSE MUSEUM

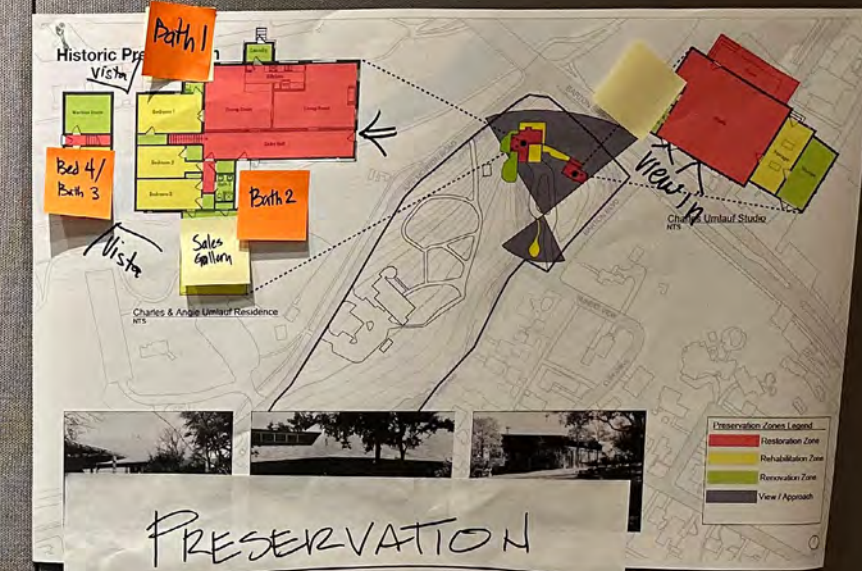
FURNITURE - NOT ORIGINAL  
- REPRESENTATIONAL  
MINIMAL ONLY

CURATE HOME EXPERIENCE  
ART WORK ON VIEW  
"ETHOS" PRESERVE PATINA  
SMALL MEETINGS SPACE 'SQUIRK

BEDROOMS = INTERPRETIVE  
LIGHTING FAMILY LIFE EXHIBIT SPACE

LOWER LEVEL - PRIVATE TOUR

ELEC RENOVK HUMBLE,  
ECONOMICAL



## PRESERVATION

- RESTORATION IN PUREST FORM  
RETURNING TO A PERIOD OF SIGNIFICANCE
- REHABILITATION
- RENOVATION, HIGH IMPACT  
MINIMAL HISTORICAL SIGNIFICANCE  
ACCESSIBILITY, CODE



# Programming Workshop

Results from Programming Workshop with the UMLAUF

adjacent to entry

EXHIBITS

Visitor services, museum manager <sup>office</sup> ~~ADJACENCY~~

UMLAUF EXHIBIT

~~ROTATING GALLERY~~

treehouse home

gift shop, cafe

ARCHIVE STORAGE ON DISPLAY

STAGING EXHIBITS ROTATING

WORKROOM 150

STORAGE FOR LIFT, GALLERY WALLS

minimal

meyer museum san angeles

museum standards

EVENTS

~~Visitor service~~

EVENT HALL 2500 SF

150 people

ROUND TABLES, DANCE FLOOR, BUFFET [357; 167]

PRE-CEREMONY SUITES (BRIDE'S)

[2]

dual use for large parties

ARTS

Museum and Gallery Building

Existing Space	Area	Occupants		
Exhibit <del>rotating</del>	1727			
Library <del>Small Office</del>	216			
Media <del>Large office</del>	239			
			Configuration Type	Max Capacity
			U-Shape	16 people
			Hollow Square	24 people
			Classroom	22 people
			Pods	28 people
			Round Tables	30 people
			Auditorium/Theater	40 people
Crenshaw Room	853	40		
Bride's Room / Restroom	200			
Terrace	2,290	250	Outdoor	est
Kitchen	206			(1660 + 430)
Restroom - Men	57			
Restroom - Women	156			
Storage	76			
Director's Office	225	1		est
Shared Staff Office	140	2		est
Remote Staff Office	250	3		est
Net Total	6,735			

need storage

gift shop

cafe

MUSEUM mgr

Exhibits

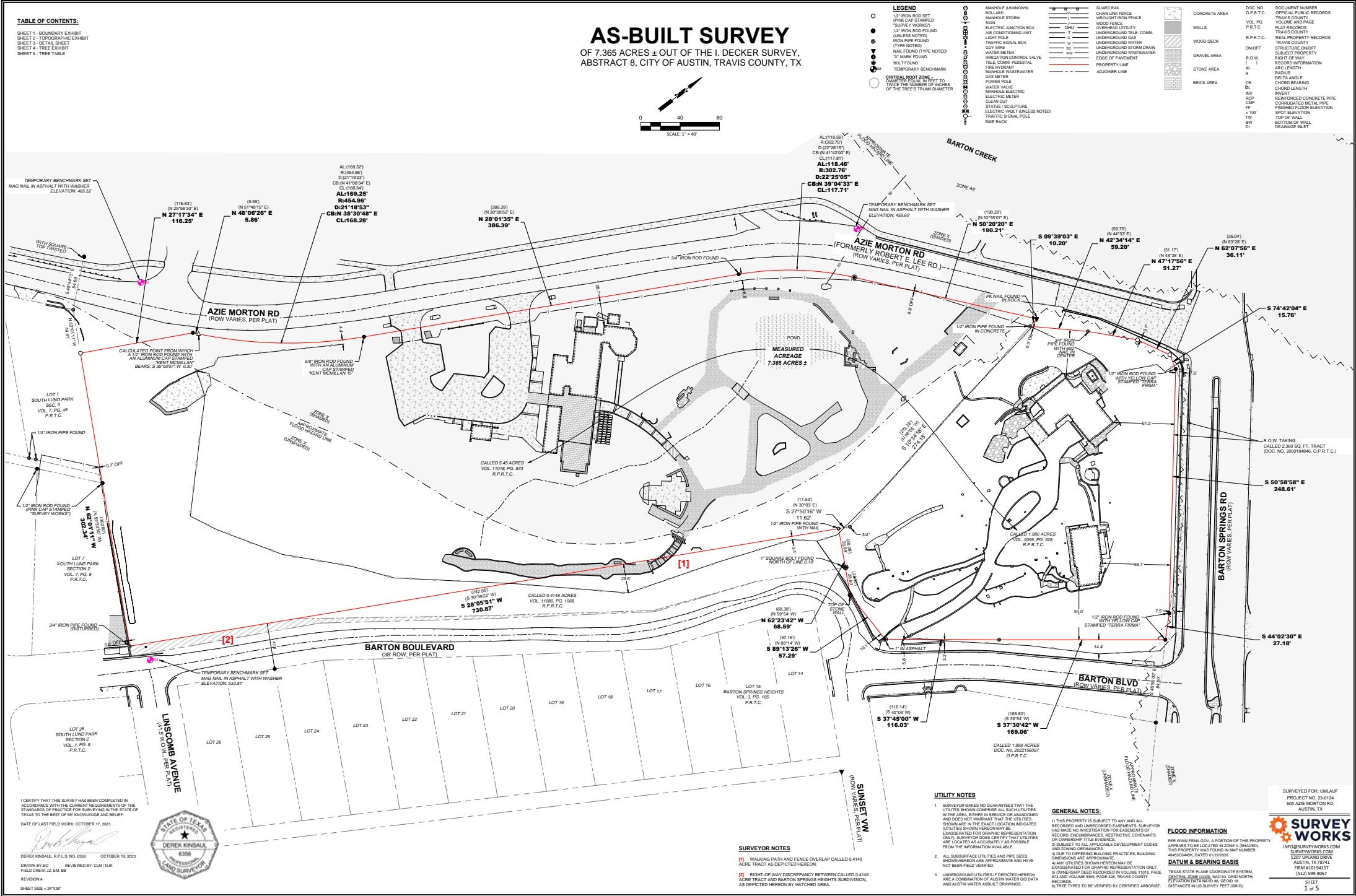
Events

Arts & Education

Ops

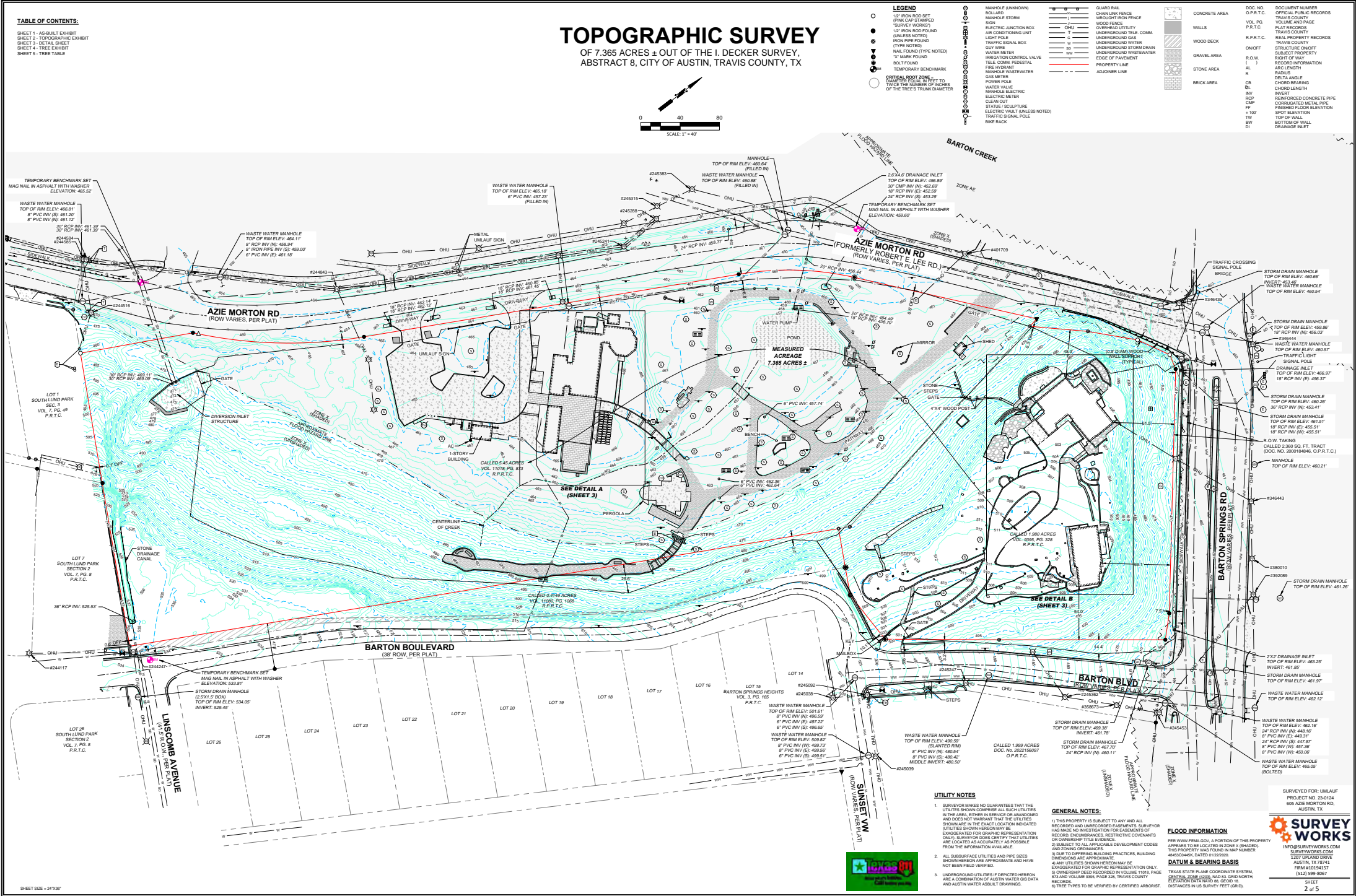


As-built Survey





Topographic Survey



**UTILITY NOTES**

1. SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR UNABANDONED, AND DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN FOR GRAPHIC REPRESENTATION ONLY. SURVEYOR DOES NOT CERTIFY THAT UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

2. ALL SUBSURFACE UTILITIES AND PIPE SIZES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.

3. UNDERGROUND UTILITIES IF DETECTED HEREON ARE A COMBINATION OF AUSTIN WATER USE DATA AND AUSTIN WATER MAPPING DATA.

**GENERAL NOTES:**

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OR OWNERSHIP TITLE EVIDENCE.

2) SUBJECT TO ALL APPLICABLE DEVELOPMENT COVENANTS AND ZONING ORDINANCES.

3) DUE TO DIFFERING BUILDING PRACTICES, BUILDING DIMENSIONS ARE APPROXIMATE.

4) ANY UTILITIES SHOWN HEREON MAY BE RELOCATED FOR CONSTRUCTION PURPOSES ONLY.

5) OWNERSHIP DEEDS RECORDED IN VOLUME 11018, PAGE 874 AND VOLUME 1088, PAGE 208, TRAVIS COUNTY RECORDS.

6) TREE TYPES TO BE VERIFIED BY CERTIFIED ARBORIST.

**FLOOD INFORMATION**

PER WWW.FEMA.GOV, A PORTION OF THIS PROPERTY APPEARS TO BE LOCATED IN ZONE A (SHOWN). THIS PROPERTY WAS FOUND IN MAP NUMBER 440403484, DATED 11/20/2009.

**DATUM & BEARING BASIS**

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4801, NAD 83, GRID NORTH, ELEVATION DATA NOTED IN GEOD 16, DISTANCES IN US SURVEY FEET (GROSS).

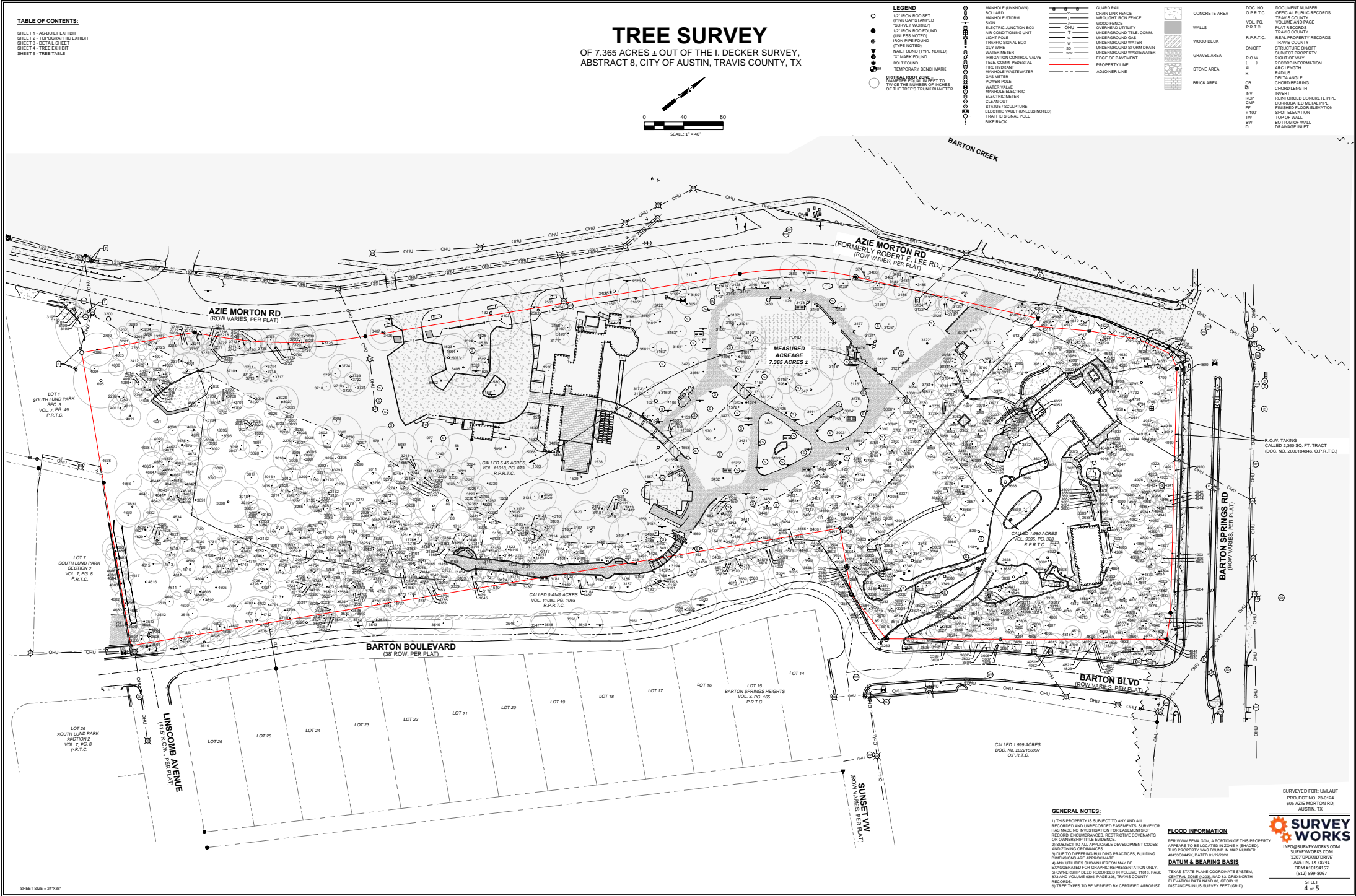
**SURVEY WORKS**

12307 DUNLAP DRIVE  
AUSTIN, TX 78743  
PRM 8021517  
(512) 599-8067

SHEET  
2 of 5



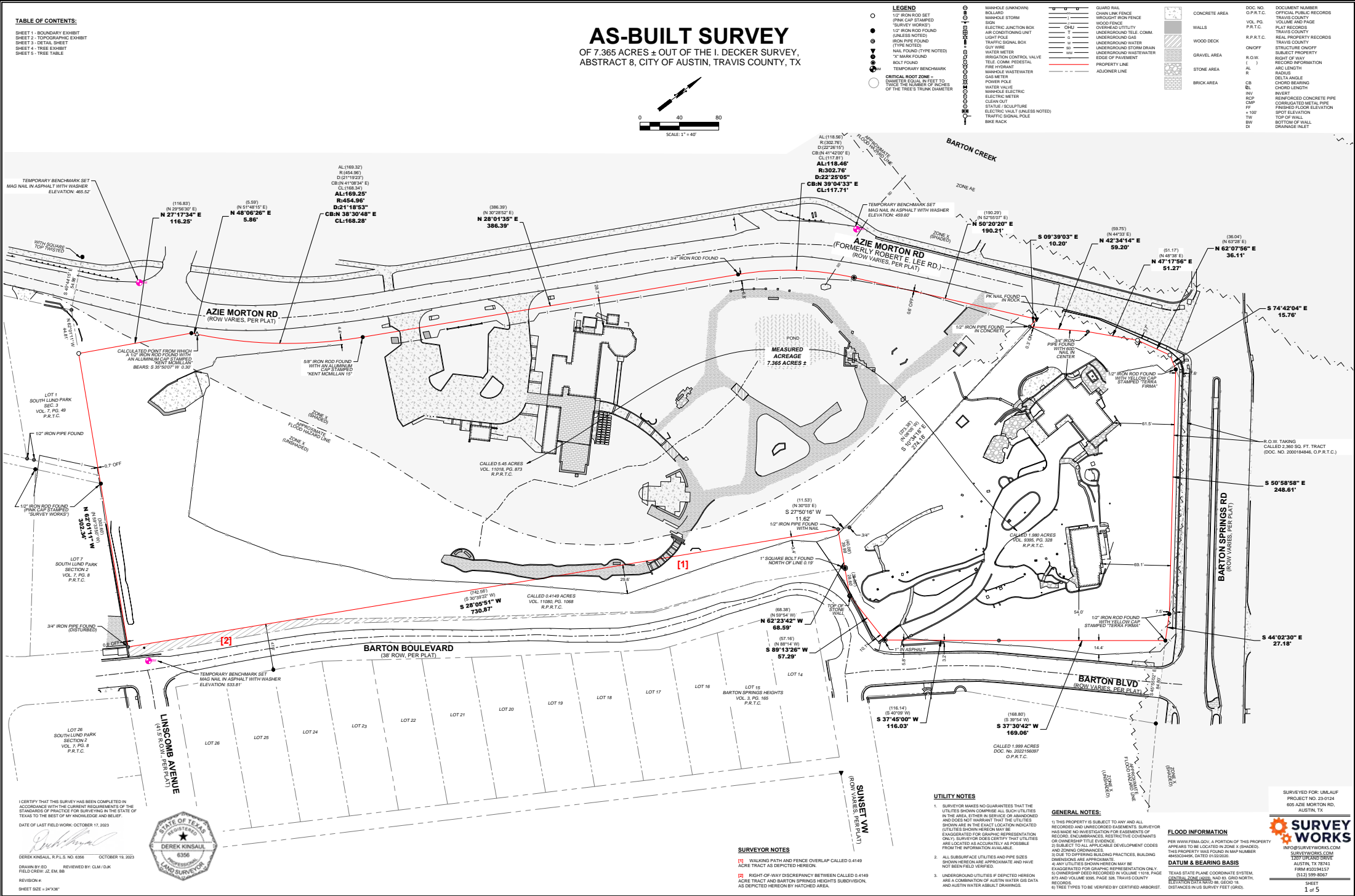
Tree Survey





[illegible]

Impervious Cover Exhibit





# FEMA FIRMette

## National Flood Hazard Layer FIRMette



97°46'17"W 30°16'3"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 97°45'39"W 30°15'32"N  
Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2024 at 9:49 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



ADA Assessment



November 12, 2023

CLIENT:  
Page  
c/o Ginny Chilton  
400 W. Cesar Chavez St., Ste.500  
Austin, TX 78701

PROJECT:  
Umlauf Sculptural Garden & Museum  
605 Azie Morton Rd., Austin, TX 78704  
Contour Project No: 23-132  
Lead Designer: Page



REGISTERED ACCESSIBILITY SPECIALIST:  
Elaine Andersen, RAS #1284  
Co-Founder

EXISTING CONDITIONS ASSESSMENT

This report presents the findings of the on-site inspection for the *Umlauf Sculpture Garden & Residence Property* Project for compliance with the ADA Titles II & III utilizing the 2010 Standards, the Texas Accessibility Standards and the City of Austin IBC Chapter 11. For brevity in the report the TAS is the referenced barrier code. Title II of the ADA will discuss Program Access. This report is limited to inspecting the elements for compliance with the applicable technical standards and scoping. An inspection of the site was conducted on *November 7, 2023*, which included the review of existing elements listed below.

Parking, Museum Gallery & Offices, Exterior Sculpture Garden and Umlauf Residence.

In 2015, the City of Austin Parks & Recreation Department had an ADA Transition Plan done and an assessment was done at the Umlauf. The Transition Plan also discusses Program Access compliance. It is recommended it also be referenced. It may be found here:  
<https://www.austintexas.gov/department/americans-disabilities-act-transition-plan>

If you have any questions, contact Elaine Andersen at Elaine@Contour-Collective.com.



Comment #1: NON-COMPLIANT; Accessible Parking

LOCATION: Parking

FINDING: Currently there are two accessible parking spaces. One shall be designated as van accessible with a wider access aisle. The parking slopes are up to 2.6%, whereas 2% is the maximum slope in all directions.



2012 TAS CODE REFERENCES:

**208 Parking Spaces**  
**208.1 General.** Where parking spaces are provided, parking spaces shall be provided in accordance with 208.  
**EXCEPTION:** Parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound shall not be required to comply with 208 provided that lots accessed by the public are provided with a passenger loading zone complying with 503.  
**208.2 Minimum Number.** Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 208.2 Parking Spaces	
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

**Advisory 208.2 Minimum Number.** The term "parking facility" is used Section 208.2 instead of the term "parking lot" so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required



# ADA Assessment

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to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.

### 502 Parking Spaces

**502.1 General.** Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

**EXCEPTION:** Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

**502.4 Floor or Ground Surfaces.** Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

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

**Advisory 502.4 Floor or Ground Surfaces.** Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

## Comment #2: NON-COMPLIANT; Accessible Route

**LOCATION:** Entrance

**FINDING:** There is a portion of the pavers (red) that has a running slope exceeding 5% and therefore would need to meet ramp requirements of flat landings and handrails. However, if regraded (green) the running slope would be reduced to less than 5% and handrails and level landings are not required.



### 2012 TAS CODE REFERENCES:

#### 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.

#### 405 Ramps

**405.1 General.** Ramps on accessible routes shall comply with 405.

**EXCEPTION:** In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

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## Comment #3: NON-COMPLIANT; Restrooms

**LOCATION:** Gallery Restrooms

**FINDINGS:** The signage to the restrooms shall be on the latch side of the door.

Both men & women the lavatories are too high at 36", whereas 34" is the maximum height. The pipes are also not insulated.

Both men & women water closets are too close to the side wall, whereas 16-18" is the range.

Both men & women coat hooks are too high, whereas 48" is the maximum reach range.

Both men & women grab bars are mounted too high, whereas 36" to the top is the maximum. The women's rear grab bar is not mounted correctly over the water closet.

Baby changer in the women's overlaps the required door maneuvering clearance and the water closet clear floor space and is also a protruding object. It shall be relocated out of the accessible stall. Consider placement in the open position.

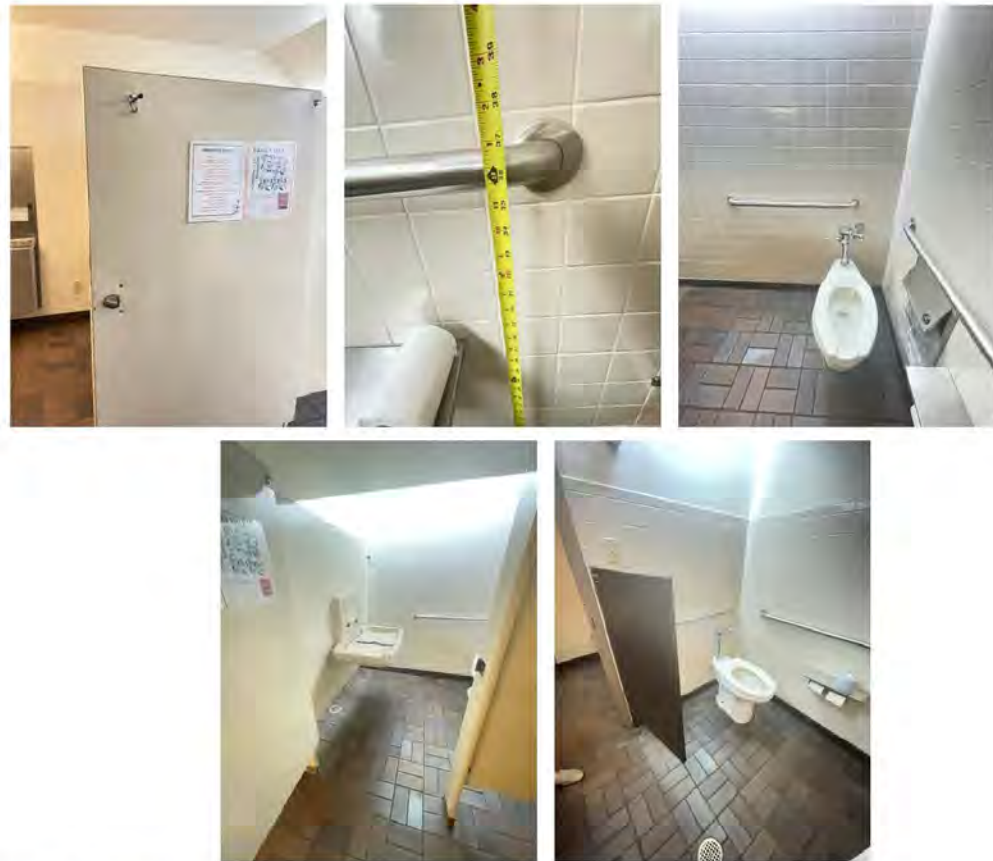
The men's partition impedes the required door maneuvering clearance. It shall be removed.





# ADA Assessment

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## 2012 TAS CODE REFERENCES:

### 703 Signs

**703.1 General.** Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

### 703.4 Installation Height and Location.

**703.4.2 Location.** Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

**EXCEPTION:** Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

CONTOUR COLLECTIVE  
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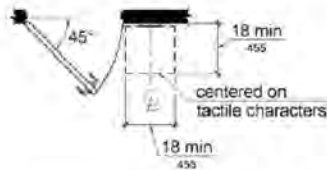


Figure 703.4.2 Location of Tactile Signs at Doors

## 606 Lavatories and Sinks

**606.3 Height.** Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

### EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

## 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.

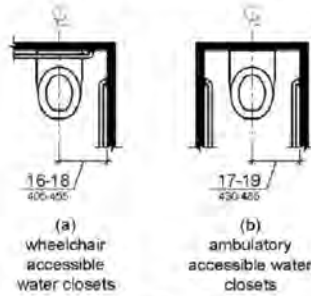


Figure 604.2 Water Closet Location

## 603 Toilet and Bathing Rooms

**603.4 Coat Hooks and Shelves.** Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

**604.5 Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

### EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.



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3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

**Advisory 604.5 Grab Bars Exception 2.** Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

**604.5.2 Rear Wall.** The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

### EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

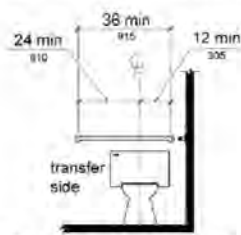


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

### 609 Grab Bars

**609.4 Position of Grab Bars.** Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

### Technical Memorandum 2012 TAS

Texas Department of Licensing and Regulation Architectural Barriers

### TM 2013-15 Baby Changing Tables

**Effective Date:** June 1, 2013

**2012 TAS Reference:** 902

Baby changing tables are work surfaces based on Advisory 902.1; therefore, if fixed or built-in baby changing tables are provided, at least 5%, but not less than one, must comply with TAS 902 based TAS 226.1.

### Protruding Objects

Baby changing tables cannot violate the protruding object requirements of TAS 204 and 307 in either an open or closed position since either position is a potential hazard for persons with visual impairments.

### Toilet Compartments

Baby changing tables are not prohibited from being located in wheelchair accessible toilet compartments; however, the minimum space required by TAS 604.8.1.1 for the compartment cannot be obstructed by the baby changing table in either an open or closed position.

To achieve compliance with TAS for both the toilet compartment and baby changing table, it may be necessary to design the toilet compartment to exceed the minimum size requirements of TAS 604.8.1.1 as addressed in Advisory 604.8.1.1.

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The clear floor space required for a baby changing table by TAS 902.2 may overlap the water closet clearance based on TAS 604.3.2 since baby changing tables are considered convenience "fixtures" based on Advisory 604.8.1.1. The overlap is applicable only to the clear floor space and not to actual table itself.

### Dispersion

Baby changing tables must be dispersed throughout a space based on TAS 226.2, however, an additional baby changing table is not required in a common use area of a toilet or bathing room when the only baby changing table is located in a toilet compartment.

These clarifications do not constitute a substantive change to the compliance requirements of TAS.

### 404 Doors, Doorways, and Gates

#### 404.2 Manual Doors, Doorways, and Manual Gates.

##### 404.2.4 Maneuvering Clearances.

**404.2.4.1 Swinging Doors and Gates.** Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

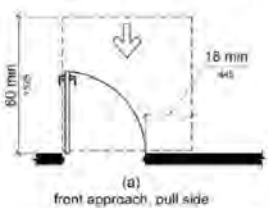


Figure 404.2.4.1 - Maneuvering Clearances at Manual Swinging Doors and Gates

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## Comment #4: NON-COMPLIANT; Recessed Door

LOCATION: Door to restrooms

**FINDING:** The door is in a 16" thick overall wall. However, the interior wall is 10" to the door frame and exceeds the maximum thickness allowed for a recessed door. The door shall be reframed within the wall to reduce the interior thickness to 8" or less.



### 2012 TAS CODE REFERENCES:

#### 404 Doors, Doorways, and Gates

##### 404.2 Manual Doors, Doorways, and Manual Gates.

##### 404.2.4 Maneuvering Clearances.

**404.2.4.3 Recessed Doors and Gates.** Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

**Advisory 404.2.4.3 Recessed Doors and Gates.** A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This provision must be applied wherever doors are recessed.

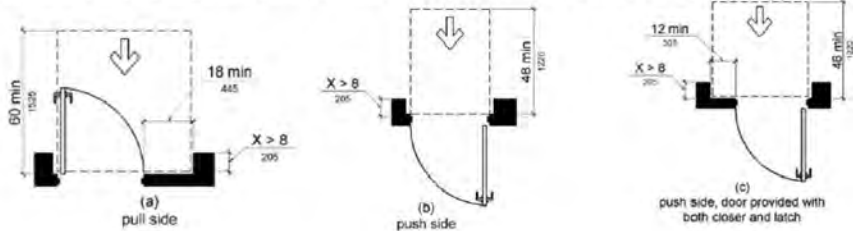


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates



## Comment #5: NON-COMPLIANT; Drinking Fountains

LOCATION: Near the Gallery restrooms

**FINDING:** There is one 'low' fountain. An additional 'high' fountain shall be provided. The low is also a protruding object as the bottom edge is 27 1/2". The low shall be lowered 1/4" and the high fountain provide an apron for edge protection.



### 2012 TAS CODE REFERENCES:

#### 211 Drinking Fountains

**211.2 Minimum Number.** No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

**EXCEPTION:** Where a single drinking fountain complies with 602.1 through 602.6 and 602.7, it shall be permitted to be substituted for two separate drinking fountains.

#### 602 Drinking Fountains

**602.7 Drinking Fountains for Standing Persons.** Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

## Comment #6: NON-COMPLIANT; Kitchen

LOCATION: Catering Kitchen

**FINDING:** Since the kitchen is for outside catering it is a public accommodation and shall be fully accessible. If the kitchen is for employees as a break area, it shall be fully accessible. If the kitchen is for employees only to cook as part of their job functions for events, etc; it may be exempt as an employee work area. The elements out of compliance are:  
Sink height is too high and not enough knee space.  
The microwave is out of an accessible reach range.



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## 2012 TAS CODE REFERENCES:

### 606 Lavatories and Sinks

**606.1 General.** Lavatories and sinks shall comply with 606.

**Advisory 606.1 General.** If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

### 308 Reach Ranges

#### 308.3 Side Reach.

**308.3.2 Obstructed High Reach.** Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

#### EXCEPTIONS:

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

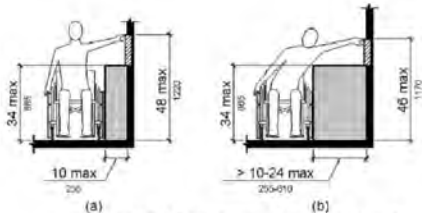


Figure 308.3.2 Obstructed High Side Reach

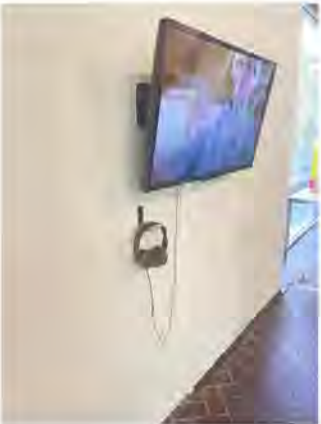
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## Comment #7: NON-COMPLIANT; Protruding Objects

**LOCATION:** TV in the Gallery

**FINDING:** The wall mounted television protrudes off the wall more than 4". A slimmer TV or cane detection underneath shall be provided.



## 2012 TAS CODE REFERENCES:

### 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).

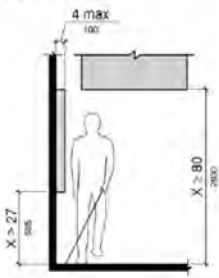


Figure 307.2 Limits of Protruding Objects

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### Comment #8: NON-COMPLIANT; Sales & Service

**LOCATION:** Information and Transaction counter

**FINDING:** The counter is too high and shall provide a lower accessible counter at 36" maximum height.



#### 2012 TAS CODE REFERENCES:

904.4, 4.1

#### 904.4 Check-Out Aisles and Sales and Service Counters

**904.4 Sales and Service Counters.** Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

**EXCEPTION:** In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

**904.4.1 Parallel Approach.** A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

**EXCEPTION:** Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

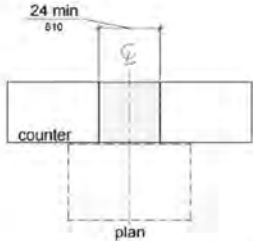


Figure 904.4 (Exception) Alteration of Sales and Service Counters

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### Comment #9: ADVISORY; Ground Surface

**LOCATION:** Checkered paver area

**FINDING:** The large paver and black gravel creates uneven surfaces. The area does not have to be accessible as long as a duplicate item is provided in an accessible area nearby. For example, if there are tables and chairs here, ensure accessible tables and chairs are provided nearby. If the bar is here, there shall be another accessible bar, etc. See Title II information in the last comment.



#### 2012 TAS CODE REFERENCES:

#### 302 Floor or Ground Surfaces

**302.1 General.** Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

#### EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.

2. Areas of sport activity shall not be required to comply with 302.

**Advisory 302.1 General.** A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

**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.

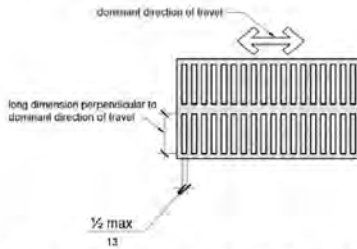


Figure 302.3 Elongated Openings in Floor or Ground Surfaces



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## Comment #10: NON-COMPLIANT; Paver Accessible Route

**LOCATION:** Pavers to Crenshaw Room

**FINDING:** The red brick pavers have a cross slope of up to 3%, whereas 2% is the maximum. There is also a change in level exceeding 1/4" at the entrance. The pavers shall be reconstructed and the change in level reduced to 1/4" or less.



### 2012 TAS CODE REFERENCES:

#### 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.

#### 303 Changes in Level

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

#### 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.

**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 303.2 Vertical Change in Level

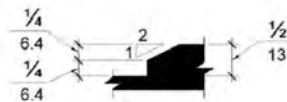


Figure 303.3 Beveled Change in Level



## Comment #11: NON-COMPLIANT; Concrete Accessible Route

**LOCATION:** Concrete to the bridge

**FINDING:** The sloping concrete has a running slope up to 6.3% and shall meet ramp requirements with handrails on both sides and level landings. There is more than a 30" grade drop, therefore shall provide an intermediate landing. Where the change in direction occurs to go to the Crenshaw room, shall be a level landing and not exceed 2%. Currently the slope is 5.5%.



### 2012 TAS CODE REFERENCES:

#### 405 Ramps

**405.1 General.** Ramps on accessible routes shall comply with 405.

**EXCEPTION:** In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

**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.

**Advisory 405.2 Slope.** To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

**405.6 Rise.** The rise for any ramp run shall be 30 inches (760 mm) maximum.

**405.8 Handrails.** Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

**EXCEPTION:** Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.



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## Comment #12: NON-COMPLIANT; DG Accessible Routes

**LOCATION:** Throughout

**FINDING:** The decomposed granite routes throughout have inconsistencies in slopes and ground surfaces. Many areas the running or cross slope is excessive. The attached Site Plan has areas noting excessive slopes to regrade. When the routes are regraded, ensure the DG is compacted well with a binding agent.



### 2012 TAS CODE REFERENCES:

#### 302 Floor or Ground Surfaces

**302.1 General.** Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

#### EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

**Advisory 302.1 General.** A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.



## Comment #13: NON-COMPLIANT; Elements on an Accessible Route

**LOCATION:** Circle paver installation by the waterfall

**FINDING:** This installation is unique and shall be connected via an accessible route.

**LOCATION:** Upper trail with view of water only accessed by stairs

**FINDING:** There is not an accessible route provided to the upper trails. Unless the stairs or upper trail is modified to trigger TAS compliance; an equivalent experience shall be provided to meet ADA. *See Title II information in the last comment.*

By creating an accessible route to the circular paver art installation, this provides an opportunity to create an equivalent experience from the upper non-compliant trails with the waterfalls. The adjacent waterfalls and louder creek noise could be considered a similar experience from the upper trail. Wayfinding signage shall be provided at the stairs to indicate what is at the top and also where the equivalent accessible experience is provided.



### 2012 TAS CODE REFERENCES:

#### 206 Accessible Routes

#### 206.2 Where Required.

**206.2.2 Within a Site.** At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**EXCEPTION:** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

**Advisory 206.2.2 Within a Site.** An accessible route is required to connect to the boundary of each area of sport activity. Examples of areas of sport activity include: soccer fields, basketball courts, baseball fields, running tracks, skating rinks, and the area surrounding a piece of gymnastic equipment. While the size of an area of sport activity may vary from sport to sport, each includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.



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## Comment #14: NON-COMPLIANT; Accessible Route to Umlauf House

**LOCATION:** From the Gardens to the Umlauf House

**FINDING:** Currently the only pedestrian path from the gardens is via small stone steps. If a garden accessible route is not achievable, accessible parking shall be provided at the residence for guests to use as the vehicular exception.



### 2012 TAS CODE REFERENCES:

#### 206 Accessible Routes

##### 206.2 Where Required.

**206.2.1 Site Arrival Points.** At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

##### EXCEPTIONS:

**1.** Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.

**2.** An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

**Advisory 206.2.1 Site Arrival Points.** Each site arrival point must be connected by an accessible route to the accessible building entrance or entrances served. Where two or more similar site arrival points, such as bus stops, serve the same accessible entrance or entrances, both bus stops must be on accessible routes. In addition, the accessible routes must serve all of the accessible entrances on the site.

**Advisory 206.2.1 Site Arrival Points Exception 2.** Access from site arrival points may include vehicular ways. Where a vehicular way, or a portion of a vehicular way, is provided for pedestrian travel, such as within a shopping center or shopping mall parking lot, this exception does not apply.

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## Comment #15: NON-COMPLIANT; Umlauf House Exterior

**LOCATION:** Terraces

**FINDING:** There are several different levels of outdoor spaces. If each terrace provides a unique experience, each shall be on an accessible route. Depending on what is deemed historic in nature will depict programming in regard to accessibility.



**LOCATION:** Studio

**FINDING:** The studio shall be connected via an accessible route. The double doors is the best option with minimal grade changes.





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**LOCATION:** Sculpture Park  
**FINDING:** The paths to the sculpture park are generally accessible. When a compliant ground surface is provided, the path shall be regraded to meet compliance.



**LOCATION:** Parking  
**FINDING:** Ensure if parking is provided, there be at minimum one van accessible parking space with an accessible route to the elements and front door entry.



2012 TAS CODE REFERENCES:  
206 Accessible Routes  
206.2 Where Required.

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**206.2.2 Within a Site.** At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.  
**EXCEPTION:** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.  
**Advisory 206.2.2 Within a Site.** An accessible route is required to connect to the boundary of each area of sport activity. Examples of areas of sport activity include: soccer fields, basketball courts, baseball fields, running tracks, skating rinks, and the area surrounding a piece of gymnastic equipment. While the size of an area of sport activity may vary from sport to sport, each includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.  
**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.

**208 Parking Spaces**  
**208.1 General.** Where parking spaces are provided, parking spaces shall be provided in accordance with 208.  
**EXCEPTION:** Parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound shall not be required to comply with 208 provided that lots accessed by the public are provided with a passenger loading zone complying with 503.

## Comment #16: NON-COMPLIANT; Umlauf House Interior

**LOCATION:** Main Floor  
**FINDING:** Generally, the main floor areas that will be of interest will be accessible for a tour route. The main entry door and throughout the living areas is wide enough to accommodate a 36" accessible route.  
**Areas of nonconformance to consider if important to be on an accessible route for a Tour or for Employee Use:**  
Front door hardware.  
The current middle office does not provide 18" door maneuvering clearance and 32" door width.  
The pink bathroom has no compliant fixtures.  
The basement shall provide an accessible route. A route from the exterior is an option. If the exterior is deemed Historic to create an accessible entry point, the experience may be recreated from the upper floor with photos, etc. *See Title II information in the last comment.*  
The basement bathroom door and fixtures are not compliant.





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## 2012 TAS CODE REFERENCES:

### 404 Doors, Doorways, and Gates

#### 404.2 Manual Doors, Doorways, and Manual Gates.

**404.2.3 Clear Width.** Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

#### EXCEPTIONS:

1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

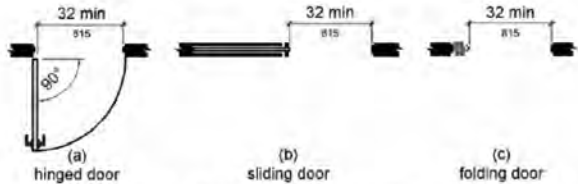


Figure 404.2.3 Clear Width of Doorways

#### 404.2.4 Maneuvering Clearances.

**404.2.4.1 Swinging Doors and Gates.** Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) <sup>1</sup>
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)

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From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) <sup>2</sup>	22 inches (560 mm) <sup>3</sup>
From latch side	Pull	48 inches (1220 mm) <sup>4</sup>	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) <sup>4</sup>	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.

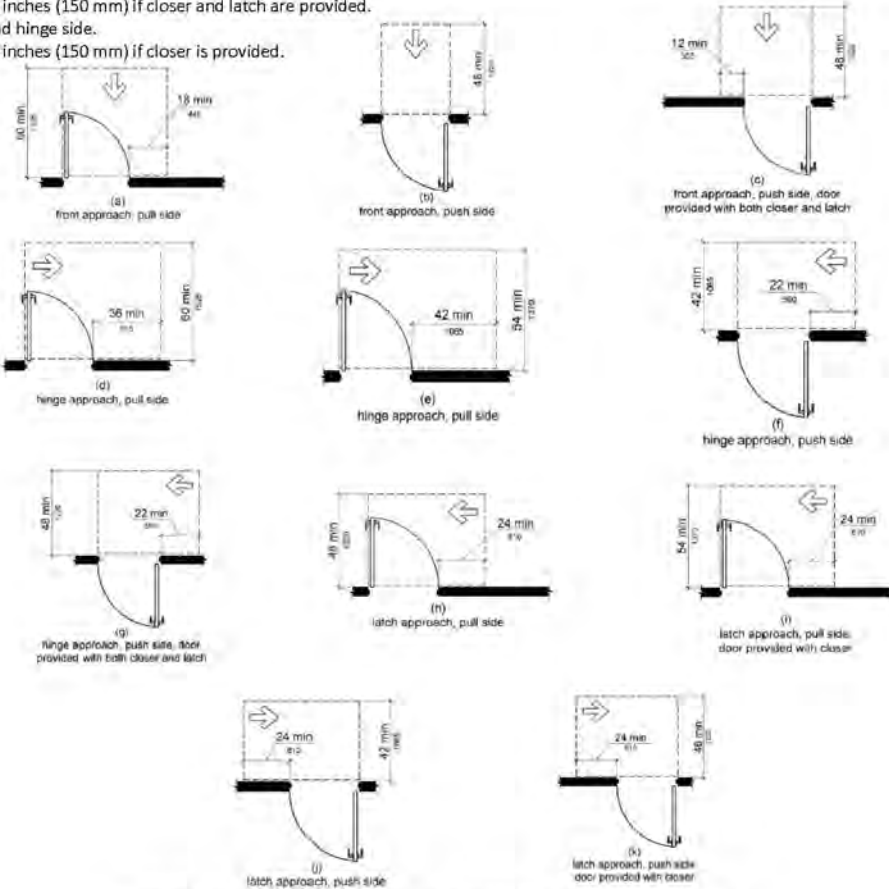


Figure 404.2.4.1 - Maneuvering Clearances at Manual Swinging Doors and Gates

**404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

#### EXCEPTIONS:

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.

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2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock. **Advisory 404.2.7 Door and Gate Hardware.** Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

### Comment #17: ADA Title II Compliance

ADA is a civil rights law and applies at all times. The City Transition Plan outlines how to achieve compliance.

#### ADA Title II General Requirement:

Title II of the ADA requires state/local governments to give people with disabilities an equal opportunity to benefit from all of their programs, services, and activities. State/local governments can't deny people with disabilities the chance to participate or make them participate in different programs than available to others.

#### Specific Requirements:

The ADA also includes specific requirements for state/local governments. For example, if you are part of a state/local government you must:

- Communicate with people with disabilities as effectively as you communicate with others.
- Make reasonable modifications to policies, practices, and procedures where needed to make sure that a person with a disability can access the state/local government's programs, services, or activities.
- Allow service animals to be with their person even if you have a no pets policy.
- Provide *program access* by ensuring that individuals with disabilities are not excluded from programs because existing buildings or facilities are inaccessible to them.
- Follow specific standards for physical accessibility when building or altering a building or facility.
- Follow specific requirements for ticket sales and testing accommodations.

#### Access to Programs & Services in Existing Facilities:

State/local governments are required to provide *program access*. The program access requirement ensures that individuals with disabilities are not excluded from any program or service because existing buildings and facilities are inaccessible. State/local governments must look at their programs/services in their entirety or as a whole to ensure that they are accessible to individuals with disabilities.

Cited from: <https://www.ada.gov/topics/title-ii/>

End of Report



Environmental Resource Inventory

Case No.:  
(City use only)

Environmental Resource Inventory  
For the City of Austin  
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: Umlauf Barton Springs Tract

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 103850 and 103851

3. ADDRESS/LOCATION OF PROJECT: 605 Azie Morton Road, Austin, Travis County, TX

4. WATERSHED: Lady Bird Lake

5. THIS SITE IS WITHIN THE (Check all that apply)

Edwards Aquifer Recharge Zone\* (See note below) ☐ YES ☒ No

Edwards Aquifer Contributing Zone\* ☐ YES ☒ No

Edwards Aquifer 1500 ft Verification Zone\* ☒ YES ☐ No

Barton Spring Zone\* ☐ YES ☒ No

\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES\*\* ☒ NO

If yes, then check all that apply:

☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;

☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or

☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**

☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

\*\* If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐ YES\*\*\* ☒ NO

\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).

8. There is a total of 0 (#s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the CEF **WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs );

0 (#s) Spring(s)/Seep(s)    0 (#s) Point Recharge Feature(s)    0 (#s) Bluff(s)

0 (#s) Canyon Rimrock(s)    0 (#s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

- All ERI reports must include:
- ☒ Site Specific Geologic Map with 2-ft Topography
  - ☒ Historic Aerial Photo of the Site
  - ☒ Site Soil Map
  - ☒ Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

- Only if present on site (Maps can be combined):
- ☒ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone  
(Only if site is over or within 1500 feet the recharge zone)
  - ☐ Edwards Aquifer Contributing Zone
  - ☐ Water Quality Transition Zone (WQTZ)
  - ☐ Critical Water Quality Zone (CWQZ)
  - ☐ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

10. HYDROGEOLOGIC REPORT – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed)

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness			*Soil Hydrologic Groups Definitions (Abbreviated)
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)	
Bergstrom soils & Urban land, 0-2% slopes, rare flooded (Bh)	B	6.7	A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.  B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.  C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.  D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.  **Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.
Eddy soils & Urban land, 0-6% slopes (EuC)	D	1.2	
Eckrant soils & Urban land, 18-40% slopes (TeF)	D	0.7	
Urban land, 0-6% slopes (Ur)	D	3.3	
Austin-Urban land complex, 2-5% slopes (UsC)	D	2.4	

Environmental Resource Inventory

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

Topography on the subject site is flat to slightly sloping. Surface elevations range from approximately 458 to 536 feet above mean sea level (COA, 2019 and USGS, 1988), with surface water flowing generally from east to west towards Barton Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
—	Fluvatile terrace deposits (Qt)	—

**Brief description of site geology** *(Attach additional sheets if needed):*

Fluvatile terrace deposits (Qt) - Terraces along streams, Qt, consist of three or more levels which may correspond to coastal Pleistocene units; gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces; gravel along Guadalupe River, siliceous, coarse, along Colorado River, mostly dolomite, limestone, chert, quartz, and various igneous and metamorphic rocks from the Llano region and dolomite, limestone, and chert from the Edwards Plateau; sand mostly quartz (UT-BEG, 1995).

**Wells** – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#s)The wells are not in use and have been properly abandoned.

0 (#s)The wells are not in use and will be properly abandoned.

0 (#s)The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

**Brief description of site plant communities** *(Attach additional sheets if needed):*

The subject site is located within the Blackland Prairie ecological area of Texas (Gould, 1975) and the Urban vegetational area of Texas (McMahan et al., 1984). Woodland and grassland species were observed on the subject site. The subject site is dominated by commercial land use, therefore, the vegetation community on the subject site is sparse.

There is woodland community on site .....☒YES ☐NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Red oak	Quercus falcata
Cedar elm	Ulmus crassifolia
Texas live oak	Quercus fusiformis
Ashe juniper	Juniperus ashei
Texas persimmon	Diospyros texana

There is grassland/prairie/savanna on site.....☒YES ☐NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Bermudagrass	Cynodon dactylon
Giant ragweed	Ambrosia trifida
Greenbrier	Smilax bona-nox

There is hydrophytic vegetation on site .....☒YES ☐NO *(Check one).*

If yes, list the dominant species in table below *(next page)*.



Environmental Resource Inventory

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Elephant ear	Colocasia esculenta	Obl
White waterlily	Nymphaea odorata	Obl
Pickersweed	Pontederia cordata	Obl
Sedge	Cyperus sp.	FacW
Dwarf palmetto	Sabal minor	FacW

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.  
☒ YES ☐ NO (Check one)

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)
- ☒ City of Austin Centralized sewage collection system
- ☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.  
☒ YES ☐ NO (Check one)

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.  
☐ YES ☐ NO ☒ Not Applicable (Check one)

Wastewater lines are proposed within the Critical Water Quality Zone?  
☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?  
☐ YES ☒ NO (Check one)

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

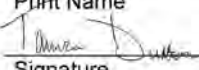
13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 8 January 2024  
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Tamura Dunbar

Print Name



Signature

Horizon Environmental Services

Name of Company

512-328-2430

Telephone

tdunbar@horizon-esi.com

Email Address

17 January 2024

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

# Environmental Resource Inventory




## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet



1	Project Name:	Umlauf Barton Springs Tract	5	Primary Contact Name:	Tamara Dunbar
2	Project Address:	865 Azle Morton Rd, Austin, Travis County, TX	6	Phone Number:	512-328-2430
3	Site Visit Date:	8 January 2024	7	Prepared By:	Tamara Dunbar
4	Environmental Resource Inventory Date:	17 January 2024	8	Email Address:	tdunbar@horizon-esi.com

[illegible]

City of Austin Use Only	
CASE NUMBER:	

<p>For rimrock, locate the midpoint of the segment that describes the feature.</p> 	<p>For wetlands, locate the approximate centroid of the feature and the estimated area.</p> 	<p>For a spring or seep, locate the source of groundwater that feeds a pool or stream.</p> 
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Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

### Method

GPS

Surveyed

Other

### Accuracy

sub-meter

meter

**> 1 meter**

Professional Geologists apply seal below



# Environmental Resource Inventory



DATA RESOURCES USED IN COMPLETING THIS ERI

(COA) City of Austin. Geographic Information Systems / Maps. *2017 2-foot Contours*, <<http://austintexas.gov/departments/gis-and-maps/gis-data>>. Updated 15 August 2019.

\_\_\_\_\_. *Property Profile*. City of Austin Property Profile web map application, <<http://www.austintexas.gov/gis/propertyprofile/>>. Accessed 19 December 2023.

Gould, F.W. *Texas Plants – A Checklist and Ecological Summary*. College Station: Texas A&M University. 1975.

McMahan, Craig A., Roy G. Frye, and Kirby L. Brown. *The Vegetation Types of Texas – Including Cropland*. Austin: Texas Parks and Wildlife Department. 1984.

(Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <<https://go.nearmap.com>>. Imagery date 8 October 2023.

(NRCS) Natural Resources Conservation Service (formerly Soil Conservation Service), US Department of Agriculture. Web Soil Survey, <<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>>. Soil map data layer updated 12 September 2019. Accessed 19 December 2023.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <<https://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>>. Accessed 19 December 2023.

(TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <<https://txpub.usgs.gov/txgeology/>>. Updated 1 February 2014; Accessed 19 December 2023.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Austin West, Texas, quadrangle. 1988.

\_\_\_\_\_. Aerial Photography, Travis County, Texas. 1995.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

ERI WORKSHEET SECTION 8:  
CRITICAL ENVIRONMENTAL FEATURES

CEF Descriptions  
Color Photographs



# Environmental Resource Inventory



**Critical Environmental Features**

CEFs observed on or within 150 feet from the subject site include:

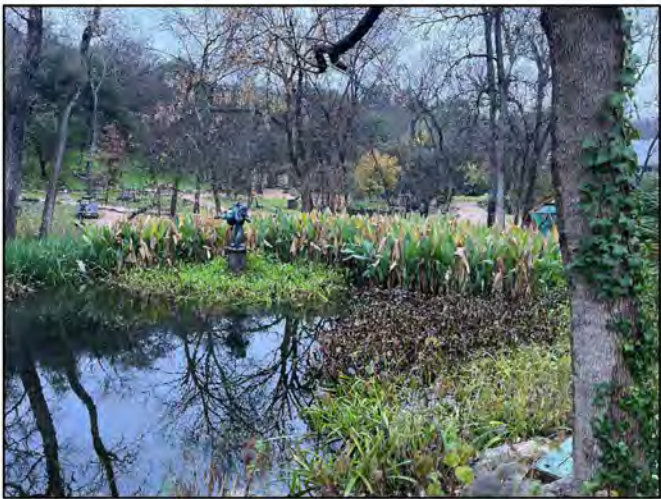
Critical Environmental Feature	Number Observed on Subject Site	Number Observed Within 150 Feet of Subject Site
Springs/Seeps	0	0
Point Recharge Features	0	0
Bluffs	0	0
Canyon Rimrocks	0	0
Wetlands	0	0

Two man-made ornamental ponds (P-1 and P-2) and a man-made ornamental channel (T-1) were located within the subject site. Hydrophilic vegetation was observed within both ponds and along the channel, including elephant ear (*Colocasia esculenta*), white waterlily (*Nymphaea odorata*), pickerelweed (*Pontederia cordata*), dwarf palmetto (*Sabal minor*), and sedge (*Cyperus* sp.). However, the ponds and channel were man-made and water levels were controlled by water pumps. Therefore, the ponds and channel were not considered to be critical environmental features (CEFs).

Environmental Criteria Manual Section 1.10.3 – E. states that pods fed by artificial sources of hydrology are not considered wetlands.



**PHOTO 1**  
A man-made ornamental pond (P-1) was located on the western portion of the subject site



**PHOTO 3**  
A man-made ornamental pond (P-1) was located on the western portion of the subject site



**PHOTO 2**  
A man-made ornamental pond (P-1) was located on the western portion of the subject site



**PHOTO 4**  
A man-made ornamental pond (P-2) was located on the central portion of the subject site



# Environmental Resource Inventory



**PHOTO 5**  
A man-made ornamental pond (P-2) was located on the central portion of the subject site



**PHOTO 6**  
A man-made ornamental pond (P-2) was located on the central portion of the subject site



**PHOTO 7**  
A man-made ornamental channel (T-1) was located across the subject site

23334-001ERI Photographs



**PHOTO 8**  
A man-made ornamental channel (T-1) was located across the subject site



**PHOTO 9**  
A man-made ornamental channel (T-1) was located across the subject site

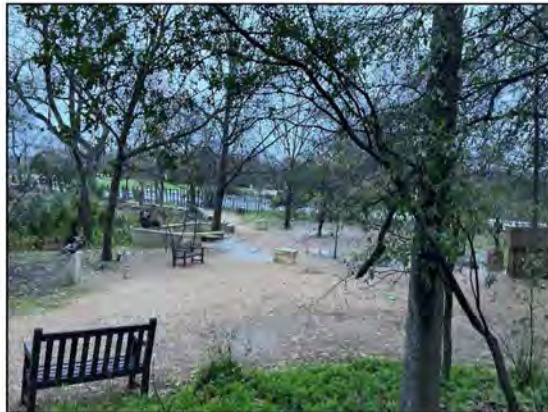


**PHOTO 10**  
A man-made ornamental channel (T-1) was located across the subject site



**PHOTO 11**  
General view of the northern portion of the subject site

23334-001ERI Photographs



**PHOTO 12**  
General view of the northern portion of the subject site



# Environmental Resource Inventory



PHOTO 13  
General view of the northern portion of the subject site



PHOTO 14  
General view of the northern portion of the subject site



PHOTO 15  
General view of the central portion of the subject site



PHOTO 16  
General view of the central portion of the subject site



PHOTO 17  
General view of the central portion of the subject site



PHOTO 18  
General view of the central portion of the subject site



PHOTO 19  
General view of the southern portion of the subject site



PHOTO 20  
General view of the southern portion of the subject site

23334-001ERI Photographs

23334-001ERI Photographs



# Environmental Resource Inventory



PHOTO 21  
General view of the southern portion of the subject site



PHOTO 22  
General view of the southern portion of the subject site



PHOTO 23  
General view of the southern portion of the subject site



PHOTO 24  
General view of the southern portion of the subject site

## ERI WORKSHEET SECTION 9: SITE MAPS

- Figure 1. Site-Specific Geologic Map
- Figure 2. Historical Aerial Photograph
- Figure 3. Site Soil Map
- Figure 4. Critical Environmental Features and Well Locations Map
- Figure 5. Edwards Aquifer Map