

Municipal Buildings Training

**Design Commission meeting
September 25, 2017**

Design Commission: Mission Statement

§ 2-1-129 - DESIGN COMMISSION.



(A) The Design Commission membership should include a diverse group of persons having expertise in urban design, architecture, landscape architecture, historic preservation, civic art, real property development, construction, and economic development.

1

(B) The commission shall provide advisory recommendations to the city council as requested by the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment.

(C) The commission shall:

2

(1) offer policy recommendations regarding specific issues of urban design;

(2) participate in developing design guidelines;

(3) unless otherwise directed by the city council, for projects that require the approval of the Planning Commission or the Zoning and Platting Commission:

(a) review a project only after a formal request by the project sponsor or applicant; and

(b) complete the review before the respective Planning or Zoning and Platting Commission takes final action;

(4) provide citizen education and outreach regarding quality urban design;

(5) provide a venue for citizen input on the design and development of the urban environment;

(6) maintain liaison relationships with city staff and other boards and commissions; and

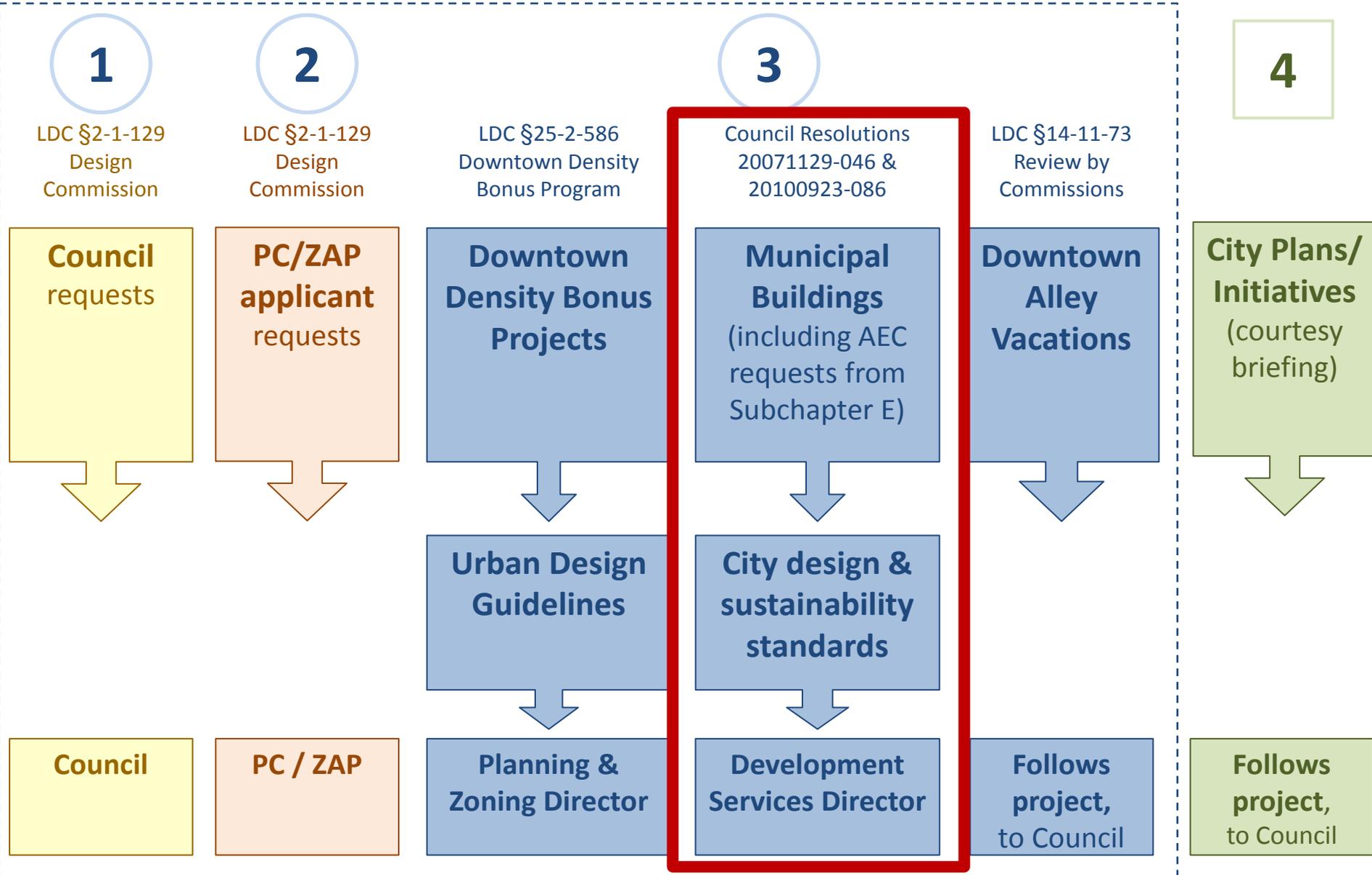
3

(7) perform other activities as directed by the city council.

(D) The commission may appoint one or more of its members to serve as liaison to a project-specific community advisory group addressing urban design and planning issues at the formal request of the project sponsor.

Source: Ord. 20071129-011.

Design Commission: Projects Reviewed



Municipal Buildings: Res. 20071129-046

RESOLUTION NO. 20071129-046

WHEREAS, Envision Central Texas outlined the community's vision of sustainable land use through well-planned, compact development; and

WHEREAS, the Design Standards and Mixed Use ordinance requires new commercial development to support this vision through high-quality development with an emphasis on connectivity, green building, to a mix of uses and best practices in urban design including wide sidewalks and street trees; and

WHEREAS, this compact development can be further supported and enhanced by green infrastructure, the use of native landscapes for carbon

Municipal Buildings: Res. 20071129-046

1

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to take the steps necessary to ensure that all future city buildings and site developments meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code, with the enhancement that all City building projects within the urban roadway boundaries be built to Core Transit Corridor streetscape standards; and

2

BE IT FURTHER RESOLVED:

The City shall demonstrate its ongoing commitment to sustainability by developing City buildings and sites to meet or exceed the standards of all other city sustainability initiatives, including water conservation, energy efficiency, and watershed protection; and

3

BE IT FURTHER RESOLVED:

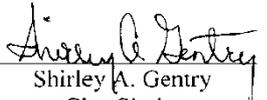
The development process for any City buildings and associated site development shall include consultation with Watershed Protection and Development Review to look for opportunities to include green infrastructure and innovative stormwater facilities such as biofiltration ponds, rainwater harvesting, porous pavement, vegetative filter strips for disconnected impervious cover, non-required vegetation, native landscapes to achieve carbon sequestration, and others as developed by the department, and that these facilities be designed and implemented in such a way that enables ongoing monitoring; and

4

BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

ADOPTED: November 29, 2007 ATTEST:


Shirley A. Gentry
City Clerk

Municipal Buildings: Res. 20071129-046

1 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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Municipal Buildings: Res. 20071129-046

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Municipal Buildings: Res. 20071129-046

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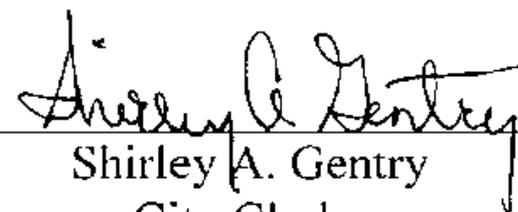
Municipal Buildings: Res. 20071129-046

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ADOPTED: November 29, 2007 ATTEST:


Shirley A. Gentry
City Clerk

Municipal Buildings: Scope



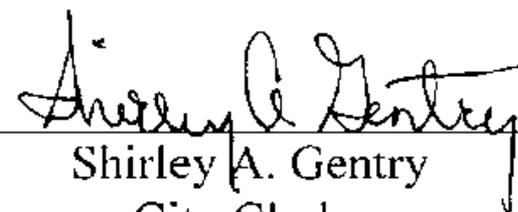
Municipal Buildings: Scope (Res. 20071129-046)

4 BE IT FURTHER RESOLVED:

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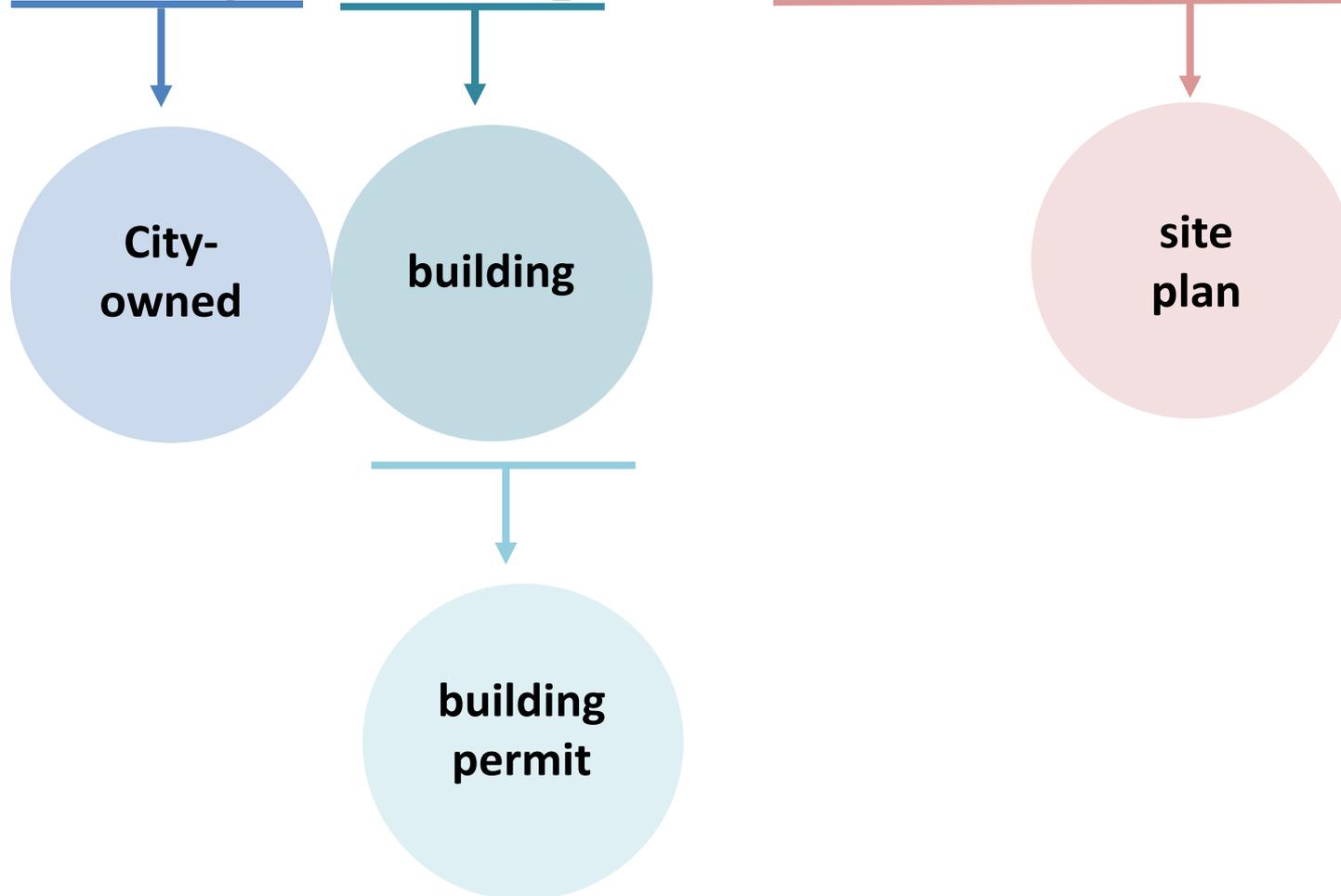
ADOPTED: November 29, 2007

ATTEST:

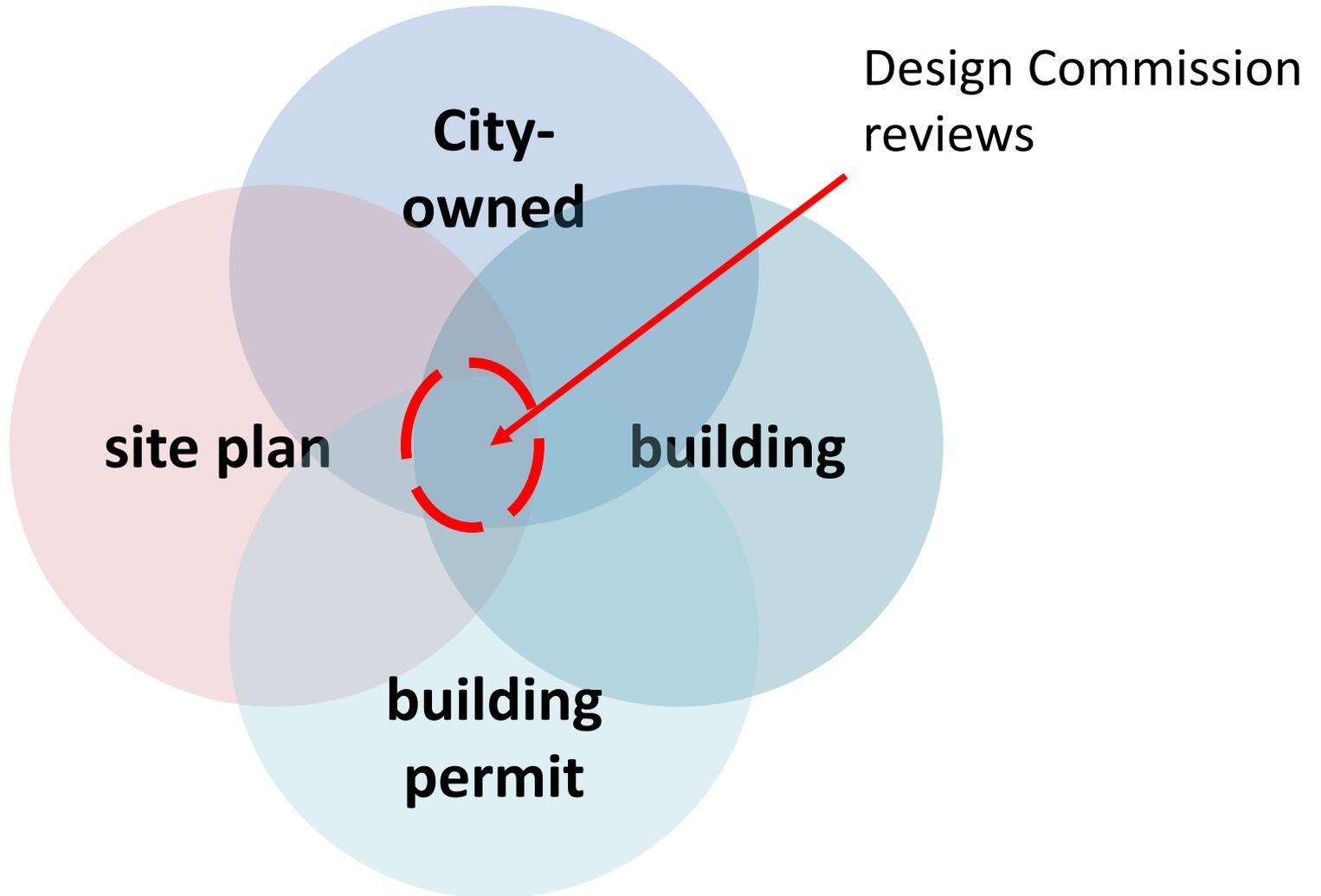

Shirley A. Gentry
City Clerk

Municipal Buildings: Scope (Res. 20071129-046)

all municipal buildings and associated site development



Municipal Buildings: **General Scope**



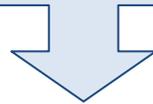
Municipal Buildings: **Examples of Projects**

Reviewed by Design Commission	NOT reviewed by Design Commission
Office buildings	Pipes
Recreation centers	Utility boxes
Convention/Event centers	Utility poles
Libraries	Traffic poles
EMS/Fire stations	
Park restrooms	
Large utility facilities (e.g., chiller stations)	

Municipal Buildings: Review Process

**Administrative
approval process**

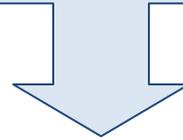
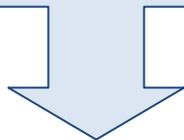
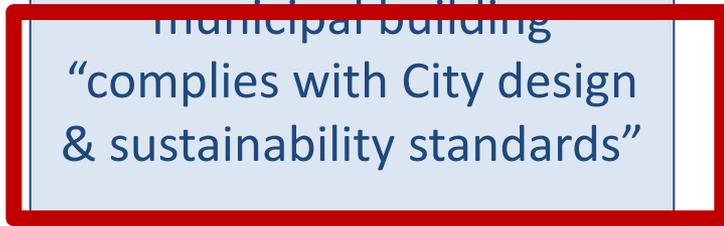
Applicant submits site plan for
municipal building



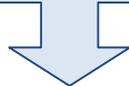
DSD & other dept. staff
review & make comments

DSD	ATD	WPD	AE
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Design Commission
provides recs. on whether
municipal building
“complies with City design
& sustainability standards”



DSD staff considers
DC input in project review



Applicant works with DSD staff
to clear comments



**Site plan approved
by Development
Services Director**

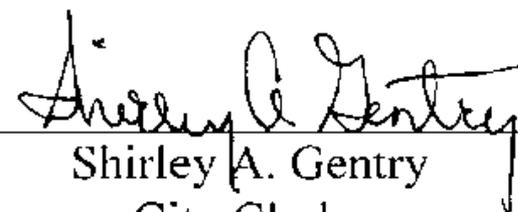
Municipal Buildings: Criteria (Res. 20071129-046)

4 BE IT FURTHER RESOLVED:

City staff shall present plans for all municipal buildings and associated site development to the Design Commission to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to enable incorporation of improvements that result from this consultation.

ADOPTED: November 29, 2007

ATTEST:


Shirley A. Gentry
City Clerk

Review Criteria: Select Design Standards



City Design Standards: Res. 20071129-046

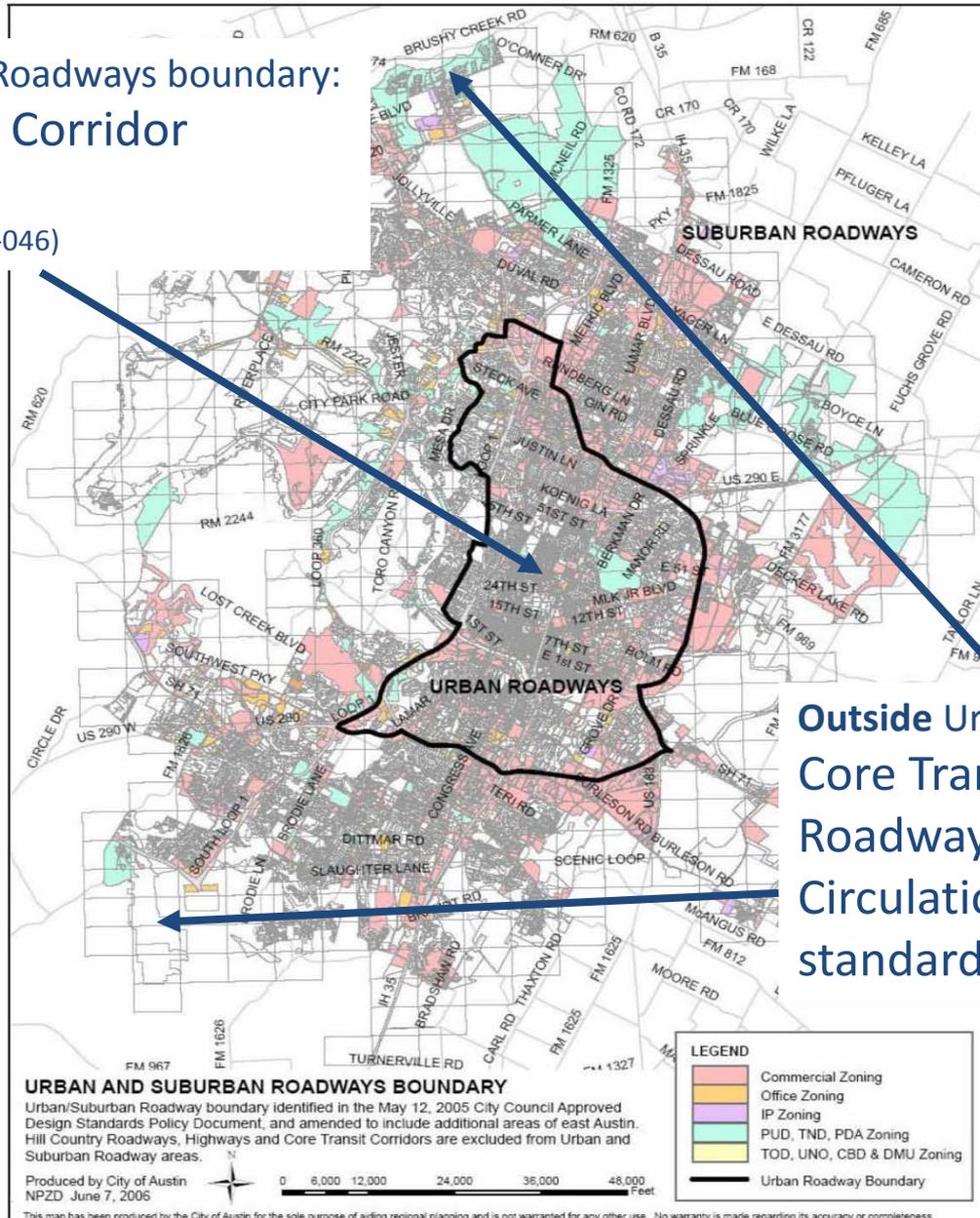
1 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to take the steps necessary to ensure that all future city buildings and site developments meet all provisions of Subchapter E of Chapter 25-2 of the Land Development Code, with the enhancement that all City building projects within the urban roadway boundaries be built to Core Transit Corridor streetscape standards; and

City Design Standards: Subchapter E

Within Urban Roadways boundary:
Core Transit Corridor
standards

(per Res. 20071129-046)



Outside Urban Roadways boundary:
Core Transit Corridor, Suburban
Roadway, Highway, or Internal
Circulation Route
standards

URBAN AND SUBURBAN ROADWAYS BOUNDARY
Urban/Suburban Roadway boundary identified in the May 12, 2005 City Council Approved Design Standards Policy Document, and amended to include additional areas of east Austin. Hill Country Roadways, Highways and Core Transit Corridors are excluded from Urban and Suburban Roadway areas.

Produced by City of Austin
NPZD June 7, 2006



LEGEND	
	Commercial Zoning
	Office Zoning
	IP Zoning
	PUD, TND, PDA Zoning
	TOD, UNO, CBD & DMU Zoning
	Urban Roadway Boundary

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

City Design Standards: Subchapter E

Road Type (code)	Core Transit Corridor (2.2.2) (per Resolution 20071129-046)	Suburban Roadway (2.2.4)
Sidewalk standards	15' sidewalk zone (2.2.2.B) <ul style="list-style-type: none">• 8' planting zone (2.2.2.B.1.a)• 7' clear zone (2.2.2.B.2)	12' sidewalk zone (2.2.4.B) <ul style="list-style-type: none">• 7' planting zone (2.2.3.B.1)• 5' clear zone (2.2.3.B.2)
Trees standards	30' on center (2.2.2.B.1.b)	none

City Design Standards: Subchapter E

Building Placement

Exception: Civic Buildings. In order to provide greater flexibility to create a distinctive architectural statement, civic buildings, as defined in **Article 5**, do not have to be built up to the clear zone (or supplemental zone if one is provided), so long as parking is not located between the building frontage facing the principal street and the street. (2.2.2.D.2)

Article 5 – Definitions: Civic Buildings

- College or University Facilities
- Community Recreation (Public)
- Cultural Services
- Local Utility Services
- Parks and Recreation Services (General)
- Postal Services
- Public Primary Education Facilities
- Public Secondary Education Facilities
- Safety Services
- Transportation Terminal

City Design Standards: Subchapter E

📁 TITLE 25. - LAND DEVELOPMENT.

📁 CHAPTER 25-2. - ZONING.

📁 SUBCHAPTER E: - DESIGN STANDARDS
AND MIXED USE.

📁 ARTICLE 1: - GENERAL PROVISIONS.

§ 1.5. - ALTERNATIVE EQUIVALENT
COMPLIANCE.

📁 ARTICLE 2: - SITE DEVELOPMENT
STANDARDS.

§ 2.1. - INTENT.

§ 2.2. - RELATIONSHIP OF
BUILDINGS TO STREETS AND
WALKWAYS.

§ 2.3. - CONNECTIVITY BETWEEN
SITES.

§ 2.4. - BUILDING ENTRYWAYS.

§ 2.5. - EXTERIOR LIGHTING.

§ 2.6. - SCREENING OF EQUIPMENT
AND UTILITIES.

§ 2.7. - PRIVATE COMMON OPEN
SPACE AND PEDESTRIAN
AMENITIES.

§ 2.8 - SHADE AND SHELTER.

📁 ARTICLE 3: - BUILDING DESIGN
STANDARDS.

§ 3.1. - INTENT.

§ 3.2. - GLAZING AND FACADE
RELIEF REQUIREMENTS.

§ 3.3. - OPTIONS TO IMPROVE
BUILDING DESIGN.

AEC from Subchapter E: Res. 20100323-086

RESOLUTION NO. 20100923-086

WHEREAS, on August 31, 2006, the Austin City Council approved the Design Standards and Mixed Use Subchapter, or "Commercial Design Standards," which became effective on January 13, 2007; and

WHEREAS, Commercial Design Standards include an Alternative Equivalent Compliance section to accommodate certain projects where the particular site conditions or the proposed use prevent strict compliance but still meet the intent of the Subchapter; and

WHEREAS, in November of 2007, the City Council passed Resolution No. 20071129-046 mandating that plans for all municipal buildings and associated site development be reviewed by the Design Commission "to ensure they demonstrate compliance with city design and sustainability standards, and that this presentation take place early enough in the development process to

AEC from Subchapter E: Res. 20100323-086

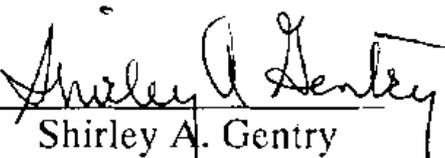
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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

For municipal buildings and associated site development, the City Manager is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution No. 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance. Failure of the commission to timely provide a review and recommendation does not preclude staff from approving decisions relating to the project.

ADOPTED: September 23, 2010

ATTEST:


Shirley A. Gentry
City Clerk

AEC from Subchapter E: Res. 20100323-086

§ 1.5. - ALTERNATIVE EQUIVALENT COMPLIANCE.



1.5.1. Purpose and Scope.

To encourage creative and original design, and to accommodate projects where the particular site conditions or the proposed use prevent strict compliance with this Subchapter, alternative equivalent compliance allows development to occur in a manner that meets the intent of this Subchapter, yet through an alternative design that does not strictly adhere to the Subchapter's standards. The procedure is not a general waiver of regulations. Alternative equivalent compliance shall not be used when the desired departure from the standards of this Subchapter could be achieved using the minor modification process in Section 1.4.

1.5.2. Applicability.

The alternative equivalent compliance procedure shall be available only for the following sections of this Subchapter:

- A. Section 2.2, Relationship of Buildings to Streets and Walkways;
- B. Section 2.3, Connectivity Between Sites;
- C. Section 2.5, Exterior Lighting;
- D. Section 2.7, Private Common Open Space and Pedestrian Amenities;
- E. Section 2.8, Shade and Shelter; and
- F. Article 3, Building Design Standards.

AEC from Subchapter E: Res. 20100323-086

1.5.4. Criteria.

Alternative equivalent compliance may be approved only if the applicant demonstrates that the following criteria have been met:

1. A. The proposed alternative achieves the intent of the subject Article of this Subchapter from which the alternative is sought; or
2. B. The proposed alternative achieves the intent of the subject Article of this Subchapter from which the alternative is sought to the maximum extent practicable and is necessary because:
 1. Physical characteristics unique to the subject site (such as, but not limited to, slopes, size, shape, and vegetation) make strict compliance with the subject standard impracticable or unreasonable;
 2. Physical design characteristics unique to the proposed use or type of use make strict compliance with the subject standard impracticable or unreasonable; or
 3. An undue financial hardship would be created for a development less than 10,000 square feet without any exterior trademark design feature.

Review Criteria: Select Sustainability Standards



City Sustainability Standards: Res. 20071129-046

2 BE IT FURTHER RESOLVED:

The City shall demonstrate its ongoing commitment to sustainability by developing City buildings and sites to meet or exceed the standards of all other city sustainability initiatives, including water conservation, energy efficiency, and watershed protection; and

City Sustainability Standards: Res. 20071129-045

RESOLUTION NO. 20071129-045

WHEREAS, the City of Austin is recognized as an international leader in sustainable building practices; and

WHEREAS, sustainable building practices conserve energy, water and other natural resources, promote human health and safety, create high-quality and enduring structures, enhance economic value and reduce costs over the life of a building; and

WHEREAS, construction, operation and maintenance of buildings in accordance with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED™) guidelines promotes these goals; and

City Sustainability Standards: Res. 20071129-045

1

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council desires to assure that the City's sustainability outcomes for the year 2010 in accordance with the City's Sustainability Plan.

2. Develop Baseline Sustainability Standards for: energy efficiency, water conservation, and other such categories as may be added or changed by the USGBC from time to time.

or other such categories as may be added or changed by the USGBC from time to time.

b. Develop and implement criteria and policies for commissioning and re-commissioning to facilitate optimal energy efficiency.

2

BE IT FURTHER RESOLVED:

That the City Council do hereby:

1. **Find** that the City's Sustainability Plan is in compliance with the City's Sustainability Plan.

3. **Do** find that the City's Sustainability Plan is in compliance with the City's Sustainability Plan.

Support the City's Sustainability Plan.

5. **Implement** the City's Sustainability Plan.

7. **Develop and secure staffing and budget resources to fully implement** the City's Sustainability Plan.

8. **Establish oversight and communication mechanisms** to ensure efficient and comprehensive implementation of the policies outlined above, including:

- a. Establish a standing interdepartmental sustainability working group to develop, review, implement and oversee municipal project best practices.
- b. Establish a review process for municipal projects to ensure a consistent approach to planning and budgeting, including analysis of lifecycle costs.
- c. Develop a public communications plan, including a website to provide information about City building projects, highlight sustainable building achievements and share information regarding best practices and performance results.
- d. Report annually to Council and the City Manager on performance measures and outcomes for achieving the above policies and goals.

4. **Find** that the City's Sustainability Plan is in compliance with the City's Sustainability Plan.

6. **Implement** the City's Sustainability Plan.

c. **Implement** the City's Sustainability Plan.

d. **Implement** the City's Sustainability Plan.

e. **Implement** the City's Sustainability Plan.

f. **Implement** the City's Sustainability Plan.

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m. **Implement** the City's Sustainability Plan.

n. **Implement** the City's Sustainability Plan.

o. **Implement** the City's Sustainability Plan.

9. This resolution replaces and supersedes Resolution No. 000608-

City Sustainability Standards: Res. 20071129-045

BE IT FURTHER RESOLVED:

2.1

That the Council directs the City Manager to:

1. For new municipal buildings and for major renovations and additions, develop criteria to assess and achieve the highest optimal levels of sustainability using the appropriate LEED™ rating tool, with a policy of achieving, at a minimum, LEED™ Silver rating certification for all building projects meeting the following scope and budget criteria:
 - a. The scope includes work in each of the five major LEED™ checklist categories of: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality, or other such categories as may be added or changed by the USGBC from time to time.
 - b. The construction cost of the project is at least \$2,000,000.

City Sustainability Standards: Res. 20071129-045

2.3

3. Develop best-practices design criteria for achieving Baseline Sustainability Standards in projects that do not meet the scope and budget criteria set forth above for new municipal buildings and for major renovations and additions:
 - a. Using the LEED™ check list, or an alternative rating system approved by the City Manager, as guidelines for design criteria; and
 - b. Meeting or exceeding applicable Baseline Sustainability Standards.

City Sustainability Standards: Res. 20071129-045

City Standard	LEED Silver (50-59 points)	Baseline Sustainability Standards
Budget & Scope	Over \$2 Million & Work in 5 major checklist categories:	Under \$2 Million &/or Work in <5 major checklist categories:
<i>Categories</i>	<ol style="list-style-type: none">1. <i>Sustainable Sites</i>2. <i>Water Efficiency</i>3. <i>Energy & Atmosphere</i>4. <i>Materials & Resources</i>5. <i>Indoor Environmental Quality</i>	

City Sustainability Standards: Res. 20071129-045

3 BE IT FURTHER RESOLVED:

The development process for any City buildings and associated site development shall include consultation with Watershed Protection and Development Review to look for opportunities to include green infrastructure and innovative stormwater facilities such as biofiltration ponds, rainwater harvesting, porous pavement, vegetative filter strips for disconnected impervious cover, non-required vegetation, native landscapes to achieve carbon sequestration, and others as developed by the department, and that these facilities be designed and implemented in such a way that enables ongoing monitoring; and

City Sustainability Standards: Environmental Criteria Manual (ECM)

1.6.7 - Green Storm Water Quality

Infrastructure

1.6.7.1 - Introduction

1.6.7.2 - Water Quality Credit

1.6.7.3 - Guidance for Selecting Controls

1.6.7.4 - Infiltration Rate Evaluation

1.6.7.5 - Additional Resources

A. - Retention/Irrigation Systems.

B. - Vegetative Filter Strips

C. - Biofiltration

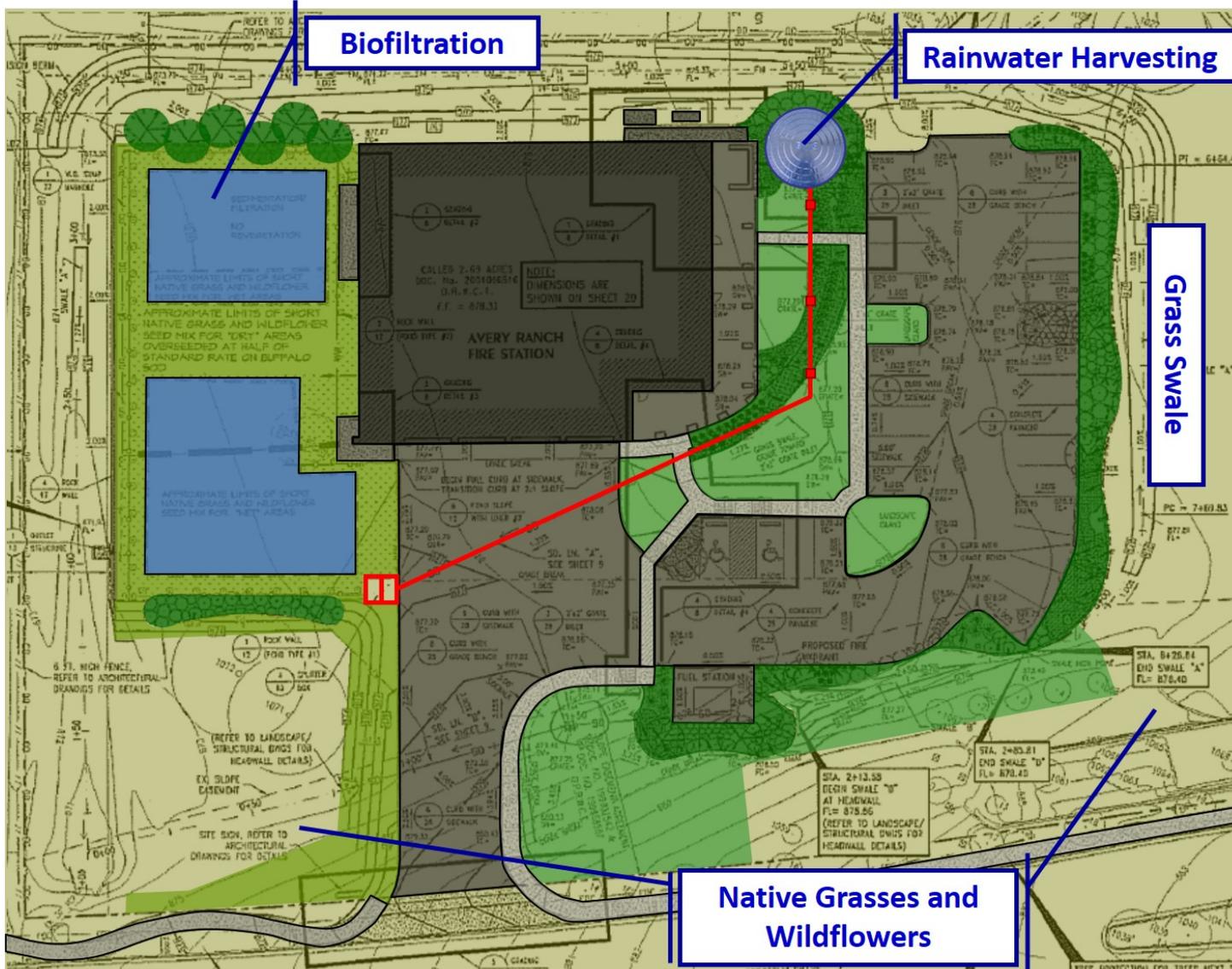
D. - Rainwater Harvesting

E. - Porous Pavement

G. - Non-Required Vegetation.

H. - Rain Garden.

City Sustainability Standards: Environmental Criteria Manual (ECM)



Biofiltration, Rainwater Harvesting, Bioswale, and Native Landscape @ Avery Ranch Fire Station

City Sustainability Standards: **Environmental Criteria Manual (ECM)**



Rain Garden @ One Texas Center

City Sustainability Standards: **Environmental Criteria Manual (ECM)**

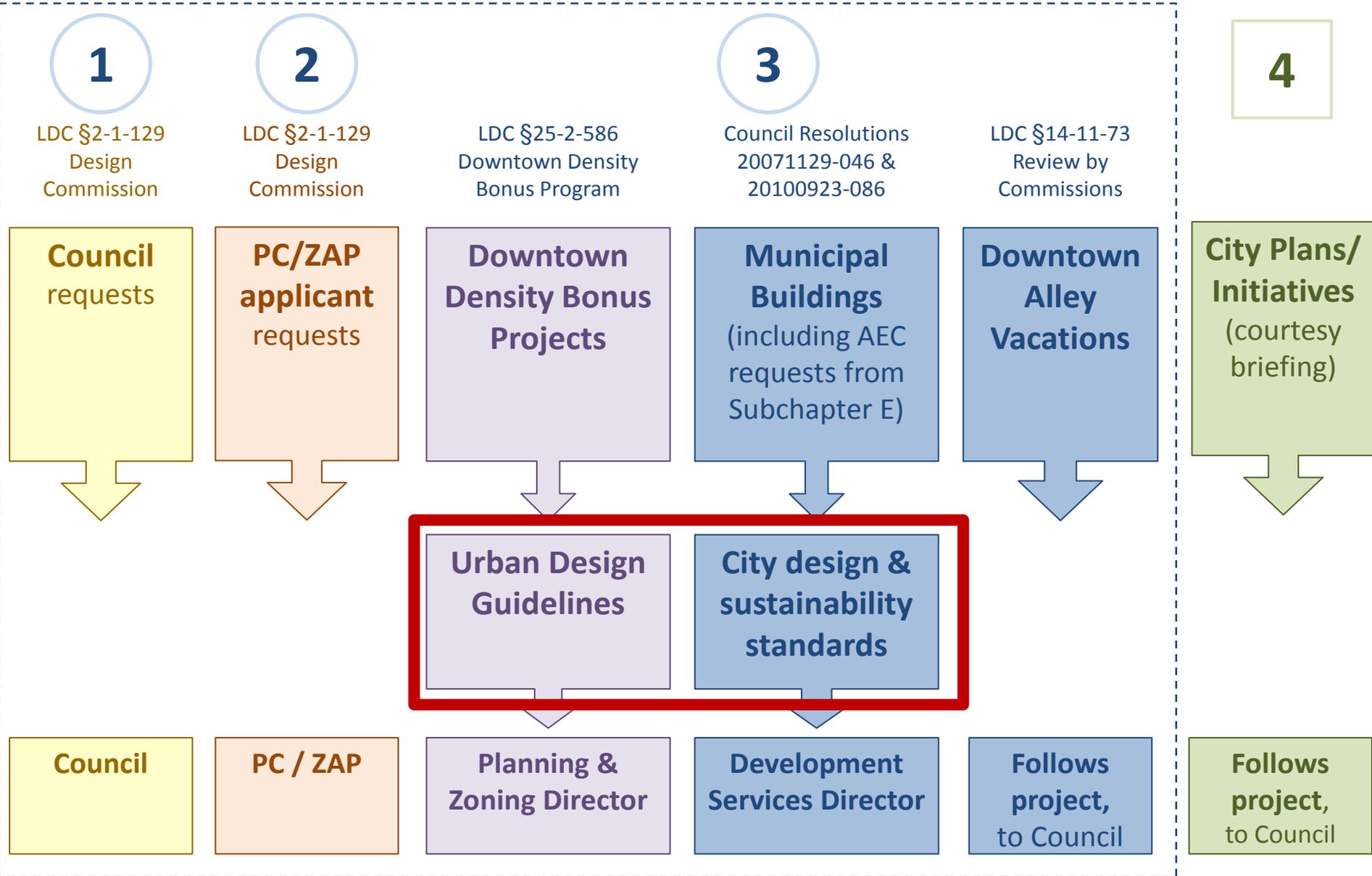


Rainwater Harvesting @ Twin Oaks Library

Municipal Buildings & future standards



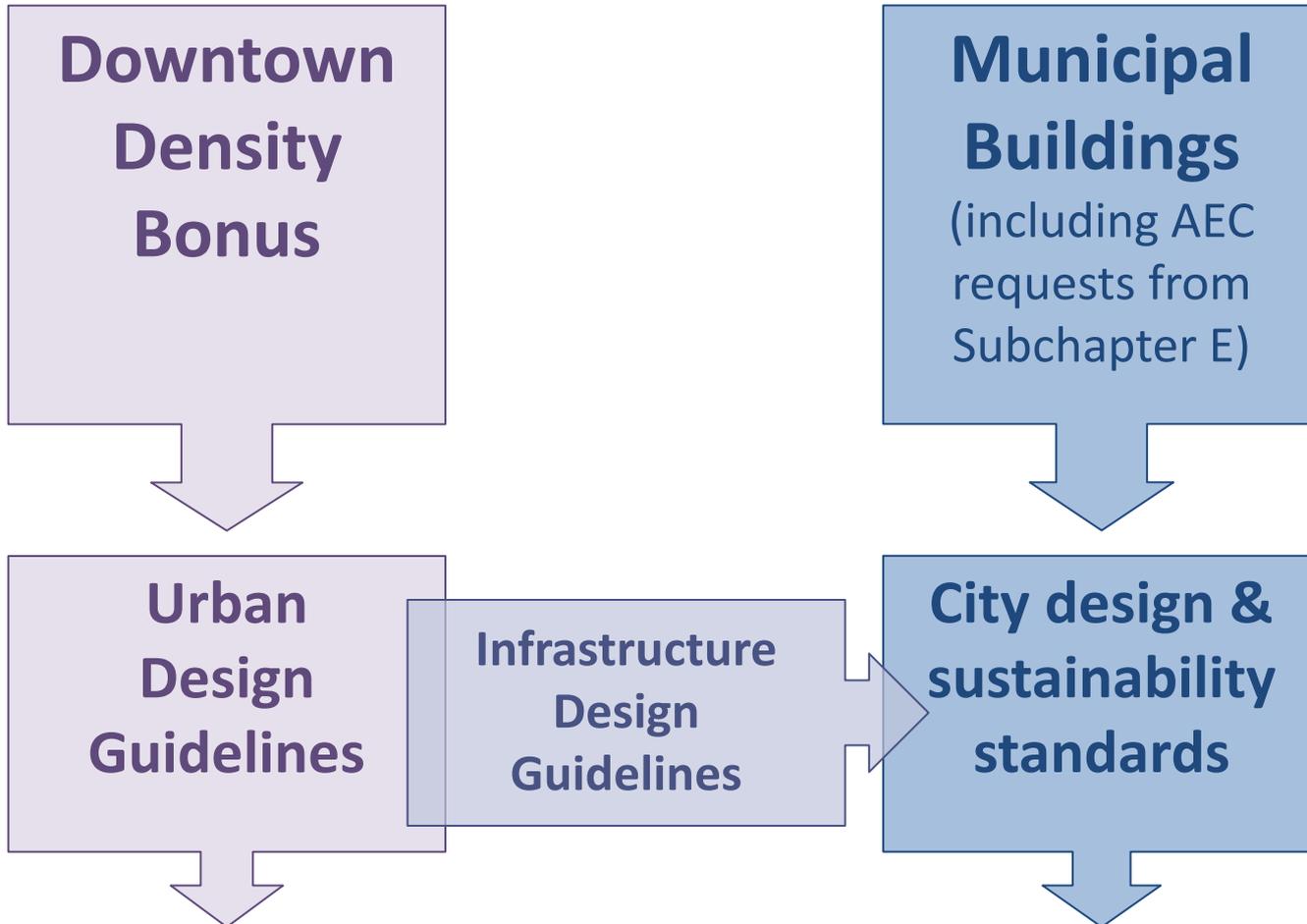
Design Commission: Projects Reviewed



Urban & Infrastructure Design Guidelines

LDC §25-2-586
Downtown Density
Bonus Program

Council Resolutions
20071129-046 &
20100923-086



Questions?

