

CITY OF AUSTIN WAREHOUSE & MARSHALLING YARD

DESIGN COMMISSION | JANUARY 27, 2020

RIVERSIDE MEADOWS NEIGHBORHOOD

CACTUS ROSE NEIGHBORHOOD

WAREHOUSE

MARSHALLING YARD

[SLIDE FROM COMMUNITY OUTREACH MEETING]

CONVENTION CENTER WAREHOUSE & MARSHALLING YARD

GOAL:

PROVIDE ADMINISTRATION, WAREHOUSE, AND MARSHALLING YARD FOR CITY OF AUSTIN CONVENTION CENTER DEPARTMENT.

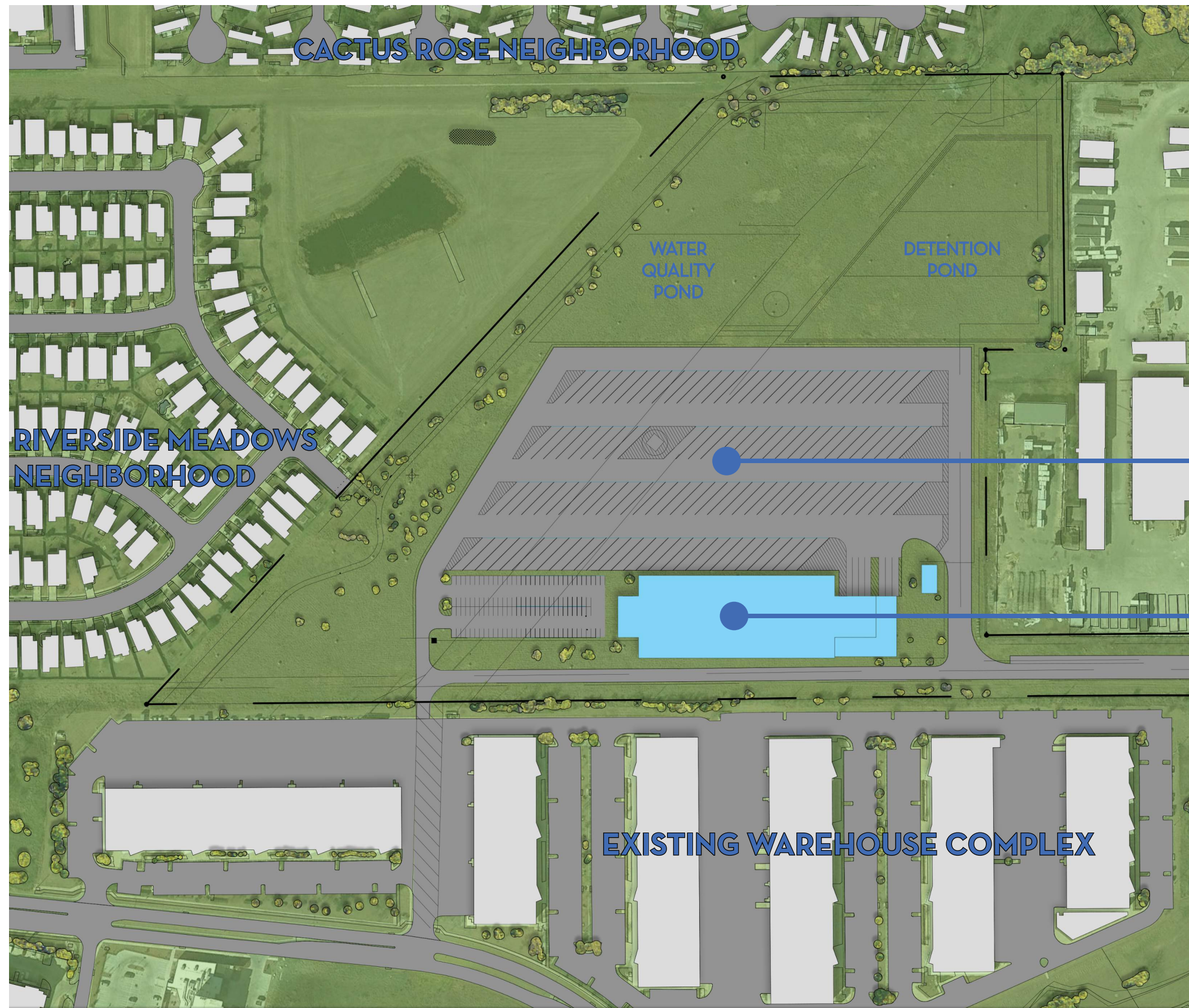
PROJECT ELEMENTS:

ADMINISTRATION SPACE: 5,000 SF
SHIPPING & RECEIVING: 5,000 SF
WAREHOUSE: 60,000 SF
MARSHALLING YARD



PROJECT OVERVIEW

[SLIDE FROM COMMUNITY OUTREACH MEETING]



MARSHALLING YARD

WAREHOUSE BUILDING
ADMINISTRATION 5K SF
SHIPPING & RECEIVING 5K SF
WAREHOUSE 60K SF

PROPOSED SITE PLAN

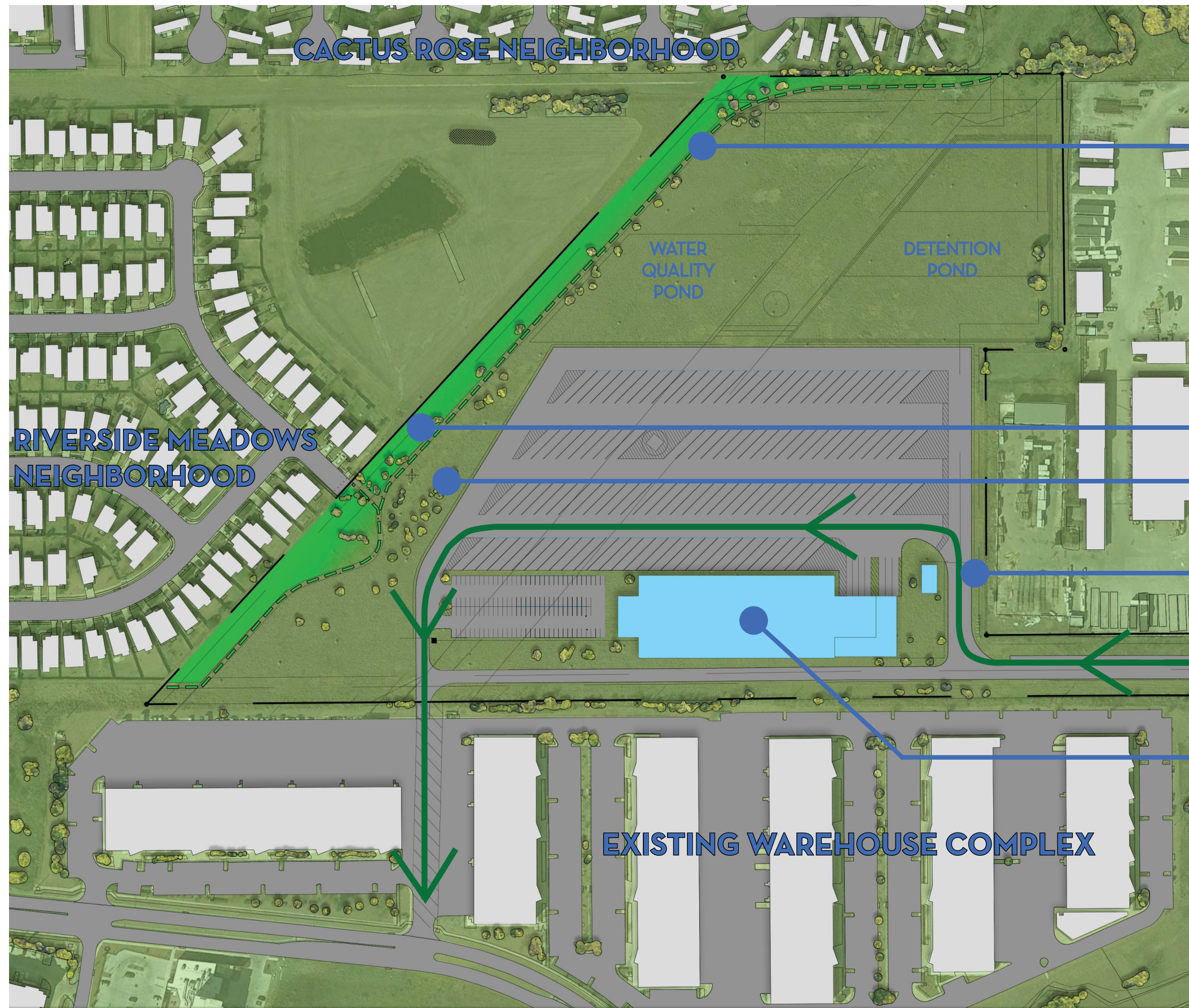
[SLIDE FROM COMMUNITY OUTREACH MEETING]

CITY OF AUSTIN
WAREHOUSE & MARSHALLING YARD

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AUSTIN
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FUTURE HIKE & BIKE TRAIL

GREEN SPACE BUFFER

NEW TREE BUFFER

TRUCK FLOW:
NO CONFLICTS WITH
RESIDENTIAL TRAFFIC

BUILDING LOCATION
PLACED TO BE AWAY FROM
NEIGHBORHOOD

PROPOSED SITE PLAN WITH DESIGN FEATURES

[SLIDE FROM COMMUNITY OUTREACH MEETING]



The intent of this site plan is to show the locations of Urban Design Guidelines and Austin Building Block elements.

- AW1 - CREATE DENSE DEVELOPMENT
- AW4 - BUFFER NEIGHBORHOOD
- AW5 - CIVIC ART
- AW7 - AVOID HISTORICAL MISREPRESENTATION
- AW9 - ACKNOWLEDGE ROOFTOPS

- PS1 - PROTECT PEDESTRIANS
- PS3 - CREATE POTENTIAL FOR TWO-WAY STREETS
- PS4 - REINFORCE PEDESTRIAN ACTIVITY
- PS7 - AVOID PEDESTRIAN & UTILITY CONFLICT
- PS8 - INSTALL STREET TREES
- PS11 - SCREEN MECHANICAL AND UTILITY EQUIP.

- CFS P14 - EROSION, FLOOD AND WATER QUALITY
- CFS P24 - INCREASE RENEWABLE ENERGY SOURCES
- CFS P29 - SHARED CITY FACILITIES
- CFS P35 - PUBLIC BUILDINGS NEAR NEIGHBORHOODS SERVICES ARE LOCATED.
- CFS P36 - IMPROVE MULTI-MODEL PUBLIC TRANSPORTATION ACCESS.
- CFS P37 - INTEGRATE PUBLIC FACILITIES INTO ACTIVE, WALKABLE, MIXED USE NEIGHBORHOODS.
- CFS P38 - REDUCE ENERGY CONSUMPTION AND WASTE
- CFS P39 - DEVELOP PUBLIC FACILITIES WITH HEALTHY WORK ENVIRONMENTS AND EDUCATE.

PROPOSED SITE PLAN WITH URBAN DESIGN GUIDELINES

URBAN DESIGN GUIDELINES

AW1: Create Dense Development

The goals of this project aim to relieve the downtown area of overcrowding and congestion of streets so that the density and vitality of events can thrive without conflict of event equipment staging. The sites built environment is not applicable to creating a diverse and exciting atmosphere because of its security requirements mandated by the program.

AW4: Buffer Neighborhood

Height of our building is lower than surrounding warehouses. Large greenway used as a buffer to warehouse and marshaling yard. Buffering of neighborhood edges to respect their intrinsic value serves to integrate them into the urban fabric. Large greenways open space includes urban trail to link residential neighborhoods to foster a physically and psychologically comfortable atmosphere that invite public access to a previous isolated site. Massing of our building is sensitive to close neighborhood adjacencies. Vehicular access to the site was directed to commerce instead of connecting to neighborhoods Anise drive where it would disturb residents. Community outreach presentation in conjunction with Public works invited neighbors to provide input, received no objections to the project.

AW5: Incorporate Civic Art

We are providing over 10,400 SF for AIPP civic art on the public façade of the building. We hope this will celebrate Austin's diverse historical and cultural underpinnings. Its adjacency to the greenway urban trail system marks a strategic unique place that should draw pedestrians from surrounding context. It is our hope that the urban trail can continue this relationship with civic art creating points of interest along its path.

AW7: Avoid Historical Misrepresentations

Though our project, as well as surrounding buildings, represent this era of construction technology, we have avoided duplicating the appearance while using the same construction system. Most warehouses are homogeneous facades that fade into the background of the surrounding built environment. Our authenticity is articulated through tectonics of tilt-wall veneer panels that respond to scale of the surrounding community, while providing a large public façade for civic art. Please refer to our presentation diagrams and renderings.

AW9: Acknowledge Rooftops are seen from other buildings and the street

All mechanical equipment is shielded from street view.

URBAN DESIGN GUIDELINES

PS1: Protect Pedestrians Where the Building Meets the Street

Overhead cover provides continuous protection at building entry as employees transition from parking to the conditioned building environment.

PS3: Create a Potential for Two-Way Streets

Joint access easement allows local access to 183 North & South, previously inaccessible without backtracking to Montopolis or Crossing Highway 71. This two-way street allows surrounding warehouses access without conflicting with Riverside traffic.

PS4: Reinforce Pedestrian Activity

Urban trail provides 12' wide pedestrian connection to site, which unites local neighborhoods.

PS6: Enhance Streetscape

Streetscape is supported by civic art and landscaping to provide relief from the daunting presence of surrounding warehouses.

PS7: Avoid conflict between Pedestrians and Utility Equipment

Above ground utilities are visually compatible with surrounding streetscape and avoid conflict with the continuity of pedestrian accessible route.

PS8: Install Street Trees

Trees are provided along the urban trail and building perimeter to reduce storm water runoff, provide cooling effects for the urban heat island.

PS11: Screen Mechanical and Utility Equipment

Mechanical equipment is screened from view by roof parapets, screen walls, and landscaping.

AUSTIN BUILDING BLOCKS - PUBLIC FACILITIES

CFS P14: Integrate Erosion, flood and water quality design measures

The local wetlands, surround creek, and slope of the site were top design concerns in conjunction with LEED to preserve environmentally conservative areas and improve the quality of water. We have over 180,000 SF of Bio-filtration water quality and detention ponds dedicated to meeting the sites needs to improve water quality.

CFS P24: Increase the share of renewable energy sources.

The project goals consist of creating a solar ready site to reduce greenhouse gas and meet Zero Waste Goals.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers.

The project program has a unique feature of dual use. The warehouse when not being used by multiple city departments for storage, serves as a Homeland Security emergency shelter for disaster response.

CFS P35: Distribute public buildings where neighborhood services are located.

In conjunction with **S P14** our unique emergency service program is located in close proximity to neighborhoods.

CFS P36: Improve multi-modal public transportation access.

The Hike and Bike urban trail creates connection between neighborhoods that were not present previously. This creates continuity with the existing pedestrian systems provided. This

CFS P37 Integrate public buildings and facilities into active, walkable, mixed use neighborhoods.

The project goals have integrated an urban trail, which facilitates walkable continuity between neighborhoods while providing access to green space.

CFS P38 Reduce energy consumption and waste generation in all public buildings.

The project goals consist of pursuing Energy and Atmosphere LEED credits to reduce the City's greenhouse gas and meet Zero Waste Goals.

CFS P39 Develop public buildings and facilities to create healthy work environments and educate the public.

The project goals in conjunction with CE P9 are actively creating a healthy work environment by implementing LEED Indoor Environmental Quality credits.

AUSTIN BUILDING BLOCKS

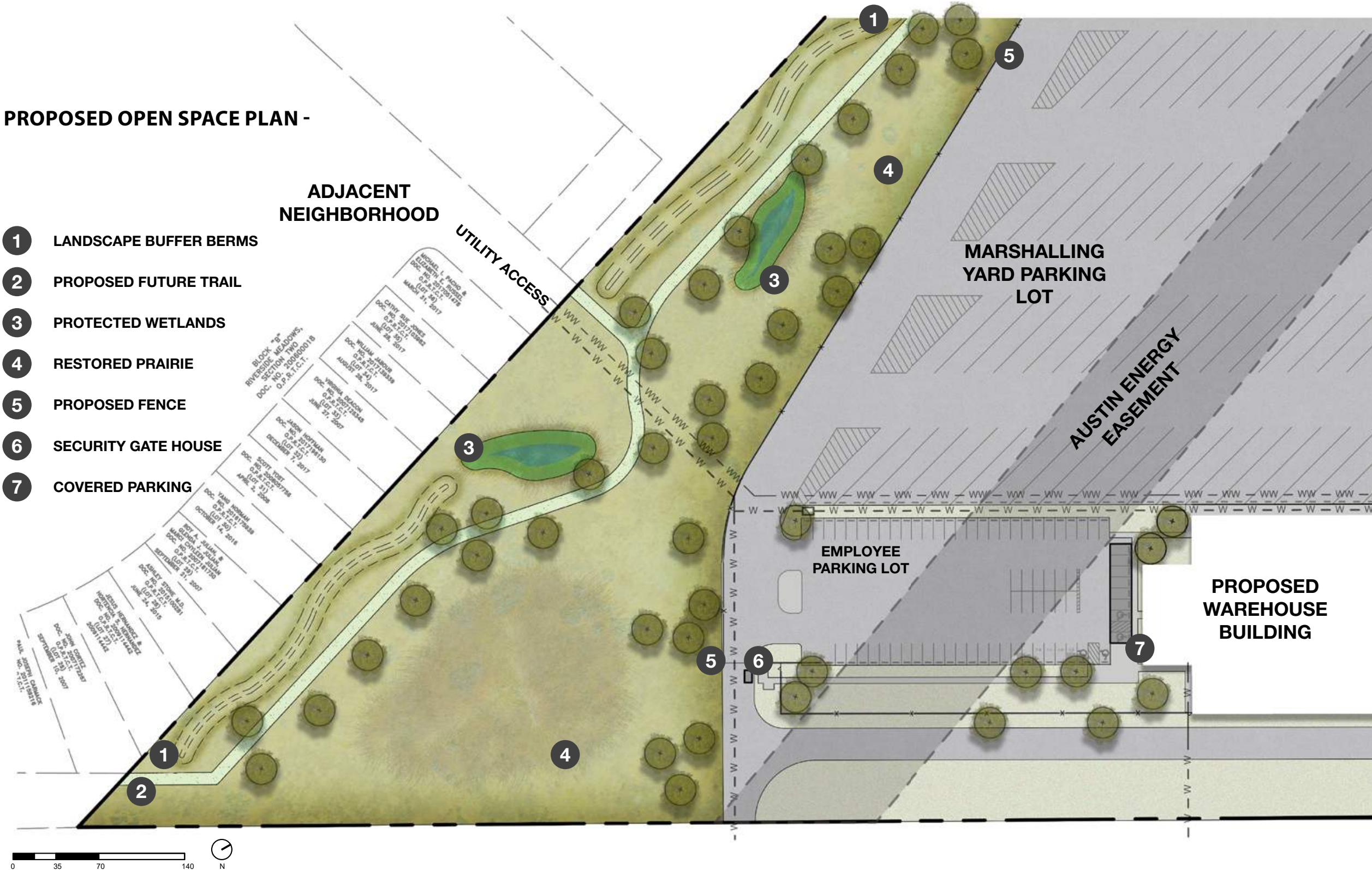
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LANDSCAPE DESIGN



LANDSCAPE DESIGN

PROPOSED PLANTING PALETTES -

Bio-Filtration Planting



Switch Grass



Soft Rush



Dwarf Palmetto



Little Bluestem



Sea Oats

Black Land Prairie Meadow Mix



Big Bluestem



Buffalograss



Winecup



Prairie Verbena



Butterfly Weed

Native Trees

Significant Shade Providers



Monterrey Oak



Texas Red Oak



Bald Cypress



Mexican Sycamore

LANDSCAPE DESIGN

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SUSTAINABILITY OVERVIEW

Certification Goal: LEED 4.1 Silver

Location and Transportation: site location challenging for credits. 11 of 16 credits are NO.

Sustainable Sites: concrete pavement key for Heat Island reduction.

Water Efficiency: water use reduction

Energy and Atmosphere: enhanced commissioning, electrical system solar ready, optimize energy challenging with un-cooled warehouse

Materials and Resources: building product disclosures and waste management

Indoor Environmental Quality: low-emitting materials

Innovation: education outreach, O&M starter, Pilot, EP

Potential Credits: 12 credits currenting in high maybe column. Renewable Energy Production, rainwater management, protect and restore habitat

SUSTAINABILITY OVERVIEW



LEED v4 for BD+C: Warehouses and Distribution Centers Project Checklist

Y	?	N

Credit Integrative Process 1

5	0	0	11	Location and Transportation	16
				Credit LEED for Neighborhood Development Location	16
1				Credit Sensitive Land Protection	1
1			1	Credit High Priority Site	2
1			4	Credit Surrounding Density and Diverse Uses	5
			5	Credit Access to Quality Transit	5
			1	Credit Bicycle Facilities	1
1				Credit Reduced Parking Footprint	1
1				Credit Green Vehicles	1

5	4	0	1	Sustainable Sites	10
Y				Prereq Construction Activity Pollution Prevention	Required
1				Credit Site Assessment	1
	2			Credit Site Development - Protect or Restore Habitat	2
1				Credit Open Space	1
	2		1	Credit Rainwater Management	3
2				Credit Heat Island Reduction	2
1				Credit Light Pollution Reduction	1

4	1	0	6	Water Efficiency	11
Y				Prereq Outdoor Water Use Reduction	Required
Y				Prereq Indoor Water Use Reduction	Required
Y				Prereq Building-Level Water Metering	Required
1			1	Credit Outdoor Water Use Reduction	2
2	1		3	Credit Indoor Water Use Reduction	6
			2	Credit Cooling Tower Water Use	2
1				Credit Water Metering	1

17	2	4	10	Energy and Atmosphere	33
Y				Prereq Fundamental Commissioning and Verification	Required
Y				Prereq Minimum Energy Performance	Required
Y				Prereq Building-Level Energy Metering	Required
Y				Prereq Fundamental Refrigerant Management	Required
6				Credit Enhanced Commissioning	6
5	2	3	8	Credit Optimize Energy Performance - 14% - 18% estimated	18
1				Credit Advanced Energy Metering	1
2				Credit Demand Response	2
		1	2	Credit Renewable Energy Production	3
1				Credit Enhanced Refrigerant Management	1
2				Credit Green Power and Carbon Offsets	2

Project Name: CoA Warehouse and Marshalling Yard
Date: 01.20.2020

5	0	3	5	Materials and Resources	13
Y				Prereq Storage and Collection of Recyclables	Required
Y				Prereq Construction and Demolition Waste Management Planning	Required
			5	Credit Building Life-Cycle Impact Reduction	5
1		1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2				Credit Construction and Demolition Waste Management	2

5	4	4	3	Indoor Environmental Quality	16
Y				Prereq Minimum Indoor Air Quality Performance	Required
Y				Prereq Environmental Tobacco Smoke Control	Required
1	1			Credit Enhanced Indoor Air Quality Strategies	2
2	1			Credit Low-Emitting Materials	3
1				Credit Construction Indoor Air Quality Management Plan	1
	1		1	Credit Indoor Air Quality Assessment	2
	1			Credit Thermal Comfort	1
1			1	Credit Interior Lighting	2
		3		Credit Daylight	3
		1		Credit Quality Views	1
			1	Credit Acoustic Performance	1

5	1	0	0	Innovation	6
4	1			Credit Innovation - Educational Outreach, O&M Starter, Pilot, EP	5
1				Credit LEED Accredited Professional	1

0	0	0	4	Regional Priority	4
			1	Credit Regional Priority: Optimize Energy Performance or Renewable	1
			1	Credit Regional Priority: Reduced Parking Footprint	1
			1	Credit Regional Priority: Rainwater Management	1
			1	Credit Regional Priority: Indoor or Outdoor Water Use Reduction	1

46	12	11	41	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

ARCHITECTURAL DESIGN

Diagrammatic Concept:

Extrude a standard warehouse box to meet the program requirements. The box is base Material A and any surface exposed by the extrusion of the box is Material B.

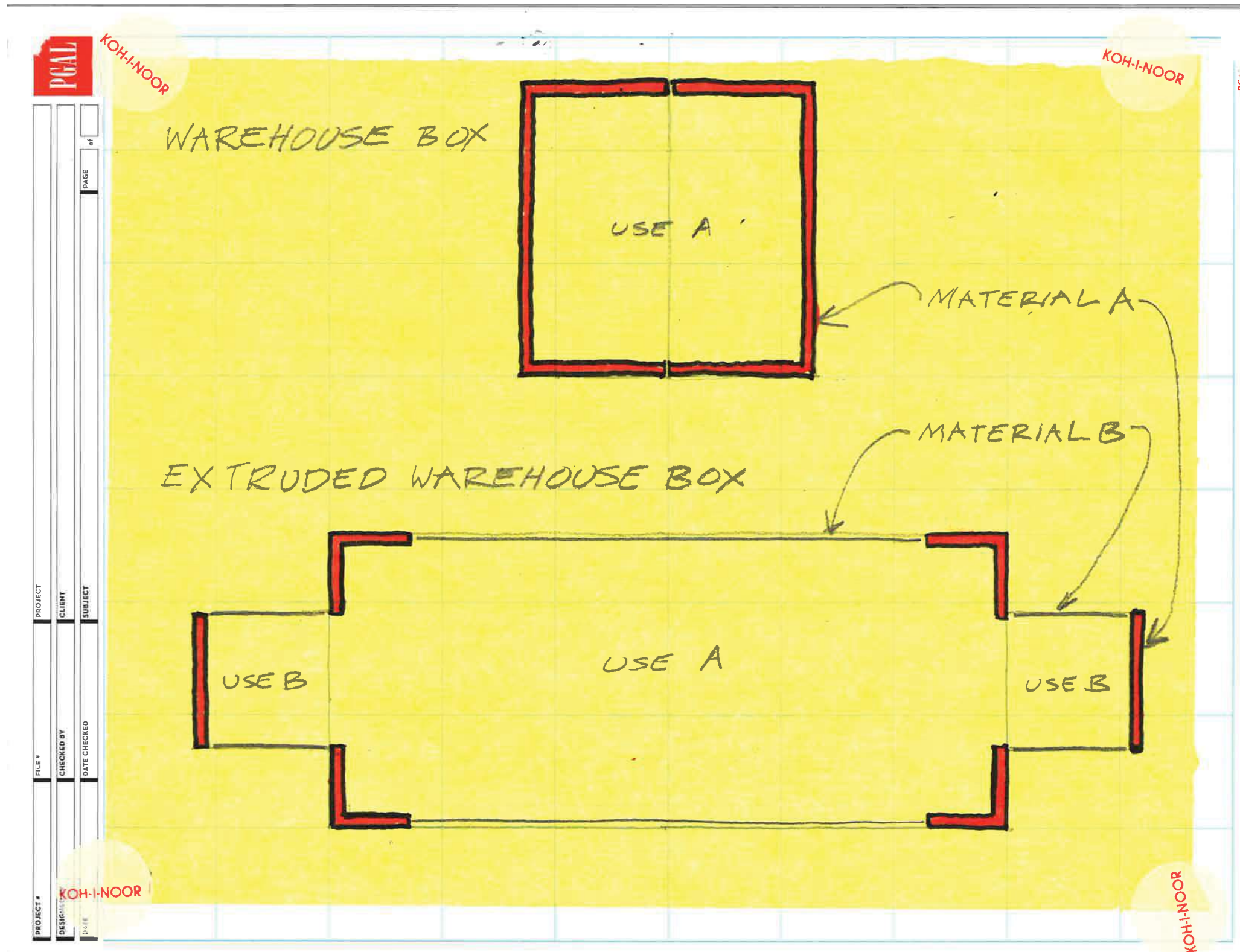
Special spaces/functions of the program are treated as distinct protrusions from the box.

Material A:

Insulated Concrete tilt-wall with form-liner

Material B:

Insulated Concrete tilt-wall with smooth/color finish



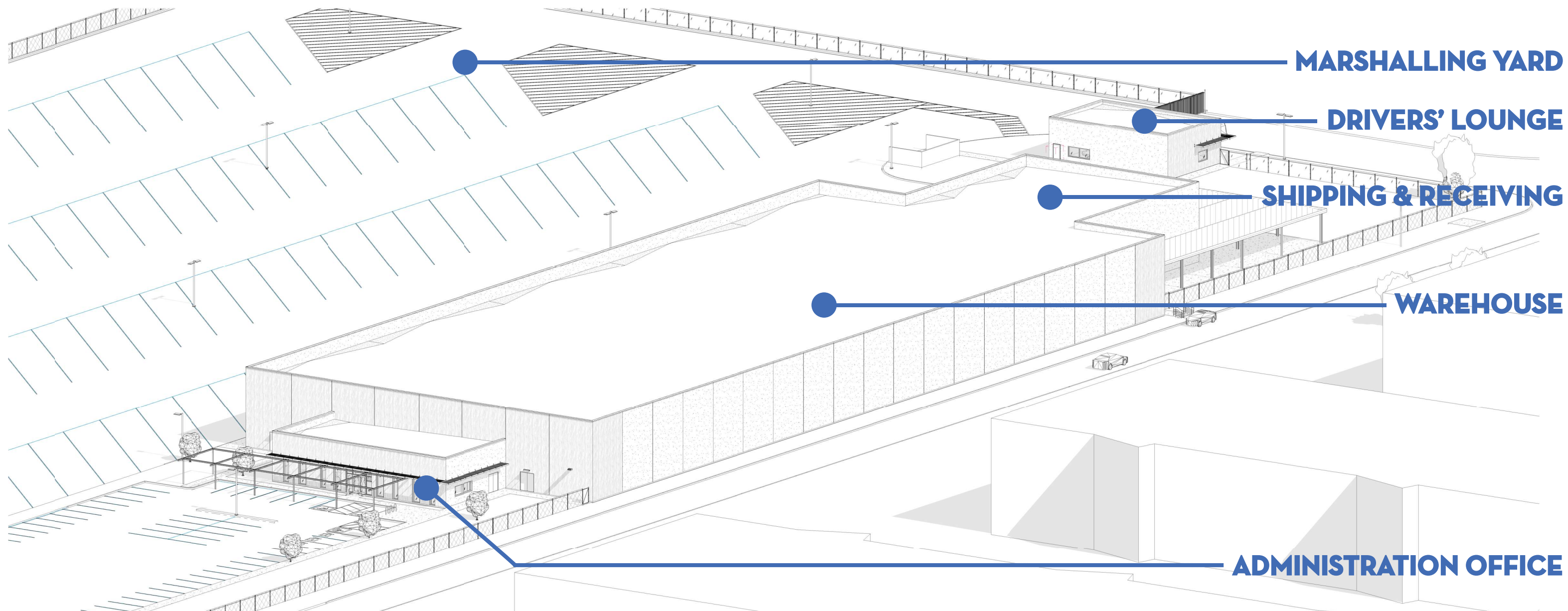
ARCHITECTURAL DIAGRAM

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ARCHITECTURAL AXO

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ARCHITECTURAL RENDERING: PUBLIC FACADE

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ARCHITECTURAL RENDERING: SECURE/BAY FACADE

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CONVENTION CENTER WAREHOUSE & MARSHALLING YARD

SCHEDULE:

UPCOMING BENCHMARK: Design Development 2/3/2020

SITE DEVELOPMENT PERMIT: In for formal review 1/9/2020

START CONSTRUCTION: Fall 2020

COMPLETE CONSTRUCTION: Late 2021

SUBPROJECT NUMBER: 6020.098

MANAGING DEPARTMENT: PUBLIC WORKS

SPONSORING DEPARTMENT: CONVENTION CENTER

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