



City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission.

Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons: jorge.rousselin@austintexas.gov, (512) 974-2975
Executive Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243
Staff Liaison: Patrick.Colunga@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

Density Bonus
Program Coordinator: jorge.rousselin@austintexas.gov, (512) 974-2975
Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

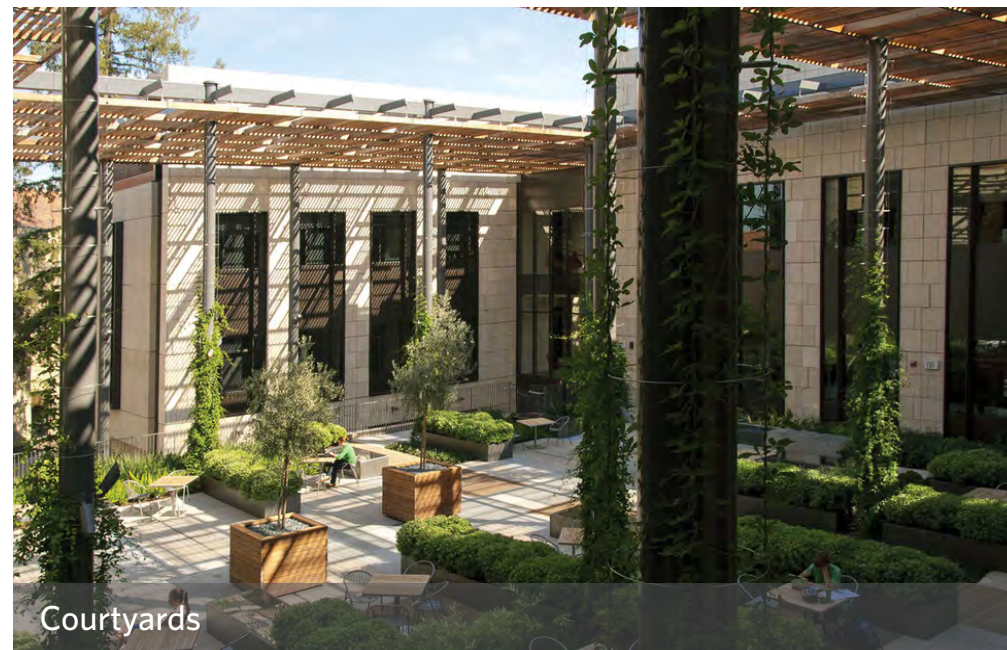
C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

SMALL GROUP MEETINGS

The design team met with **Studio Artists** from various disciplines, **Youth Program Instructors** and **Parents, Gallery Artists**, the **Friends of the Dougherty Arts Center, Neighbors** to the site, users focused on **Diversity, Equity**, and **Inclusion**, and **Dougherty Staff** to discuss the existing facility and what they would want to see in the new Arts Center.

Key Common Themes

- Artist work on display throughout the facility
- Integration of park and outdoor spaces with Arts Center
- Galleries, Studios, and Theaters linked by informal gathering spaces
- Flexible gallery spaces in terms of medium, scale, and location
- Durable architecture that respects the art on display
- Safe and inviting for all ages, mobilities, cultures, and identities
- Abundant, controlled natural light
- Spaces for concessions, lounges

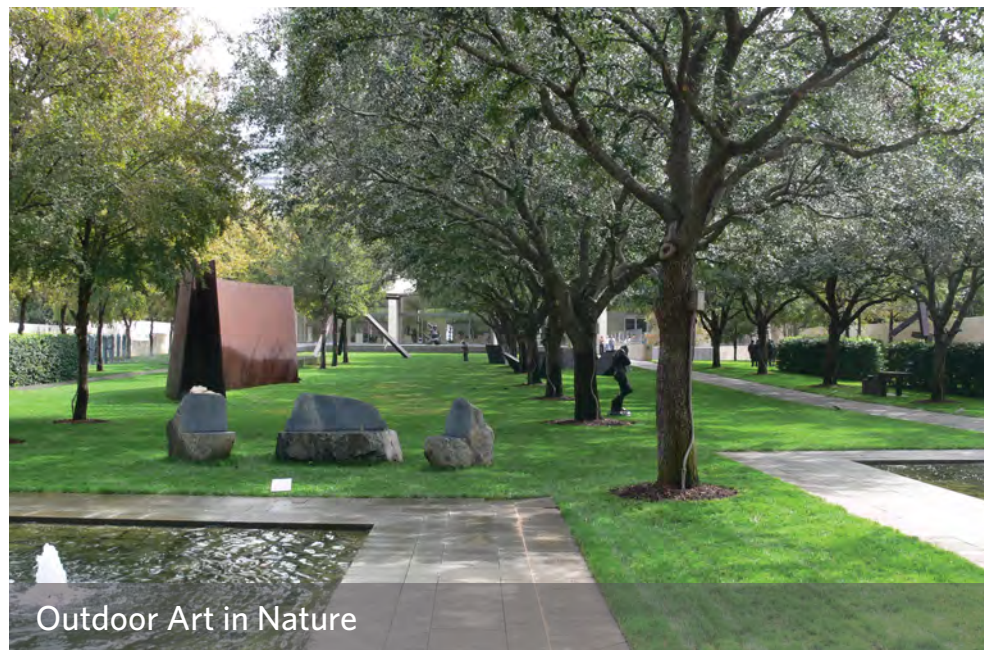


SMALL GROUP MEETINGS

In review of the feedback received from the Small Group Meetings, the Design Team identified a series of **design considerations** to be implemented as the project is developed:

Design Considerations

- Sense of arrival, discovery, and inspiration
- Interactive exhibits throughout the Art Center
- Parking integrated into the site and landscape
- Spaces for coffee, food trucks, cafe, or lounges for extended use of the facility
- Pick-up, drop-off, and loading areas for Theaters, Studios, and School
- Shaded, protected outdoor courtyards for shared Art Center programming
- Landscape interwoven with art throughout district grounds
- Foster community engagement through programming and shared spaces
- Draw public into the Art Center through park/art integration



LEED v4 for BD+C: New Construction and Major Renovation

DOUGHERTY ARTS CENTER

9/23/21

SILVER TARGET	GOLD TARGET	PLATINUM TARGET			WELL Syn	SITES Syn					
Project Information							Requirements Description				
P	Project Information				REQ		Minimum Program Requirements: The LEED Project 1) Must be in a permanent location on existing land 2) Must use reasonable LEED boundaries, and 3) Must comply with project size requirements				
Y			?	N							
1	0	0	0	0	Integrative Process		1		Requirements Description		
1							1	Y	Beginning of pre-design, and throughout design phases: Perform preliminary “simple box” energy modeling analysis and preliminary water budget analysis before end of schematic design. Assess and estimate the project’s potential to reduce energy loads, nonpotable water supply sources and water demand volumes. Exemplary performance for additional analysis: site selection, social equity, health & well-being, etc.		
Y			?	N							
7	0	1	1	7	Location & Transportation		16		Requirements Description		
1							1	Y	OPT 1: Locate development footprint on previously-developed land OR OPT 2: On land that is not sensitive land: Prime farmland, Floodplains, Natural Habitat, Water bodies, or Wetlands		
4				1			5	Y	Y	OPT 1: Locate on site w/ surrounding density w/in 1/4 mi radius of project boundary & meeting LEED values AND/OR OPT 2: Locate w/in a 1/2 mi walking distance of 4-7 (1 point) or 8 or more (2 points) publicly available diverse uses v4.1 substitution - Walkscore of 80+ is equal to 4 points	
			1	4			5	Y	Y	Locate any functional entry within a 1/4-mile walking distance of bus, streetcar, or rideshare stops, or within a 1/2-mile walking distance of bus rapid transit stops, light or heavy rail stations, commuter rail stations or commuter ferry terminals. Both weekday and weekend trip minimums must be met. Min 72 weekday/30 wknd for 1 pt (3, 30, 484 (3 is within 1/4-mile, 37 weekday; 484 night serv only; 30 within 0.3 mile walk))	
1							1	Y	Y	Locate entry w/in a 200-yard walking distance or bicycling distance from a bike network that connects to at least one of the following: 10 diverse uses, School or employment center, Bus rapid transit stop, light or heavy rail station, commuter rail station or ferry terminal. Provide short-term bike storage for 2.5% of peak visitors; Provide long-term storage for 5% of regular occupants; Provide at least one on-site shower with changing facility for the first 100 regular building occupants and 1 addnl shower for every 150 building occupants thereafter. v4.1 substitution - short-term storage within 200-feet of any main entrance; Long-term storage within 300-feet of any functional entry 17 FTE, Part-time: 15-30; Peak: 400 + 100 = 500 total peak	
		1					1	Y		Do not exceed min. local code requirements for parking capacity; Provide parking capacity that is a % reduction below the base ratios recommended by the Parking Consultants Council (ITE Transportation Planning Handbook). 20% reduction for non-dense locations & 40% reduction for dense and/or transit-served locations. 5% preferred parking for carpools; no preferred parking if no off-street parking provided. v4.1 substitution - 30% reduction and remove preferred parking requirement.	
1							1	Y		Designate 5% of all parking spaces for preferred parking for green vehicles or 20% discounted parking for green vehicles, AND OPT 1: Install EV Charging (Lvl 2 or greater) for 2% of all parking spaces OR OPT 2: Install Liquid or gas alternative fueling or battery switching station facility for 2% of all parking spaces v4.1 credit submstituion available. Thresholds lowered and additional increments for points. v4.1 substitution - remove preferred parking requirement. EV is now 5% not 2%.	
Y			?	N							
6	1	1	2	0	Sustainable Sites		10			Requirements Description	
Y					P	Construction Activity Pollution Prevention		REQ	Y	Y	Create & implement an erosion and sedimentation control plan per 2012 version of the USEPA Construction General Permit (CGP) or local equivalent, whichever is more stringent.
1						Site Assessment		1	Y		Complete and document a site survey/assessment including topography, hydrology, climate, vegetation, soils, human use, and human health effects. Asses how the site features influenced project design

6						Enhanced Commissioning	6	Y	OPT 1: Enhanced Cx for HVAC&R (3pts) OR Enhanced Cx AND Monitoring-based Cx (4pts) AND/OR OPT 2: Envelope Cx (2pts)
10	3	3	2			Optimize Energy Performance	18	Y	Further reduce energy use from Baseline in Prereq. OPT 1: Whole building energy simulation. 6%=1pt, 8%=2pts, upto 50%=18pts. OPT 2: Prescriptive compliance w/ ASHRAE Advanced Energy Design Guide (1-6pts). NOTE: To be eligible for Option 2, projects must use Option 2 in EA Prerequisite Minimum Energy Performance.
1						Advanced Energy Metering	1		Install advanced energy metering for all whole-building energy sources & any individual energy end uses that represent 10% or more of total annual building energy consumption. See LEED Reference Guide for metering characteristics.
2						Demand Response	2		CASE 1: Participate in an existing DR program w/ a minimum 1-year contract for at least 10% of the estimated peak electricity demand (2pts). CASE 2: Provide infrastructure for future DR programs (1pt)
	1	2				Renewable Energy Production	3	Y	Use renewable energy systems to offset building energy costs. Solar gardens or community renewable energy systems are allowed if 1 project owns the systems, has at least a 10 yr lease & is located within the same utility service area. 1% = 1pt, 5% = 2pt, 10% = 3pt, 15% = EP.
1						Enhanced Refrigerant Management	1		OPT 1: No refrig or Ozone Depletion Potential (ODP) & Global Warming Potential (GWP) <50. OR OPT 2: Calculate refrigerant impact per LEED Reference Guide.
2						Green Power and Carbon Offsets	2		Engage in a 5 yr contract w/ Green-e Energy certified Green Power or RECs (Scope 2 only) or Green-e Climate certified Carbon offsets (Scopes 1 or 2). Percentage of green power offset based on energy consumed, not cost. 50% = 1pt, 100% = 2pts
Y				?	N				
5	0	1	5	2		Materials and Resources	13		Requirements Description
Y					P	Storage and Collection of Recyclables	REQ	Y	Provide dedicated & separate areas for collection & storage. Must include mixed paper, corrugated cardboard, glass, plastics, and metals. Provide for safe collection, storage, and disposal of 2 of the following: batteries, mercury-containing lamps, e-waste.
Y					P	Construction and Demolition Waste Management Planning	REQ	Y	Develop & implement a construction waste management plan. Divert at least 5 materials. Specify whether materials will be separated or commingled. Provide final report. Alternative daily cover (ADC) does not qualify as material diverted from disposal. Land-clearing debris is not considered construction, demolition, or renovation waste that can contribute to waste diversion.
			1	2	2	Building Life-Cycle Impact Reduction	5		Demonstrate reduced environmental effects during initial project decision-making by reusing existing building resources or demonstrating a reduction in materials use through life-cycle assessment. Achieve one of the following: OPT 1: Historic Building Reuse (5pts). OPT 2: Renovation of Abandoned or Blighted Building (5pts). OPT 3: Building & Material Reuse based on surface area (25% = 2pts, 50% = 3pts, 75% = 4pts). OPT 4: Whole building life cycle assessment WBLCA (3pts).
1				1		Building Product Disclosure and Optimization - Environmental Product Declarations	2	Y Y	OPT 1: EPD: Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet prescribed disclosure criteria. OPT 2: Multi-attribute Optimization: Use products that comply with one of the prescribed criteria for 50%, by cost, of the total value of permanently installed products. For credit achievement calculation, products sourced (extracted, manufactured, purchased) within 100 miles (160 km) of the project are valued at 200% of their base contributing cost. Structure and enclosure materials may not constitute more than 30% of the value of compliant building products. v4.1 credit substitution - reduced thresholds for Options 1 and 2
1				1		Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	Y Y	OPT 1: Raw Material Source and Extraction Reporting: Use at least 20 different permanently installed products sourced from at least five different manufacturers that have publicly released a report from their raw material suppliers which include raw material supplier extraction locations, a commitment to long-term ecologically responsible land use, a commitment to reducing environmental harms from extraction and/or manufacturing processes, and a commitment to meeting applicable standards or programs voluntarily that address responsible sourcing criteria. OPT 2: Use products that meet at least one of the responsible extraction criteria (Extended producer responsibility; Bio-based materials; Wood products; Materials Reuse; Recycled Content; USGBC approved program) for at least 25%, by cost, of the total value of permanently installed products. v4.1 credit substitution - new thresholds for Option 2 (20%/40%), Option 1 removed

1			1			Building Product Disclosure and Optimization - Material Ingredients	2	Y	Y	OPT 1: Material Ingredient Reporting: Use at least 20 different permanently installed products from at least five different manufacturers that use any of the following to demonstrate the chemical inventory of the product to at least 0.1% (1000 ppm): Manufacturer Inventory; Health Product Declaration (HPD); Cradle to Cradle (C2C); USGBC approved program. AND/OR OPT 2: Material Ingredient Optimization: Use products that document their material ingredient optimization using one of these paths for at least 25%, by cost, of the total value of permanently installed products in the project: GreenScreen v1.2 Benchmark; Cradle to Cradle Certified; REACH Optimization; USGBC approved program. AND/OR OPT 3: Product Manufacturer Supply Chain Optimization v4.1 credit substitution - reduced thresholds for Options 1 and 2
2						Construction and Demolition Waste Management	2		Y	OPT 1: Divert at least 50% (or 75%) of the total construction and demolition material; diverted materials must include at least three (or four for 75%) material streams. OPT 2: Do not generate more than 2.5 pounds of construction waste per square foot (12.2 kilograms of waste per square meter) of the building's floor area.
Y			?	N						
9	2	3	2	0		Indoor Environmental Quality	16			Requirements Description
Y					P	Minimum Indoor Air Quality Performance	REQ	Y		VENTILATION: Mechanically Ventilated Spaces: Meet min requirements of ASHRAE 62.1-2010, Sections 4-7 Ventilation for Acceptable Indoor Air Quality. Naturally Ventilated Spaces: Meet min requirements of ASHRAE 62.1-2010. Confirm natural ventilation effectiveness using CIBSE guidance. The indoor air quality procedure defined in ASHRAE Standard 62.1-2010 may not be used to comply with this prerequisite. MONITORING: Mechanically Ventilated Spaces: Monitor outdoor air intake flow per LEED guidelines. Naturally Ventilated Spaces: Comply with at least 1 strategy per LEED Reference Guide.
Y					P	Environmental Tobacco Smoke Control	REQ	Y	Y	Prohibit smoking inside building and within 25' from all entries, outdoor air intakes, & operable windows. No Smoking signage must be posted within 10' of all building entrances.
1			1			Enhanced Indoor Air Quality Strategies	2	Y		OPT 1: Enhanced IAQ Strategies: Comply w/ requirements as listed in LEED Reference Guide as relates to: A) Entryway systems (all regularly used exterior entrances, 10ft in length), B) Interior cross-contamination prevention (exhaust), C) Filtration in Ventilation Systems - MERV 13 filters, D) Naturally ventilated spaces design calculations, E) Mixed-mode systems design calculations. OPT 2: Additional Enhanced IAQ Strategies: Select additional enhanced IAQ strategies: A) Exterior contamination prevention, B) Increased ventilation, C) CO2 monitoring, D) Additional source control & monitoring, E) Natural ventilation room-by-room calculations.
2	1					Low-Emitting Materials	3	Y		OPT 1: Achieve the threshold level of compliance with VOC Emissions <u>and</u> VOC Content standards for the product categories listed in Tables from the LEED Reference Guide. OPT 2: If some products in a category do not meet the criteria, project teams may use the Budget Calculation Method. v4.1 credit substitution - new categories structure and thresholds
1						Construction Indoor Air Quality Management Plan	1	Y		Develop and Implement an IAQ Plan for construction & pre-occupancy phases. Meet measures per SMACNA IAQ Guidelines during construction. Protect on-site stored absorptive materials. Do not operate permanently installed air-handling equipment unless with MERV 8 filters. Replace all filters immediately prior to occupancy. Prohibit tobacco use inside the building and w/in 25' of all building entrances during construction.
		2				Indoor Air Quality Assessment	2	Y		OPT 1: Path 1: Before-occupancy: Install new filters and perform a building flush-out using 14,000 cfm/sqft gross floor area <u>OR</u> Path 2: During-occupancy: Flush-out: 3,500 cfm/sqft gross floor area pre-occupancy. Once space is occupied, ventilate at minimum 0.30 cfm/sqft or design minimum OA, to be maintained until 14,000 cfm delivered to the space. <u>OR</u> OPT 2: Air Testing: Conduct baseline IAQ testing using LEED Reference Guide methods after construction and before occupancy.
1						Thermal Comfort	1	Y		Meet the requirements for both thermal comfort design and thermal comfort control. <u>Thermal Comfort Design</u> : Design HVAC Systems and building envelope to meet requirements of OPT 1: ASHRAE Standard 55-2010 OR OPT 2: ISO 7730 2005 and CEN EN 15251 2007. <u>Thermal Comfort Control</u> : Provide individual thermal comfort controls for at least 50% of individual occupant spaces. Provide group thermal comfort controls for all shared multioccupant spaces.
1			1			Interior Lighting	2	Y		OPT 1: Lighting Control: Provide adjustable lighting controls for 90% of individual occupant spaces with at least 3 lighting levels or scenes (on, off, mid-level). Provide control for all shared multi-occupant spaces. AND/OR OPT 2: Lighting Quality: Choose 4 of the following: Fixtures w/ luminance less than 2,500cd/m2; Fixtures w/ CRI of 80+; Fixtures w/ rated life of 24,000 hours for 75% of load; Direct-only overhead lighting for 25% or less of total load; Meet area-weighted surface reflectances (ceilings/walls/floors); Meet area-weighted surface reflectance for furniture; Wall to work plane illuminance ratio; Ceiling to work plane illuminance ratio.

1	1	1				Daylight	3	Y	Provide manual or automatic (with manual override) glare-control devices for all regularly occupied spaces using: OPT 1: Demonstrate through annual computer simulations that spatial daylight autonomy300/50% (sDA300/50%) of at least 55%, 75%, or 90% is achieved. AND Demonstrate through annual computer simulations that annual sunlight exposure1000,250 (ASE1000,250) of no more than 10% is achieved. OPT 2: Demonstrate through computer modeling that illuminance levels will be between 300 lux and 3,000 lux for 9 a.m. and 3 p.m., both on a clear-sky day at the equinox, for 75% or 90% of floor area. OPT 3: Achieve illuminance levels between 300 lux and 3,000 lux for 75% or 90% of floor area through on-site measurements.
1						Quality Views	1	Y	Achieve a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area. 75% of spaces must also have 2 of the following: 1) Multiple lines of sight to vision glazing, 2) Views of flora, fauna, sky / movement / objects 25' away, 3) Unobstructed views w/in 3x head height of vision glazing, and 4) Views w/ view factor of 3 or greater.
1						Acoustic Performance	1	Y	For all occupied spaces, meet requirements, as applicable, for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking.
Y				?	N				
6	0	0	0	0	0	Innovation (6 point max)	6		Requirements Description
1						Innovation	1		Green Building Education OR Purchasing-Lamps OR WELL Features
1						Innovation	1		Community Outreach & Involvement OR LEED O+M Starter Kit
1						Exemplary Performance	1		Heat Island Reduction (if both OPT 1 and OPT 2 are achieved and 100% parking under cover) OR Indoor Water Savings (55+%)
1						Exemplary Performance	1		BPDO - EPDs (40+) OR BPDO - Material Ingredients (40+) OR 90% Views
1						Pilot	1		Verified C&D Rates (Recon) OR Safety First Pilots OR Comprehensive Composting OR No Cooling Tower
1						LEED Accredited Professional	1		Studio8
Y				?	N				
1	0	3	0	0	0	Regional Priority (4 point max)	4		Requirements Description
		1				Regional Priority	1		Renewable Energy Production: Required Point Threshold: 2
1						Regional Priority	1		Optimize Energy Performance: Required Point Threshold: 10
		1				Regional Priority	1		Rainwater Management: Required Point Threshold: 2
		1				Regional Priority	1		Outdoor Water Use Reduction Required Point Threshold: 2
						Regional Priority			Indoor Water Use Reduction Required Point Threshold: 4
						Regional Priority			Cooling Tower Water Use: Required Point Threshold: 1
									(Only 4 Regional Priority credits may be targeted)
61	9	17	14	9		< SILVER TARGET	110		
	70					< GOLD TARGET			Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 and above
		87				< PLATINUM TARGET			

THE WELL BUILDING STANDARD™

Project Name: **#2202017279-Arts Center**
 Enrollment Type: **WELL Certification**
 Applicable Version: **v2 v2 - Q4 2020**
 Anticipated Milestone: **Silver**
 Projected Point Total: **58**
 Date: **18 Nov, 2020**

(40/50/60/80: Bronze/Silver/Gold/Platinum)

OPTIMIZATIONS

40 YES
 1 MAYBE
 0 NO

PRECONDITIONS

48 YES
 0 MAYBE
 0 NO

AIR 4 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	A01.1 Meet Thresholds for Particulate Matter
Y			Required	A01.2 Meet Thresholds for Organic Gases
Y			Required	A01.3 Meet Thresholds for Inorganic Gases
Y			Required	A01.4 Meet Thresholds for Radon
Y			Required	A01.5 Monitor Air Parameters
Y			Required	A02.1 Prohibit Indoor Smoking
Y			Required	A02.2 Prohibit Outdoor Smoking
Y			Required	A03.1 Ensure Adequate Ventilation
Y			Required	A04.1 Mitigate Construction Pollution
			2 points	A05.1 Meet Enhanced Thresholds for Particulate Matter
			1 point	A05.2 Meet Enhanced Thresholds for Organic Gases
			1 point	A05.3 Meet Enhanced Thresholds for Inorganic Gases
			2 points	A06.1 Increase Outdoor Air Supply
			1 point	A06.2 Improve Ventilation Effectiveness
			1 point	A07.1 Provide Operable Windows
			1 point	A07.2 Manage Window Use
			1 point	A08.1 Install Indoor Air Monitors
			1 point	A08.2 Promote Air Quality Awareness
1			1 point	A09.1 Design Healthy Entryways
			1 point	A09.2 Perform Envelope Commissioning
1			1 point	A10.1 Manage Combustion
1			1 point	A11.1 Manage Pollution and Exhaust
1			1 point	A12.1 Implement Particle Filtration
			1 point	A13.1 Improve Supply Air
			1 point	A14.1 Implement Ultraviolet Air Treatment

WATER 8 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	W01.1 Verify Water Quality Indicators
Y			Required	W02.1 Meet Chemical Thresholds
Y			Required	W02.2 Meet Thresholds for Organics and Pesticides
Y			Required	W03.1 Monitor Chemical and Biological Water Quality
Y			Required	W03.2 Implement Legionella Management Plan
			1 point	W04.1 Meet Thresholds for Drinking Water Taste
			2 points	W05.1 Assess and Maintain Drinking Water Quality
1			1 point	W05.2 Promote Drinking Water Transparency
1			1 point	W06.1 Ensure Drinking Water Access
1			1 point	W07.1 Design Envelope for Moisture Protection
1			1 point	W07.2 Design Interiors for Moisture Management
1			1 point	W07.3 Implement Mold and Moisture Management Plan
2			2 points	W08.1 Provide Bathroom and Handwashing Accommodations
			1 point	W08.2 Enhance Bathroom Accommodations
1			1 point	W08.3 Support Effective Handwashing
			2 points	W09.1 Implement Safety Plan for Non-Potable Water Capture and Reuse

NOURISHMENT 8 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	N01.1 Provide Fruits and Vegetables
Y			Required	N01.2 Promote Fruit and Vegetable Visibility
Y			Required	N02.1 Provide Nutritional Information
Y			Required	N02.2 Address Food Allergens
Y			Required	N02.3 Label Sugar Content
1			1 point	N03.1 Limit Total Sugars
1			1 point	N03.2 Promote Whole Grains
1			1 point	N04.1 Optimize Food Advertising
1			1 point	N05.1 Limit Artificial Ingredients
1			1 point	N06.1 Promote Healthy Portions
1			1 point	N07.1 Provide Nutrition Education
2			2 points	N08.1 Support Mindful Eating
			1 point	N09.1 Accommodate Special Diets
			1 point	N09.2 Label Food Allergens
			1 point	N10.1 Provide Meal Support
			1 point	N11.1 Implement Responsible Sourcing
			2 points	N12.1 Provide Gardening Space
			1 point	N13.1 Ensure Local Food Access
			1 point	N14.1 Limit Red and Processed Meats

LIGHT 12 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	L01.1 Provide Indoor Light
Y			Required	L02.1 Provide Visual Acuity
3			3 points	L03.1 Meet Lighting for Day-Active People
2			2 points	L04.1 Manage Glare from Electric Lighting
2			2 points	L05.1 Implement Daylight Plan
2			2 points	L05.2 Integrate Solar Shading
			2 points	L06.1 Conduct Daylight Simulation
			1 point	L07.1 Balance Visual Lighting
			1 point	L08.1 Enhance Color Rendering Quality
2			2 points	L08.2 Manage Flicker
			2 points	L09.1 Enhance Occupant Controllability
1			1 point	L09.2 Provide Supplemental Lighting

MOVEMENT 6 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	V01.1 Design Active Buildings and Communities
Y			Required	V02.1 Support Visual Ergonomics
Y			Required	V02.2 Provide Height-Adjustable Work Surfaces
Y			Required	V02.3 Provide Chair Adjustability
Y			Required	V02.4 Provide Support at Standing Workstations
Y			Required	V02.5 Provide Workstation Orientation
			1 point	V03.1 Design Aesthetic Staircases
			1 point	V03.2 Integrate Point-of-Decision Signage
			1 point	V03.3 Promote Visible Stairs
1			2 points	V04.1 Provide Cycling Infrastructure
1			1 point	V04.2 Provide Showers, Lockers and Changing Facilities
2			2 points	V05.1 Select Sites with Pedestrian-friendly Streets
			2 points	V05.2 Select Sites with Access to Mass Transit
			2 points	V06.1 Offer Physical Activity Opportunities
			2 points	V07.1 Provide Active Workstations
			1 point	V08.1 Provide Indoor Activity Spaces
			1 point	V08.2 Provide Outdoor Physical Activity Space
			1 point	V09.1 Offer Physical Activity Incentives
			1 point	V10.1 Provide Self-Monitoring Tools
			1 point	V11.1 Implement an Ergonomics Program
			1 point	V11.2 Commit to Ergonomic Improvements
			1 point	V11.3 Support Remote Work Ergonomics

THERMAL COMFORT 1 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	T01.1 Provide Acceptable Thermal Environment
Y			Required	T01.2 Monitor Thermal Parameters
			3 points	T02.1 Survey for Thermal Comfort
			2 points	T03.1 Provide Thermostat Control
			1 point	T04.1 Provide Personal Cooling Options
			1 point	T04.2 Provide Personal Heating Options
1			1 point	T04.3 Allow Flexible Dress Code
			1 point	T05.1 Implement Radiant Heating
			1 point	T05.2 Implement Radiant Cooling
			1 point	T06.1 Monitor Thermal Environment
			1 point	T07.1 Manage Relative Humidity
			1 point	T08.1 Provide Windows with Multiple Opening Modes
			1 point	T09.1 Manage Outdoor Heat
			1 point	T09.2 Avoid Excessive Wind
			1 point	T09.3 Support Outdoor Nature Access

SOUND 3 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	S01.1 Label Acoustic Zones
Y			Required	S01.2 Provide Acoustic Design Plan
3			3 points	S02.1 Limit Background Noise Levels
			1 point	S03.1 Design for Sound Isolation at Walls and Doors
			2 points	S03.2 Achieve Sound Isolation at Walls
			2 points	S04.1 Achieve Reverberation Time Thresholds
			2 points	S05.1 Implement Sound Reducing Surfaces
			1 point	S06.1 Provide Minimum Background Sound
			1 point	S06.2 Provide Enhanced Speech Reduction
			1 point	S07.1 Specify Impact Noise Reducing Flooring
			2 points	S07.2 Meet Thresholds for Impact Noise Rating
			1 point	S08.1 Provide Enhanced Speech Intelligibility
			1 point	S08.2 Prioritize Audio Devices and Policies

MATERIALS 10 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	X01.1 Restrict Asbestos
Y			Required	X01.2 Restrict Mercury
Y			Required	X01.3 Restrict Lead
Y			Required	X02.1 Manage Asbestos Hazards
Y			Required	X02.2 Manage Lead Paint Hazards
Y			Required	X02.3 Manage Polychlorinated Biphenyl (PCB) Hazards
Y			Required	X03.1 Manage Exterior CCA Hazards
Y			Required	X03.2 Manage Lead Hazards
			1 point	X04.1 Assess and Mitigate Site Hazards
			1 point	X05.1 Select Compliant Interior Furnishings
			1 point	X05.2 Select Compliant Architectural and Interior Products
2			2 points	X06.1 Limit VOCs from Wet-Applied Products
2			2 points	X06.2 Restrict VOC Emissions from Furniture, Architectural and Interior Products
1			1 point	X07.1 Select Products with Disclosed Ingredients
			1 point	X07.2 Select Products with Enhanced Ingredient Disclosure
1			1 point	X07.3 Select Products with Third-Party Verified Ingredients
			1 point	X08.1 Select Materials with Enhanced Chemical Restrictions
			1 point	X08.2 Select Optimized Products
1			1 point	X09.1 Implement a Waste Management Plan
1			1 point	X10.1 Manage Pests
1			1 point	X11.1 Improve Cleaning Practices
1			1 point	X11.2 Select Preferred Cleaning Products
			1 point	X12.1 Reduce Respiratory Particle Exposure
			1 point	X12.2 Address Surface Hand Touch

MIND 0 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	M01.1 Promote Mental Health and Well-being
Y			Required	M02.1 Provide Connection to Nature
Y			Required	M02.2 Provide Connection to Place
			1 point	M03.1 Offer Mental Health Screening
			1 point	M03.2 Offer Mental Health Services
			1 point	M03.3 Offer Workplace Support
			1 point	M03.4 β Support Mental Health Recovery
			1 point	M04.1 Offer Mental Health Education
			1 point	M04.2 Offer Mental Health Education for Managers
			2 points	M05.1 Develop Stress Management Plan
			1 point	M06.1 Support Healthy Working Hours
			1 point	M06.2 Provide Nap Policy and Space
			1 point	M07.1 Provide Restorative Space
			1 point	M08.1 Provide Restorative Programming
			1 point	M09.1 Provide Nature Access Indoors
			1 point	M09.2 Provide Nature Access Outdoors
			2 points	M10.1 Provide Tobacco Cessation Resources
			1 point	M10.2 Limit Tobacco Availability
			1 point	M11.1 Offer Substance Use Education
			1 point	M11.2 Provide Substance Use and Addiction Services

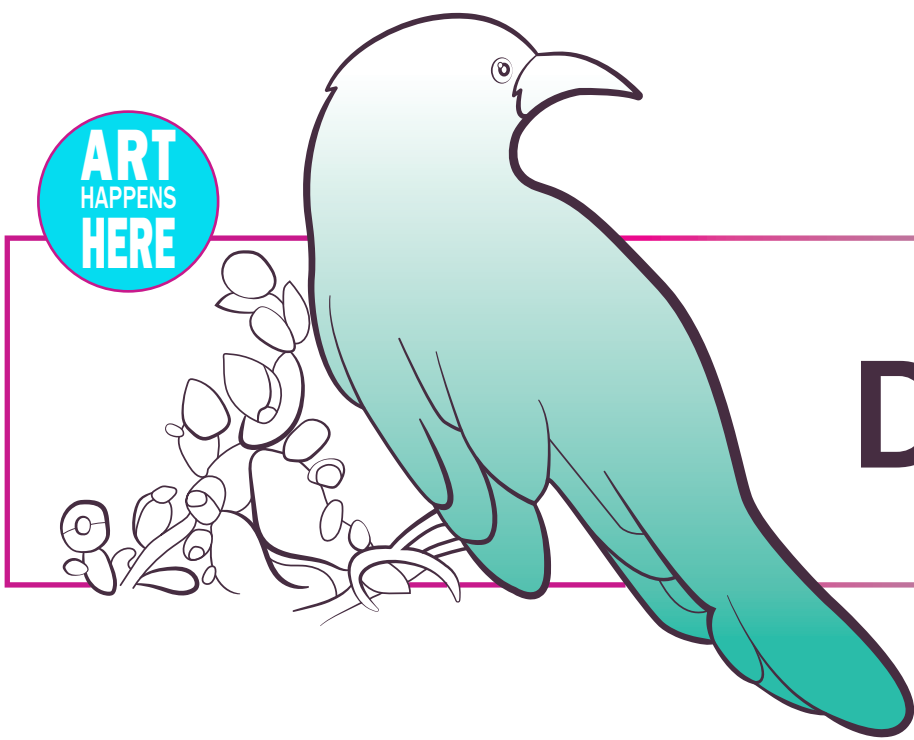
COMMUNITY 0 POINTS				
Y	?	N	Weight	ID Part Name
Y			Required	C01.1 Provide WELL Feature Guide
Y			Required	C02.1 Facilitate Stakeholder Charrette
Y			Required	C02.2 Promote Health-Oriented Mission
Y			Required	C03.1 Develop Emergency Preparedness Plan
Y			Required	C04.1 Select Project Survey
Y			Required	C04.2 Administer Survey and Report Results
			1 point	C05.1 Utilize Enhanced Survey
			1 point	C05.2 Utilize Pre- and Post-Occupancy Survey
			1 point	C05.3 Implement Action Plan
			1 point	C05.4 Facilitate Interviews, Focus Groups and/or Observation
			2 points	C06.1 Promote Health Benefits
			1 point	C06.2 Offer On-Demand Health Services
			1 point	C06.3 Offer Sick Leave
			1 point	C07.1 Promote Culture of Health
			1 point	C07.2 Establish Health Promotion Leader
			3 points	C08.1 Offer New Parent Leave
			1 point	C09.1 Offer Workplace Breastfeeding Support
			2 points	C09.2 Design Lactation Room
			1 point	C10.1 Offer Childcare Support
			1 point	C10.2 Offer Family Leave
			1 point	C10.3 Offer Bereavement Support
			1 point	C11.1 Promote Community Engagement
			1 point	C11.2 Provide Community Space
			3 points	C12.1 Promote Diversity and Inclusion
			2 points	C13.1 Integrate Universal Design
			1 point	C14.1 Promote Emergency Resources
			1 point	C14.2 Provide Opioid Response Kit and Training
			1 point	C15.1 Promote Business Continuity
			1 point	C15.2 Support Emergency Resilience
			1 point	C15.3 Facilitate Healthy Re-entry
			2 points	C16.1 Allocate Affordable Units
			1 point	C17.1 Disclose Labor Practices
			2 points	C17.2 Implement Responsible Labor Practices
			2 points	C18.1 Support Victims of Domestic Violence

INNOVATION 6 POINTS				
Y	?	N	Weight	ID Part Name
			10 points	I01.1 Propose Innovations
1			1 point	I02.1 Achieve WELL AP
			1 point	I03.1 Offer WELL Educational Tours
			1 point	I04.1 Complete Health and Wellness Programs
5			5 points	I05.1 Achieve Green Building Certification

Targeting?	ID	Points attempted	Feature	Part	Option Selected? (If applicable)	Verification Method #1 (based on option selected)	Verification Method #2 (based on option selected)
YES	A01.1	Required	Air Quality	Meet Thresholds for Particulate Matter	Acceptable thresholds	Performance Test	
YES	A01.2	Required	Air Quality	Meet Thresholds for Organic Gases	Laboratory-based VOC tests	Performance Test	
YES	A01.3	Required	Air Quality	Meet Thresholds for Inorganic Gases		Performance Test	
YES	A01.4	Required	Air Quality	Meet Thresholds for Radon		Letter of Assurance - Owner	Letter of Assurance - Engineer
YES	A01.5	Required	Air Quality	Monitor Air Parameters		On-going Data Report	
YES	A02.1	Required	Smoke-Free Environment	Prohibit Indoor Smoking		Policy and/or Operations Schedule	
YES	A02.2	Required	Smoke-Free Environment	Prohibit Outdoor Smoking		On-site Photographs	Letter of Assurance - Owner
YES	A03.1	Required	Ventilation Design	Ensure Adequate Ventilation	Mechanically ventilated spaces	Letter of Assurance - Engineer	
YES	A04.1	Required	Construction Pollution Management	Mitigate Construction Pollution		Letter of Assurance - Contractor	
	A05.1		Enhanced Air Quality	Meet Enhanced Thresholds for Particulate Matter		Performance Test	
	A05.2		Enhanced Air Quality	Meet Enhanced Thresholds for Organic Gases		Performance Test	
	A05.3		Enhanced Air Quality	Meet Enhanced Thresholds for Inorganic Gases		Performance Test	
	A06.1		Enhanced Ventilation Design	Increase Outdoor Air Supply			
	A06.2		Enhanced Ventilation Design	Improve Ventilation Effectiveness			
	A07.1		Operable Windows	Provide Operable Windows		On-site Photographs	Letter of Assurance - Designer
	A07.2		Operable Windows	Manage Window Use			
	A08.1		Air Quality Monitoring and Awareness	Install Indoor Air Monitors			
	A08.2		Air Quality Monitoring and Awareness	Promote Air Quality Awareness		On-site Photographs	Letter of Assurance - Owner
YES	A09.1	1 point	Pollution Infiltration Management	Design Healthy Entryways	Building entry design	On-site Photographs	Letter of Assurance - Designer
	A09.2		Pollution Infiltration Management	Perform Envelope Commissioning		Technical Document	
YES	A10.1	1 point	Combustion Minimization	Manage Combustion	Appliance and heater combustion ban	On-site Photographs	Letter of Assurance - Owner
YES	A11.1	1 point	Source Separation	Manage Pollution and Exhaust		Technical Document	
YES	A12.1	1 point	Air Filtration	Implement Particle Filtration	Filtration levels	On-site Photographs	Letter of Assurance - Engineer
	A13.1		Enhanced Supply Air	Improve Supply Air			
	A14.1		Microbe and Mold Control	Implement Ultraviolet Air Treatment			
YES	W01.1	Required	Water Quality Indicators	Verify Water Quality Indicators		Performance Test	
YES	W02.1	Required	Drinking Water Quality	Meet Chemical Thresholds		Performance Test	
YES	W02.2	Required	Drinking Water Quality	Meet Thresholds for Organics and Pesticides	Drinking water quality report	Technical Document	
YES	W03.1	Required	Basic Water Management	Monitor Chemical and Biological Water Quality	Drinking water quality report	On-going Data Report	
YES	W03.2	Required	Basic Water Management	Implement Legionella Management Plan	Legionella plan development	Technical Document	
	W04.1		Enhanced Water Quality	Meet Thresholds for Drinking Water Taste		Performance Test	
	W05.1		Drinking Water Quality Management	Assess and Maintain Drinking Water Quality			
YES	W05.2	1 point	Drinking Water Quality Management	Promote Drinking Water Transparency		Policy and/or Operations Schedule	
YES	W06.1	1 point	Drinking Water Promotion	Ensure Drinking Water Access	Dispenser availability	Technical Document	
YES	W07.1	1 point	Moisture Management	Design Envelope for Moisture Protection		Professional Narrative	
YES	W07.2	1 point	Moisture Management	Design Interiors for Moisture Management	Condensation and liquid water management	Professional Narrative	
YES	W07.3	1 point	Moisture Management	Implement Mold and Moisture Management Plan	Operational moisture management	Policy and/or Operations Schedule	
YES	W08.1	2 points	Hygiene Support	Provide Bathroom and Handwashing Accommodations	Bathroom Accommodations	On-site Photographs	Letter of Assurance - Designer
	W08.2		Hygiene Support	Enhance Bathroom Accommodations		On-site Photographs	Letter of Assurance - Designer
YES	W08.3	1 point	Hygiene Support	Support Effective Handwashing		On-site Photographs	Letter of Assurance - Designer
	W09.1		β Onsite Non-Potable Water Reuse	Implement Safety Plan for Non-Potable Water Capture and Reuse		On-site Photographs	Professional Narrative
YES	N01.1	Required	Fruits and Vegetables	Provide Fruits and Vegetables		Policy and/or Operations Schedule	
YES	N01.2	Required	Fruits and Vegetables	Promote Fruit and Vegetable Visibility	Fruit and vegetable promotion	On-site Photographs	Letter of Assurance - Owner
YES	N02.1	Required	Nutritional Transparency	Provide Nutritional Information		On-site Photographs	Letter of Assurance - Owner
YES	N02.2	Required	Nutritional Transparency	Address Food Allergens	Food allergy training	Policy and/or Operations Schedule	
YES	N02.3	Required	Nutritional Transparency	Label Sugar Content		On-site Photographs	Letter of Assurance - Owner
YES	N03.1	1 point	Refined Ingredients	Limit Total Sugars		Policy and/or Operations Schedule	
YES	N03.2	1 point	Refined Ingredients	Promote Whole Grains		Policy and/or Operations Schedule	
YES	N04.1	1 point	Food Advertising	Optimize Food Advertising	Food advertising	On-site Photographs	Letter of Assurance - Owner
YES	N05.1	1 point	Artificial Ingredients	Limit Artificial Ingredients	Artificial ingredient phase out	Policy and/or Operations Schedule	
YES	N06.1	1 point	Portion Sizes	Promote Healthy Portions		On-site Photographs	Letter of Assurance - Owner
YES	N07.1	1 point	Nutrition Education	Provide Nutrition Education		Policy and/or Operations Schedule	
YES	N08.1	2 points	Mindful Eating	Support Mindful Eating	Dedicated eating space	Technical Document	
	N09.1		Special Diets	Accommodate Special Diets		Policy and/or Operations Schedule	
	N09.2		Special Diets	Label Food Allergens		On-site Photographs	Letter of Assurance - Owner
	N10.1		Food Preparation	Provide Meal Support			
	N11.1		Responsible Food Sourcing	Implement Responsible Sourcing			
	N12.1		Food Production	Provide Gardening Space			
	N13.1		Local Food Environment	Ensure Local Food Access			
	N14.1		β Red and Processed Meats	Limit Red and Processed Meats		Policy and/or Operations Schedule	
YES	L01.1	Required	Light Exposure	Provide Indoor Light	Daylight simulation	Technical Document	
YES	L02.1	Required	Visual Lighting Design	Provide Visual Acuity	Visual lighting design	Technical Document	Performance Test
YES	L03.1	3 points	Circadian Lighting Design	Meet Lighting for Day-Active People		Performance Test	
YES	L04.1	2 points	Electric Light Glare Control	Manage Glare from Electric Lighting	Luminaire considerations	Technical Document	
YES	L05.1	2 points	Daylight Design Strategies	Implement Daylight Plan		Technical Document	
YES	L05.2	2 points	Daylight Design Strategies	Integrate Solar Shading		On-site Photographs	Policy and/or Operations Schedule
MAYBE	L06.1	2 points	Daylight Simulation	Conduct Daylight Simulation		Technical Document	

	L07.1		Visual Balance	Balance Visual Lighting			
	L08.1		Electric Light Quality	Enhance Color Rendering Quality			
YES	L08.2	2 points	Electric Light Quality	Manage Flicker		Technical Document	
	L09.1		Occupant Lighting Control	Enhance Occupant Controllability			
YES	L09.2	1 point	Occupant Lighting Control	Provide Supplemental Lighting	Supplemental lighting requirements	Performance Test	
YES	V01.1	Required	Active Buildings and Communities	Design Active Buildings and Communities			
YES	V02.1	Required	Ergonomic Workstation Design	Support Visual Ergonomics	Desktop computer monitors	On-site Photographs	Letter of Assurance - Owner
YES	V02.2	Required	Ergonomic Workstation Design	Provide Height-Adjustable Work Surfaces		On-site Photographs	Letter of Assurance - Owner
YES	V02.3	Required	Ergonomic Workstation Design	Provide Chair Adjustability		On-site Photographs	Letter of Assurance - Owner
YES	V02.4	Required	Ergonomic Workstation Design	Provide Support at Standing Workstations		On-site Photographs	Letter of Assurance - Owner
YES	V02.5	Required	Ergonomic Workstation Design	Provide Workstation Orientation		Policy and/or Operations Schedule	
	V03.1		Circulation Network	Design Aesthetic Staircases		On-site Photographs	Letter of Assurance - Owner
	V03.2		Circulation Network	Integrate Point-of-Decision Signage		On-site Photographs	Letter of Assurance - Owner
YES	V03.3	1 point	Circulation Network	Promote Visible Stairs		Technical Document	
YES	V04.1	2 points	Facilities for Active Occupants	Provide Cycling Infrastructure	Cycling network	Technical Document	
YES	V04.2	1 point	Facilities for Active Occupants	Provide Showers, Lockers and Changing Facilities		Technical Document	
YES	V05.1	2 points	Site Planning and Selection	Select Sites with Pedestrian-friendly Streets	Pedestrian-friendly streets	Technical Document	
	V05.2		Site Planning and Selection	Select Sites with Access to Mass Transit		Technical Document	
	V06.1		Physical Activity Opportunities	Offer Physical Activity Opportunities		Policy and/or Operations Schedule	
	V07.1		Active Furnishings	Provide Active Workstations		On-site Photographs	Letter of Assurance - Owner
	V08.1		Physical Activity Spaces and Equipment	Provide Indoor Activity Spaces			
	V08.2		Physical Activity Spaces and Equipment	Provide Outdoor Physical Activity Space		Technical Document	
	V09.1		Physical Activity Promotion	Offer Physical Activity Incentives			
	V10.1		Self-Monitoring	Provide Self-Monitoring Tools		Policy and/or Operations Schedule	
	V11.1		β Ergonomics Programming	Implement an Ergonomics Program			
	V11.2		β Ergonomics Programming	Commit to Ergonomic Improvements			
	V11.3		β Ergonomics Programming	Support Remote Work Ergonomics		Policy and/or Operations Schedule	
YES	T01.1	Required	Thermal Performance	Provide Acceptable Thermal Environment	Performance verified environmental conditions	Letter of Assurance - Engineer	Performance Test
YES	T01.2	Required	Thermal Performance	Monitor Thermal Parameters	Annual testing	On-going Report	
	T02.1		Verified Thermal Comfort	Survey for Thermal Comfort		Technical Document	
	T03.1		Thermal Zoning	Provide Thermostat Control		Technical Document	
	T04.1		Individual Thermal Control	Provide Personal Cooling Options		On-site Photographs	Letter of Assurance - Engineer
	T04.2		Individual Thermal Control	Provide Personal Heating Options		On-site Photographs	Letter of Assurance - Engineer
YES	T04.3	1 point	Individual Thermal Control	Allow Flexible Dress Code		Policy and/or Operations Schedule	
	T05.1		Radiant Thermal Comfort	Implement Radiant Heating		Technical Document	
	T05.2		Radiant Thermal Comfort	Implement Radiant Cooling		Technical Document	
	T06.1		Thermal Comfort Monitoring	Monitor Thermal Environment			
	T07.1		Humidity Control	Manage Relative Humidity			
	T08.1		β Enhanced Operable Windows	Provide Windows with Multiple Opening Modes			
	T09.1		β Outdoor Thermal Comfort	Manage Outdoor Heat			
	T09.2		β Outdoor Thermal Comfort	Avoid Excessive Wind		Technical Document	
	T09.3		β Outdoor Thermal Comfort	Support Outdoor Nature Access			
YES	S01.1	Required	Sound Mapping	Label Acoustic Zones		Technical Document	
YES	S01.2	Required	Sound Mapping	Provide Acoustic Design Plan		Professional Narrative	
YES	S02.1	3 points	Maximum Noise Levels	Limit Background Noise Levels		Performance Test	
	S03.1		Sound Barriers	Design for Sound Isolation at Walls and Doors		Technical Document	
	S03.2		Sound Barriers	Achieve Sound Isolation at Walls			
	S04.1		Reverberation Time	Achieve Reverberation Time Thresholds			
	S05.1		Sound Reducing Surfaces	Implement Sound Reducing Surfaces		Technical Document	
	S06.1		Minimum Background Sound	Provide Minimum Background Sound		Technical Document	
	S06.2		Minimum Background Sound	Provide Enhanced Speech Reduction			
	S07.1		β Impact Noise Management	Specify Impact Noise Reducing Flooring		Technical Document	
	S07.2		β Impact Noise Management	Meet Thresholds for Impact Noise Rating		Professional Narrative	
	S08.1		β Enhanced Audio Devices	Provide Enhanced Speech Intelligibility		Technical Document	
	S08.2		β Enhanced Audio Devices	Prioritize Audio Devices and Policies		Policy and/or Operations Schedule	
YES	X01.1	Required	Material Restrictions	Restrict Asbestos		Technical Document	Letter of Assurance - Contractor
YES	X01.2	Required	Material Restrictions	Restrict Mercury		Technical Document	Letter of Assurance - Designer
YES	X01.3	Required	Material Restrictions	Restrict Lead	Paints and electronics	Technical Document	Letter of Assurance - Contractor
YES	X02.1	Required	Interior Hazardous Materials Management	Manage Asbestos Hazards	Asbestos risk assessment	Technical Document	
YES	X02.2	Required	Interior Hazardous Materials Management	Manage Lead Paint Hazards	Identify lead paint hazards	Technical Document	
YES	X02.3	Required	Interior Hazardous Materials Management	Manage Polychlorinated Biphenyl (PCB) Hazards		Technical Document	
YES	X03.1	Required	CCA and Lead Management	Manage Exterior CCA Hazards		Professional Narrative	
YES	X03.2	Required	CCA and Lead Management	Manage Lead Hazards		Professional Narrative	
	X04.1		Site Remediation	Assess and Mitigate Site Hazards			
	X05.1		Enhanced Material Restrictions	Select Compliant Interior Furnishings			
	X05.2		Enhanced Material Restrictions	Select Compliant Architectural and Interior Products		Technical Document	Letter of Assurance - Contractor
YES	X06.1	2 points	VOC Restrictions	Limit VOCs from Wet-Applied Products		Letter of Assurance - Contractor	
YES	X06.2	2 points	VOC Restrictions	Restrict VOC Emissions from Furniture, Architectural and Interior Products		Letter of Assurance - Contractor	
YES	X07.1	1 point	Materials Transparency	Select Products with Disclosed Ingredients		Technical Document	

	X07.2		Materials Transparency	Select Products with Enhanced Ingredient Disclosure		Technical Document	
YES	X07.3	1 point	Materials Transparency	Select Products with Third-Party Verified Ingredients		Technical Document	
	X08.1		Materials Optimization	Select Materials with Enhanced Chemical Restrictions			
	X08.2		Materials Optimization	Select Optimized Products		Technical Document	
YES	X09.1	1 point	Waste Management	Implement a Waste Management Plan		Policy and/or Operations Schedule	
YES	X10.1	1 point	Pest Management and Pesticide Use	Manage Pests		Policy and/or Operations Schedule	
YES	X11.1	1 point	Cleaning Products and Protocols	Improve Cleaning Practices		Policy and/or Operations Schedule	
YES	X11.2	1 point	Cleaning Products and Protocols	Select Preferred Cleaning Products		Policy and/or Operations Schedule	
	X12.1		β Contact Reduction	Reduce Respiratory Particle Exposure		Professional Narrative	
	X12.2		β Contact Reduction	Address Surface Hand Touch			
YES	M01.1	Required	Mental Health Promotion	Promote Mental Health and Well-being		Policy and/or Operations Schedule	
YES	M02.1	Required	Nature and Place	Provide Connection to Nature		Professional Narrative	
YES	M02.2	Required	Nature and Place	Provide Connection to Place		Professional Narrative	
	M03.1		Mental Health Services	Offer Mental Health Screening		Policy and/or Operations Schedule	
	M03.2		Mental Health Services	Offer Mental Health Services		Policy and/or Operations Schedule	
	M03.3		Mental Health Services	Offer Workplace Support		Policy and/or Operations Schedule	
	M03.4		Mental Health Services	β Support Mental Health Recovery		Policy and/or Operations Schedule	
	M04.1		Mental Health Education	Offer Mental Health Education		Policy and/or Operations Schedule	
	M04.2		Mental Health Education	Offer Mental Health Education for Managers		Policy and/or Operations Schedule	
	M05.1		Stress Management	Develop Stress Management Plan		Professional Narrative	
	M06.1		Restorative Opportunities	Support Healthy Working Hours			
	M06.2		Restorative Opportunities	Provide Nap Policy and Space			
	M07.1		Restorative Spaces	Provide Restorative Space			
	M08.1		Restorative Programming	Provide Restorative Programming		Policy and/or Operations Schedule	
	M09.1		Enhanced Access to Nature	Provide Nature Access Indoors		Technical Document	
	M09.2		Enhanced Access to Nature	Provide Nature Access Outdoors			
	M10.1		Tobacco Cessation	Provide Tobacco Cessation Resources			
	M10.2		Tobacco Cessation	Limit Tobacco Availability			
	M11.1		Substance Use Services	Offer Substance Use Education		Letter of Assurance – Owner	
	M11.2		Substance Use Services	Provide Substance Use and Addiction Services		Policy and/or Operations Schedule	
YES	C01.1	Required	Health and Wellness Promotion	Provide WELL Feature Guide	WELL feature guide	Policy and/or Operations Schedule	
YES	C02.1	Required	Integrative Design	Facilitate Stakeholder Charrette	Stakeholder charrette	Professional Narrative	
YES	C02.2	Required	Integrative Design	Promote Health-Oriented Mission		Policy and/or Operations Schedule	
YES	C03.1	Required	Emergency Preparedness	Develop Emergency Preparedness Plan		Policy and/or Operations Schedule	
YES	C04.1	Required	Occupant Survey	Select Project Survey	Third-party survey	Professional Narrative	
YES	C04.2	Required	Occupant Survey	Administer Survey and Report Results	Survey administration	Technical Document	
	C05.1		Enhanced Occupant Survey	Utilize Enhanced Survey			
	C05.2		Enhanced Occupant Survey	Utilize Pre- and Post-Occupancy Survey			
	C05.3		Enhanced Occupant Survey	Implement Action Plan		Technical Document	
	C05.4		Enhanced Occupant Survey	Facilitate Interviews, Focus Groups and/or Observation			
	C06.1		Health Services and Benefits	Promote Health Benefits			
	C06.2		Health Services and Benefits	Offer On-Demand Health Services		Technical Document	Policy and/or Operations Schedule
	C06.3		Health Services and Benefits	Offer Sick Leave			
	C07.1		Enhanced Health and Wellness Promotion	Promote Culture of Health			
	C07.2		Enhanced Health and Wellness Promotion	Establish Health Promotion Leader		Policy and/or Operations Schedule	
	C08.1		New Parent Support	Offer New Parent Leave			
	C09.1		New Mother Support	Offer Workplace Breastfeeding Support			
	C09.2		New Mother Support	Design Lactation Room		Technical Document	
	C10.1		Family Support	Offer Childcare Support		Policy and/or Operations Schedule	
	C10.2		Family Support	Offer Family Leave		Policy and/or Operations Schedule	
	C10.3		Family Support	Offer Bereavement Support		Policy and/or Operations Schedule	
	C11.1		Civic Engagement	Promote Community Engagement		Policy and/or Operations Schedule	
	C11.2		Civic Engagement	Provide Community Space			
	C12.1		Diversity and Inclusion	Promote Diversity and Inclusion			
	C13.1		Accessibility and Universal Design	Integrate Universal Design		Professional Narrative	
	C14.1		Emergency Resources	Promote Emergency Resources			
	C14.2		Emergency Resources	Provide Opioid Response Kit and Training			
	C15.1		β Emergency Resilience and Recovery	Promote Business Continuity		Policy and/or Operations Schedule	
	C15.2		β Emergency Resilience and Recovery	Support Emergency Resilience		Policy and/or Operations Schedule	
	C15.3		β Emergency Resilience and Recovery	Facilitate Healthy Re-entry		Professional Narrative	
	C16.1		β Housing Equity	Allocate Affordable Units		Technical Document	Letter of Assurance – Owner
	C17.1		β Responsible Labor Practices	Disclose Labor Practices		Policy and/or Operations Schedule	
	C17.2		β Responsible Labor Practices	Implement Responsible Labor Practices		Policy and/or Operations Schedule	
	C18.1		β Support for Victims of Domestic Violence	Support Victims of Domestic Violence			
	I01.1		Innovate WELL	Propose Innovations		Technical Document	
YES	I02.1	1 point	WELL Accredited Professional (WELL AP)	Achieve WELL AP		Technical Document	
	I03.1		Experience WELL Certification	Offer WELL Educational Tours		Technical Document	
	I04.1		Gateways to Wellness	Complete Health and Wellness Programs		Technical Document	
YES	I05.1	5 points	Green Building Rating Systems	Achieve Green Building Certification		Technical Document	



DOUGHERTY ARTS CENTER

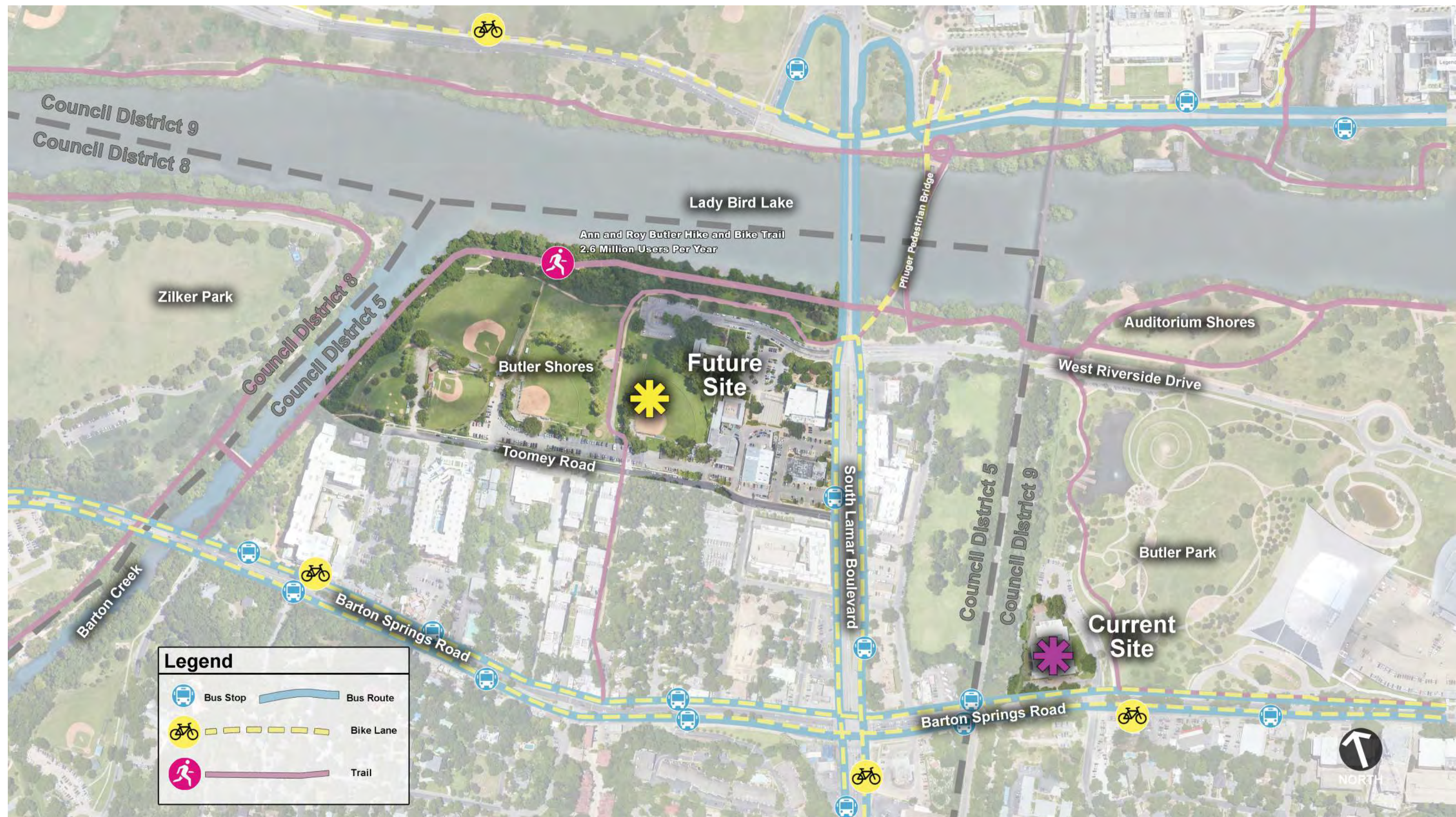
DESIGN COMMISSION REVIEW

AUSTIN, TX

2022 04 08

OVERVIEW

DOUGHERTY **ARTS** CENTER



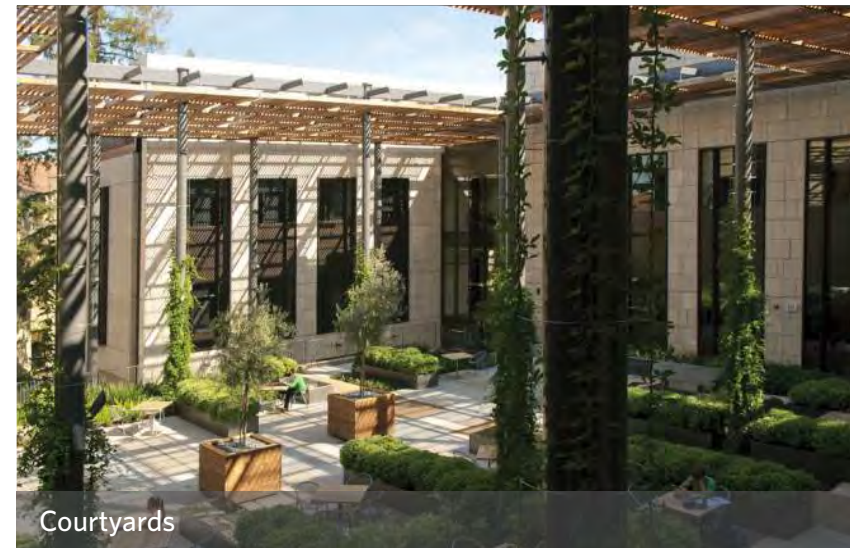
CURRENT & NEW SITES IN CONTEXT

SMALL GROUP MEETINGS

The design team met with **Studio Artists** from various disciplines, **Youth Program Instructors** and **Parents, Gallery Artists**, the **Friends of the Dougherty Arts Center, Neighbors** to the site, users focused on **Diversity, Equity**, and **Inclusion**, and **Dougherty Staff** to discuss the existing facility and what they would want to see in the new Arts Center.

Key Common Themes

- Artist work on display throughout the facility
- Integration of park and outdoor spaces with Arts Center
- Galleries, Studios, and Theaters linked by informal gathering spaces
- Flexible gallery spaces in terms of medium, scale, and location
- Durable architecture that respects the art on display
- Safe and inviting for all ages, mobilities, cultures, and identities
- Abundant, controlled natural light
- Spaces for concessions, lounges



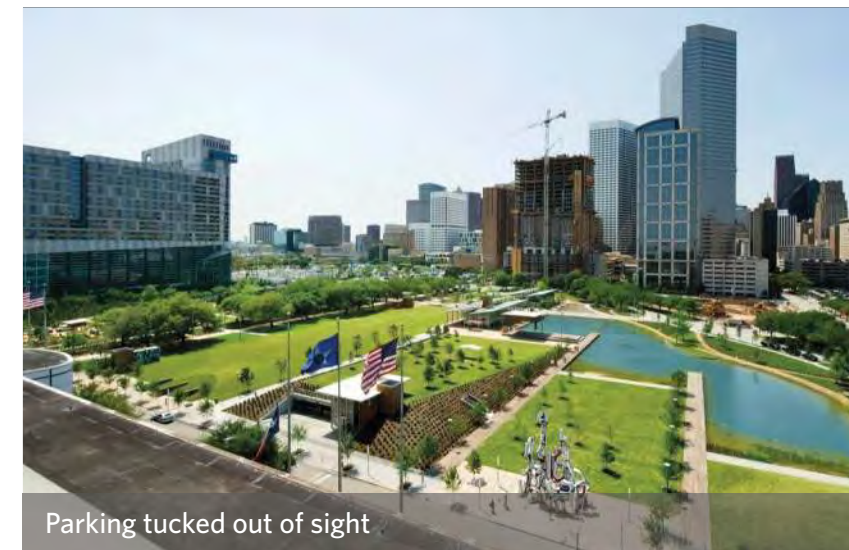
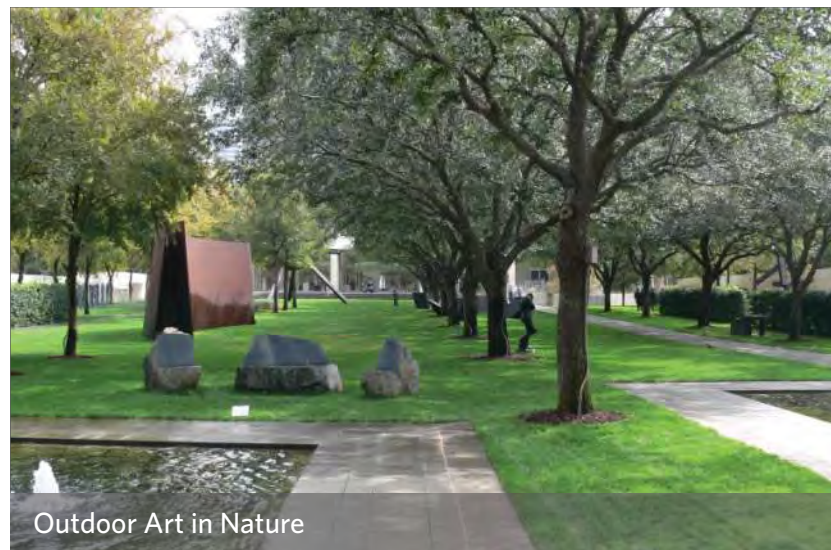
PUBLIC ENGAGEMENT RECAP

SMALL GROUP MEETINGS

In review of the feedback received from the Small Group Meetings, the Design Team identified a series of **design considerations** to be implemented as the project is developed:

Design Considerations

- Sense of arrival, discovery, and inspiration
- Interactive exhibits throughout the Art Center
- Parking integrated into the site and landscape
- Spaces for coffee, food trucks, cafe, or lounges for extended use of the facility
- Pick-up, drop-off, and loading areas for Theaters, Studios, and School
- Shaded, protected outdoor courtyards for shared Art Center programming
- Landscape interwoven with art throughout district grounds
- Foster community engagement through programming and shared spaces
- Draw public into the Art Center through park/art integration



PUBLIC ENGAGEMENT RECAP






MISSION STATEMENT

The new building will radically expand DAC’s ability to carry out its mission of supporting arts access for all. Like the current DAC, it will be a *hub of creativity* and *Austin’s cultural living room*. But it will be an enhanced room, efficiently *calibrated to its function, healthy and full of light, with expanded programming*. It will be a sustainable model of Austin’s park network, interpreting the mission of the Austin Parks and Recreation Department to create community through the arts.



GUIDING PRINCIPLES

WELCOMING

-  Pick-up, drop-off, and loading areas for Theaters, Studios, and School
-  Sense of arrival, discovery, and inspiration
-  Safe and inviting for all ages, mobilities, cultures, and identities
-  Integration of park and outdoor spaces with Arts Center
-  Draw public into the Art Center through park/art integration

COMMUNAL

-  Spaces for coffee, food trucks, cafe, or lounges for extended use of the facility
-  Shaded, protected outdoor courtyards for shared Art Center programming
-  Spaces for concessions, lounges
-  Galleries, Studios, and Theaters linked by informal gathering spaces
-  Foster community engagement through programming and shared spaces

INSPIRING

-  Artist work on display throughout the facility
-  AIPP opportunities

SUSTAINABLE

-  Abundant, controlled natural light
-  Parking integrated into the site and landscape
-  Durable architecture that respects the art on display
-  Landscape interwoven with art throughout district grounds
-  Flexible gallery spaces in terms of medium, scale, and location

CREATIVE

-  Interactive exhibits throughout the Art Center
-  AIPP opportunities

-
- 1 Drainage Easement (Buildings not Allowed)
 - 2 Waste Water Transmission below Lake (Building limited)
 - 3 Waste Water Transmission Easement (Buildings not Allowed)
 - 4 W. Riverside Dr. Right of Way ends @ PARD building
 - 5 Significant Trees (Green to remain, Grey to be mitigated)
 - 6 Ladybird Lake Trailhead Connection
 - 7 Existing PARD Main Office Building
 - 8 Zach Scott Theater Complex Lease Boundary

DESIGN CONSTRAINTS

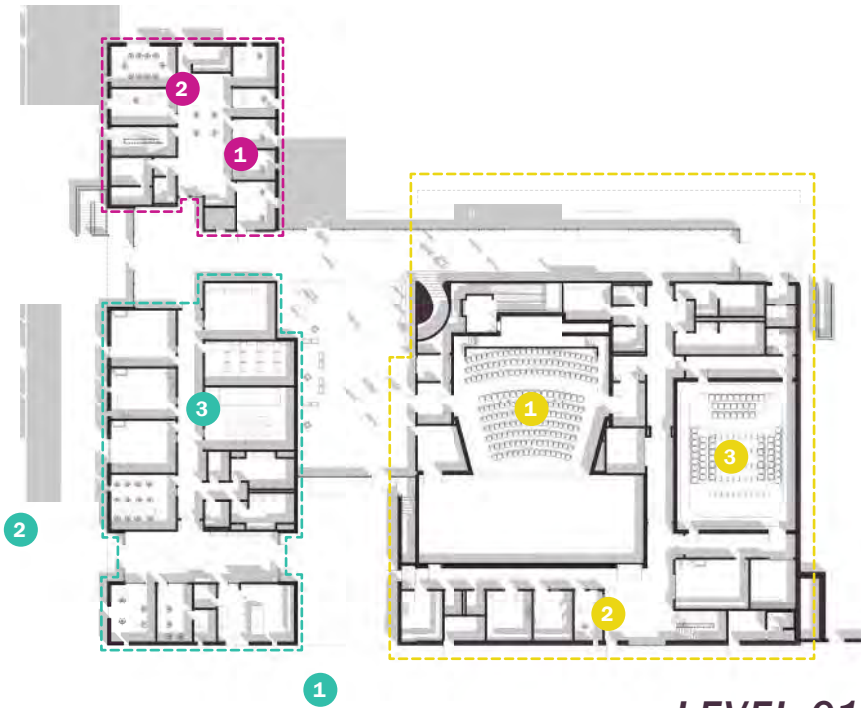


SITE PLAN

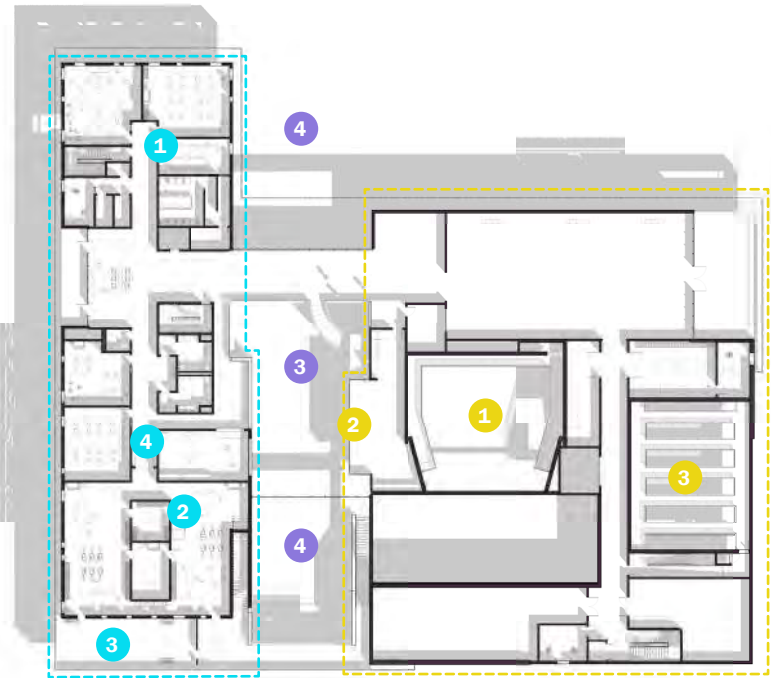
PROGRAMMING COMPARISONS

	SCHOOL	STUDIOS	THEATERS & GALLERY	ADMIN	PUBLIC / GENERAL
WHAT'S IMPROVING AT THE NEW DAC?	<div>Youth Lobby & Entry</div> <div>School Drop-Off Access</div> <div>Youth Lockers</div> <div>Teachers' Offices</div>	<div>Painting & Drawing Studio</div> <div>Photography Studio</div> <div>Jewelry Studio & Metal Shop</div> <div>Studio Staff Office</div>	<div>Proscenium Theater</div> <div>Box Office</div> <div>Dressing Rooms</div> <div>Gallery Curator's Office</div>	<div>Lobby Reception/Info Desk</div> <div>Division Manager Office</div> <div>Staff Offices</div>	<div>Circulation Spaces</div> <div>Accessibility</div> <div>Wayfinding</div>
WHAT'S BOTH EXPANDING & IMPROVING AT THE NEW DAC?	<div>Painting & Drawing Classroom</div> <div>Art Classroom</div> <div>Theater/Drama Classroom</div> <div>Dance Studio</div> <div>Computer Labs</div> <div>Outdoor Playground</div> <div>Teachers' Lounge & Library</div> <div>Support Spaces & Storage</div> <div>Youth Restrooms</div>	<div>Photography Studio Darkroom</div> <div>Clay & Ceramics Studio</div> <div>Ceramics Storage</div> <div>Ceramics Glazing & Chemicals</div> <div>Private Outdoor Kiln Yard</div>	<div>Theater Prefunction Lobby</div> <div>Gallery Docent</div> <div>Rehearsal Space</div> <div>Theater Loading</div> <div>Theater Office</div> <div>Sound & Tech Support Space</div> <div>Private & Rentable Storage</div> <div>Theater Workshop</div> <div>Exhibition Prep/Storage</div>	<div>Business Office</div> <div>Staff Breakroom & Kitchen</div> <div>Copy Room</div> <div>Maintenance Office</div>	<div>Displays for Art throughout</div> <div>Secure Parking Access</div> <div>Public Restrooms</div> <div>Family Restrooms</div>
WHAT'S BEING ADDED AT THE NEW DAC?	<div>School Connect Space</div> <div>Outdoor Public Learning Space</div> <div>Designated Specialists' Office</div> <div>Secure Isolation Room</div> <div>Teachers' Kitchen & Laundry</div>	<div>Studio Connect Space</div> <div>Studio Private Balcony</div> <div>Indoor Ceramics Kilns</div> <div>Multi-Purpose Studio</div> <div>Artists in Residence Studios</div> <div>Artists' Resource Center</div>	<div>Black Box Theater</div> <div>Private Outdoor Gallery</div> <div>Private Theater Restrooms</div> <div>Cafe/Catering</div> <div>Theater Green Room</div> <div>Gallery Art Vault</div>	<div>Additional Staff Offices</div> <div>Shared Open Office space</div> <div>Conference/Training Room</div> <div>Staff Showers/Bike Storage</div>	<div>Communal Lobby & Skybridge</div> <div>Rooftop Terrace</div> <div>Creative Makerspace</div> <div>Gathering/Event Plazas</div> <div>Underground Private Garage</div> <div>Private/Public Courtyards</div> <div>Public Sculpture Opportunities</div> <div>Interactive/Teaching Gardens</div> <div>Raingardens & Boardwalks</div> <div>Great Lawn</div> <div>River Trailhead & Connections</div>

PROGRAMMING OVERVIEW



LEVEL 01



LEVEL 02

SCHOOL

- 1 Improved School Drop-Off Access
- 2 Expanded & Improved Outdoor Playground
- 3 Expanded & Improved Classrooms

STUDIOS

- 1 Improved Studios
- 2 Expanded & Improved Studios
- 3 Private Outdoor Kiln Yard
- 4 Added Artists in Residence Studios & Artists' Resource Center

THEATERS & GALLERY

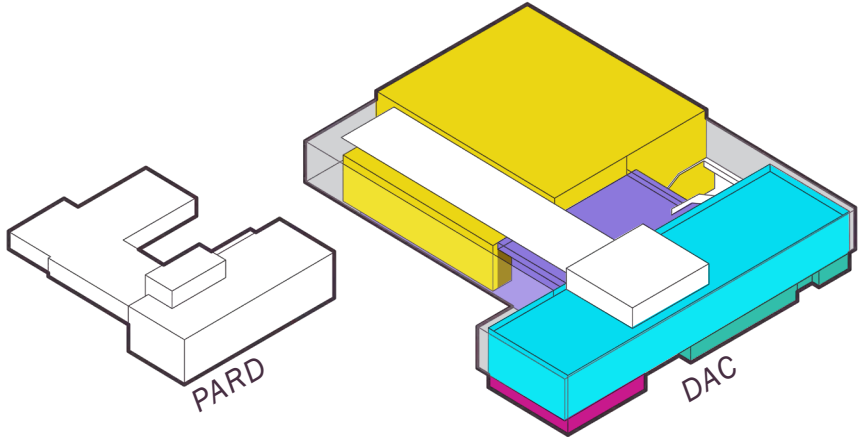
- 1 Improved Proscenium Theater
- 2 Expanded & Improved Rehearsal Space & Theater Support
- 3 Added Black Box Theater

ADMIN

- 1 Expanded & Improved Staff Offices and Support Spaces
- 2 Addition of Shared Open Office & Conference/Training Space

PUBLIC / GENERAL

- 1 Improved Accessibility (*throughout*)
- 2 Display opportunities for Art & AIPP (*throughout*)
- 3 Rooftop Terrace (*above Hive / Lobby*)
- 4 Private / Public Courtyards



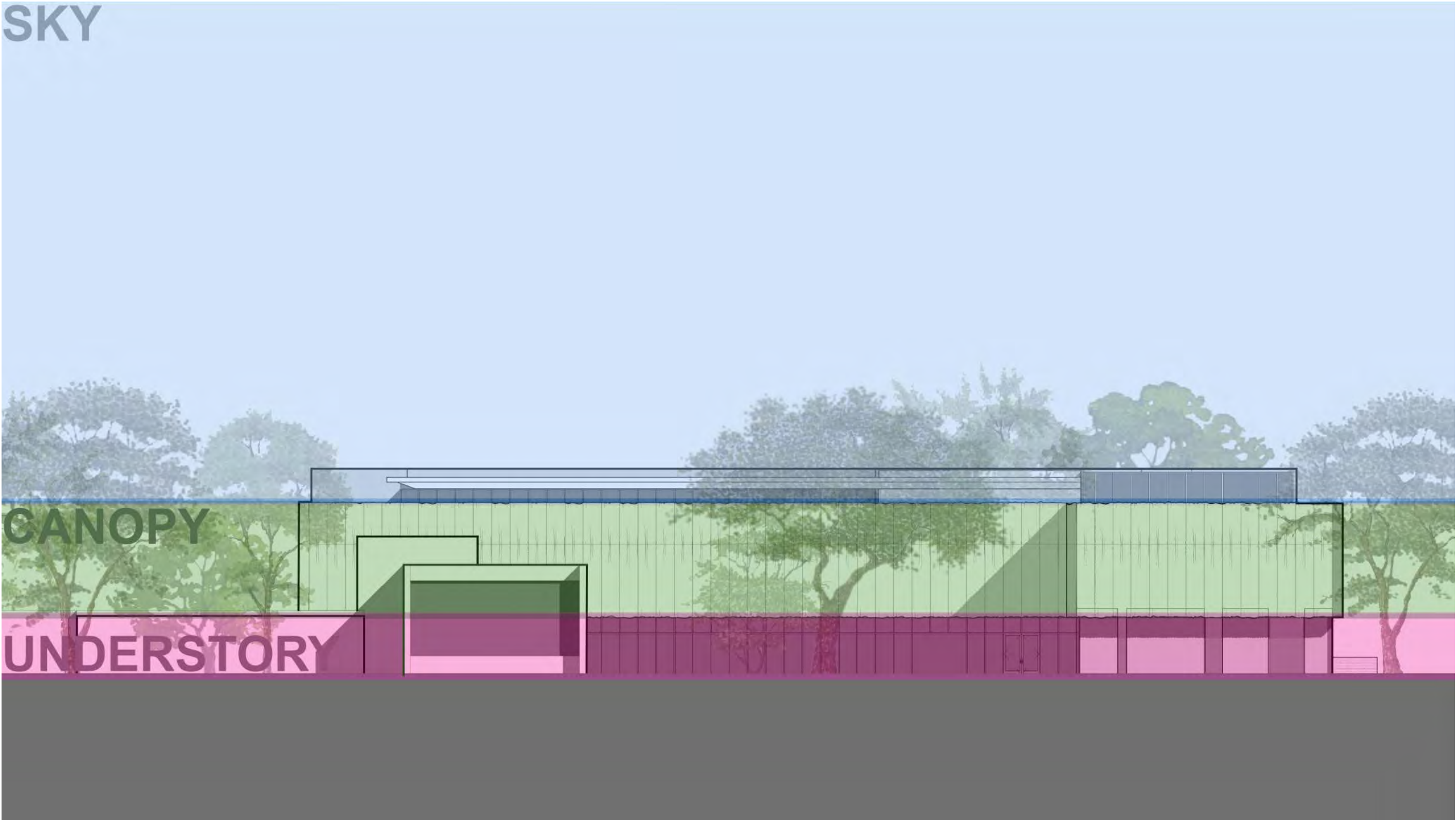
DESIGN DIAGRAMS

DOUGHERTY **ARTS** CENTER

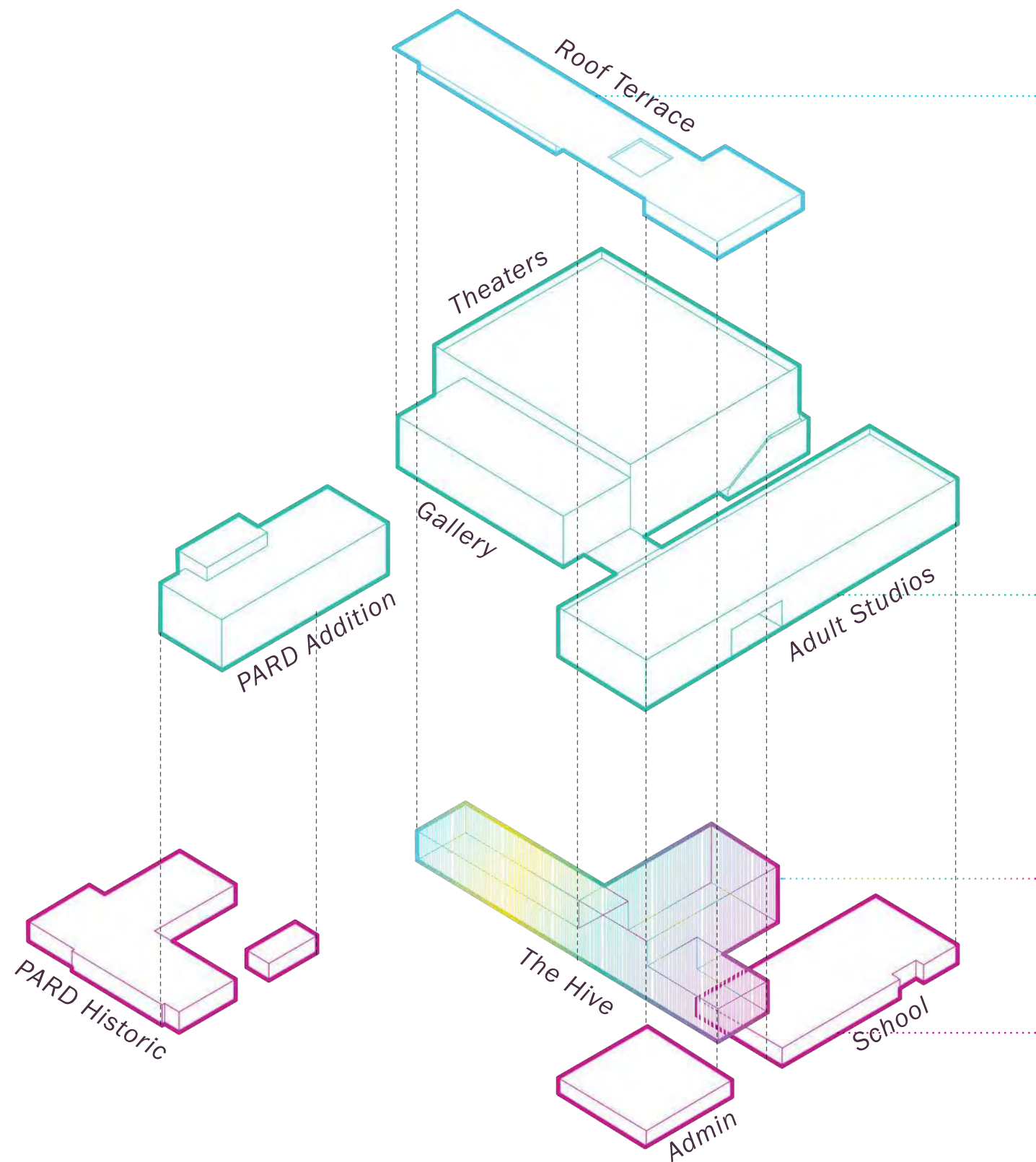
SKY

CANOPY

UNDERSTORY



PROPORTIONING DIAGRAM



SKY LEVEL

At the Sky Level, the building provides shade for the Roof Terrace and draws clerestory light into the Gallery.

CANOPY LEVEL

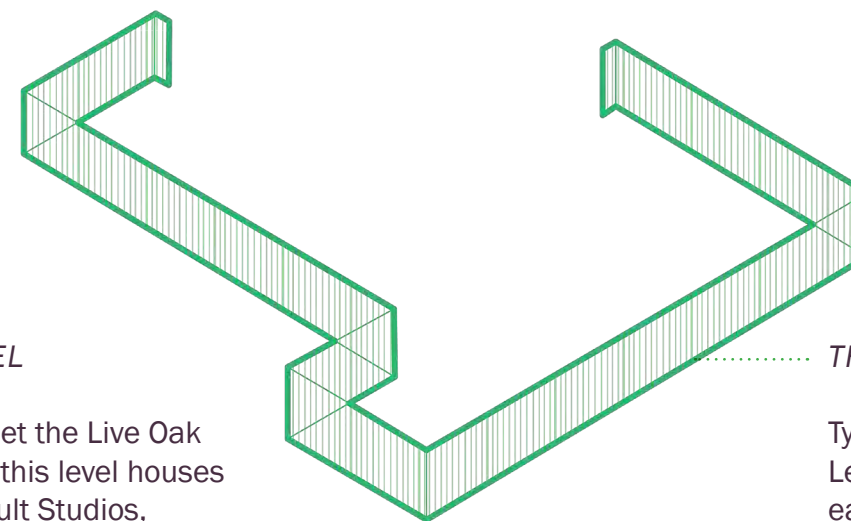
Elevated to meet the Live Oak tree canopies, this level houses the Gallery, Adult Studios, Rehearsal room, and several creative connection spaces.

THE HIVE

Stretching from the Understory Level up to the Canopy Level, the Hive unites the DAC in a communal, creative hub at the core of the building.

UNDERSTORY LEVEL

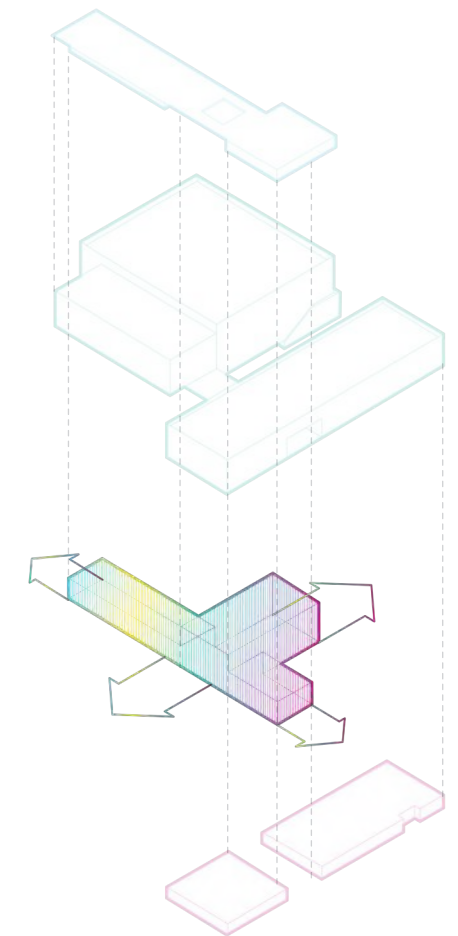
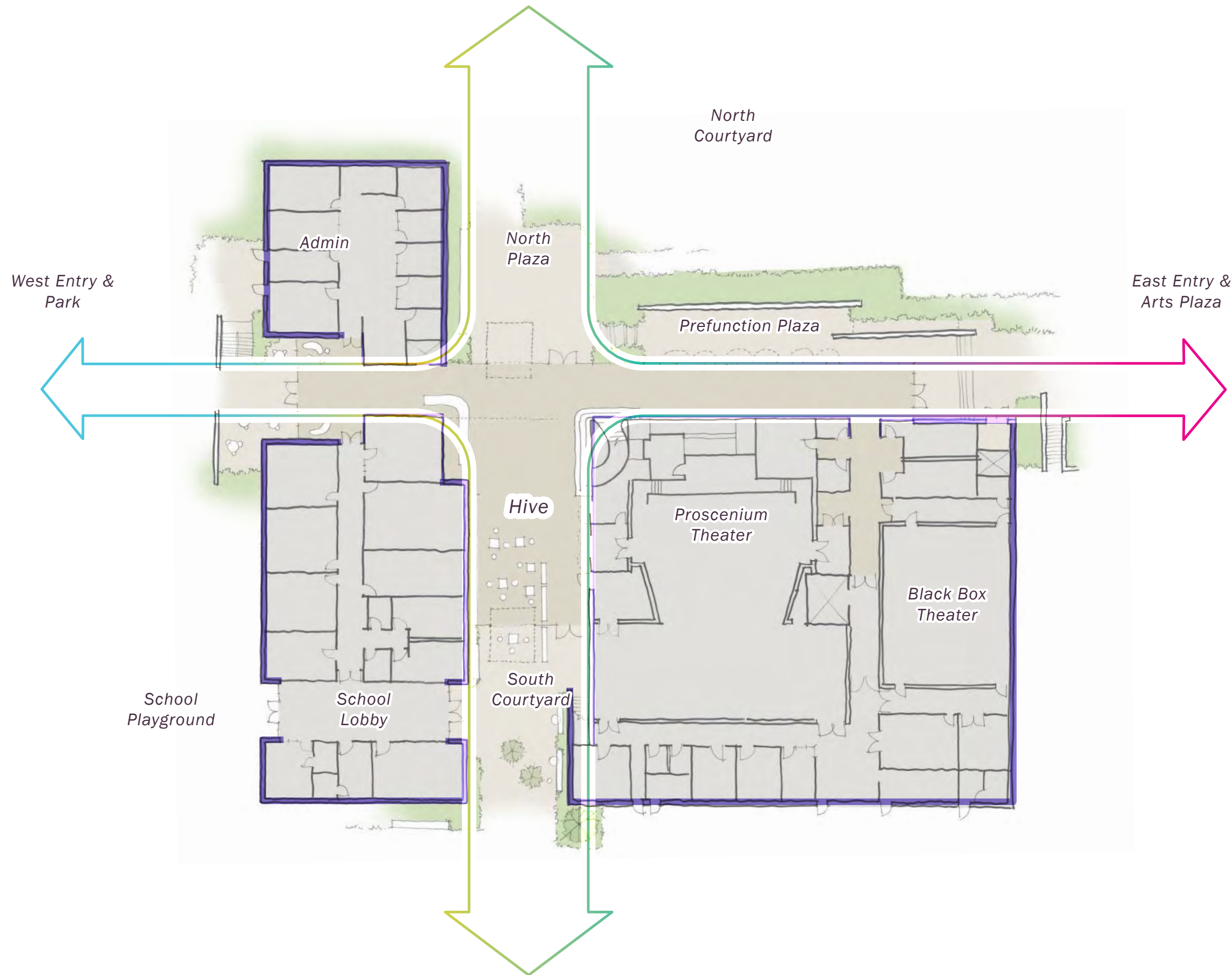
The Understory Level is at the human-scale where the building meets the ground plane. The first level of DAC embraces this scale, referencing the massing of the historic PARD building.



THE RIBBON

Tying together the Canopy Level, the Ribbon embraces each program component of the DAC while providing shade and filtered light to terraces and daylight studios.

MASSING DIAGRAM



HIVE PLAN DIAGRAM



AERIAL PERSPECTIVE

EXTERIOR PERSPECTIVES

DOUGHERTY **ARTS** CENTER



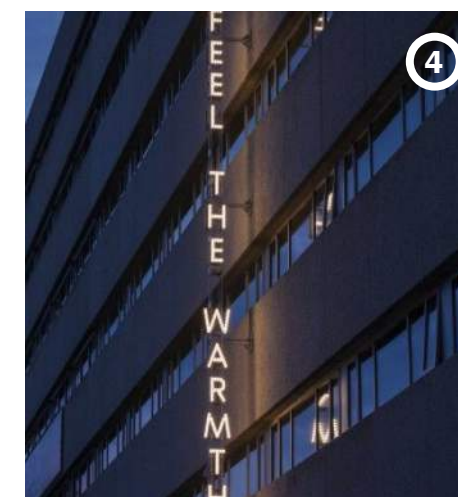
LOOKING SOUTH

NORTH COURTYARD



INTEGRATED SIGNAGE

Thinking creatively about the DAC's materiality, signage will be integrated with the building facade, utilizing opportunities such as perforated metal patterns to express text.



EXPRESSIVE IDENTITY

In addition to DAC signage and wayfinding, opportunities for expressive identity signage have been considered at key entries. Citing neon as a potential approach, DAC can share messages such as "Art Happens Here" as identifiers of the facility's programming.

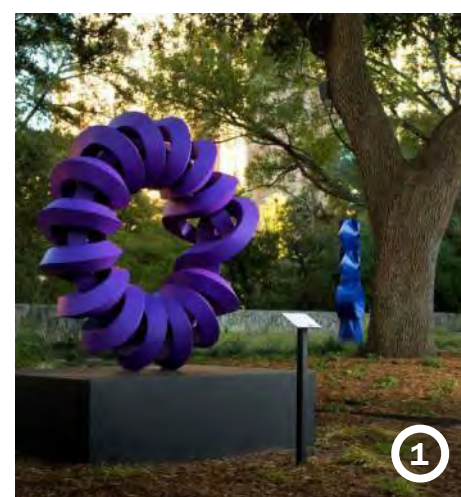


BRICK CURTAIN

Undulations in the brick coursing reference the curtain-like form of the metal screen above and communicate a care for craft that celebrates art-making within.

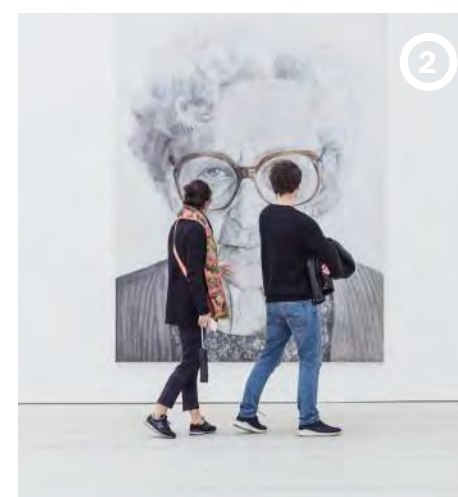


- 6 Roof Terrace 7 Existing, preserved Live Oak 8 The Hive



OUTDOOR GATHERING & SCULPTURE UNDER SHADE

The North Courtyard provides space for outdoor gathering and outdoor sculpture under the shade of the large, preserved Live Oaks west of PARD.



ART EVERYWHERE

Along the Theater prefunction space, where visitors will gather before & after performances, large gallery walls provide opportunity for the display of art. Visible from the entry and North courtyard, this display space greets visitors at the ground level.





VIEW FROM WEST GREAT LAWN AREA, LOOKING EAST

GREAT LAWN

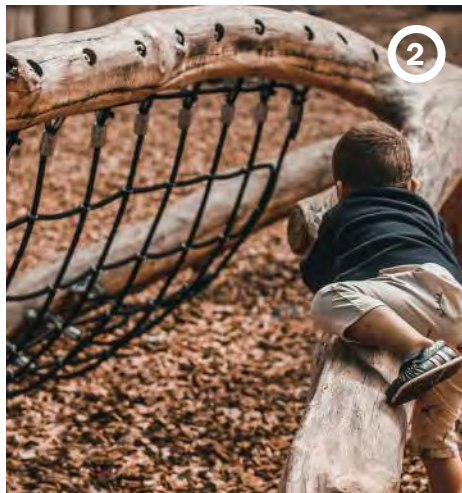


6 Stair down to Garage



STUDIO CONNECT

Extending the interior gathering space towards the park, the Studio Connect balcony offers a shaded, communal outdoor lounge space for DAC artists.



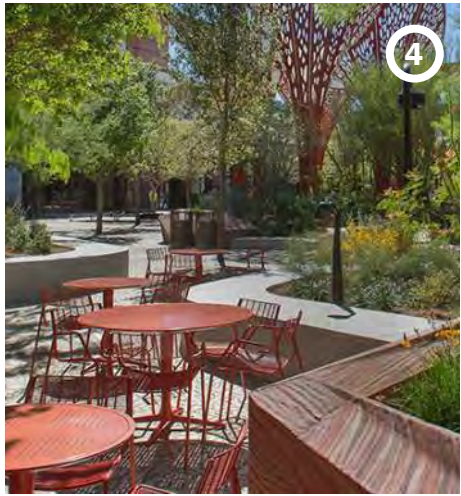
SPACE TO PLAY

Directly accessed from the School Connect Space, the new children's playground celebrates nature and exploration in a specially designed, secure outdoor setting.



ART EVERYWHERE

At the termination of the building's primary west axis and view corridor, a key moment for outdoor sculpture is held at the defining edge of the western seating group and raingarden. The sculpture will capture views and greet visitors from the park.



SPACE TO GATHER

Just beyond the building's west entry, nestled into the raingarden, outdoor gathering space is provided for students and visitors to engage, meet, and find rest in nature.



EDUCATION IN NATURE

Utilizing raingardens for both educational potential and water management strategies in the park, the landscape offers interaction and learning opportunities.



GREAT LAWN



VIEW FROM SOUTH DROP-OFF LOOP, LOOKING NORTH

SOUTH DROP-OFF



- ⑥ School Lobby entry
- ⑦ Roof Terrace
- ⑧ Bike parking



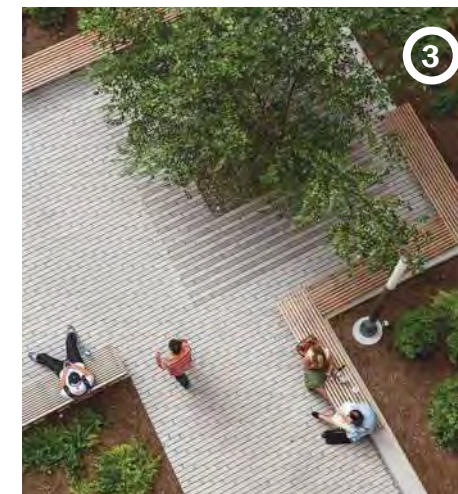
SCHOOL DROP-OFF

A separate drop-off loop for the school allows separation of traffic for the DAC, and allows students to more securely enter and exit the building through a control point in the south courtyard.



ELEVATED CERAMICS

At Level 02, an exterior Kiln Yard south of the Ceramics studios provides shade and privacy for artists while connecting them with park landscape. The Kiln Yard also allows visitors at ground level to see activity within the space.



SOUTH COURTYARD

Extending the Hive outside, the south courtyard offers a more private outdoor experience at the DAC and provides a secure entry for the School. Exterior stairs within the south courtyard guide visitors to the Roof Terrace during events.



INTEGRATED SIGNAGE

Building signage at the south entry is integrated into the landscape privacy walls that separate the drop-off from the courtyard. These walls also act as defining edges of the raingarden and landscape.



EDUCATION IN NATURE

Utilizing raingardens for both educational potential and water management strategies in the park, the landscape offers interaction and learning opportunities.

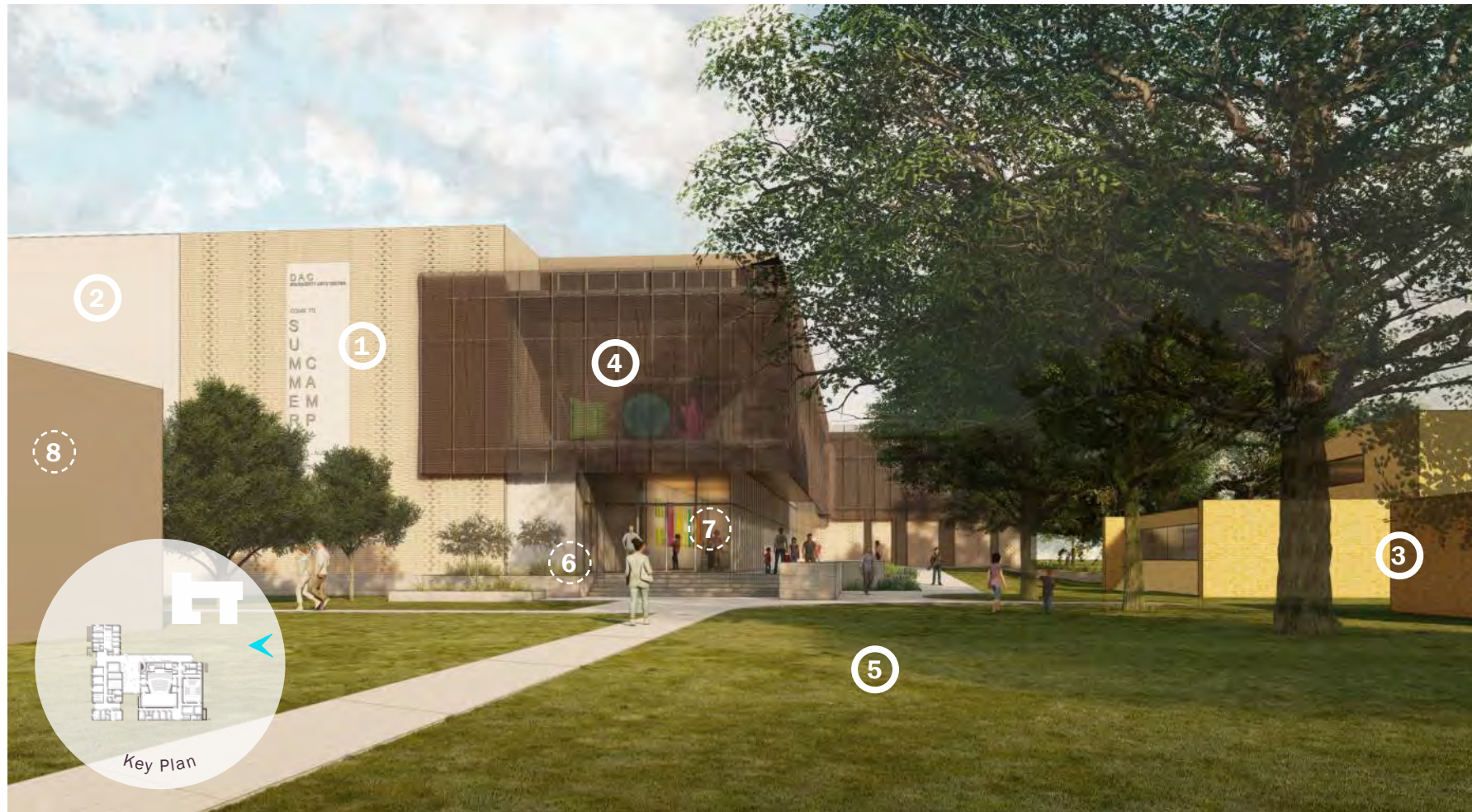


SOUTH DROP-OFF



VIEW FROM ZACH, LOOKING WEST

ARTS PROMENADE



- ⑥ Stair & elevator down to Garage
- ⑦ DAC East Entry
- ⑧ The Kleberg at ZACH



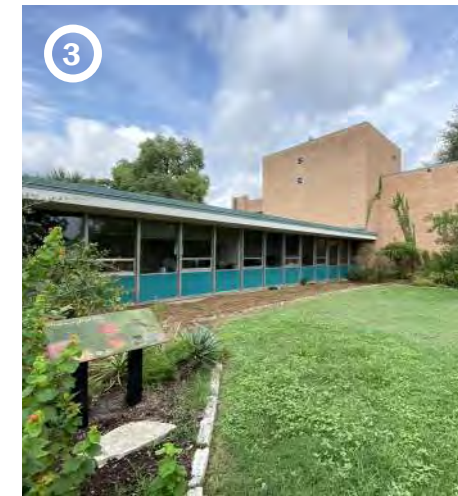
POSTERS & BANNERS

At the east entry, display locations for posters and banners provide the ability to announce and advertise exhibits, performances, and creative opportunities at the DAC.



MURAL MOMENT

Plaster wrapping the Theater volume at the southeast corner of the DAC provides a perfect opportunity for a large mural, which would be visible from the Arts Promenade and ZACH.



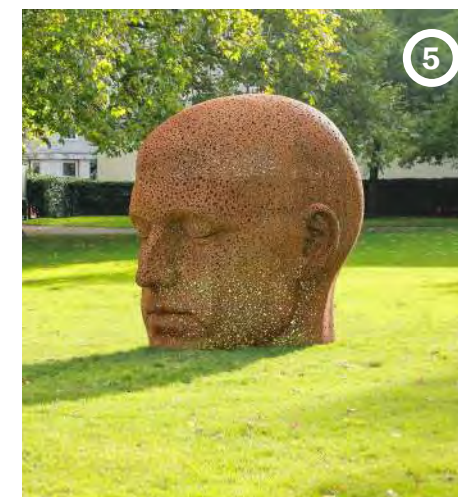
PARKS & RECREATION

The new DAC responds to proportions and palette of the historic PARD building and organizes shared courtyard spaces between the two.



OUTDOOR GALLERY

Blending the interior gallery into a private, shaded exterior space, an outdoor terrace east of the Main Gallery on Level 02 offers additional sculptural art display opportunities for the DAC.



ART EVERYWHERE

Creating potential for an Arts Promenade linking the DAC, PARD, and ZACH, opportunities for sculpture fill the landscape near the east entry of the building.



ARTS PROMENADE

INTERIOR PERSPECTIVES

DOUGHERTY **ARTS** CENTER



VIEW FROM HIVE MAKERSPACE LOOKING TOWARDS NORTH COURTYARD

THE HIVE



⑥ Entry to Main Gallery

⑦ Skybridge linking Gallery & Studios



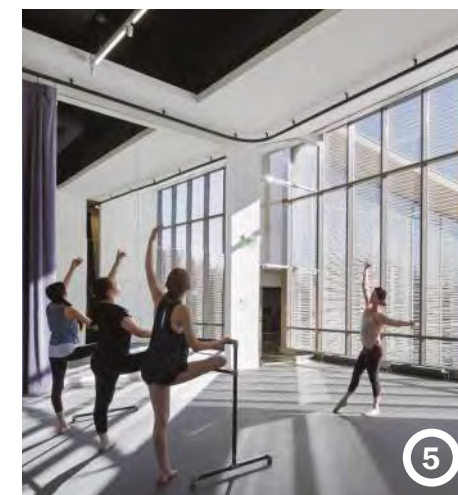
ART EVERYWHERE

Many walls throughout the Hive and public corridors function as gallery display walls to showcase art created at the DAC.



CREATIVE COMMONS

Accessible to members and visitors alike, the Creative Commons makerspace hosts rotating activities and welcomes people into the DAC by providing a free space to make art.



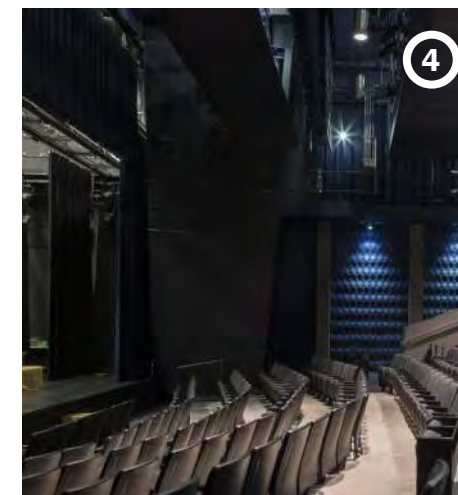
REHEARSAL SPACE

The floating glass box over the theater entrance houses a rehearsal space for theater or dance groups to practice their choreography. The gradient pattern on the glass provides some privacy while allowing the motion inside to activate the Hive space.



DONOR SIGNAGE

A crafted brick feature wall inside the Hive creates opportunities for donor recognition name plates, each of which fit into the brick patterning and coursing.



PROSCENIUM THEATER

The 150-seat Proscenium Theater for stage and dance productions provides expanded technical and performance capabilities from the current DAC Theater.



THE HIVE



Rehearsal
Space

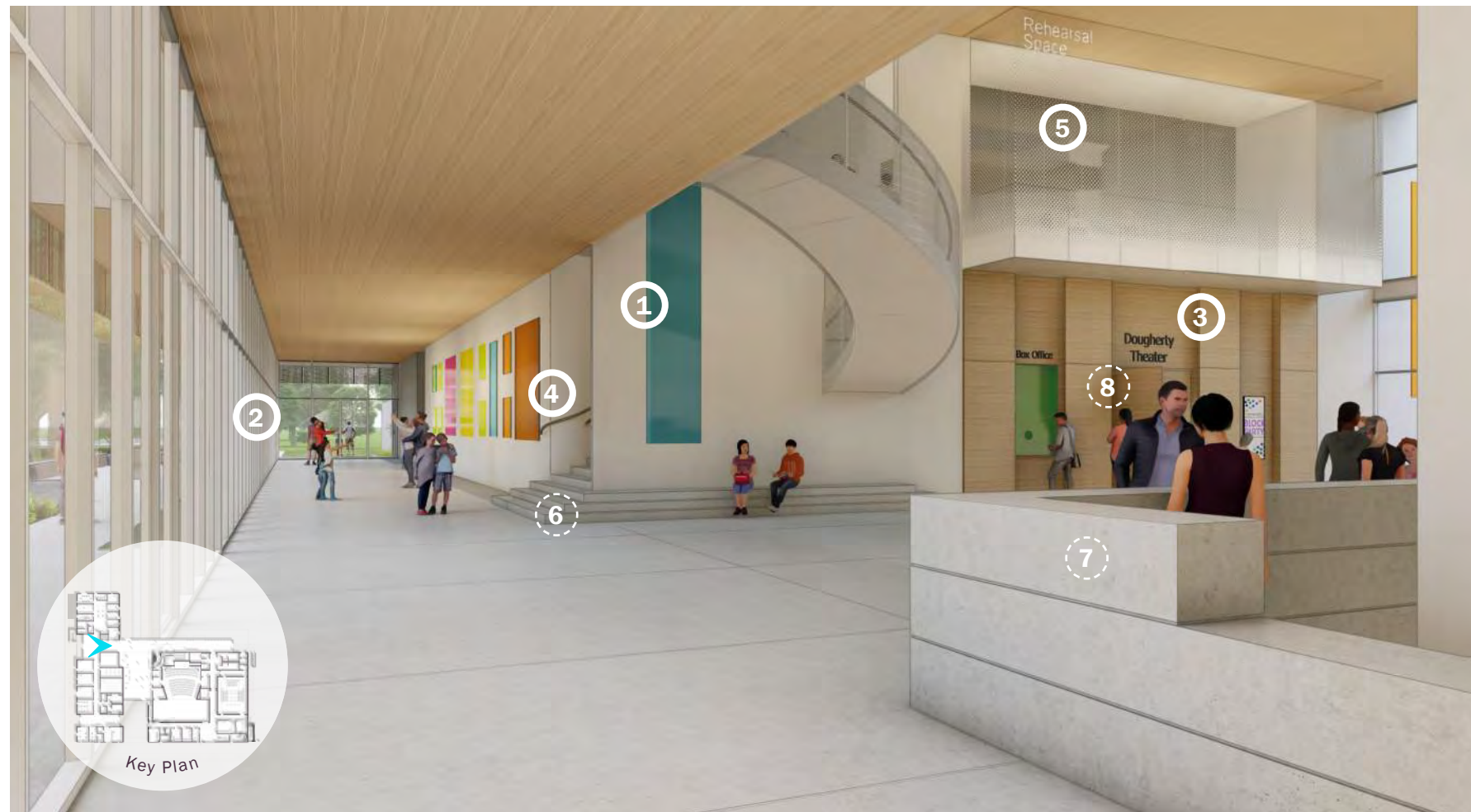
Box Office

Dougherty
Theater

BLOCK
PARTY

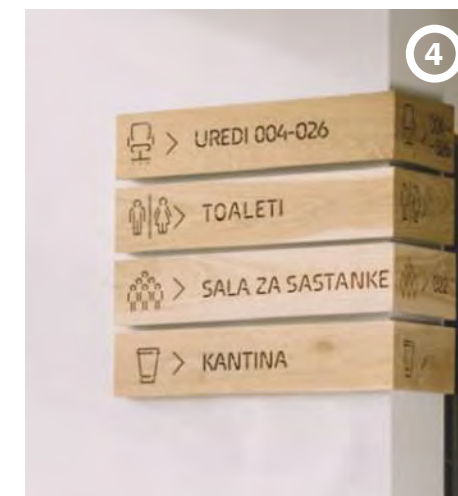
VIEW FROM WEST ENTRY, LOOKING EAST BEYOND THE HIVE TOWARDS THEATER PREFUNCTION

WEST ENTRY



CRAFTED MATERIALS

At key moments of interaction in the Hive, such as the Proscenium Theater entry, an elevated consideration of material craft is expressed. This image shows an example of uniquely crafted wood signage that blends with the neutral palette.

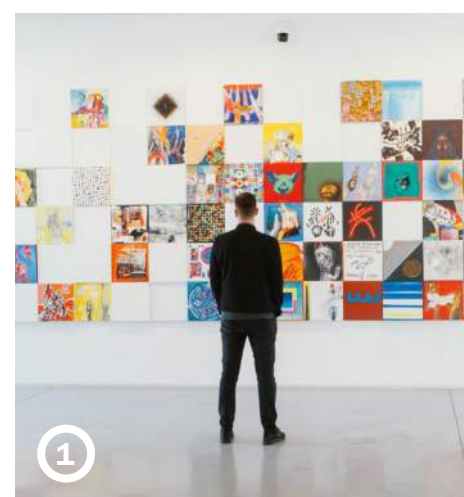


SUBTLE SIGNAGE

Wayfinding signage, like this example, utilizes the neutral interior palette to guide visitors throughout the space while remaining non-competitive with visual focus on artwork.



⑥ Monumental Stair to Level 02 ⑦ Reception/Information Desk ⑧ Proscenium Theater Entry



ART EVERYWHERE

Many walls throughout the HIVE and public corridors function as gallery display walls to showcase art created at the DAC.



INDOOR + OUTDOOR

Operable panels along the Prefunction glass wall allow the lower gallery space outside the theater to be transformed into a larger indoor + outdoor space to host receptions for gallery or theater events.



REHEARSAL SPACE

The floating glass box over the theater entrance houses a rehearsal space for theater or dance groups to practice their choreography. The gradient pattern on the glass provides some privacy while allowing the motion inside to activate the Hive space.



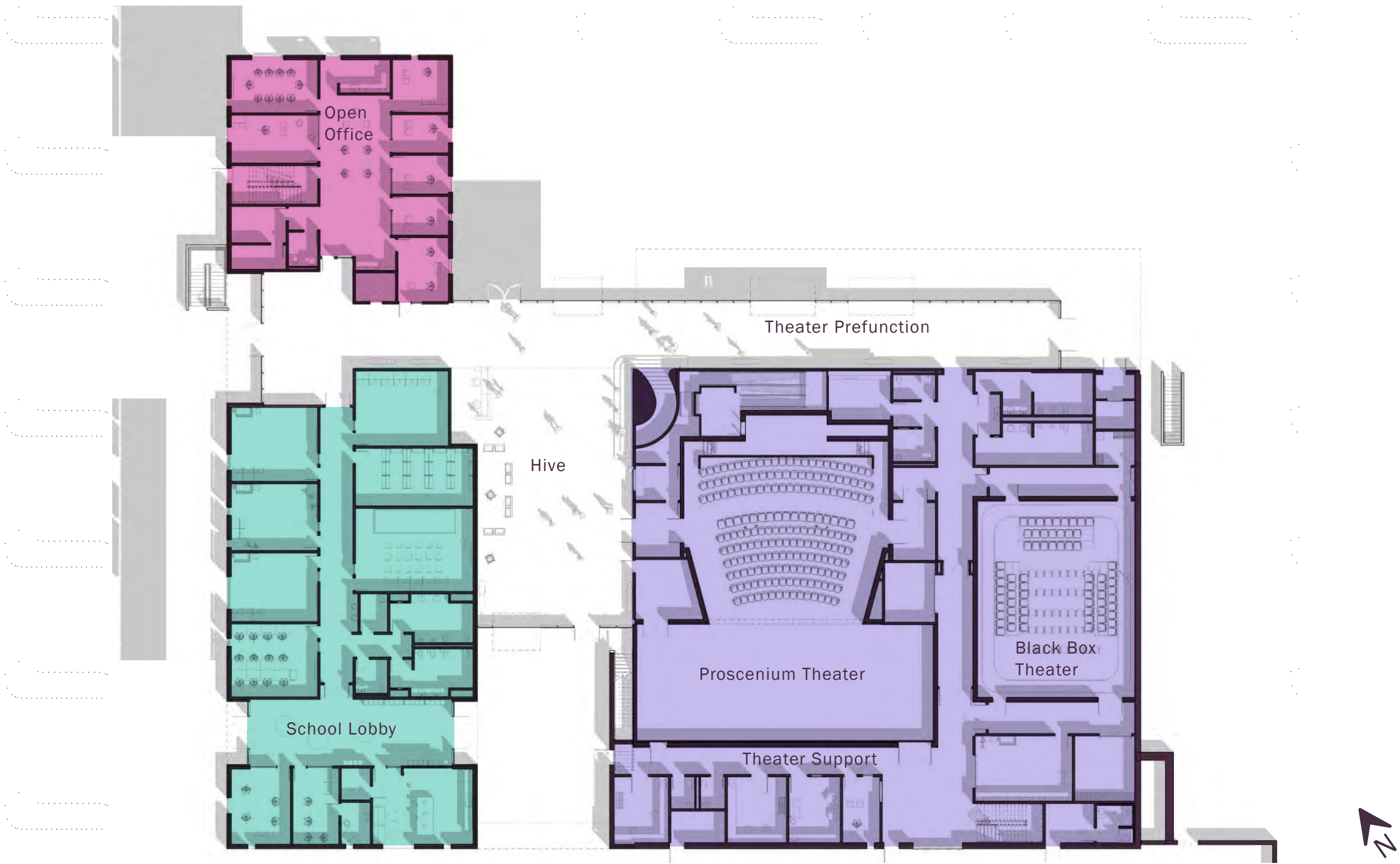
WEST ENTRY

FLOOR PLANS

DOUGHERTY **ARTS** CENTER

PROGRAM KEY

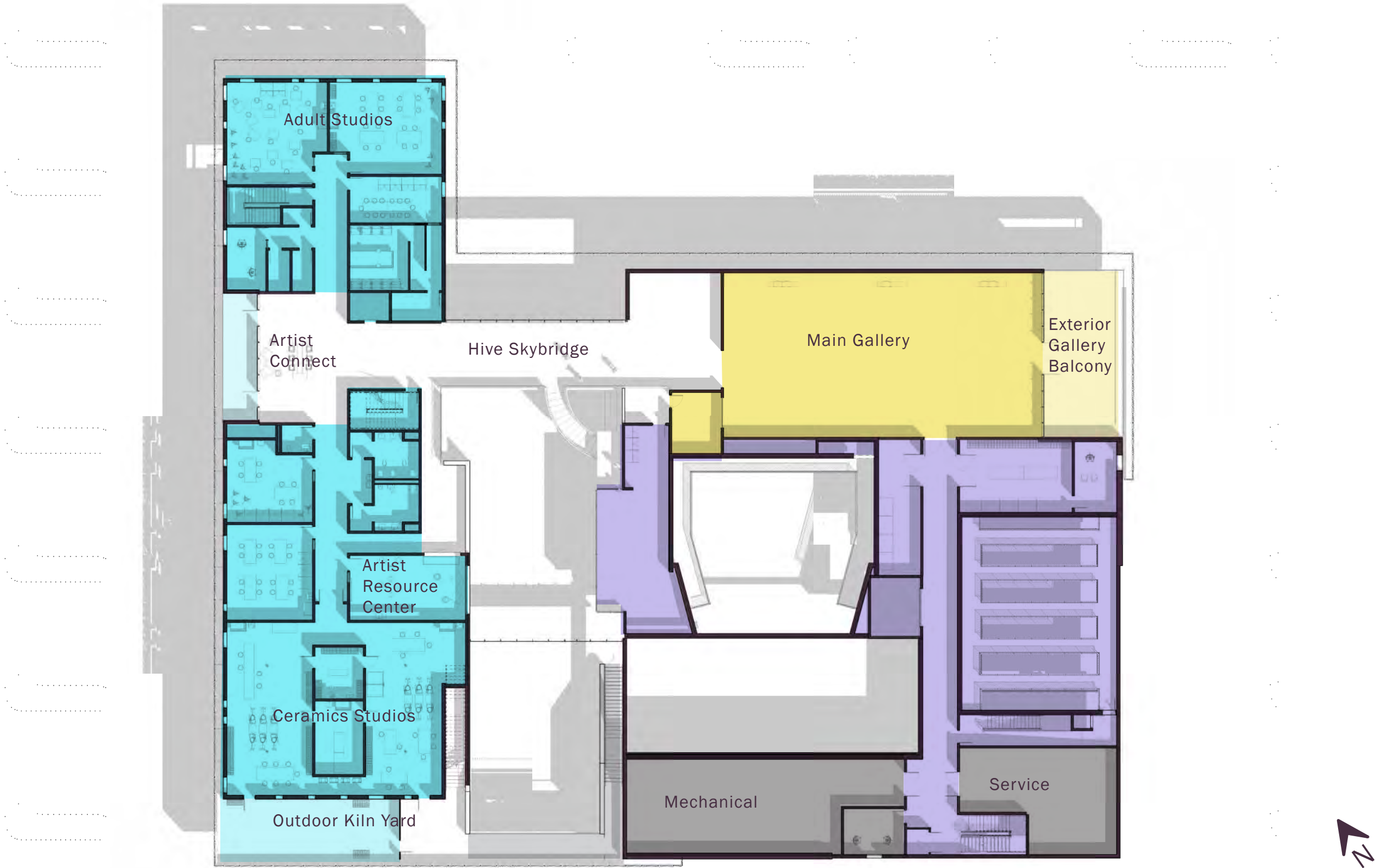
- ADMIN
- SCHOOL
- THEATER
- STUDIOS
- GALLERY
- COMMON
- SERVICE



LEVEL 01 PLAN

PROGRAM KEY

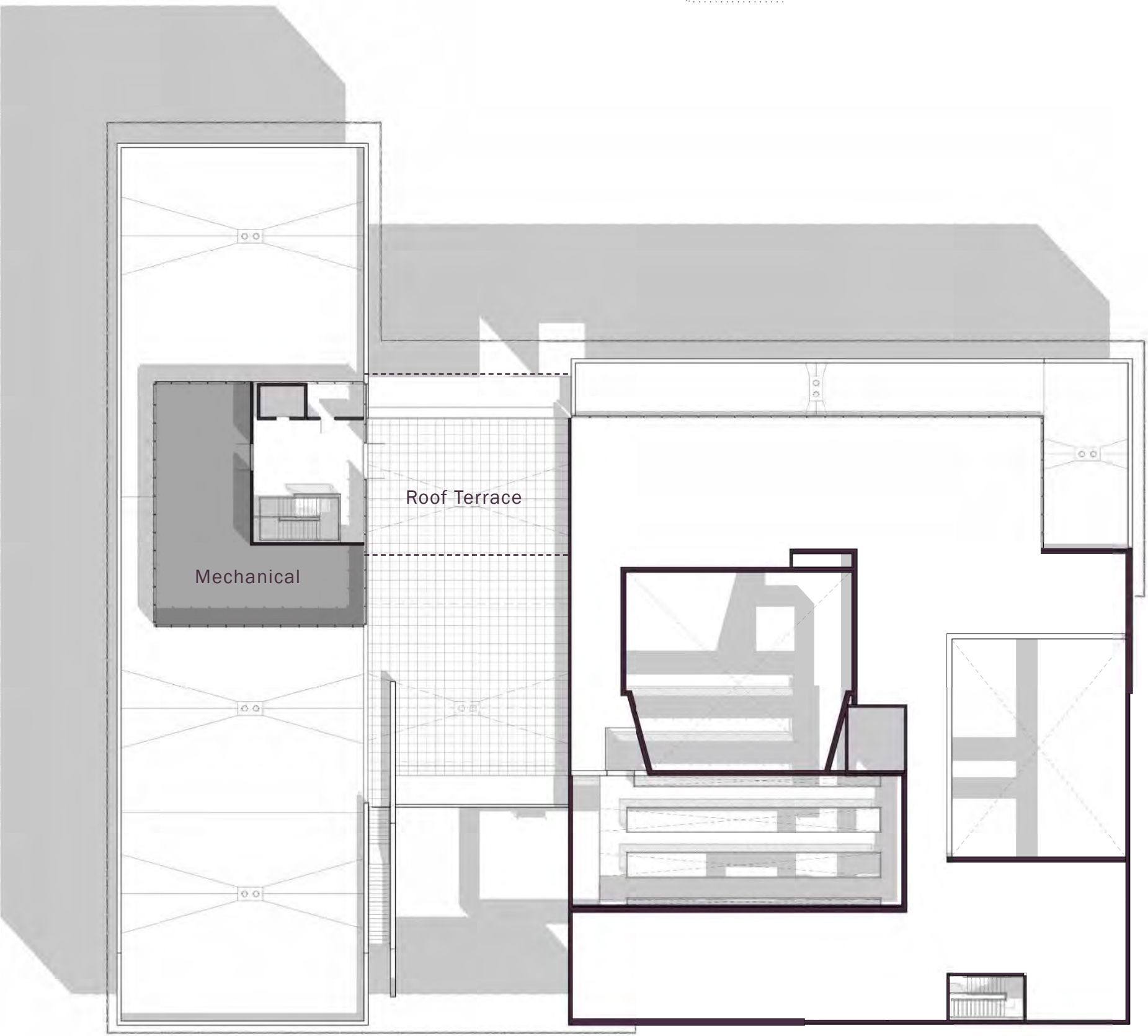
- ADMIN
- SCHOOL
- THEATER
- STUDIOS
- GALLERY
- COMMON
- SERVICE



LEVEL 02 PLAN

PROGRAM KEY

- ADMIN
- SCHOOL
- THEATER
- STUDIOS
- GALLERY
- COMMON
- SERVICE



LEVEL 03 PLAN

