

## Downtown Commission Project Review Sheet

Project Name: Republic Square Mixed Use Rezoning

Case Number(s), if available: C14-2012-0130

Project Location/Address: 401 Guadalupe Street, 304 W. 4<sup>th</sup> Street, 400 Lavaca Street

Applicant/Developer: Richard T. Suttle, Jr.

Mailing Address: 100 Congress Avenue, Suite 1300, Austin, Texas 78701

Phone Number: 512-435-2368

Property Owner: LG Guadalupe LP and LG Lavaca LP

Please include a description of your proposed project, and list or discuss the ways and to what extent your project furthers or conflicts with the goals and recommendations of the Downtown Austin Plan, including but not limited to:

- Preserve and enhance the unique historical and cultural heritage of Downtown
- Support a vibrant, diverse and pedestrian-friendly urban district
- Promote Downtown's evolution into a compact, dense urban district
- Contribute to sustainability, quality of life and the Downtown experience
- Interconnect and enhance Downtown's network of public parks, open spaces and streets
- Improve access to mobility and public transportation within Downtown
- Expansion of Great Streets improvements

Please include a map and/or aerial that shows how your project relates to other developments and the urban context in the vicinity of the project.

Current Project Status Schematic  
(e.g., concept only, schematic design, final design)

Project Start Date: late 2013 Project End Date: late 2015

Type of Project: Mixed Use  
(Residential, mixed use, office, commercial)

Primary Use and SF 226 units of for lease residential and a 160 room boutique hotel

Ancillary Uses and SF approximately 2,300 sf. of retail, 7,300 sf. of restaurant, 2,200 sf. of cocktail lounge

Total SF 420,000

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Stories 24 FAR 12:1 Height approximately 290'

Parking spaces approximately 500 Available for public use? patrons and residents only

Type of parking: Surface      Structured above ground X Structured below ground X

Specify type of bike parking being provided:

The project shall meet the standard bike parking requirements set forth by the Land Development Code. There is a proposed bike storage room in the private garage for resident and employee use.

Is the project located within 600 feet of any live music venue? **Yes**  
If so, are considerations being made regarding sound mitigation?

Enhanced building materials will be used to help mitigate the noise pollution from the surrounding bars in the area.

Are you seeking zoning changes or variances? **Yes**  
If yes, please describe and indicate anticipated dates of Planning Commission and City Council action.

Planning Commission is scheduled for January 8, 2013.  
City Council is scheduled for January 17, 2013.

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? **No**

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. **Yes**

On November 26, 2012 the Design Commission voted to support the zoning change with conditions.

On Design Commission

Attach available images, site plans, elevations and renderings for the project.

**Deadline:** This form and attachments should be submitted to the City Staff Liaison for the Commission at least five business days prior to the Commissioner's meeting where the project will be presented.

## **Republic Square Mixed Use Rezoning Narrative Description**

The site is located on the southern half of the block bounded by Guadalupe Street, 4<sup>th</sup> Street, and Lavaca Street. Republic Square Park is located directly to the west. This project is proposed to consist of the following uses: 226 multifamily units, 160 hotel rooms, 7,300 square feet of restaurant, 4,300 square feet of retail, and 2,200 square feet of cocktail lounge. It is proposed to be approximately 24 stories and with one outdoor pool area for the use of multifamily units and a second pool for hotel guests.

On the west-facing façade, the project adheres to the Park Overlay and steps back – but not at 120 feet as mandated, but at approximately 75 feet to give a more intimate and connected feel to the Square from the hotel pool located on Level 7, but to provide some relief to the adjacent building to the north. The bulk of the building away from the square consists of 24 floors or approximately 290 feet. The combined pool terraces provide over 13,000 square feet of public and private open space to building users.

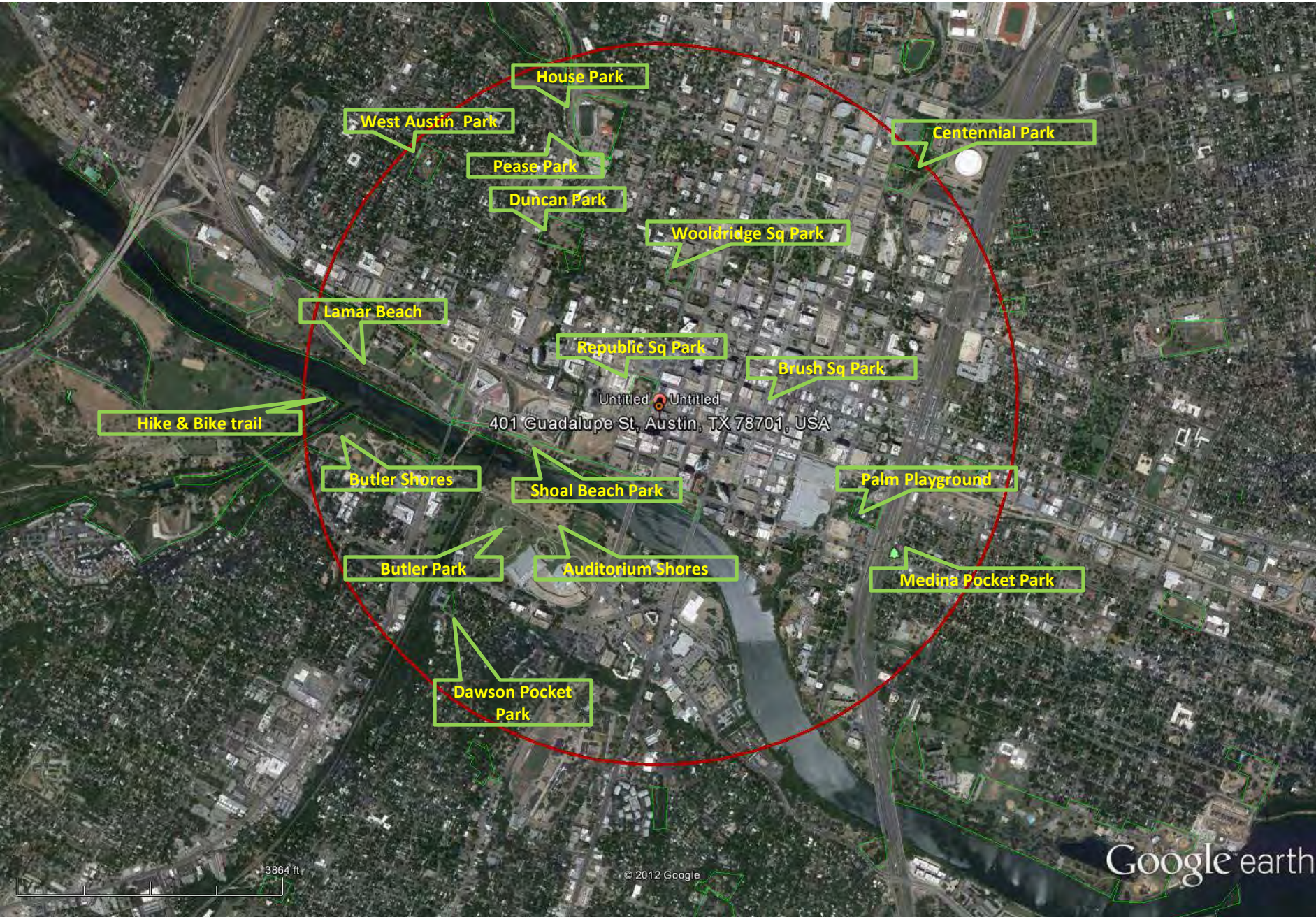
Active, public uses exist not just on the ground level, with a hotel bar and restaurant planned, but also on the hotel pool terrace (Level 7) – thus allowing the public to experience the views and perspective from 75 feet above the Square.

The project has been conceived with a constant eye on its context. Republic Square Park to the West is the anchor for the project with a softer edge, and the Warehouse District to the East provides the architectural inspiration for the entire project for material palette, brick detailing, and window mullion design.

LEED Silver and AEGB Three-Star is the goal of the project. There is a condensate collection system designed in the project to irrigate Level 7, street-level landscaping, proposed green screens on the eastern façade, as well as feed a small water feature on the ground floor at Lavaca Street.

The entitlements being requested are for rezoning from CBD to CBD-CURE to modify the following code sections:

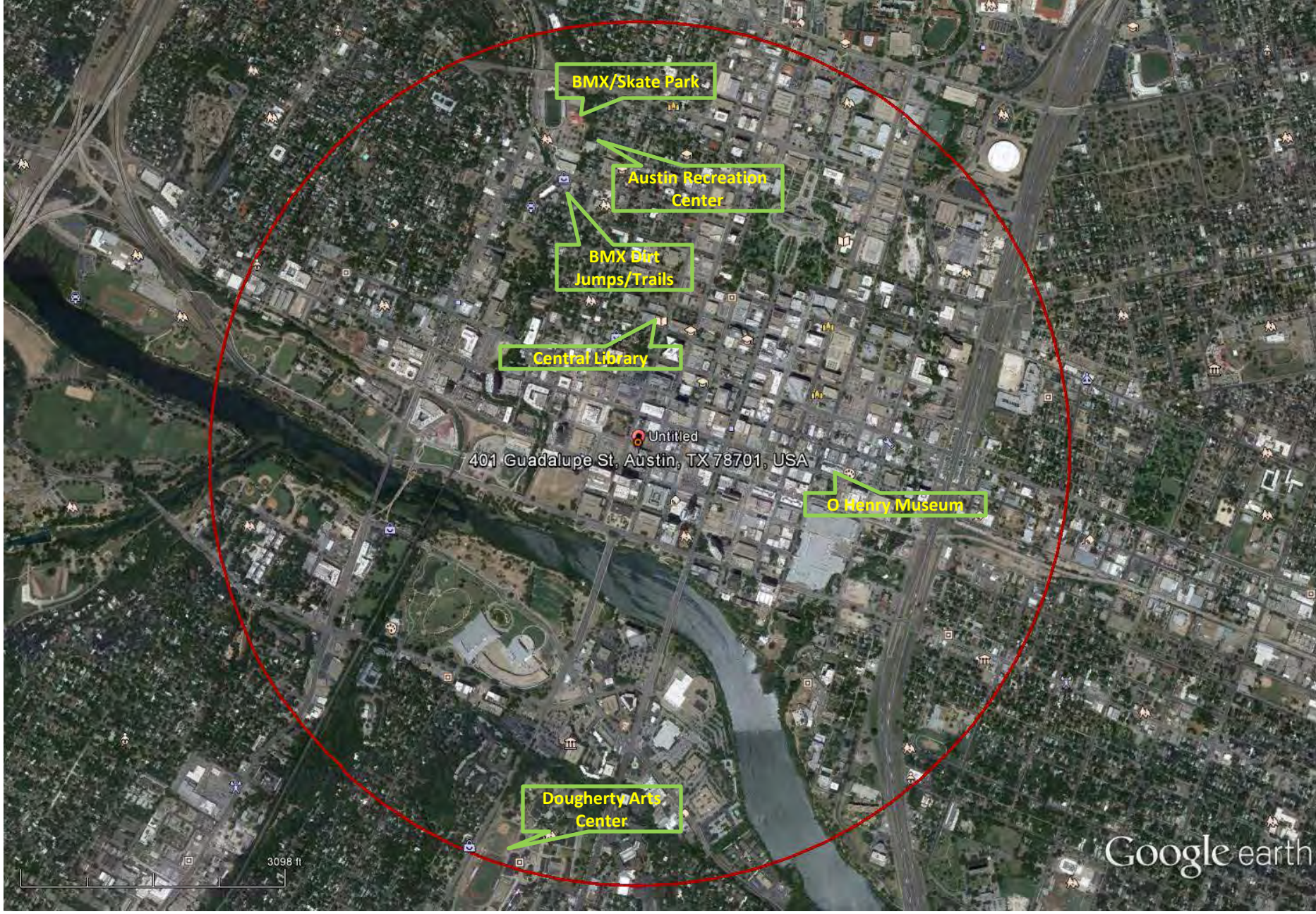
1. Section 25-2-492 to increase the maximum floor to area ratio from 8:1 to 12:1; and
2. Section 25-6-592(B) and (C) to allow the off-street loading facility and trash receptacle to be loaded and unloaded from the alley.



Parks within a 1 Mile Radius – 401 Guadalupe



Public Schools within a 1 Mile Radius – 401 Guadalupe



Recreation Centers within a 1 Mile Radius – 401 Guadalupe



401 Cuadalupe St, Austin, TX 78701, USA

831 ft

Google earth