

**Downtown Commission  
Project Review Sheet**

Project Name: Texas PTA

Case Number(s), if available: \_\_\_\_\_

Project Location/Address: 408 West 11th

Applicant/Developer: Mark Vornberg - Dick Clark Architecture

Mailing Address: 207 West 4th Austin TX 78701

Phone Number: 512-472-4980

Property Owner: Texas PTA

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 Site Plan Approval & Building Permit Submitted  
(e.g., concept only, schematic design, final design)

Project Start Date: 12/2013 Project End Date: 12/2014

Type of Project: office over restaurant - 5 story building  
(Residential, mixed use, office, commercial)

Primary Use and SF Office - 17,795 s.f. includes basement

Ancillary Uses and SF Restaurant - 2437 s.f.

Total SF 20,232 includes basement

Stories 5 FAR 4.3 Height 79'-11"

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Parking spaces 20-off site Available for public use? 0

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

Specify type of bike parking being provided: surface mounted in front of bldg

Is the project located within 600 feet of any live music venue? NO

If so, are considerations being made regarding sound mitigation? YES, DOUBLE PANELED WINDOWS, MASONRY EXTERIOR

Are you seeking zoning changes or variances?

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. YES, OCT OR NOVEMBER PLANNING COMMISSION FOR

WAIVER OF REQUIRED LOADING ZONE & DUMPSTER AREA  
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. NO, although we gave a brief description to Downtown Commission last month.

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.

We are providing this brief presentation to the Downtown Commission that we are taking a request to the Planning Commission for an administrative waiver of:

- 1.) under LDC, 25-6-592, the requirements for a minimum 30' deep loading zone off the alley (and if the property does not have an alley, the street adjacent with a curb cut of 30 ft or less)
- 2.) a screened dumpster along the alley (and if the property does not have an alley the street adjacent with a curb cut of 30 ft or less). The dumpster screening must match the building materials.

**We are notifying the Downtown Commission to see if you have any opinions of our request that you wish us to take to the Planning Commission.**

#### Facts about out lot

DMU-Cure zoning

50 feet wide by 80 feet deep and locked in by other properties

We do not have any alley access due to the recent purchase of the majority of our previous land by Travis County for an expansion of their courthouse facilities.

Our only access of the alley is a 10 ft wide public utility easement (for electrical service to the building) that is owned by Travis County. The County will consider letting us use this easement for other uses such as the dumpster location after they have completed design of their future building. Neither of us can build anything permanent on the easement.

Due to being locked in by other property lines, we are required to have two means of egress from the front of the property which are  $\frac{1}{3}^{\text{rd}}$  of the distance apart, approximately 20' minimum.

We have already limited our building to less than 800 amps of electrical service to prevent having to provide a 24' wide electrical vault along the 11<sup>th</sup> street side.

Texas PTA (Parent Teacher Association) has headquartered on this lot for almost 100 years. Our previous facility started as the house of the original Texas PTA founder and president.

Existing protected tree at the East property line

Proposed development is a 5 story office building with one level of basement and retail/restaurant use on the 1<sup>st</sup> floor/ground level.

If we were to provide the dumpster and loading zone along our 50' of frontage along 11<sup>th</sup> Street, including our required egress, there would be no room for windows, awnings, etc. to create an urban streetscape. This would create minimum 24' wide curb cut and loading doors plus two required egress doors and the entire front of our building would look and feel like a loading zone.



PROJECT NAME:

Texas PTA Headquarters

DATE:

18 September 2013

IMAGE NAME:

Downtown Austin Map



PROJECT NAME:	DATE:	IMAGE NAME:
Texas PTA Headquarters	18 September 2013	Site Aerial Photo



PROJECT NAME:

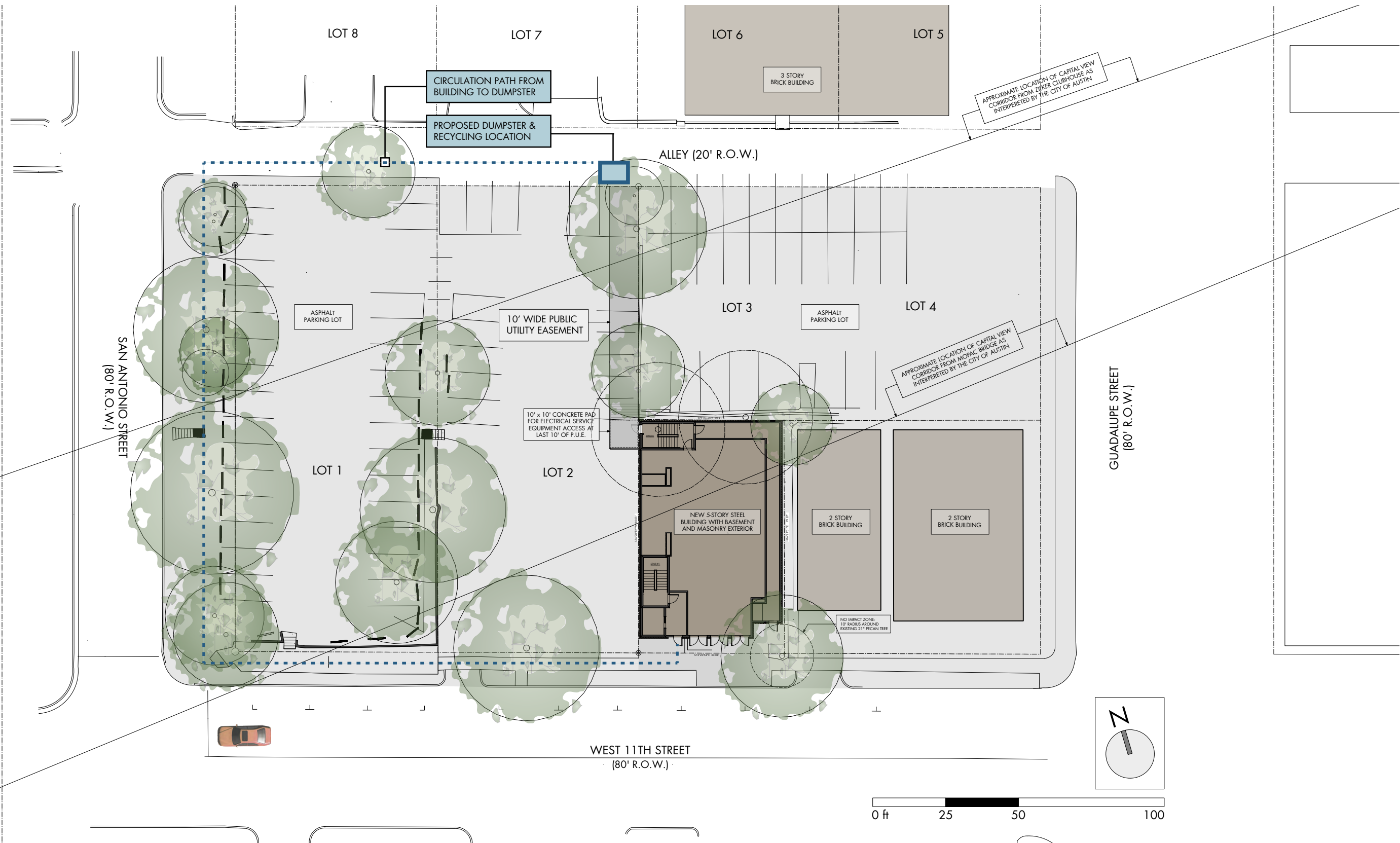
DATE:

IMAGE NAME:

Texas PTA Headquarters

18 September 2013

Site Aerial Photo - Labeled



PROJECT NAME:

Texas PTA Headquarters

DATE:

18 September 2013

IMAGE NAME:

Site Plan Diagram



DICK CLARK + ASSOCIATES  
ARCHITECTURE • INTERIORS



PROJECT NAME:

DATE:

IMAGE NAME:

Texas PTA Headquarters

18 September 2013

Conceptual Rendering