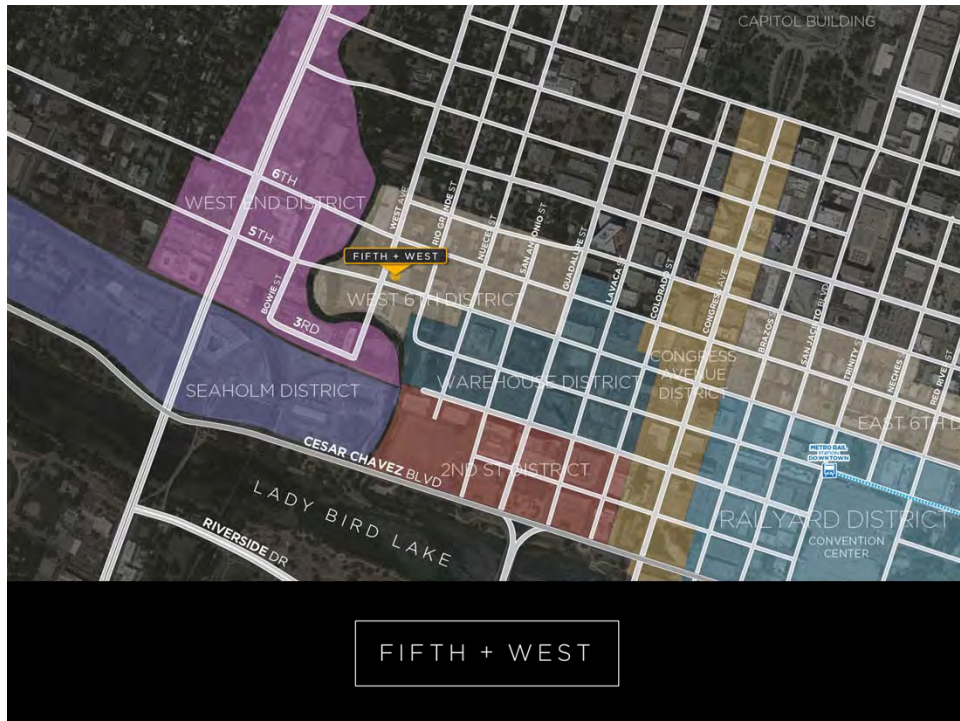


FIFTH + WEST



FIFTH + WEST

Project Team

DEVELOPER
Riverside Resources

ARCHITECT
Gromatzky Dupree & Associates

LANDSCAPE ARCHITECT
Studio Outside

FIFTH + WEST

Project Type
Residential Condominiums

Total Units
163

Floors
37

Height
430'





Requests

Exceed Allowable F.A.R.

F.A.R. in CBD:	8:1
F.A.R. in Lower Shoal Creek:	15:1
Requested F.A.R.	20:1

Community Benefits

Need Council approval for community benefits not enumerated in the ordinance.

Exceeding Allowable F.A.R.

Requirements § 25-2-586 (B)(5)

1. Additional community benefits above and beyond those offered to achieve the maximum F.A.R.
2. The additional F.A.R. substantially furthers the goals and objectives of the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.
3. Residential parking spaces are offered separately from the dwelling units.

Approval Process

Planning Commission recommendation and City Council Approval

Unique Site Features

Small Lot

16,662 sq. ft.

25-Year Floodplain

Ground floor required by law to be raised almost 8' above street level

Capitol View Corridor

The southeast corner of the lot is limited to 66.1' - 69.5'

Density Analysis

15:1 F.A.R.

Permitted; No City Council approval necessary

Community Benefits: \$416,550

20:1 F.A.R.

City Council approval required

Community Benefits: \$833,100

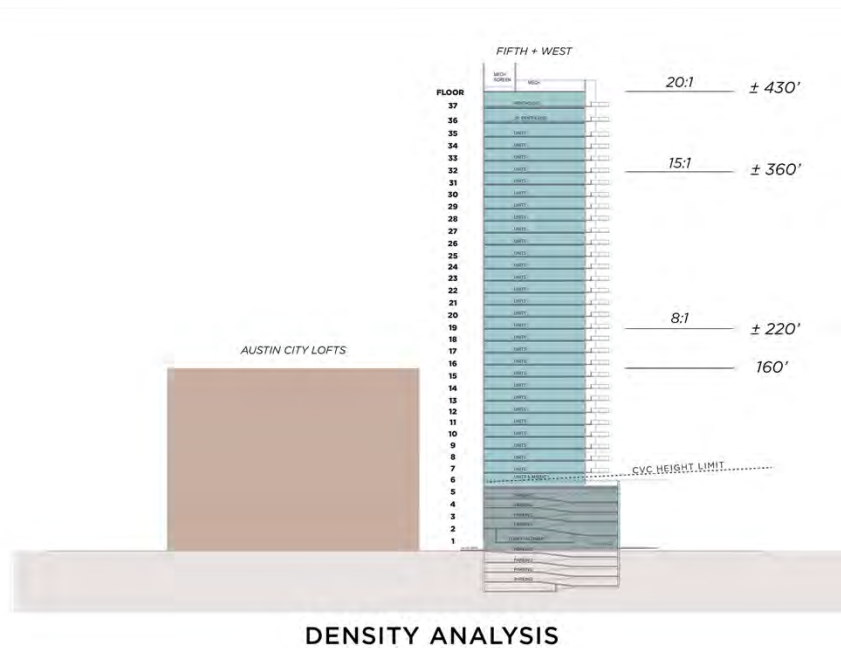
Why 20:1?

Allows for higher quality construction

Improves design

Adds more residential units to the project

Increases tax base for the City



Other Community Benefits

Considerations § 25-2-586 (E)(13)

1. Can members of the general public enjoy the benefit without paying for its access, use or enjoyment?
2. Will the benefit be accessible from the public right-of-way?
3. Will the benefit provide a public amenity that is particularly lacking in the proposed location?
4. Will the benefit impose a significant burden on public resources for maintenance, management, policing, or other reasons?
5. Consider any other information that shows the benefit serves a public and municipal purpose and furthers the City's comprehensive planning goals.

Approval Process

Planning Commission recommendation and City Council Approval.

Community Benefits

Affordable Housing: 50%

Shoal Creek: 50%

Additional Monetary Benefits: \$54,920

Car2Go: \$ 6,176

B-Cycle: \$ 13,040

Memberships to Shoal Creek Conservancy: \$ 5,705

Austin City Lofts Shoal Creek Maintenance: \$30,000

Non-Monetary Benefits:

3-Star minimum AEGB rating

Agreement to notify adjacent buildings of after-hours concrete pours

For-sale condominiums rather than apartments

Shoal Creek

Improvements

Shoal Creek Watershed Action Plan to mitigate flood risks and make other improvements on Shoal Creek from the West Avenue bridge to the West 10th Street bridge

Trail improvements to Shoal Creek from the West Avenue bridge to the West 10th Street bridge

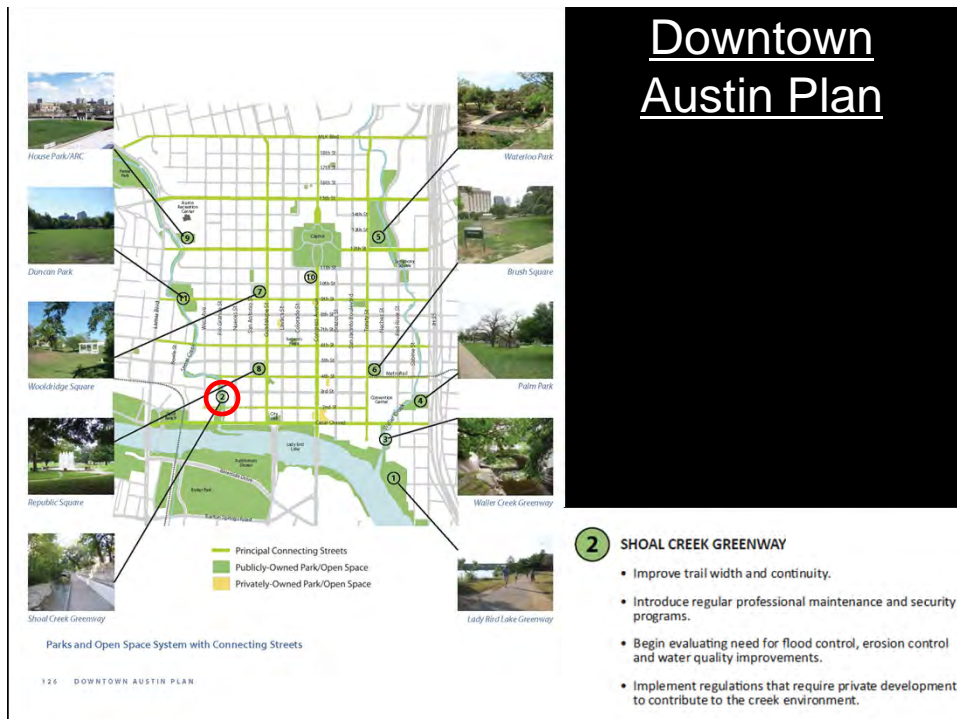
Public-private partnership with the Public Works Department and the Watershed Protection Department of the City

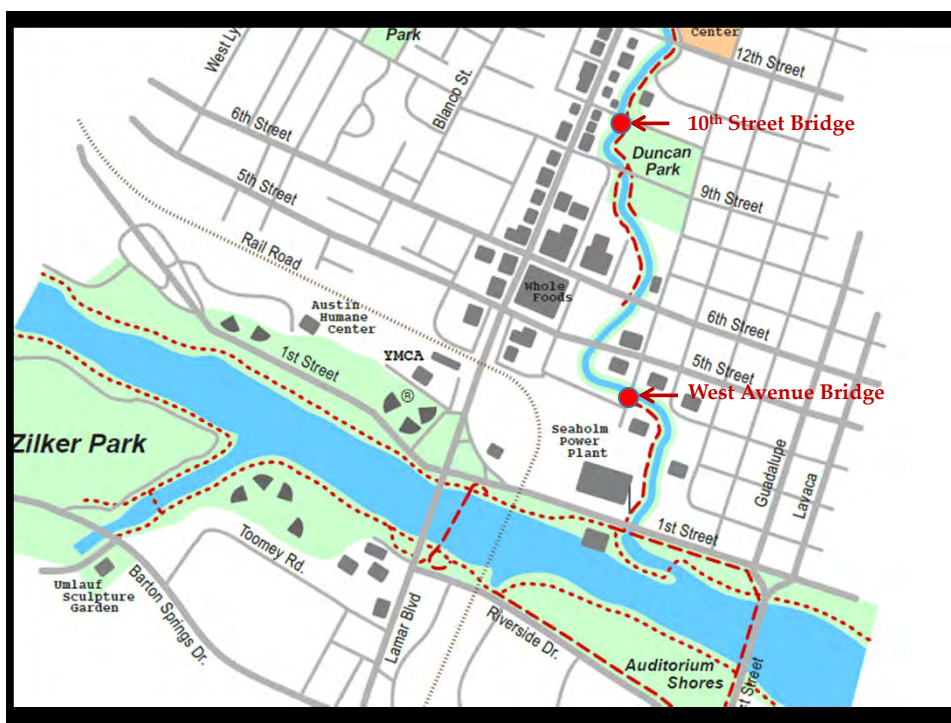
Downtown Austin Plan

Increase watershed maintenance of Shoal Creek and implement a restoration and flood control plan (UI-3.1; 3.5; 3.6)

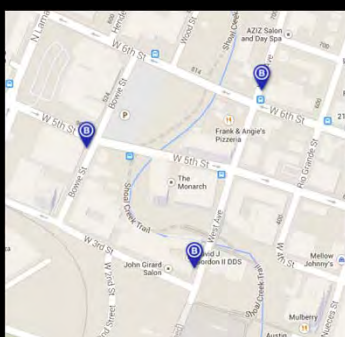
Improve Downtown's urban greenways (PR-1.3)

Encourage public/ private partnerships and conservancies aimed at building and operating parks and open space improvements (LI-1.2)





Bike Share Plan



One year B-Cycle membership for each condominium unit

3 B-Cycle stations within one block of the property

TP- 3.6: Introduce bike sharing

Car Share



Reimburse one Car2Go registration for each condominium unit

Work with the City to locate at least two Car2Go parking spaces near the site

TP- 4.4: Provide incentives for on-site, car-share spaces and recharging facilities



AU- 3.2: Promote ground-level retail and restaurant uses

Summary

Requirements for exceeding allowable F.A.R.

1. Additional community benefits above and beyond those offered to achieve maximum F.A.R.
 - ✓ Additional \$208,275 to Shoal Creek
 - ✓ Bike share, car share, extended Great Streets & sidewalk kiosk
2. The additional F.A.R. substantially furthers the goals and objectives of the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.
 - ✓ *DD- 3.5: Encourage tall and slender towers*
 - ✓ *DD- 1.3: Employ additional density incentives to achieve specific community objectives*
 - ✓ *UI- 3.1; 3.5; 3.6: Increase watershed maintenance of Shoal Creek and implement a restoration and flood control plan*
 - ✓ *TP- 4.4: Provide incentives for on-site, car-share spaces and recharging facilities*
 - ✓ *PR- 3.2: Require all new development to build Great Streets sidewalks*
3. Residential parking spaces are offered separately from the dwelling units.
 - ✓ All parking spaces will be sold separately from the condominium units

Summary

Considerations for approving other community benefits

1. Can members of the general public enjoy the benefit without cost?
 - ✓ Shoal Creek is accessible to the public
2. Will the benefit be accessible from the public right-of-way?
 - ✓ Shoal Creek is accessible from public right-of-way
3. Will the benefit provide a public amenity that is particularly lacking in the proposed location?
 - ✓ The portion of Shoal Creek between the 10th Street bridge and the West Avenue bridge has been neglected and is not part of the GAP Project
4. Will the benefit impose a significant burden on public resources for maintenance, management, policing, or other reasons?
 - ✓ No; if anything the benefit alleviates the burden on public resources
5. Consider any other information that shows the benefit serves a public and municipal purpose and furthers the City's comprehensive planning goals
 - ✓ Revitalizing Shoal Creek is a predominant goal outlined in the Downtown Austin Plan



Streetscape Retail

