

Downtown Commission Project Review Sheet

Project Name: Fifth and West Residences

Case Number(s), if available: Not available

Project Location/Address: 501 West Avenue

Applicant/Developer: Riverside Resources

Mailing Address: Nikelle Meade (Representative)
111 Congress Ave, Suite 1400
Austin, TX 78701

Phone Number: 512-479-1147

Property Owner: Texas Press Association

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: See Attached

- 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: As soon as possible, pending issuance of building permit; Project End Date: Not determinable at this time

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

Primary Use and SF: Residential (263,146 square feet)

Ancillary Uses and SF: Pool deck/ amenities (7,623 square feet); Parking (127,265 square feet); Sidewalk food/coffee kiosk (~500 square feet).

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Total SF: 321,811 square feet

Stories: 39 FAR: 20:1 Height: 430'

Parking spaces: 162 Available for public use? Only guest parking

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

Specify type of bike parking being provided: Fenced-in bike storage facility within the parking garage

Is the project located within 600 feet of any live music venue? Yes

If so, are considerations being made regarding sound mitigation? Yes; a sound consultant is working with the architect to mitigate noise from live music venues and nightclubs.

Are you seeking zoning changes or variances?

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. No

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? Yes

Current F.A.R.	8:1	-----
3-Star AEGB Rating	2:1	-----
Affordable Housing	5:1	\$416,550
Shoal Creek	5:1	\$416,550
	20:1	\$833,100

Riverside Resources will make a donation to Shoal Creek Conservancy which will be used to:

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

Make trail improvements to Shoal Creek from the West Avenue Bridge to the West 10th Street Bridge.

Additional Monetary Benefits (\$54,920)

Car2Go memberships for each unit: \$ 6,176

B-Cycle memberships for each unit: \$ 13,040

Memberships to Shoal Creek Conservancy for each unit: \$ 5,705

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. No

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

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Project Description

The Project is a residential condominium tower with approximately 162 units. As recommended by the Design Commission, Riverside will put a food/coffee kiosk and seating area on the sidewalk on 5th Street. The following is a list of relevant provisions for the Downtown Austin Plan:

AU- 3.2: Promote ground-level retail and restaurant uses: The coffee/food kiosk and public seating will encourage pedestrian activity in the area.

UI- 3.1; 3.5; 3.6: Increase watershed maintenance of Shoal Creek and implement a restoration and flood control plan; PR-1.3: Improve Downtown's urban greenways: Riverside's donation to Shoal Creek will further these goals because the money will be directed toward flood mitigation and trail improvements.

LI-1.2 Encourage public/ private partnerships and conservancies aimed at building and operating parks and open space improvements: Shoal Creek Conservancy will achieve these goals by forming a public-private partnership with the Public Works Department and the Watershed Protection Department of the City.

TP- 3.6: Introduce bike sharing: Riverside will provide a one-year B-Cycle membership for each of its units.

TP- 4.4: Provide incentives for on-site, car-share spaces and recharging facilities: Riverside will provide a one-year Car2Go membership for each of its condominium units and will work with the City to locate at least two new Car2Go spaces near the site.

DD- 3.5: Encourage tall and slender towers: The tower will be tall and slender because of the property's small size and the impact of the Capitol View Corridor.

DD-3.6: Prohibit highly reflective glass cladding on buildings: The Project will not use glass with exterior visible reflectance percentages in excess of 27 percent.

AU-2.5: Make downtown housing more family-friendly: There are a large number of units with more than one bedroom (22.2% of the units are 3-bedrooms, 38.3% are 2 bedrooms, and 19.1% are one bedroom with a study). The average unit size is 1,624 square feet. Additionally, there is a pet deck and outdoor pool and amenity area that will cater to families.

DD- 3.7: Integrate parking garages into the architecture of the building: Part of the parking garage will be underground and part will be above ground. The above-ground portion will be completely screened with louvers and perforated metal panels.

DD- 3.8: Establish an acceptable level of green building: The Project will commit to achieve a 3-Star AEGB rating.









