

Downtown Commission Project Review Sheet

Project Name: 7th and Congress Hotel

Case Number(s), if available: C14-2013-0158

Project Location/Address: 619 and 621 Congress Avenue

Applicant/~~Developer~~: Richard T. Suttle, Jr.

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

Phone Number: 512-435-2300

Property Owner: Conventus Corporation and Finley Company

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 Design
(e.g., concept only, schematic design, final design)

Project Start Date: Fall 2014 Project End Date: Fall 2016

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

Primary Use and SF: Hotel, 244,262 sf

Ancillary Uses and SF: Restaurant 9,380 sf

Total SF: 253,642 sf

Stories: 33 FAR: 25:1 Height: 352'-8"

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Parking spaces: Zero Available for public use? N/A

Type of parking: Surface____ Structured above ground ____ Structured below ground ____

Specify type of bike parking being provided: Bicycle parking will be provided along 7th and will comply with the Great Streets design standards.

Is the project located within 600 feet of any live music venue? No
If so, are considerations being made regarding sound mitigation?

Are you seeking zoning changes or variances? Yes, a zoning change from CBD to CBD-CURE is being requested to modify the following code sections:

1. Section 25-2-643(A)(3) – To modify the distance within Congress Avenue from 60 feet to 40 feet that: (a) the minimum structure height is 30 feet; and (b) the maximum structure height is 90 feet.
2. Section 25-6-592(F) - To modify the number of off-street loading spaces required to one space, and that the one off-street loading space provided may be 10' x 30'.

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. Planning Commission and City Council dates have not been set. However, the project is proposing to attend Planning Commission on May 13, 2014.

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? The project is proposing to obtain additional density by utilizing the Downtown Density Bonus program. The project proposes to meet the gatekeeper requirements.

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. Not yet.

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

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.