

**Downtown Commission  
Project Review Sheet**

Project Name: 702 East 3<sup>rd</sup> Street

Case Number(s), if available: F#9268-1310 (Alley Vacation)

Project Location/Address: 702 East 3<sup>rd</sup> Street, Austin, Texas 78701

Applicant/Developer: Michele Lynch, Metcalfe Wolff Stuart & Williams, LLP  
Mailing Address: 221 West 6<sup>th</sup> Street, Suite 1300, Austin, Texas 78701

Phone Number: 512-404-2251

Property Owner: Lion Outdoor, LLC

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 Concept only – Alley vacation  
(e.g., concept only, schematic design, final design)

Project Start Date: \_\_\_\_\_ Project End Date: \_\_\_\_\_

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

Primary Use and SF Commercial/Retail = 22,819

Ancillary Uses and SF Office = 11,752

Total SF 34,571 net square feet

Stories 3 stories FAR unknown Height 40 feet or less

Downtown Commission Project Review Sheet

Parking spaces Unknown Available for public use? Unknown

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

Specify type of bike parking being provided: Code requirement

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? No

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action.

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 – Urban Transportation Commission 8/12/14: Recommended  
Waller Creek Conservancy Design Review 8/4/14: Recommended

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.

## Downtown Commission Project Review Sheet

### **Project Description – Downtown Austin Plan Goals**

The current request is for the vacation of 4,907 square foot alley that bisects the site from IH-35 to Waller Creek. The alley is a “paper alley” and does not exist on the ground today. The proposed project is conceptual, but anticipates a mixed use building of commercial/retail and office with underground parking. The site is hindered by the Capitol View Corridor and is limited to 40 feet or less in height. Therefore, the vacation of the paper alley is needed for redevelopment of the site, which is anticipated in the Waller Creek Master Plan and Downtown Austin Plan as a “potential development” site.

Discussions with various City Staff resulted in a proposed conceptual design that interfaces with the Lance Armstrong Bikeway (LAB) and rail lines on 4<sup>th</sup> Street as well as redevelopment and future access along Waller Creek.

The site is covered by several overlapping regulations:

- Downtown Design
- Commercial Design Standards
- Downtown Creeks Overlay
- Convention Center Overlay
- Capitol View Corridor
- Convention Center TOD
- Waller Creek Master Plan
- Downtown Austin Plan

Although conceptual, the proposed project intends to meet all of the applicable regulations and meets the goals of the Downtown Austin Plan in the following ways:

- Supports a vibrant, diverse and pedestrian-friendly urban district
- Promotes Downtown’s evolution into a compact, dense urban district
- Contributes to sustainability, quality of life and the Downtown experience
- Interconnects and enhances Downtown’s network of public parks, open spaces and streets
- Expansion of Great Streets improvements
- Provides for internal off-street loading (required for alley vacation)

Downtown Plan – Waller Creek District

Top 3 Public Improvement Priorities the project will meet:

- 1) Great Streets – 3<sup>rd</sup> Street
- 2) Off-street hike and bike trails –existing easement along Waller Creek
- 3) Creek stabilization and flood control improvements – dedicated easement exists along creek