



**DESIGN COMMISSION**  
**MONDAY, NOVEMBER 28, 2016 6:00 PM**  
**AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101**  
**301 W. SECOND STREET, AUSTIN, TEXAS 78701**

**Current Commission Members**

_____ Evan Taniguchi – Chair	_____ Martha Gonzalez
_____ Bart Whatley – Vice-Chair	_____ Conor Kenny
_____ David Carroll	_____ Ben Luckens
_____ Aan Coleman	_____ Melissa Henao-Robledo
_____ Samuel Franco	_____ Heyden Walker
	_____ Katie Mulholland (COA-PAZ) Executive Liaison
	_____ Nichole Koerth (COA – PAZ) Staff Liaison

**AGENDA**

Please note: Posted times are for time-keeping purposes only. The Commission may take any item(s) out of order and no express guarantee is given that any item(s) will be taken in order or at the time posted.

	Approx. time
<b>CALL TO ORDER AND ROLL CALL</b>	<b>6:00 PM</b>
<b>1. CITIZEN COMMUNICATION: GENERAL</b> a. The first five speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.	<b>6:00 PM</b>
<b>2. MEETING MINUTES</b> a. Discussion and possible action on the <u>October 24, 2016</u> meeting minutes;	<b>6:15 PM</b>
<b>3. NEW BUSINESS (Discussion and Possible Action):</b> a. Discussion and possible action on the <u>1400 Lavaca</u> design development submittal located at 1400 Lavaca Street seeking support for the project and review for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of <a href="#">LDC 25-2-586</a> for the Downtown Density Bonus Program ( <a href="#">William Herring</a> , Metcalfe Wolff Stuart & Williams, LLP);  b. Discussion and possible action on the City of Austin's <u>Wooldridge Square</u> project submittal located at 900 Guadalupe Street, seeking support for the project ( <a href="#">Reynaldo Hernandez Jr.</a> , COA Parks and Recreation Department);	<b>6:30 PM</b>

<b>4. OLD BUSINESS (Discussion and Possible Action):</b> a. Discussion and possible action on the <u>Project Review Application</u> ( <a href="#">Chair Taniguchi</a> );	<b>8:00 PM</b>
<b>5. COMMITTEE AND LIAISON REPORTS (Discussion and Possible Action):</b> a. Standing Committees Reports; b. Working Group Reports; c. Liaison Reports; d. Appointment of Committee/Working Group members by Chair.	<b>8:30 PM</b>
<b>6. STAFF BRIEFINGS:</b> None e. <u>Exofficio members attending Planning and Urban Design Work Group</u> ( <a href="#">Katie Mulholland</a> );	<b>8:40 PM</b>
<b>7. FUTURE AGENDA ITEMS:</b> c. Briefing on <u>South Central Waterfront Initiative</u> ( <a href="#">Alan Holt</a> , Planning and Zoning) for 12/19 meeting;	<b>8:40 PM</b>
<b>8. ANNOUNCEMENTS:</b> a. Chair Announcements; b. Items from Commission Members; c. Items from City Staff;	<b>8:40 PM</b>
<b>ADJOURNMENT</b>	<b>9:00 PM</b>

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please contact Nichole Koerth in the Planning and Zoning Department, at [nichole.koerth@austintexas.gov](mailto:nichole.koerth@austintexas.gov) or (512) 974-2752, for additional information. TTY users route through Relay Texas at 711.

## **Design Commission Committees, Working Groups, and Liaisons**

### **Committees**

1. Executive Committee: E. Taniguchi, B. Whatley

### **Working Groups**

1. Planning and Urban Design Working Group: E. Taniguchi, H. Walker, B. Whatley, A. Coleman
2. Architecture and Development Working Group: B. Whatley, M. Gonzalez, D. Carroll
3. Landscape and Infrastructure Working Group: S. Franco, M. Henao-Robledo, A. Coleman, B. Luckens
4. Public Engagement Working Group: B. Luckens, S. Franco, M. Henao-Robledo; C. Kenny

### **Design Commission Liaisons**

1. Downtown Comm. Liaison / Downtown Austin Plan: Samuel Franco

### **Design Commission Executive Liaison:**

Katie Mulholland, Planner

Urban Design, Planning and Zoning Department

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Phone: (512) 974-3362 ■ E-mail: [katie.mulholland@austintexas.gov](mailto:katie.mulholland@austintexas.gov)

### **Design Commission Staff Liaison:**

Nichole Koerth, Administrative Senior

Urban Design, Planning and Zoning Department

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Phone: (512) 974-2752 ■ E-mail: [nichole.koerth@austintexas.gov](mailto:nichole.koerth@austintexas.gov)

### **Resources:**

1. The Urban Design Guidelines for Austin can be accessed here:  
[Urban Design Guidelines for Austin](#).
2. Design Commission backup may be accessed here: [Design Commission Backup](#).



**DESIGN COMMISSION**  
**MONDAY, OCTOBER 24, 2016 6:00 PM**  
**AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101**  
**301 W. SECOND STREET, AUSTIN, TEXAS 78701**

Meeting Minutes

**Call to order by: E. Taniguchi at 6:07 PM.**

**Roll Call: B. Whatley arrived at 6:43 PM; A. Coleman, M. Gonzalez, and C. Kenny not present.**

**1. CITIZEN COMMUNICATION: None**

**2. MEETING MINUTES:**

- a. Discussion and possible action on the September 26, 2016 meeting minutes;

**The motion to approve the minutes as drafted made by D. Carroll; seconded by H. Walker; approved on a unanimous vote of [6-0]. B. Whatley, A. Coleman, M. Gonzalez, and C. Kenny not present.**

- b. Discussion and possible action on the September 30, 2016 meeting minutes;

**The motion to approve the minutes as drafted made by S. Franco; seconded by H. Walker; approved on a unanimous vote of [6-0]. B. Whatley, A. Coleman, M. Gonzalez, and C. Kenny not present.**

**3. NEW BUSINESS (Discussion and Possible Action):**

- a. Discussion and possible action on the City of Austin's Lamar Beach Master Plan located at 1200 W. Cesar Chavez seeking support for the project (Charles Mabry, Parks and Recreation Department);

Melissa Morrow from West Austin Youth Association (WAYA) spoke in support of the Master Plan. A representative from Austin Pets Alive filled out a comment card in support of the master plan.

**The motion to fully support the master plan as presented and to write a letter of support that emphasizes how the success of the master plan relies on moving Cesar Chavez was made by B. Whatley; seconded by E. Taniguchi; approved on a unanimous vote of [7-0]. A. Coleman, M. Gonzalez, and C. Kenny not present.**  
Chair Taniguchi will draft letter.



b. Discussion and possible action on the City of Austin's Montopolis Recreation and Community Center project submittal located at 1200 Montopolis Drive seeking support for the project and review of Alternative Equivalent Compliance under Subchapter E of the Land Development Code (David Smythe-Macaulay, Public Works Department);

**The motion to support the project as presented and to support the Alternative Equivalent Compliance made by B. Whatley; seconded by H. Walker; approved on a unanimous vote of [7-0]. A. Coleman, M. Gonzalez, and C. Kenny not present.**

c. Briefing on City of Austin's Community Climate Plan (Zach Baumer, Sustainability Office);

**No motion taken by Commission.**

d. Briefing on Building Excellence Leadership Team's ideas to consolidate resolutions affecting City owned buildings (Kit Johnson, Public Works Department);

City Architect, Kit Johnson, gave an overview of existing resolutions and codes that regulate City buildings and proposed the development of a "complete buildings" policy that emphasizes buildings that are "civil" or that play well with neighboring buildings and residents, the environment, and that are long lasting. **No motion taken by Commission.**

e. Briefing, discussion, and possible action on the City of Austin's process for Downtown Density Bonus applicants going to Design Commission seeking support for process changes (Katie Mulholland, Planning and Zoning);

B. Whatley recommended specifying "calendar days," Chair Taniguchi recommended adding a fourth or fifth Commissioner on a rotating basis to the working group, M. Heneo Robledo recommended specifying "Planning and Urban Design Working Group," and B. Whatley suggested rotating between the Working Groups. **The motion to support the changes to the process and calendar as presented made by B. Whatley; seconded by H. Walker; approved on a unanimous vote of [7-0]. A. Coleman, M. Gonzalez, and C. Kenny not present.**

#### **4. OLD BUSINESS (Discussion and Possible Action)**

a. Discussion and possible action on the Project Review Application (Chair Taniguchi)

Chair Taniguchi suggest C. Kenny reviews Sustainability presentation and said he will accept the most recent revisions made A. Coleman. Executive Liaison will send to Commissioners for review and final comments. **No action taken by Commission.**

- b. Discussion and possible action on a strategy for developing Infrastructure Guidelines (Chair Taniguchi)

Chair Taniguchi suggested updating the current Urban Design Guidelines at the same time that the Commission adds chapters for the infrastructure design guidelines. Chair Taniguchi will assign chapters to the Working Groups. Chair Taniguchi suggested reviewing other cities' guidelines (e.g., New York), and adding resources to Design Commission's Drop Box. Executive Liaison will send link to Drop Box. **No action taken by Commission.**

## **5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)**

- a. Standing Committees Reports: None
- b. Working Group Reports: None
- c. Liaison Reports:

S. Franco mentioned he'd heard an interesting presentation on affordable housing at the Downtown Commission meeting.

- d. Appointment of Committee/Working Group members by Chair: None

## **6. STAFF BRIEFINGS: None**

## **7. FUTURE AGENDA ITEMS:**

Staff briefing by Alan Holt on South Central Waterfront scheduled for 12/19 meeting.

## **8. ANNOUNCEMENTS**

- a. Chair Announcements: None
- b. Items from Commission Members:

B. Luckens mentioned that this year's *Imagine Austin* amendments included a study of Growth Concept Map and Activity Centers and Corridors west of MoPac. **B. Luckens made a motion to add the study as a staff briefing to the agenda in the future; B. Whatley seconded.**

H. Walker mentioned Chuck Marohn from Strong Towns would be giving a presentation on Wednesday 10/28 morning and a happy hour at the Pour House in the evening.

- c. Items from City Staff: None

**ADJOURNMENT by consensus at: 8:45 PM**



Item 3a

## **DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION**

### **INSTRUCTIONS**

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in [25-2-586 Downtown Density Bonus Program](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

**The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:**

1. Completed DDBP Application;
2. Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;
5. As part of the gatekeeper requirements, submit copy of the projects signed Austin Energy Green Building Letter of Intent; and
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Jessi Koch](#) at NHCD for more information.



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)  
SUBMITTAL APPLICATION**

**1. Project Name:** 1400 Lavaca

**2. Property Owner**

Name: CZ Properties LLC

Address: 400 Bowie Street, Austin, TX 78701

Phone: 512-476-7979

E-mail: frank@sxsw.com

**3. Applicant/Authorized Agent**

Name: William Herring

Address: 221 West 6th Street, Suite 1300, Austin, Texas 78701

Phone: 512-404-2249

E-mail: wherring@mwswtexas.com

**4. Anticipated Project Address:**

1400 Lavaca Street

**5. Site Information**

- a. Lot area: 35,328 sq. ft.
- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary) :

DMU

- c. Existing entitlements:

i) Current floor to area (FAR) limitation: 5:1

ii) Current height limitation (in feet): 120

Capitol Dominance Overlay

iii) Affected by ~~Capitol View Corridors (CVCs)~~ Yes/No?



Yes



No

If yes, please list specific CVC and allowable maximum height.

the building height is compliant with the Capitol Dominance height regulations, as shown in the attached exhibit. A Capitol Dominance Overlay Determination application has been submitted with the City of Austin.

**6. Existing Deed Restrictions**

If any, detail existing deed restrictions on the property that impact height and/or density:

None.



## 7. Proposed Project Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

145,220 SF

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

142,720SF Office, 2,500 SF Restaurant

- c. Number or units (if project includes residential development): *n/a*

- d. Number of rooms (if hotel or similar use): *n/a*

- e. Number of floors: 13

- f. Height: 171'

- g. Maximum FAR requested: 4.11 F.A.R., 5:1 max

## 8. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in 25-2-586. Attach additional page(s) as necessary:

The project is substantially complying with the gatekeeper requirements as follows:

1. The urban design guidelines are being complied with as shown on the UDG spreadsheet attached to this application;
2. The developer will execute a restrictive covenant committing to provide streetscape improvements along public street frontages, consistent with the Great Street Standards as shown on the attached exhibits;
3. The developer will enter into a LOI with Austin Energy and execute a restrictive covenant to achieve a minimum two star rating under the Austin Energy Green Building program.

**9. Community Benefits**

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

Because the proposed project has no residential component, the LDC does not require any community benefits.

**10. Density Bonus Calculation**

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

Current Height Limit: 120'

Current Gross Floor Area within the Current Height Limit: ~~98,620 SF~~

78,620 SF WWH 11/22/16

Additional Height Request: 51'

Additional Gross Floor Area contained within the portion of the structure that exceeds the maximum height allowed: ~~46,600 SF~~

66,600 SF WWH 11/22/16

Gatekeeper Requirements:

Compliance with the Urban Design Guidelines

Compliance with Great Streets Standards

Compliance with a two star rating under the Austin Energy Green Building Program

**11. Relate Project to the Urban Design Guidelines for Austin**

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) (UDG) with reference to specific guidelines by completing the attached UDG spreadsheet. Attach additional page(s) as necessary.

## 12. Acknowledgements

- a. Applicant has reviewed [25-2-586 Downtown Density Bonus Program](#):

☒ Yes

☐ No

- b. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586:

☒ Yes

☐ No

- c. Applicant understands that submittal of the project's signed Austin Energy Green Building Letter of Intent and accompanying scorecard is mandatory:

☒ Yes

☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☒ Yes

☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with Design Commission Liaison ([Jorge.rousselin@austintexas.gov](mailto:Jorge.rousselin@austintexas.gov)):

☒ Yes

☐ No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained letter of affordability from NHCD:

☐ Yes

☒ No

Not applicable as there is no residential component.





Signed: Owner or Applicant

Authorized Agent [William Herring](#)

Date submitted [10/3/16](#)



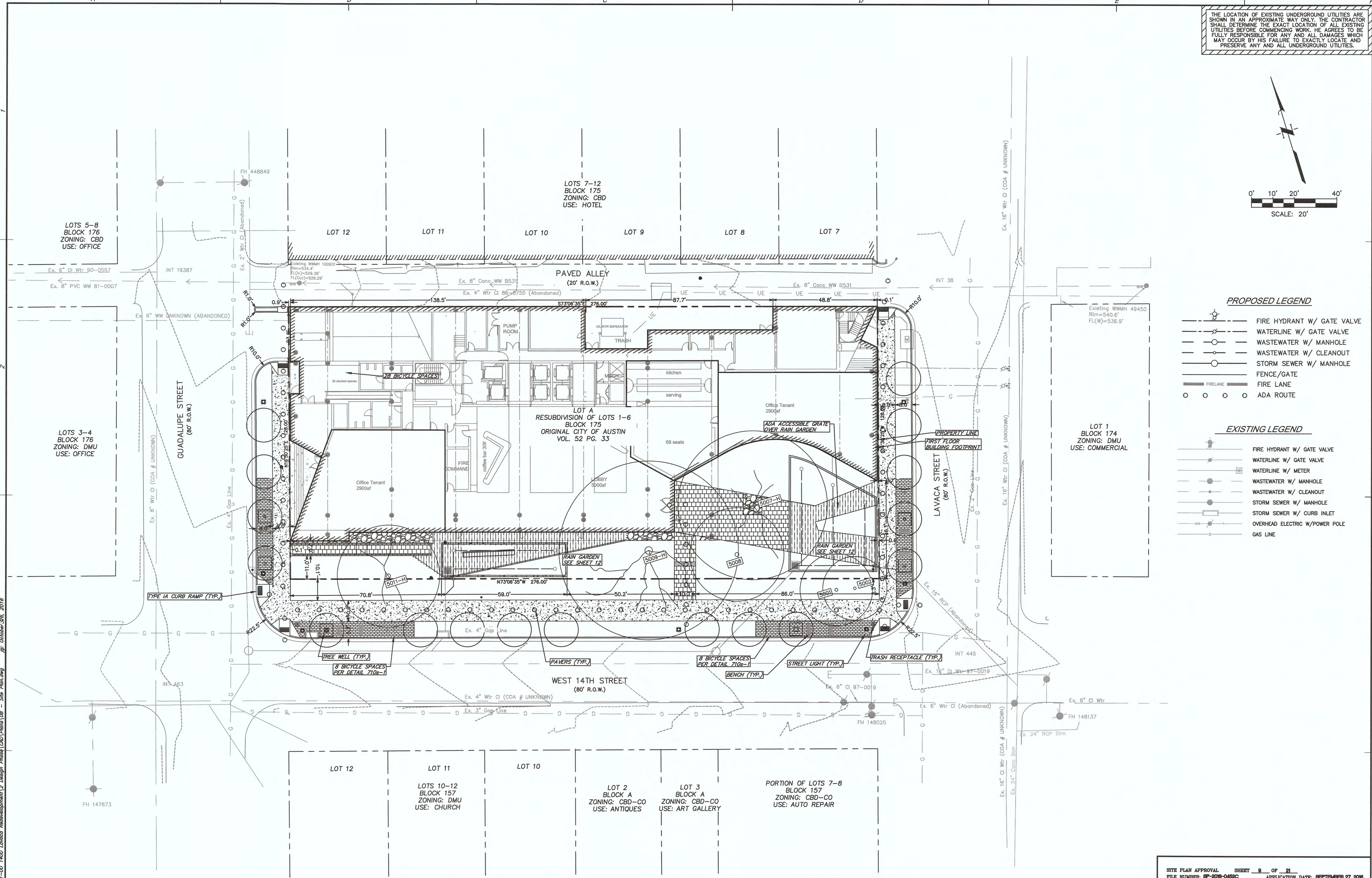
**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)  
APPLICANT'S SUBMITTAL CHECKLIST**

**Submitted:**

- ☒ Completed DDBP Application;
- ☒ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☒ Location of nearby transit facilities;
- ☒ Drawings:
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides) with height and FAR calculations;
  - Three-dimensional views;
- ☒ Copy of the project's signed Austin Energy Green Building Letter of Intent and scorecard;
- ☒ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project; and
- ☐ Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.  
Not applicable as there is no residential component.



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SITE TABLE	
	ALLOWABLE PROPOSED
SITE AREA (AC)	0.81
EX. IMPERVIOUS COVER (SF)	29,838.55
EX. % IMPERVIOUS COVER	84.70
PROPOSED IMPERVIOUS COVER (SF)	31,233.00
PROPOSED % IMPERVIOUS COVER	100 88.40

PARKING TABLE				
USE	AREA (SF)	FLOOR	SUGGESTED	REDUCED PROVIDED
CORPORATE HQ (1 PER 275)	137,165	7-12	499	
GEN. OFFICE (1 PER 275 SF)	5,800	1	21	
QUALITY REST. (1 PER 100 SF)	1,800	1	18	
COFFEE BAR (1 PER 100)	300	1	3	
TOTAL	145,065		541	299

GARAGE PARKING TABLE						
GARAGE LEVEL	2	3	4	5	6	TOTAL
FLOOR AREA (SF)	26,660	26,660	26,660	26,660	26,660	133,300
COMPACT	16	18	18	18	21	91
ADA	7					7
REGULAR	34	42	42	42	41	201
PER FLOOR TOTALS	47	60	60	60	62	299

SITE PLAN APPROVAL SHEET 9 OF 31  
FILE NUMBER: SP-2016-0452C APPLICATION DATE: SEPTEMBER 27, 2016  
APPROVED BY COMMISSION ON UNDER SECTION 12  
25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-B1, LDC) CASE MANAGER -  
PROJECT EXPIRATION DATE (ORD.#970906-A) DWP2 X DDZ

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: DMU-CURE

Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

0' 10' 20' 40'  
SCALE: 20'

**PROPOSED LEGEND**

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- FENCE/GATE
- FIRE LANE
- ADA ROUTE

**EXISTING LEGEND**

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GAS LINE

**JONES CARTER**  
J.C.  
Texas State License # 121337  
Professional Engineer  
Michael P. Porvaznik  
121337  
Professional Engineer  
M. Porvaznik

**DESIGNED BY:** STP  
**CHECKED BY:** MPP  
**DRAWN BY:** JLG  
**SCALE:** 1"=20'  
**DATE:** SEPTEMBER 2016  
**JOB NO.:** ASB1-0001-00

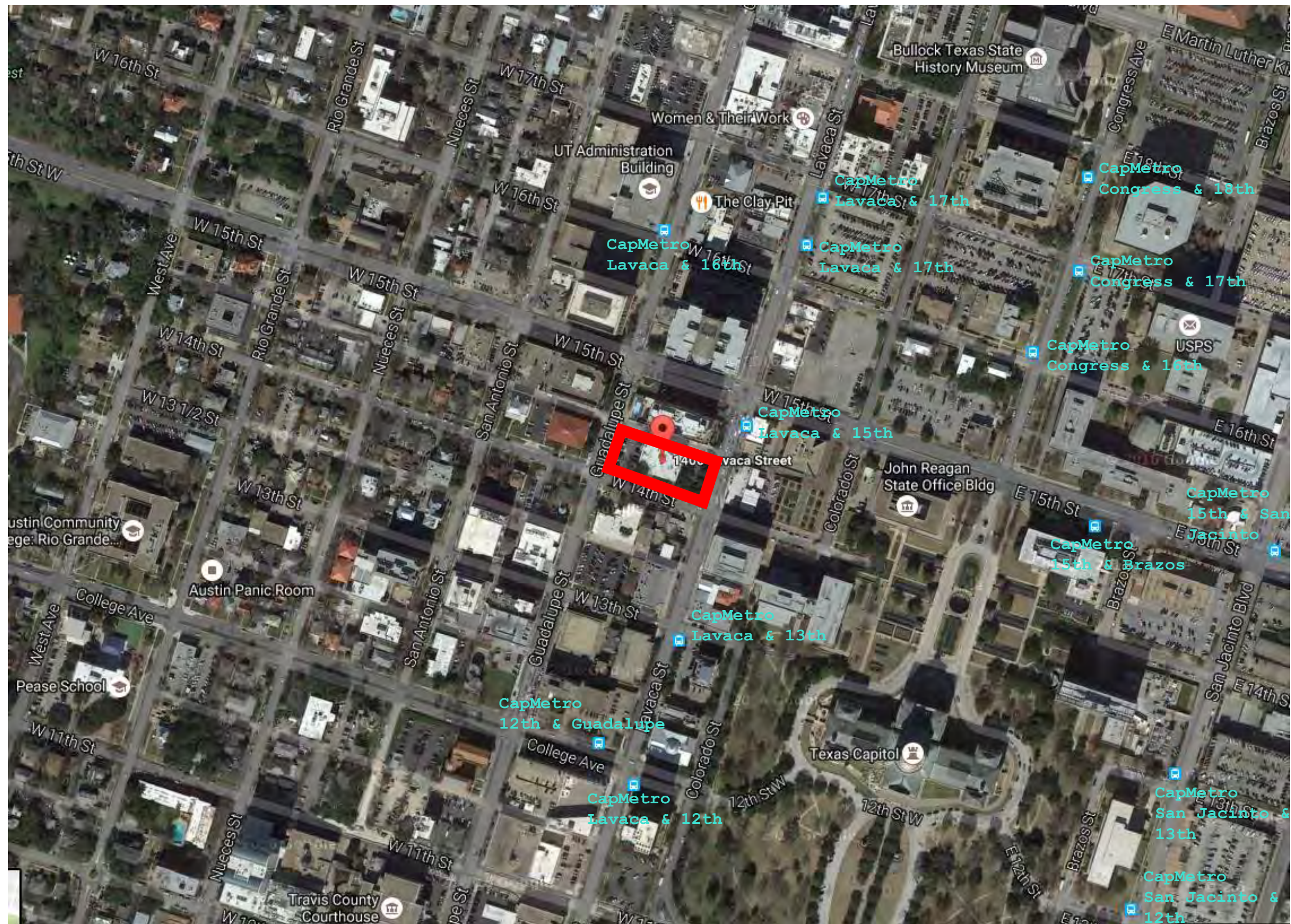
1400 LAVACA STREET, AUSTIN, TX 78701  
1400 LAVACA REDEVELOPMENT

**SITE PLAN**

SHEET NO. 9 OF 21

SP-2016-0452C









# AUSTIN ENERGY GREEN BUILDING

## Letter of Intent

This Letter of Intent demonstrates the intent of CZ Properties LLC (Participant's Company Name) to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) Two Star Rating for a development / project that requires this rating.

Project Name: 1400 Lavaca  
Project Address: 1400 Lavaca Street, Austin, TX 78701  
Developer/Owner: CZ Properties LLC

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this Letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Participation Request** or **Completed "Project Team" and "Project Information" Tabs** within the **AEGB Rating Packet** to an AEGB representative prior to or within Schematic Design Phase.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multi-family and single family projects), and the AEGB Rating Packet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
  - a) After interior mechanical equipment has been installed and prior to installation of insulation.
  - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating, as described in Section 7 of the Building Criteria Manual.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

### PARTICIPANT:

Name: FRANK SCHAEFER  
Signature: [Signature]  
Title: Owner Agent  
Phone Number: 512-467-7979  
Date: 9/22/16

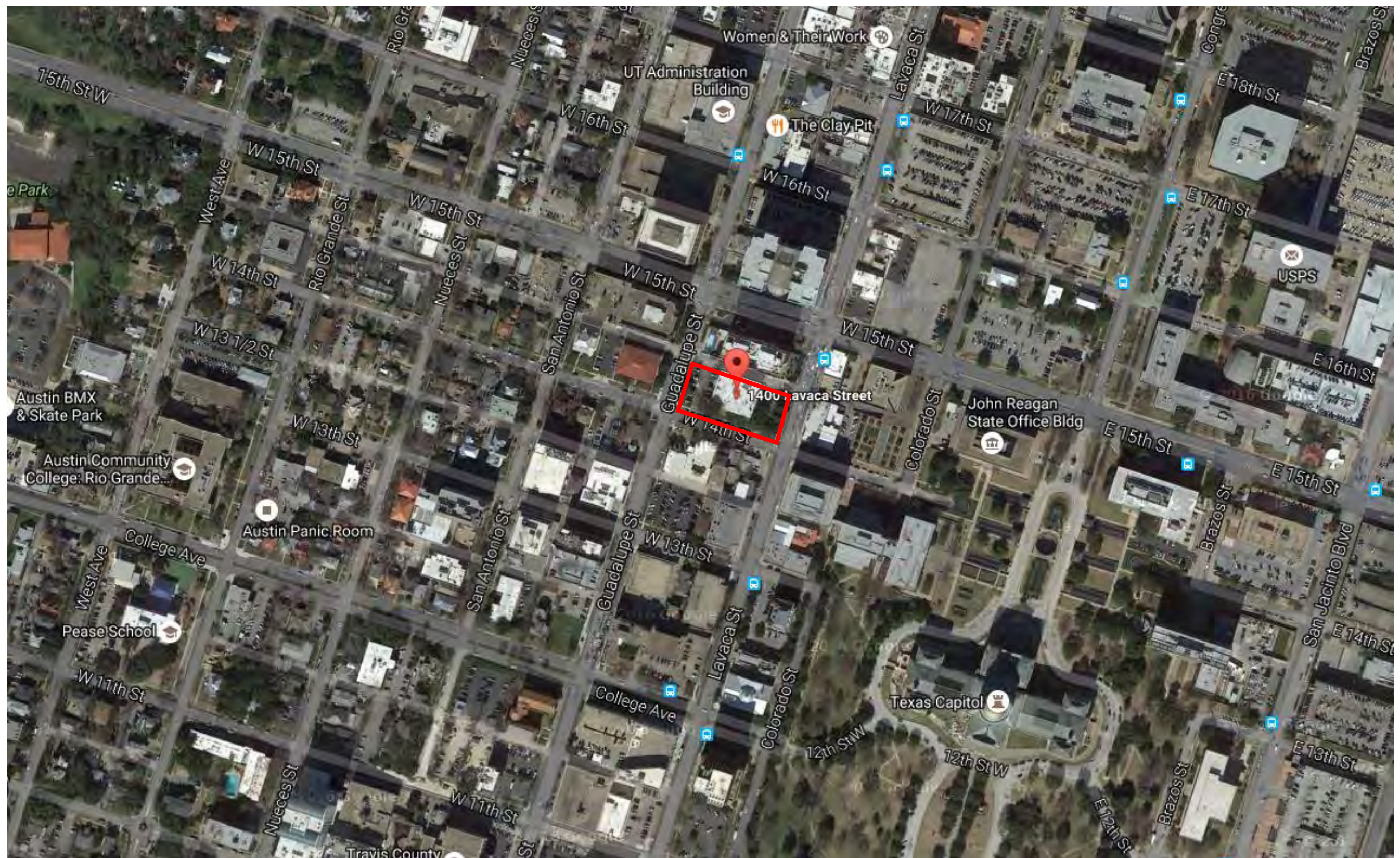
### AUSTIN ENERGY GREEN BUILDING:

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Date: \_\_\_\_\_













**SCHEMATIC DESIGN**

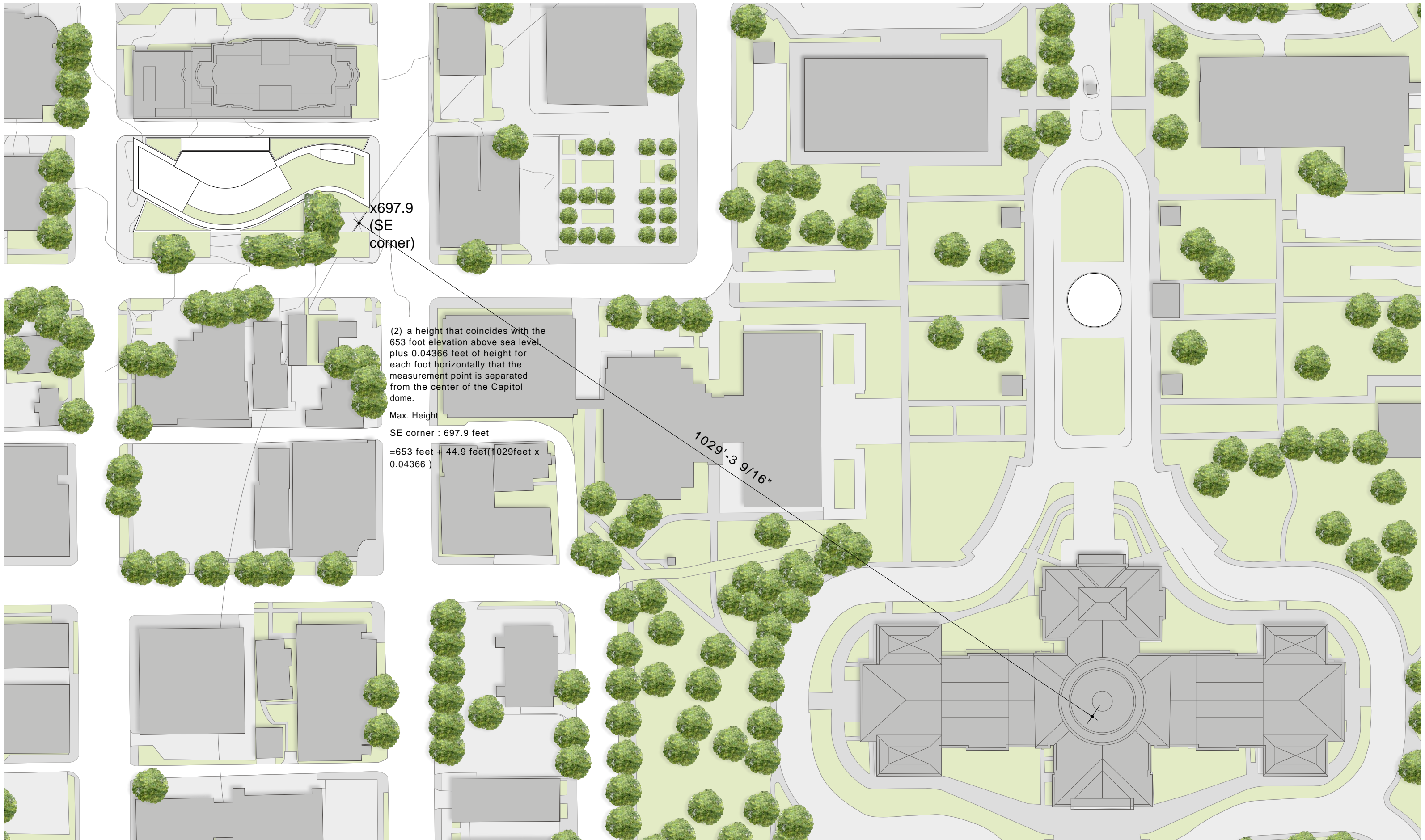




DRAWING LIST - SD

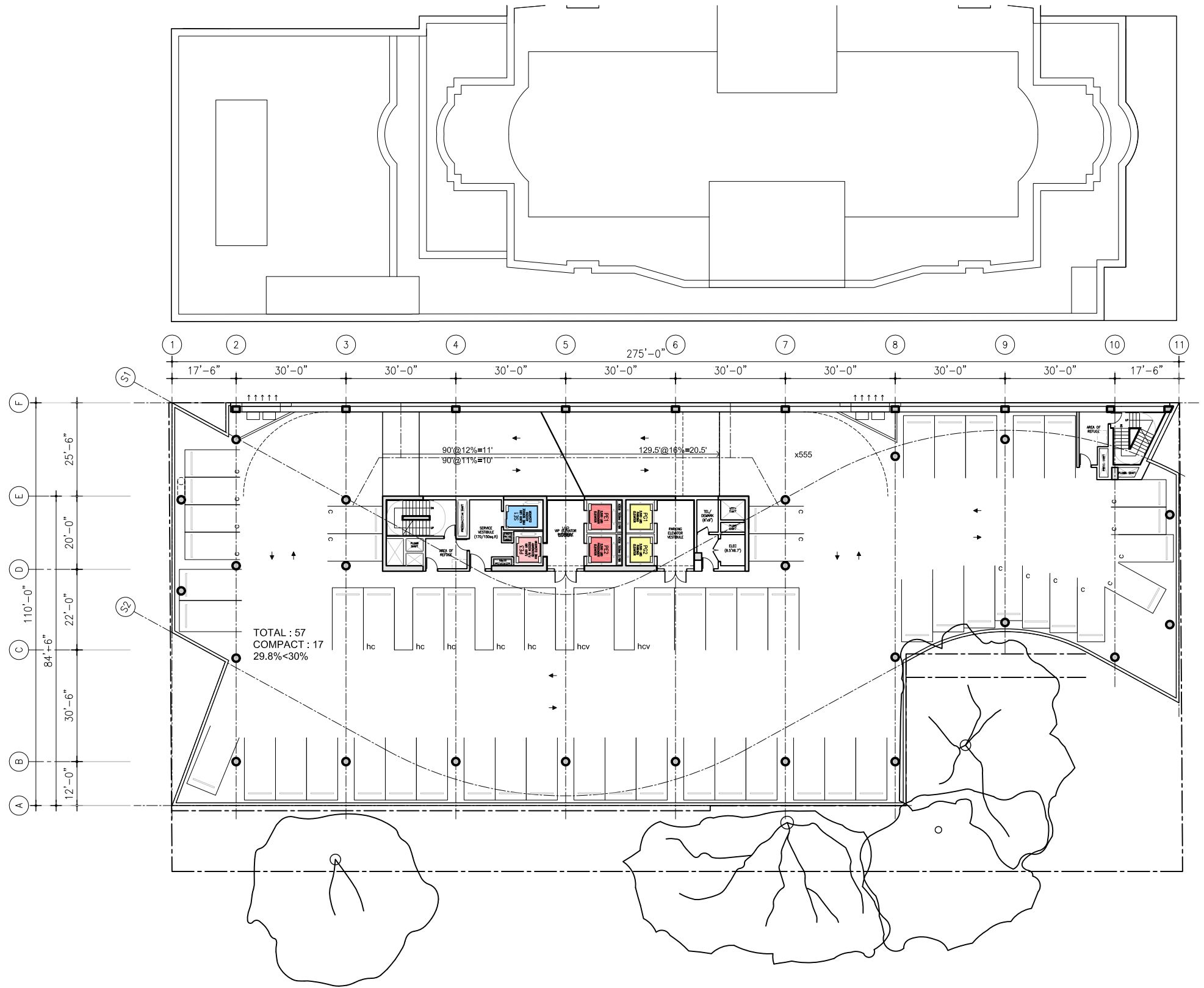
A-000	COVER SHEET - 3D VIEWS
A-001	DRAWING LIST
A-010	SITE CONTEXT PLAN
A-020	GRID SETOUT PLAN
A-101	FLOOR PLAN - 1F
A-102	FLOOR PLAN - 2F
A-103	FLOOR PLAN - 3-5F
A-106	FLOOR PLAN - 6F
A-107	FLOOR PLAN - 7F
A-108	FLOOR PLAN - 8F
A-109	FLOOR PLAN - 9-12F
A-113	FLOOR PLAN - ROOF
A-171	BUILDING SECTION - TRANSVERSE - NS
A-175	BUILDING SECTION - PARKING RAMP
A-181	BUILDING ELEVATION - EAST AND WEST
A-182	BUILDING ELEVATION - SOUTH
A-183	BUILDING ELEVATION - NORTH
A-301	Core Plan, Ground Floor
A-302	Core Plan, 2 <sup>nd</sup> Floor
A-303	Core Plan, Typical Parking Floors
A-307	Core Plan, 7th Floor
A-309	Core Plan, Typical Office Floors
A-312	Core Plan, Roof
A-315	Core Plans, East Egress Stair
A-321	Stair Sections, West Egress Stair
A-322	Axonometric, West Egress Stair
A-323	Stair Sections, East Egress Stair
A-324	Axonometric, East Egress Stair
X-001	Code Summary and Analysis, Page 1
X-002	Code Summary and Analysis, Page 2
X-003	Code Summary and Analysis, Page 3
X-004	Code Summary and Analysis, Page 4
X-051	Occupant Load and Required Plumbing Fixtures
X-103	Life Safety Diagram, Typical Parking Floors
X-109	Life Safety Diagram, Typical Office Floors
X-200	AREA SCHEDULE





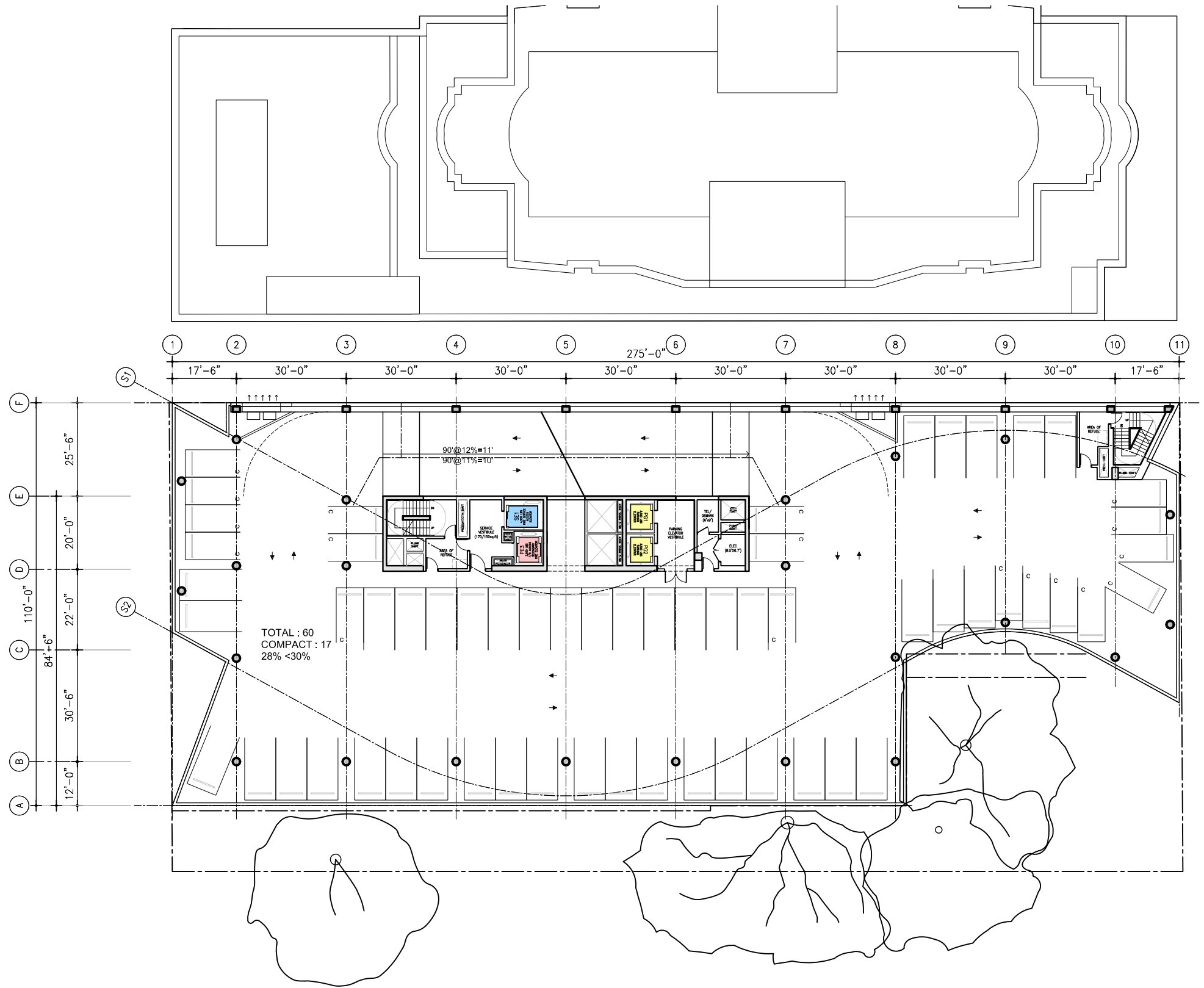




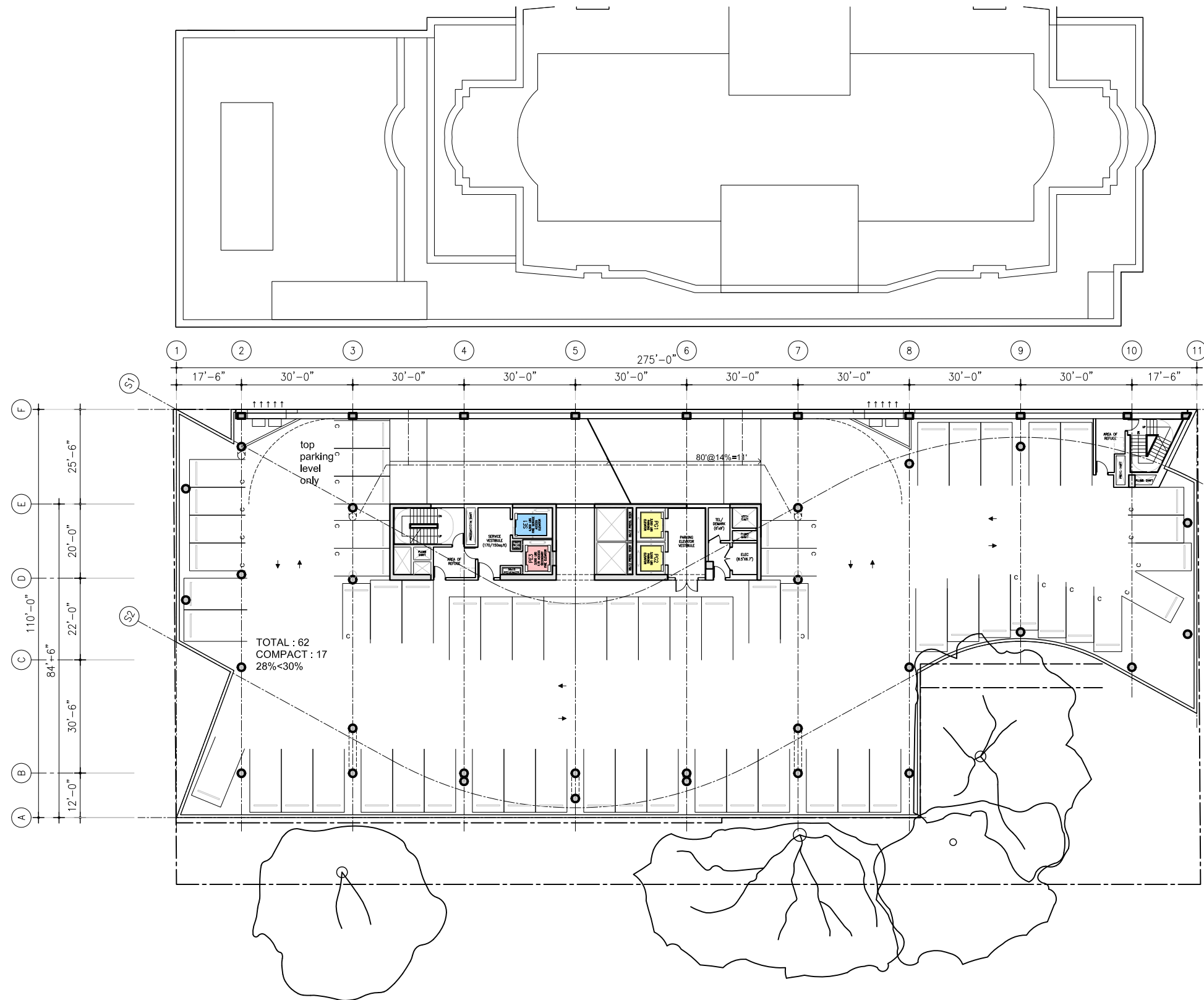


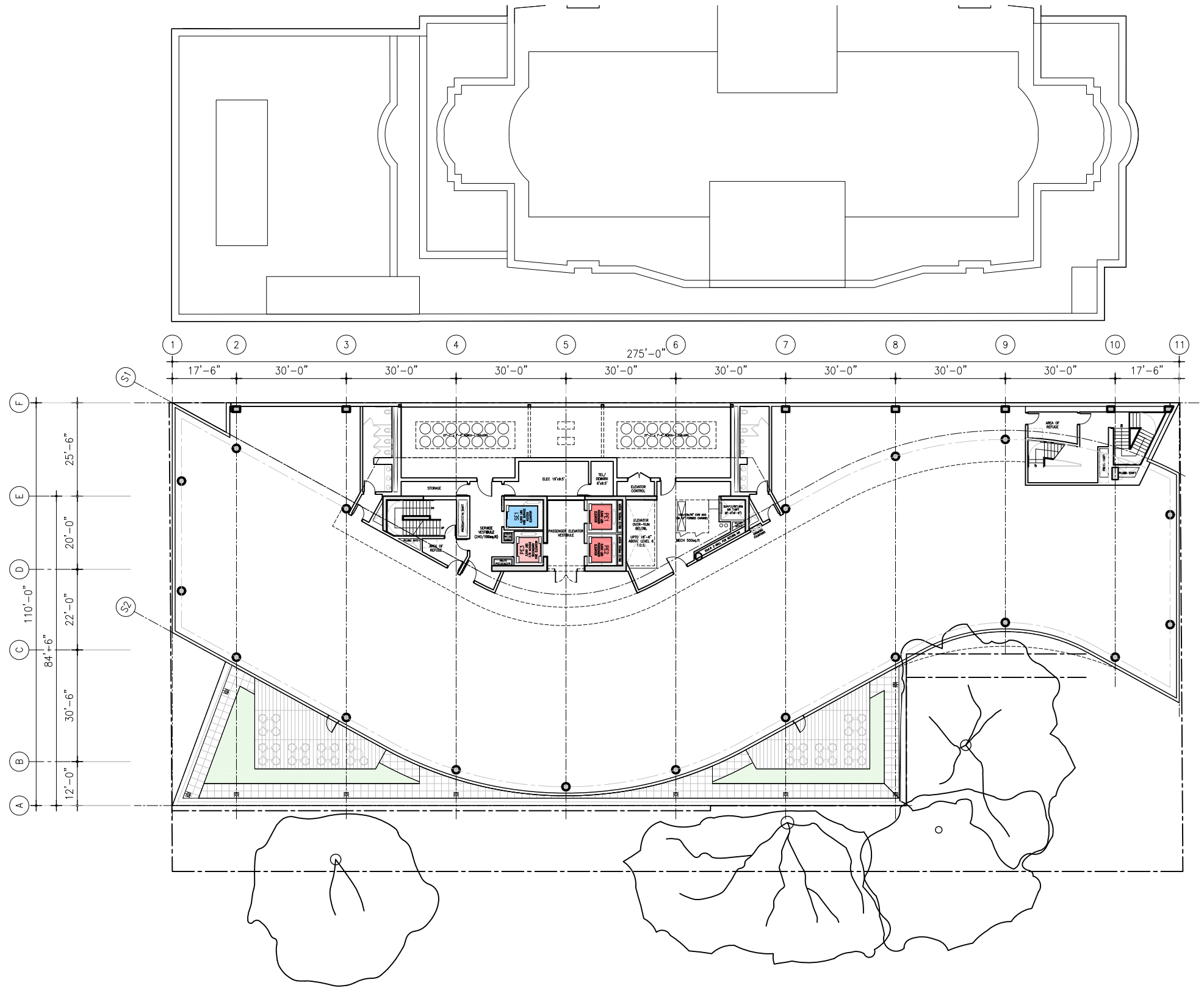
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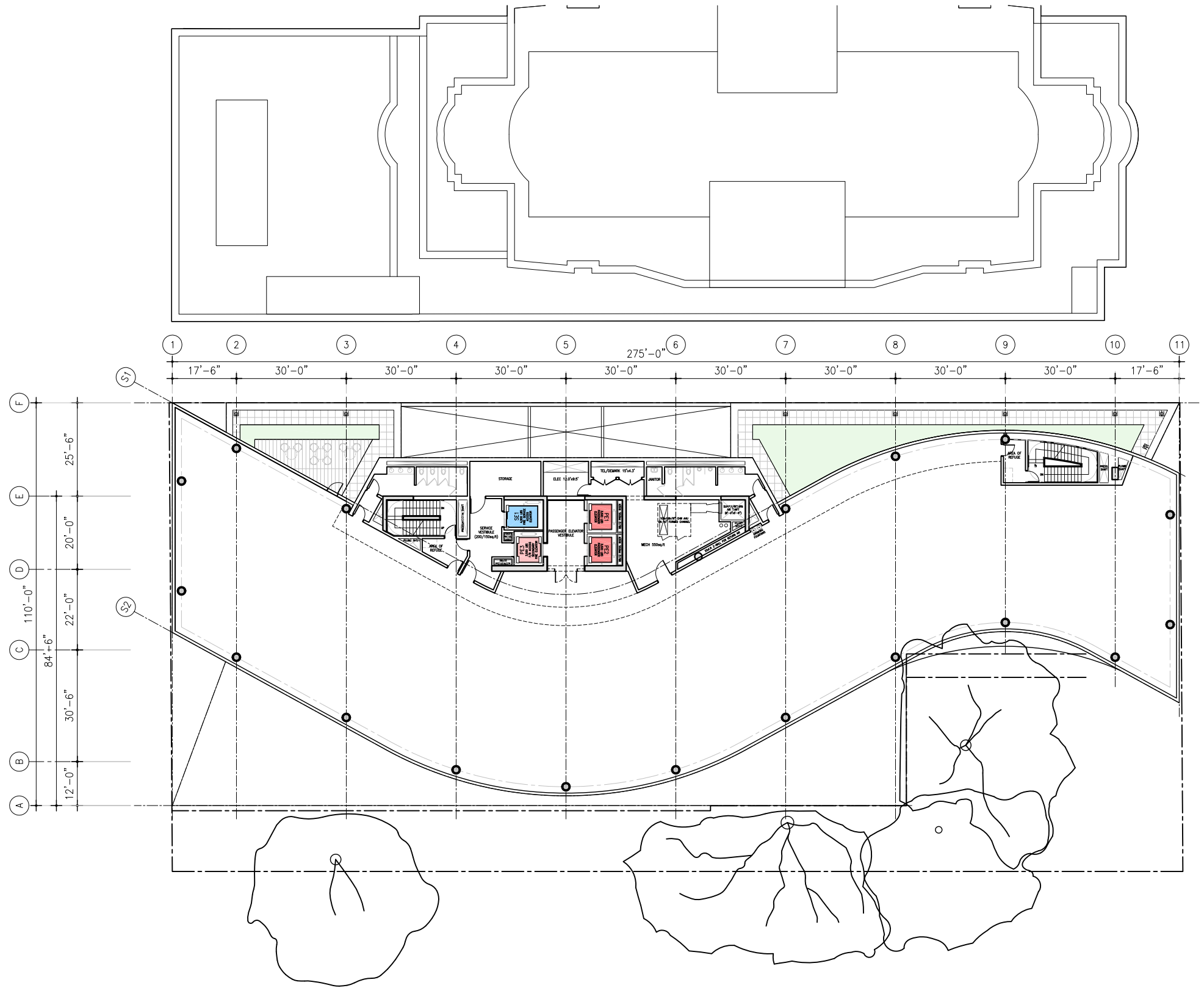
3F-PARKING 1



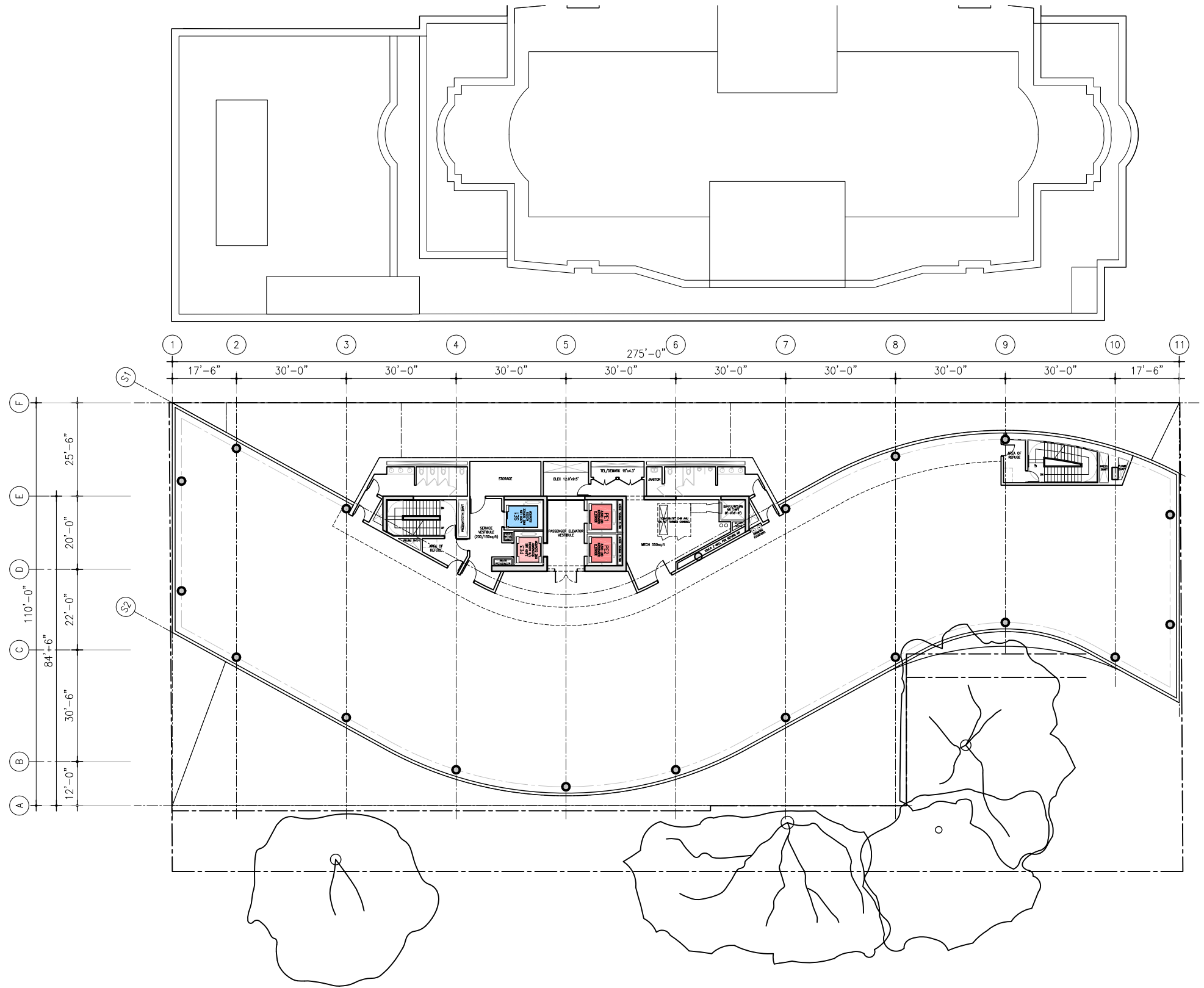


7F-OFFICE 1

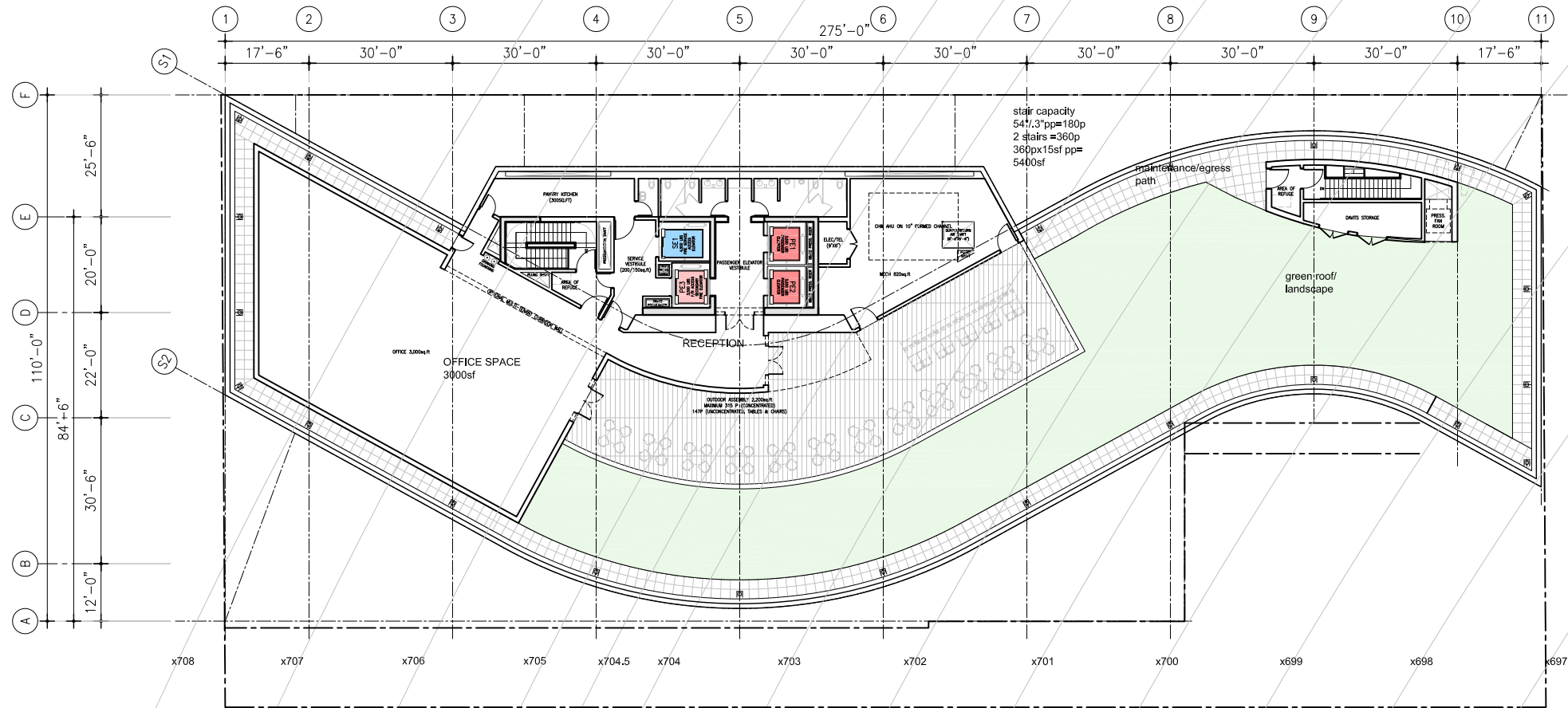




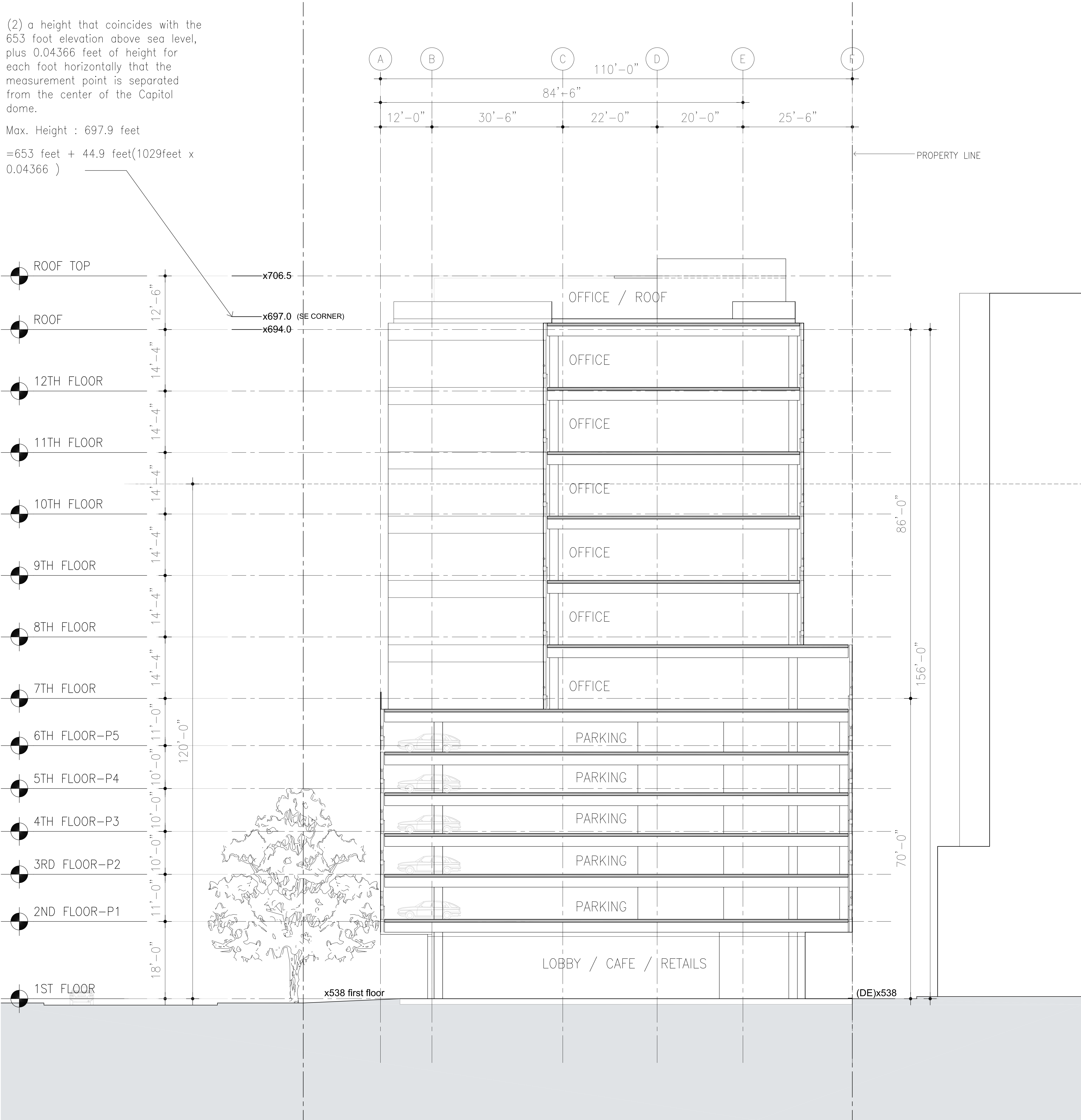
8F-OFFICE 2



9F-OFFICE-TYP.



ROOF TERRACE



SHEET NOTES

CZ PROPERTIES

1400 LAVACA  
AUSTIN, TX 78701



OWNER

CZ PROPERTIES  
1400 LAVACA  
AUSTIN, TX 78701  
Tel 512.867.8100  
Fax 512.867.8101

ARCHITECT OF RECORD

GENSLER  
212 Lavaca Street Suite 390  
Austin, TX 78701  
Tel 512.867.8100  
Fax 512.867.8101

DESIGN ARCHITECT

PEI COBB FREED & PARTNERS ARCHITECTS LLP  
88 Pine Street, 2nd Floor  
New York, NY 10005  
Tel 212.751.5122  
Fax 212.872.5443

STRUCTURAL ENGINEER

WALTER P MOORE  
221 West 6th Street, Suite 800  
Austin, Texas 78701  
Tel 512.867.8100  
Fax 512.867.8101

MEP ENGINEER

WYLLIE  
6101 W. Courtyard Drive, Bldg. 4, Suite 425  
Austin, Texas 78730  
Tel 512.867.8100  
Fax 512.867.8101

LANDSCAPE ARCHITECT

StudioQWS  
212 Lavaca Street Suite 390  
Austin, TX 78701  
Tel 512.867.8100  
Fax 512.867.8101

CIVIL

JONES | CARTER  
1701 Directors Blvd. Ste. 400  
Austin, Texas 78744  
Tel 512.685.5147  
Fax 512.445.2286

LEED CONSULTANT

Center for Maximum Potential Building Systems  
8604 F.M. 969 • Austin, TX 78724  
Tel 512.928.4786  
Fax 512.445.2286

GENERAL NOTES

△ Date Description

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

1400 Lavaca Office Project

Project Number

25.1318.000

Description

BUILDING STACKING  
SECTION

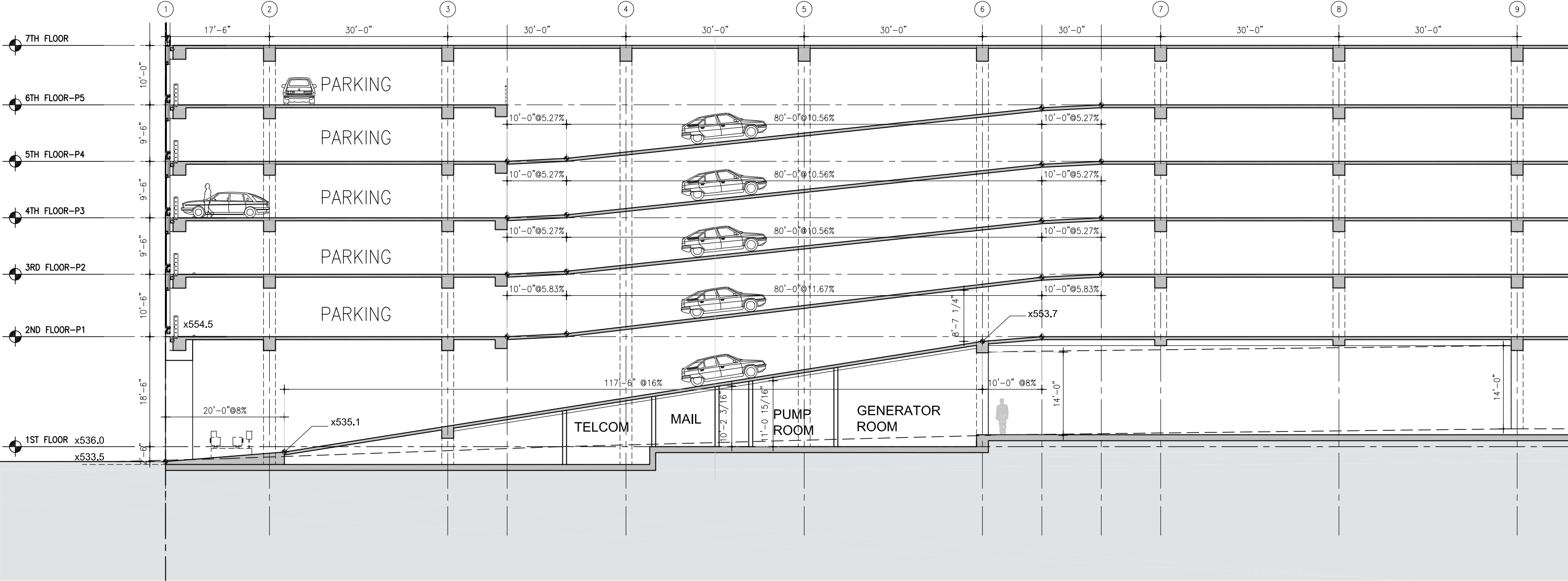
KEY PLAN

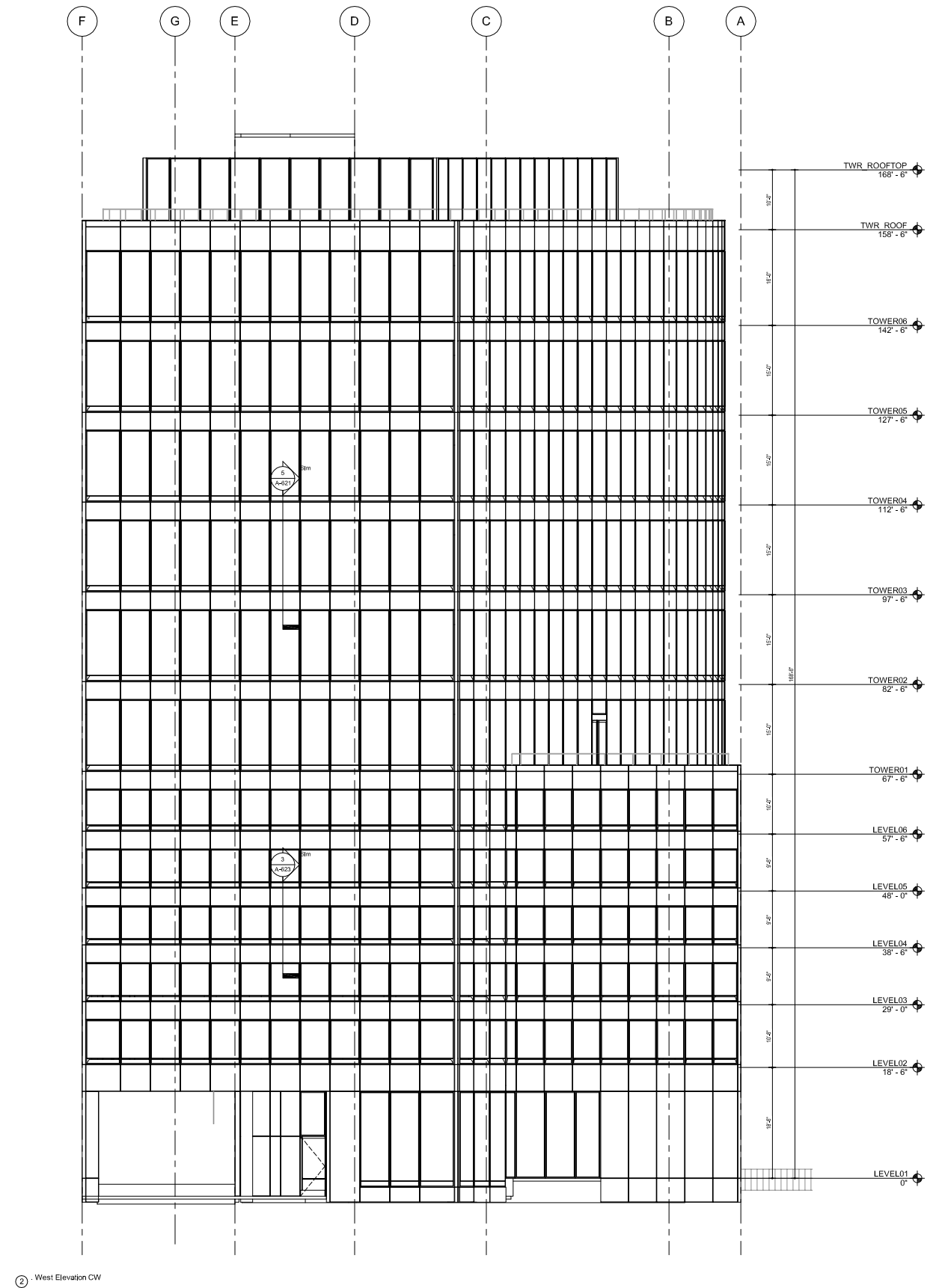
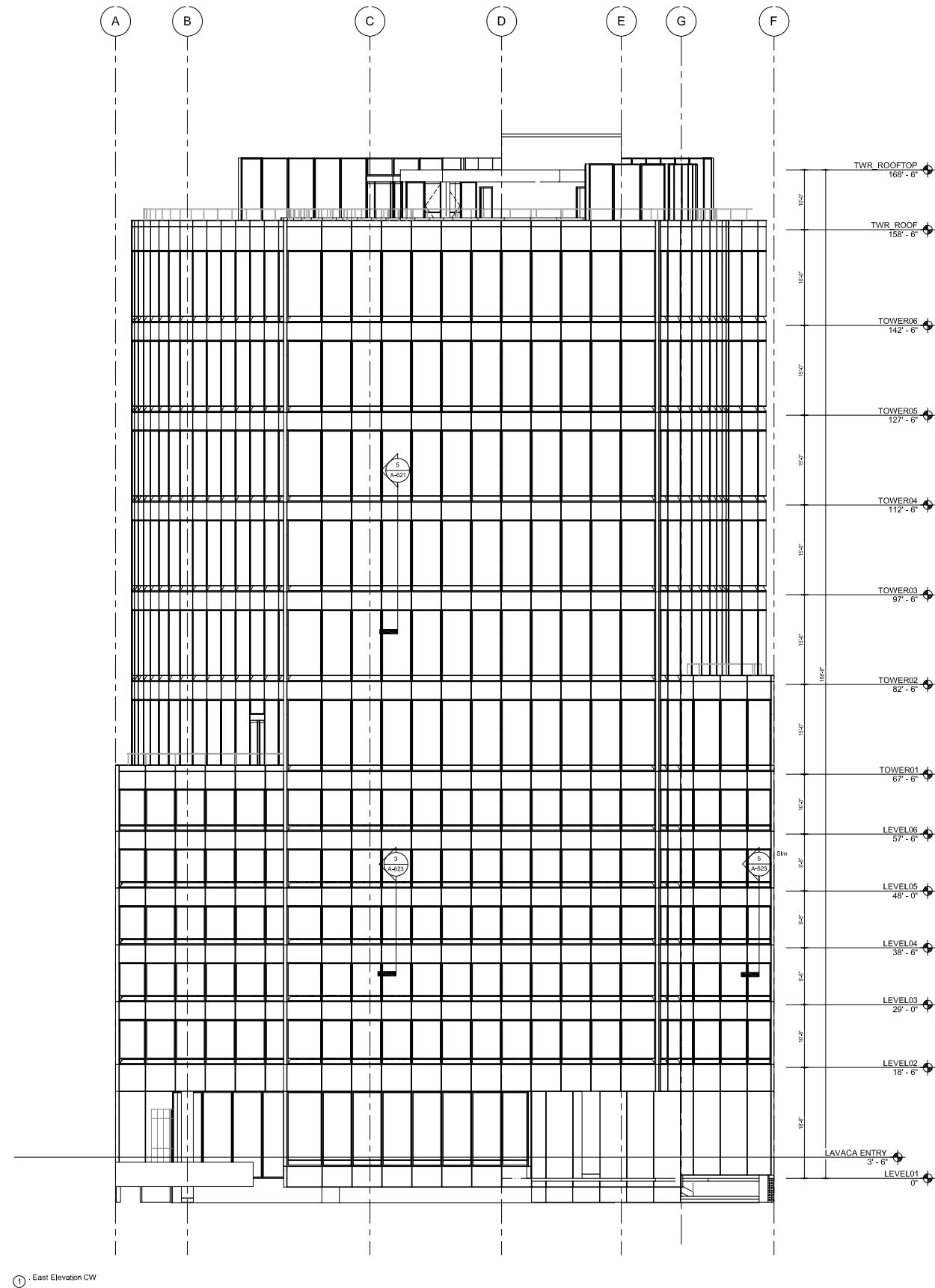
Scale

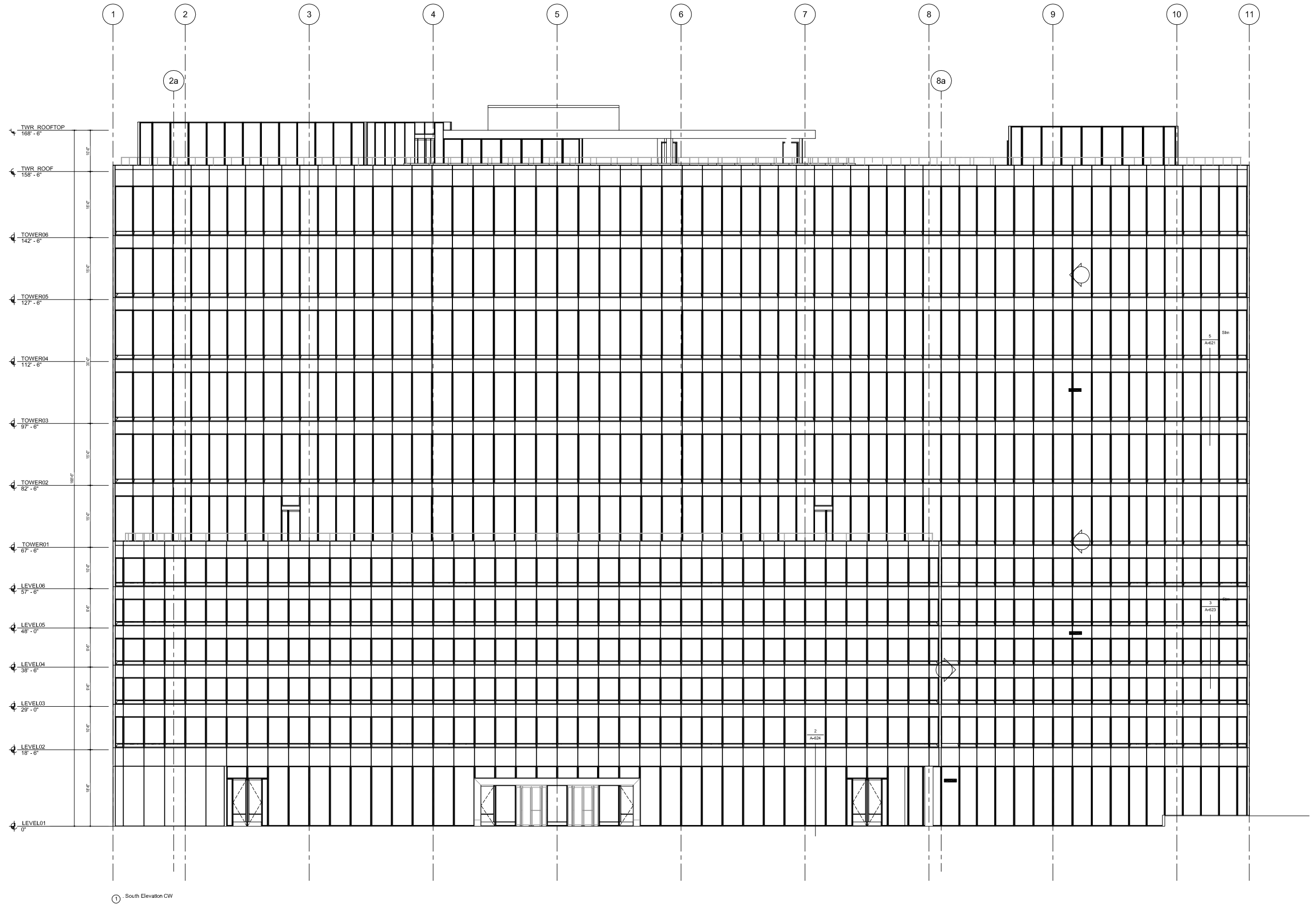
3/32" = 1' -0"

A70.402

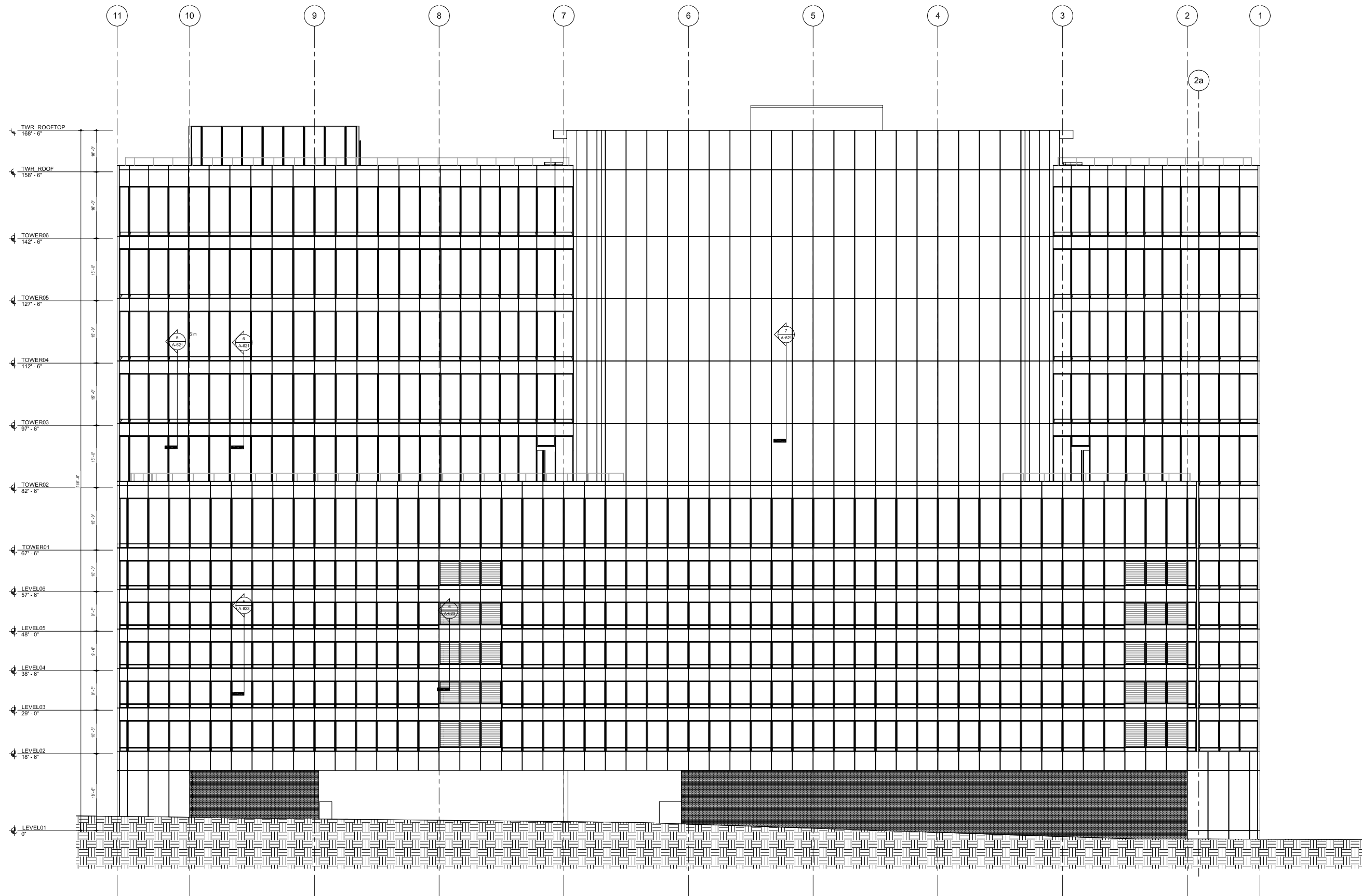








① - South Elevation CW



① North Elevation CW  
1/8" = 1'-0"



[CZ Properties] DDBP Request  
Review of Substantial Compliance with UD Guidelines

**Area Wide Guidelines**

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	The project consists of a high rise bldg approximately 171' tall with a gross floor area of about 145,200 SF.
2	AW-2. Create mixed-use development	Yes	The ground floor contains leasable office space, lobby and small café. First floor amenities also include bike parking, a gym, and showers.
3	AW-3. Limit development which closes downtown streets	no	
4	AW-4. Buffer neighborhood edges	no	
5	AW-5. Incorporate civic art in both public and private development	Yes	Civic art is proposed for the southeast corner of the site.
6	AW-6. Protect important public views	Yes	Building is below capitol dominance height restrictions.
7	AW-7. Avoid historical misrepresentations	no	
8	AW-8. Respect adjacent historic buildings	no	
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	Building contains 3 separate roof top terraces and limited landscaping.
10	AW-10. Avoid the development of theme environments	no	
11	AW-11. Recycle existing building stock	no	Not possible with existing concrete structure.

**Public Streetscape Guidelines**

12	PS-1. Protect the pedestrian where the building meets the street	Yes	Sidewalks are widened per great streets and the main entry pathways are among large heritage trees. The main entries all are covered by building cantilevers overhead.
13	PS-2. Minimize curb cuts	Yes	Curb cuts are only at the garage entry and the block's central alley. Current development has two curb cuts while the proposed development only has one.

[CZ Properties] DDBP Request  
Review of Substantial Compliance with UD Guidelines

14	PS-3. Create a potential for two-way streets	no	The entry to the garage is off of Guadalupe which is a one-way street, and the alley is between Guadalupe and Lavaca which are both one way streets.
15	PS-4. Reinforce pedestrian activity	Yes	Sidewalks are designed to meet Great Streets standards and building entrance is easily accessible from sidewalks.
16	PS-5. Enhance key transit stops	no	
17	PS-6. Enhance the streetscape	Yes	Sidewalks are designed to meet Great Streets standards
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	Sidewalks are designed to meet Great Streets standards.
19	PS- 8. Install street trees	Yes	Street trees are designed to meet Great Streets standards.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	Street light spacing is designed to meet Great Streets standards.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Sidewalks are designed to meet Great Streets standards; current plan shows parking on 14th street.
22	PS-11. Screen mechanical and utility equipment	Yes	All exterior mechanical equipment will be on the 7th level mechanical yard behind an exterior screen, or on the 13th level roof.
23	PS-12. Provide generous street-level windows	Yes	Curtain wall glazing is the level one exterior envelope on all street sides, apart from the alley side and stairwells.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	All sidewalks are designed to meet the Great Streets standards.

### Building Guidelines

	B- 1. Build to the street	Not all sides	Protecting existing heritage trees prevents the developer from building to the street on all sides.
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The ground level contains leasable office space, a small café, a lobby and more leasable meeting space.
	B-3. Accentuate primary entrances	Yes	Main entry is accentuated by a curved entry court with a rain garden, trees and curved paving patterns.

[CZ Properties] DDBP Request  
Review of Substantial Compliance with UD Guidelines

	B- 4. Encourage the inclusion of local character	Yes	owner/main tenant is key to local austin culture.
	B- 5. Control on-site parking	Yes	parking will be on levels 2-6 and have screening of headlights ffrom context.
	B- 6. Create quality construction	Yes	Yes, the exterior will be a combination of high quality curtain wall glazing, aluminum composite metal panels, concrete, and landscaping.
	B- 7. Create buildings with human scale	Yes	The ground level in particular will have elements and materials with varying scales of texture, landscaping and outdoor spaces for eating.

**Plaza and Open Space  
Guidelines**

	PZ-1. Treat the four squares with special consideration	no	
	PZ- 2. Contribute to an open space network	Yes	Building Entry will be connected to pedestrian circulation routes of the adjacent streetscape.
	PZ- 3. Emphasize connections to parks and greenways	Yes	Building is designed to provide view of the State Capitol and associated green space. Bike racks will be provided as part of the great streets requirements to allow for bicycle storage opportunities in the public ROW.
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	no	
	PZ- 5. Develop green roofs	no	Partial green roof is contemplated for the roof of the project.
	PZ- 6. Provide plazas in high use areas	Yes	Project will include an entry plaza on the ground floor connecting the streetscape to the building entry.
	PZ- 7. Determine plaza function, size, and activity	Yes	Plaza will include a visual buffer between the street and building face. Plaza will include passive programming such as seating areas, furnishings and landscape spaces.
	PZ- 8. Respond to microclimate in plaza design	Yes	Plaza location will be sited on the southern and southeastern edges of the property to allow for southeastern breezes to enter the plaza.

[CZ Properties] DDBP Request  
Review of Substantial Compliance with UD Guidelines

	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	Plaza will open onto the streetscape and include a direct route to the building entrance.
	PZ- 10. Provide an appropriate amount of plaza seating	Yes	Plaza space will incorporate streetscape and include a direct route to the building entrance.
	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	Exterior public seating area to have rain garden, exterior seating and large heritage trees along a building ground level that is a covered buffer zone from the levels above.
	PZ- 12. Use plants to enliven urban spaces	Yes	Yes, rain garden to be adjacent to sidewalk along with heritage trees and native plantings.
	PZ- 13. Provide interactive civic art and fountains in plazas	TDB	
	PZ- 14. Provide food service for plaza participants	TBD	
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	Building entry will be lighted and inviting, creating a visual wayfinding element from the streetscape to the building entrance.
	PZ- 16. Consider plaza operations and maintenance	Yes	Landscape spaces will include native drought tolerant plant material within the plaza and adjacent space landscape design.

### Conclusions

	Total number of Urban Design Guidelines	33	
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# 1400 Lavaca Office Project

## Downtown Density Bonus Program (DDBP)

- The property is zoned Downtown Mixed-Use (DMU)
- DMU has a 120' height limit
- Project desires to use the DDBP to achieve additional square footage above 120' height limit:

§ 25-2-586 - DOWNTOWN DENSITY BONUS PROGRAM.

**(1) BONUS AREA means the greater of:**

- (a) The gross floor area that exceeds the maximum allowable floor-to-area ratio allowed with the site's primary entitlements; or*
- (b) The gross floor area contained within the portion of a structure that exceeds the maximum height allowed under the site's primary entitlements.***

# 1400 Lavaca Office Project

## Gatekeeper Requirements

Project must meet Gatekeeper requirements of the DDBP:

- 1. Comply with the Great Street Program**

- Sign-off on the Landscape Plan from Humberto Rey

- 2. Austin Energy Green Building Program – 2-Star Rating**

- Executed LOI (Letter of Intent) with Austin Energy

- 3. Project desires to use the DDBP to achieve additional square footage above 120' height limit**

- Project must meet “Substantial Compliance of the Urban Design Guidelines from the Design Commission”



# 1400 Lavaca Office Project

## Current and Proposed Program

Current Use:	Office Building	35,328 SF
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<b>Proposed Project:</b>	Mixed-Use Office Building
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<b>Base Entitlements</b>	78,620 SF
--------------------------	-----------

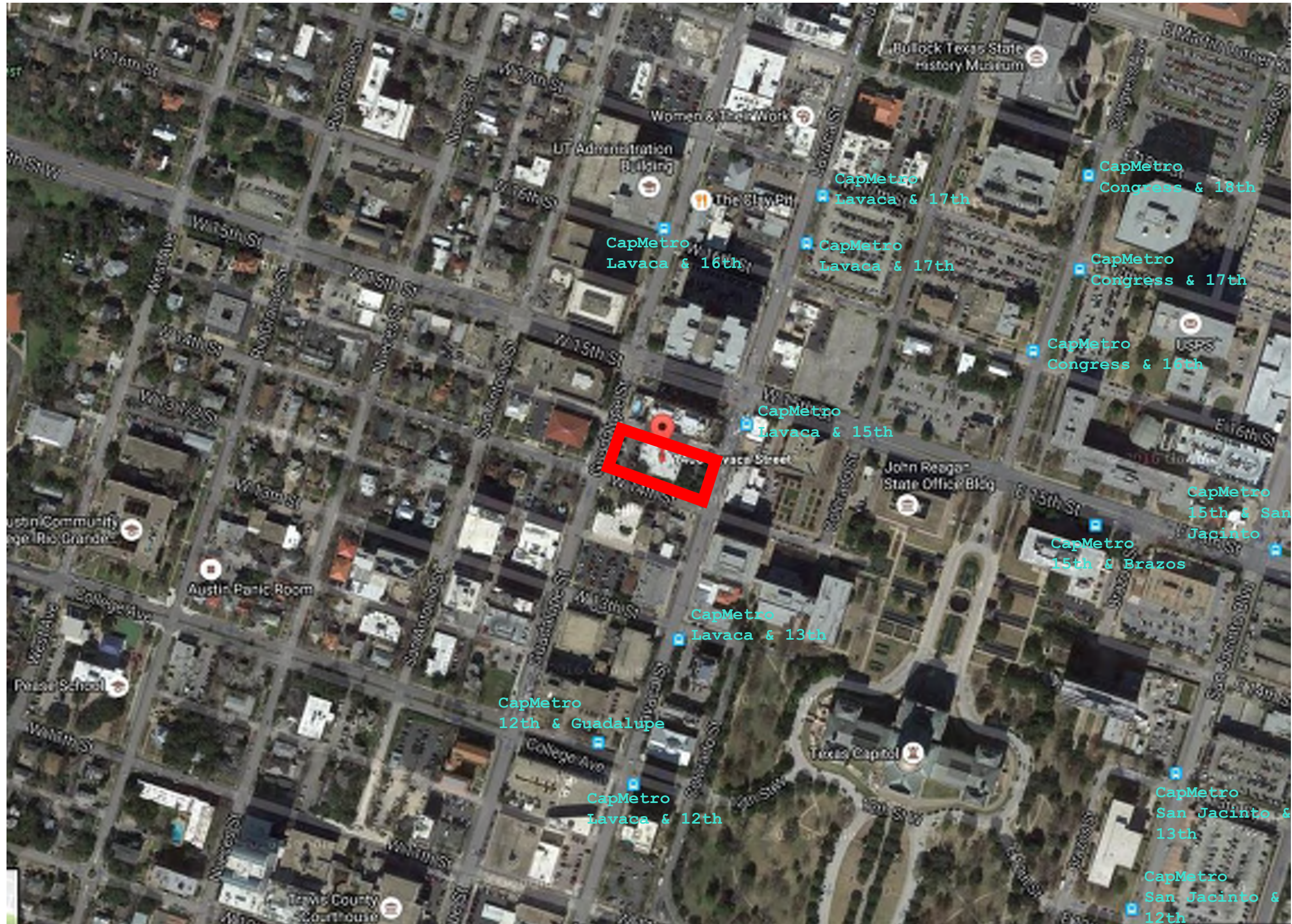
- |               |                            |
|---------------|----------------------------|
| • Level 1     | Lobby, Café, Tenant Spaces |
| • Level 2 – 6 | Parking Garage             |
| • Level 7     | Office & Roof Terraces     |
| • Level 8 – 9 | Office                     |

<b>Bonus Density</b>	66,600 SF
----------------------	-----------

- |                 |              |
|-----------------|--------------|
| • Level 10 – 13 | Office       |
| • Level 13      | Roof Terrace |

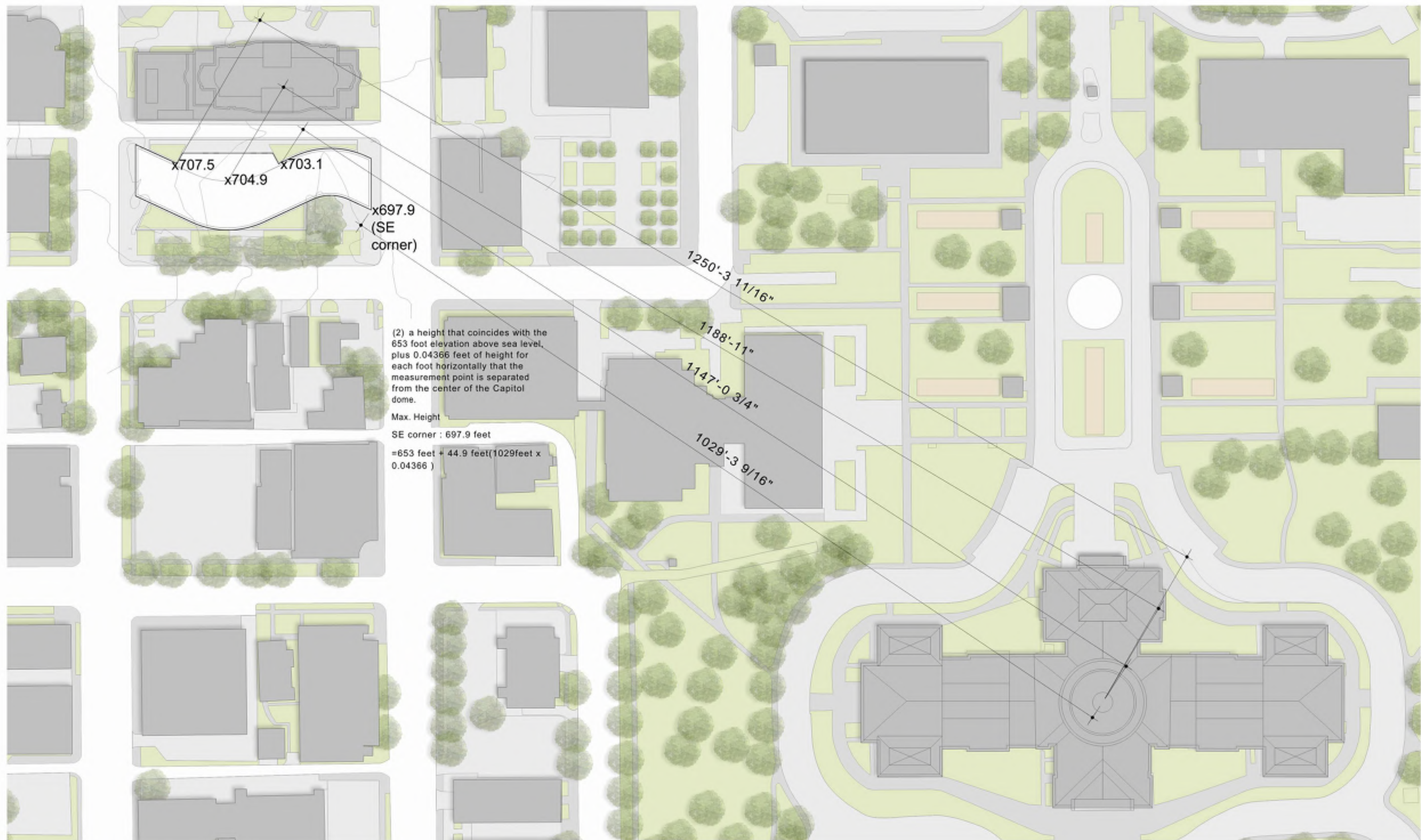
<b>TOTAL DEVELOPMENT</b>	<b>145,220 SF</b>
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VICINITY AND PUBLIC TRANSPORTATION AERIAL MAP







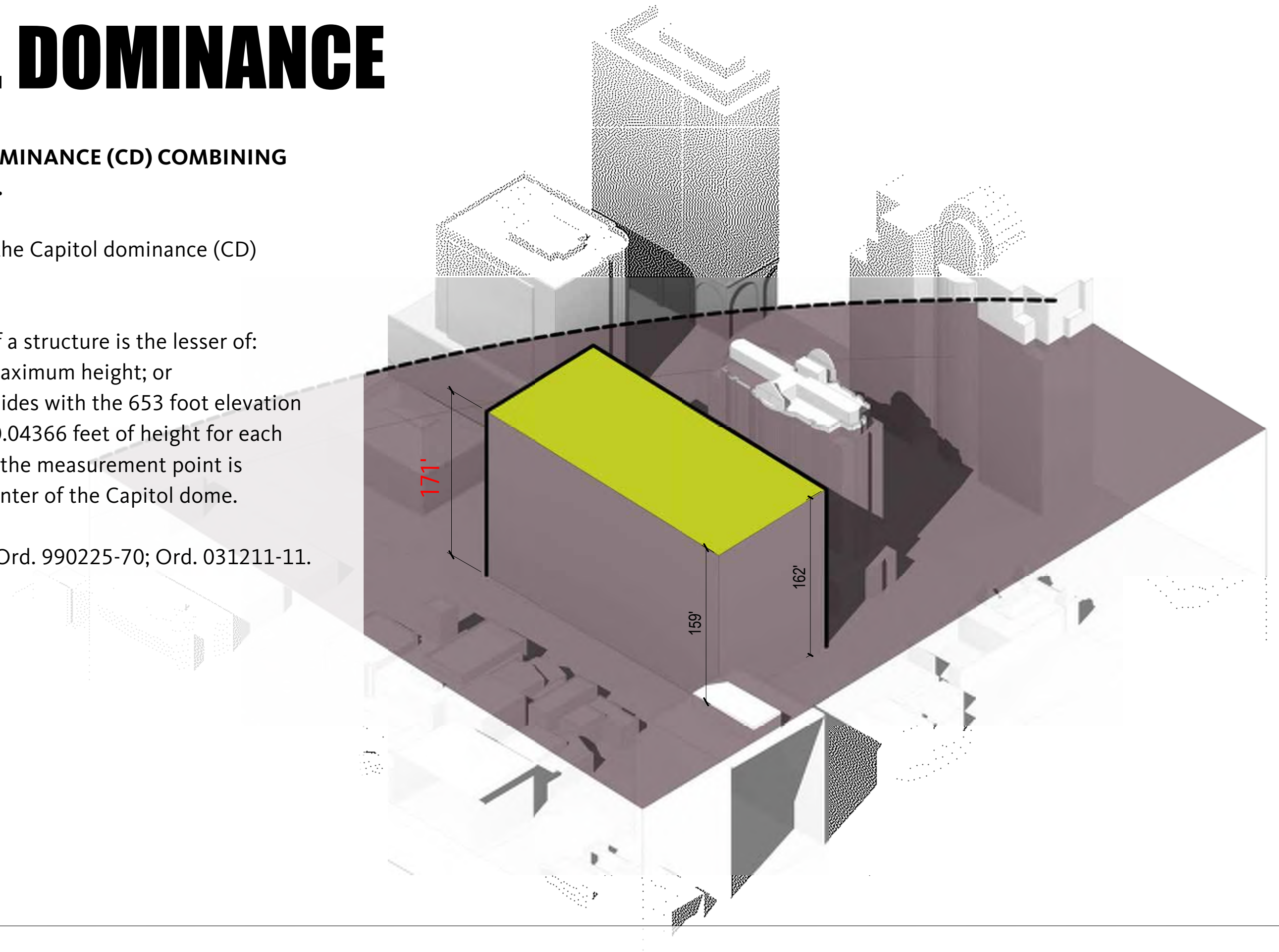
# CAPITOL DOMINANCE

## § 25-2-641 - CAPITOL DOMINANCE (CD) COMBINING DISTRICT REGULATIONS.

(A) This section applies in the Capitol dominance (CD) combining district.

(B) The maximum height of a structure is the lesser of:  
(1) the base district maximum height; or  
(2) a height that coincides with the 653 foot elevation above sea level, plus 0.04366 feet of height for each foot horizontally that the measurement point is separated from the center of the Capitol dome.

Source: Section 13-2-716; Ord. 990225-70; Ord. 031211-11.







SITE AERIAL MAP





**CORNER OF 14<sup>TH</sup> & LAVACA STREET LOOKING WEST**

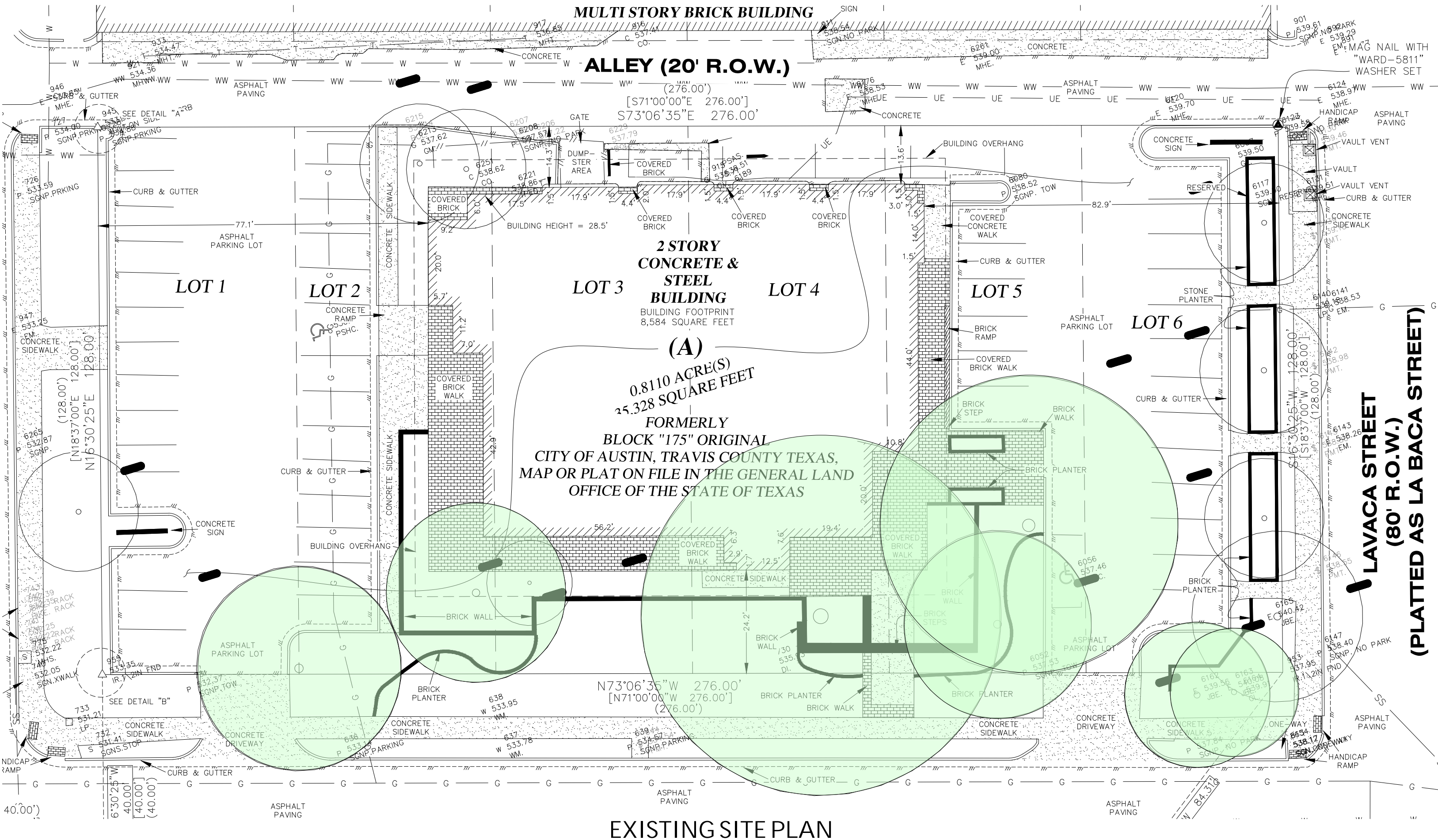


**CORNER OF 14<sup>TH</sup> & LAVACA STREET LOOKING NORTHWEST**

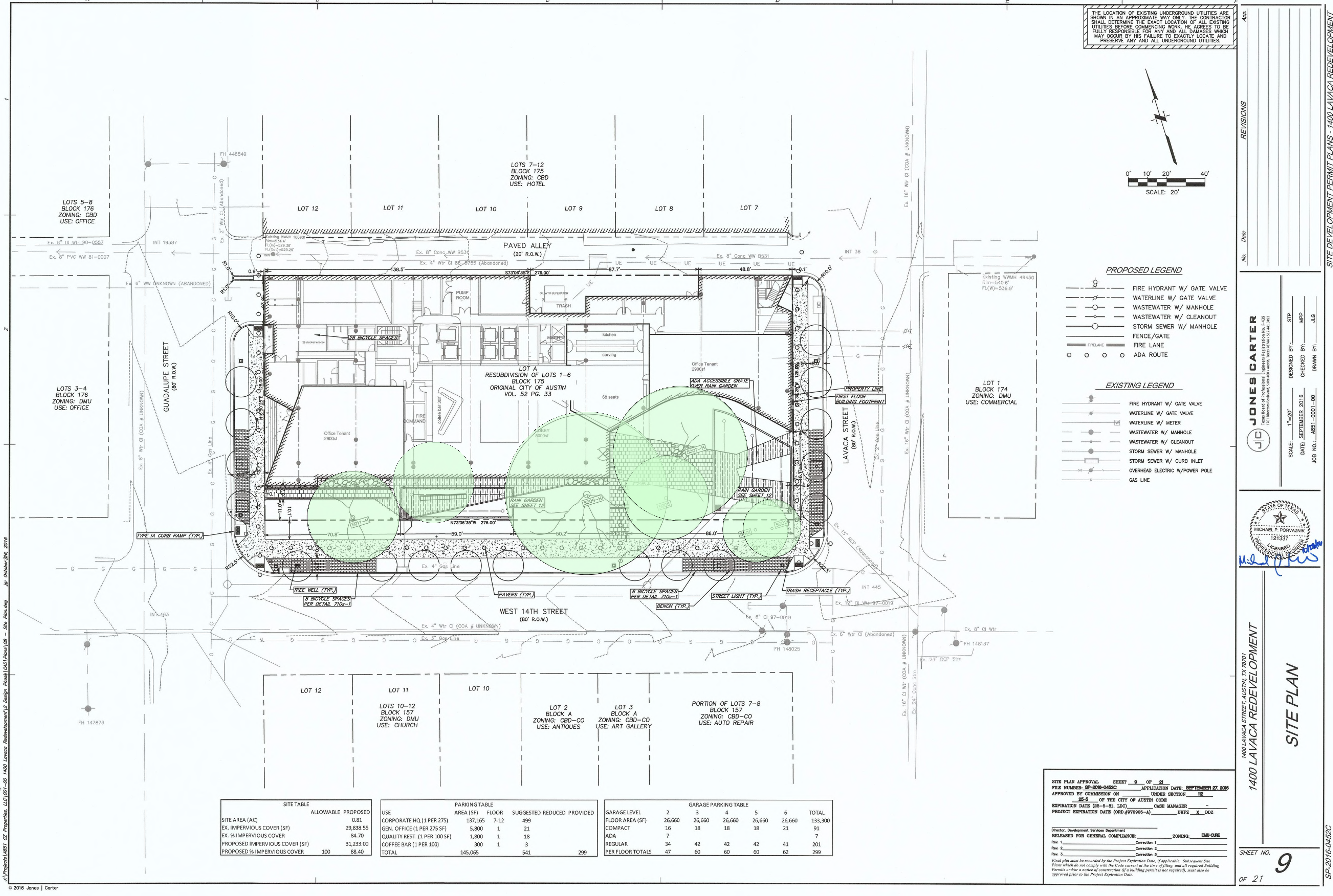




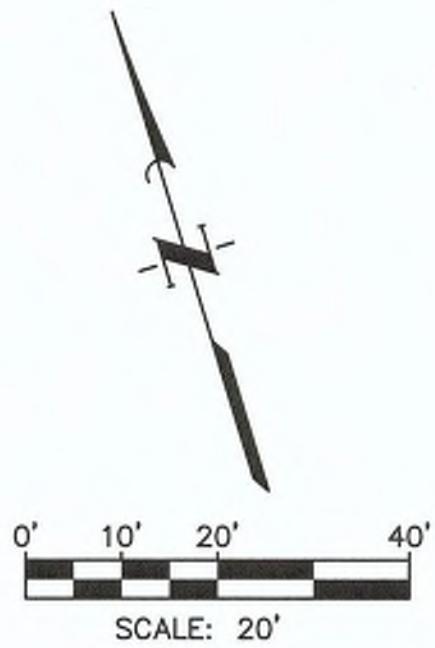
**14<sup>TH</sup> STREET LOOKING NORTH**







THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- FENCE/GATE
- FIRE LANE
- ADA ROUTE

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WATERLINE W/ METER
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- STORM SEWER W/ CURB INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GAS LINE

No.	Date	REVISIONS

**JONES CARTER**  
J/C

DESIGNED BY: STP  
CHECKED BY: MPP  
DRAWN BY: JLG

SCALE: 1"=20'  
DATE: SEPTEMBER 2016  
JOB NO.: A851-0001-00



1400 LAVACA STREET, AUSTIN, TX 78701  
**1400 LAVACA REDEVELOPMENT**

SITE PLAN

SITE TABLE	ALLOWABLE	PROPOSED
SITE AREA (AC)	0.81	
EX. IMPERVIOUS COVER (SF)	29,838.55	
EX. % IMPERVIOUS COVER	84.70	
PROPOSED IMPERVIOUS COVER (SF)	31,233.00	
PROPOSED % IMPERVIOUS COVER	100	88.40

USE	AREA (SF)	FLOOR	SUGGESTED	REDUCED	PROVIDED
CORPORATE HQ (1 PER 275)	137,165	7-12		499	
GEN. OFFICE (1 PER 275 SF)	5,800	1	21		
QUALITY REST. (1 PER 100 SF)	1,800	1	18		
COFFEE BAR (1 PER 100)	300	1	3		
TOTAL	145,065		541		299

GARAGE LEVEL	2	3	4	5	6	TOTAL
FLOOR AREA (SF)	26,660	26,660	26,660	26,660	26,660	133,300
COMPACT	16	18	18	18	21	91
ADA	7					7
REGULAR	34	42	42	42	41	201
PER FLOOR TOTALS	47	60	60	60	62	299

SITE PLAN APPROVAL SHEET 9 OF 21  
FILE NUMBER: SP-2016-0452C APPLICATION DATE: SEPTEMBER 27, 2016  
APPROVED BY COMMISSION ON UNDER SECTION 12  
25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER -  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWP2 X DDZ

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: DMU-CURE  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.







GUADALUPE STREET

LAVACA STREET

WEST 14TH STREET

SHEET NOTES

CZ PROPERTIES

1400 LAVACA  
AUSTIN, TX 78701



OWNER  
CZ PROPERTIES  
1400 Lavaca Street  
Austin, Texas 78701  
512.423.4341

ARCHITECT OF RECORD  
GENSLER  
212 Lavaca Street Suite 390  
Austin, Texas 78701  
512.867.8100

DESIGN ARCHITECT  
Pei Cobb Freed & Partners Architects LLP  
88 Pine Street, 2nd Floor  
New York, NY 10005  
212.751.3122

STRUCTURAL ENGINEER  
WALTER P. MOORE  
221 West 6th Street, Suite 800  
Austin, Texas 78701  
512.330.1281

MEP ENGINEER  
WVLE Consulting Engineers  
6101 West Courtyard Drive  
Building 4, Suite 425  
Austin, Texas 78730  
512.888.9945

LANDSCAPE ARCHITECT  
d.w. | urban architectural landscapes  
912b Congress Ave  
Austin, Texas 78701  
512.320.0668

CIVIL  
JONES | CARTER  
1701 Directors Blvd ste. 400  
Austin, Texas 78744  
512.914.9271

LEED CONSULTANT  
Center for Maximum Potential Building Systems  
8604 F.M. 969,  
Austin, Texas 78724  
512.928.4786

Date Description

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
1400 Lavaca Office Project

Project Number  
25.1318.000

Description  
GROUND FLOOR  
PLAN

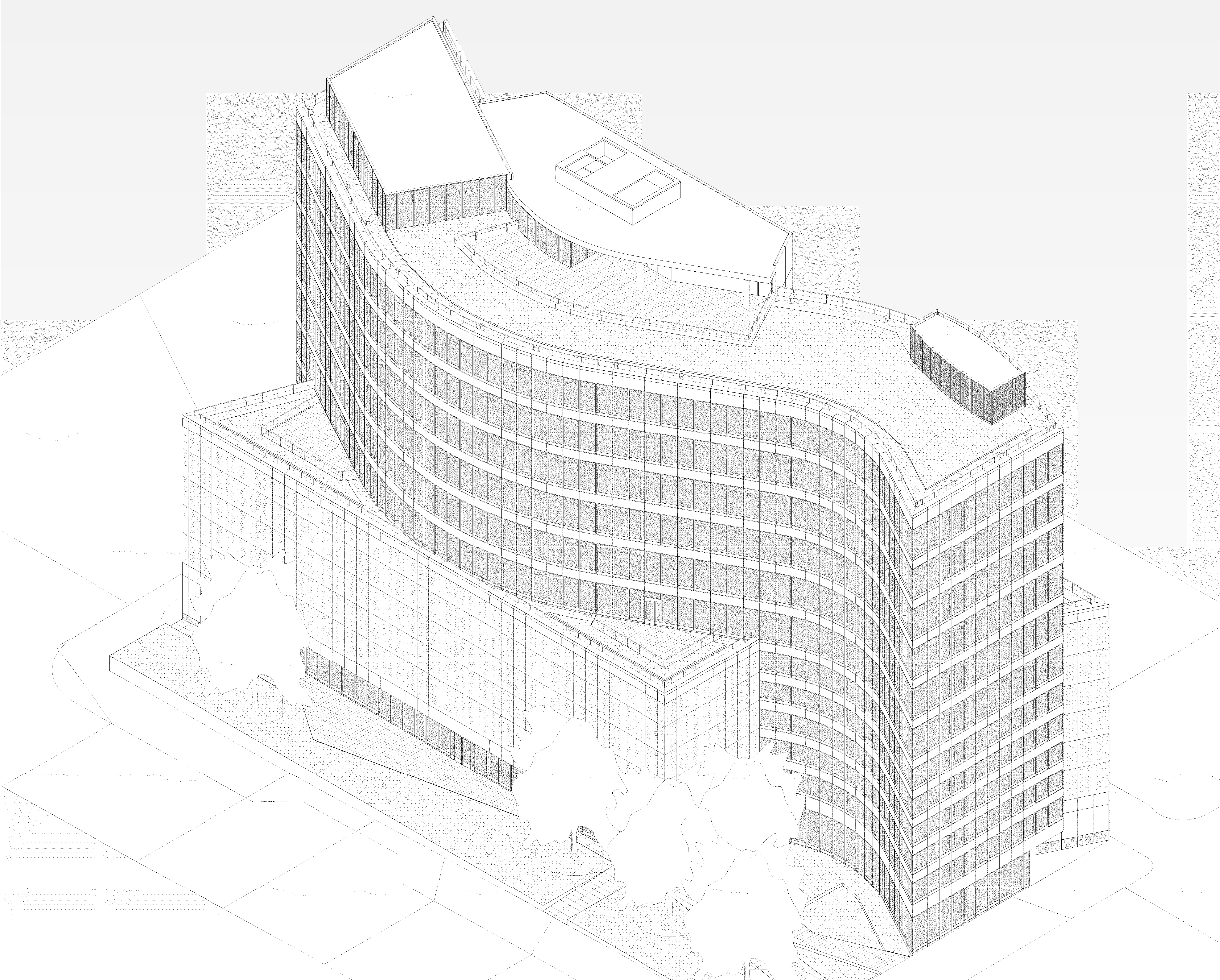
Scale  
3/32" = 1' -0"

A70.401

KEY PLAN







SHEET NOTES

CZ PROPERTIES

1400 LAVACA  
AUSTIN, TX 78701



**OWNER**  
CZ PROPERTIES  
1400 Lavaca Street  
Austin, Texas 78701  
512.423.4341

**ARCHITECT OF RECORD**  
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512.867.8100

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221 West 6th Street, Suite 800  
Austin, Texas 78701  
512.330.1281

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WVLE Consulting Engineers  
6101 West Courtyard Drive  
Building 4, Suite 425  
Austin, Texas 78730  
512.888.9945

**LANDSCAPE ARCHITECT**  
dwg. | urban architectural landscapes  
912b Congress Ave  
Austin, Texas 78701  
512.320.0668

**CIVIL**  
JONES | CARTER  
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Austin, Texas 78744  
512.914.9271

**LEED CONSULTANT**  
Center for Maximum Potential Building Systems  
8604 F.M. 969  
Austin, Texas 78724  
512.928.4786

GENERAL NOTES

△	Date	Description
---	------	-------------

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
1400 Lavaca Office Project

Project Number  
25.1318.000

Description  
BUILDING AXO - SE

Scale

KEY PLAN

**A60.603**





SHEET NOTES

CZ PROPERTIES

1400 LAVACA  
AUSTIN, TX 78701



**OWNER**  
CZ PROPERTIES  
1400 Lavaca Street  
Austin, Texas 78701  
512.423.4341

**ARCHITECT OF RECORD**  
GENSLER  
212 Lavaca Street Suite 390  
Austin, Texas 78701  
512.867.8100

**DESIGN ARCHITECT**  
Pei Cobb Freed & Partners Architects LLP  
88 Pine Street, 2nd Floor  
New York, NY 10005  
212.751.3122

**STRUCTURAL ENGINEER**  
WALTER P. MOORE  
221 West 6th Street, Suite 800  
Austin, Texas 78701  
512.330.1281

**MEP ENGINEER**  
WYLIE Consulting Engineers  
6101 West Courtyard Drive  
Building 4, Suite 425  
Austin, Texas 78730  
512.888.9945

**LANDSCAPE ARCHITECT**  
dwg. | urban architectural landscapes  
912b Congress Ave  
Austin, Texas 78701  
512.320.0688

**CIVIL**  
JONES | CARTER  
1701 Directors Blvd ste. 400  
Austin, Texas 78744  
512.914.9271

**LEED CONSULTANT**  
Center for Maximum Potential Building Systems  
8604 F.M. 969,  
Austin, Texas 78724  
512.928.4786

GENERAL NOTES

△	Date	Description
---	------	-------------

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
1400 Lavaca Office Project

Project Number  
25.1318.000

Description  
EXTERIOR VIEW

Scale  
NONE

A70.403

KEY PLAN





SHEET NOTES

CZ PROPERTIES

1400 LAVACA  
AUSTIN, TX 78701



**OWNER**  
CZ PROPERTIES  
1400 Lavaca Street  
Austin, Texas 78701  
512.423.4341

**ARCHITECT OF RECORD**  
GENSLER  
212 Lavaca Street Suite 390  
Austin, Texas 78701  
512.867.8100

**DESIGN ARCHITECT**  
Pei Cobb Freed & Partners Architects LLP  
88 Pine Street, 2nd Floor  
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221 West 6th Street, Suite 800  
Austin, Texas 78701  
512.330.1281

**MEP ENGINEER**  
WYLIE Consulting Engineers  
6101 West Courtyard Drive  
Building 4, Suite 425  
Austin, Texas 78730  
512.888.9945

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dwg. | urban architectural landscapes  
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Austin, Texas 78701  
512.320.0688

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1701 Directors Blvd ste. 400  
Austin, Texas 78744  
512.914.9271

**LEED CONSULTANT**  
Center for Maximum Potential Building Systems  
8604 F.M. 969,  
Austin, Texas 78724  
512.928.4786

△ Date Description

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
**1400 Lavaca Office Project**

Project Number  
**25.1318.000**

Description  
**STREET VIEW**

Scale  
**NONE**

**A70.404**

KEY PLAN





# MEMORANDUM

Date: November 15, 2016  
To: Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Working Group Density Bonus Program review of 1400 Lavaca for substantial compliance with the Urban Design Guidelines.  
Meeting Date: November 8, 2016; 4:00 pm  
Applicant: CZ Properties  
Architect: Genzler

---

The project location is 1400 Lavaca.

Existing zoning for the project is DMU. The project design includes office and retail uses. The lot area is 35,328 sq ft, and the total proposed project area is 145,220 sf ft.

The FAR for this project is 4.11:1, within the 5:1 maximum allowance for DMU zoning, so an increase in FAR is not being requested.

The applicant is seeking additional height of 51 feet, over the base height limit of 120 feet; the total proposed building height is 171 feet. The maximum height achievable under the density bonus program in this portion of downtown is 400 ft.

The square footage increase due to additional height per density bonus is 66,600 sq ft.

Per the Density Bonus Program ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star Green Building rating. The Mayor and City Council and the Planning & Development Review Director will determine appropriate bonus area in light of community benefits to be provided.

Positive attributes of the project:

1. LEED Gold goal (exceeds Green Building 2 star rating)
2. Quality materials at ground level- glass & metal screening
3. Building services located in alley, and minimal stair intrusion on street facades
4. Preservation of existing mature oaks
5. Activated ground level to include VR studio space, restaurant, deck seating, incubator space
6. The proposed building height is compatible with several other surrounding buildings.

Concerns/suggestions with the project:

1. Additional set back of building from Lavaca Street due to trees decreases activity along Lavaca.



2. Lack of curb side parking on 14<sup>th</sup> Street (curb parking is promoted in the Urban Design Guidelines).
3. Rain gardens within canopy of trees will possibly effect the micro-climate of existing trees. Deeper rain gardens with less surface area to retreat from tree canopy is suggested.
4. Conflict of adding new Great Street trees under the canopy of large existing trees.
5. The Great Streets Master Plan indicates that the standard sidewalk width will be 18 ft. (10 ft. pedestrian zone plus 8 ft. planting/street furniture zone). The proposed sidewalks along Lavaca and Guadalupe are currently designed as 16 ft. Lavaca is designated as a Rapid Transit Street and Guadalupe as a Commuter Boulevard in the GSMP. With both existing Metro Rapid services, and virtually every north/south local bus route, using Guadalupe and Lavaca, it is appropriate that the pedestrian realm be consistent with the Great Streets Master Plan to support existing and future walks to transit stops.
6. Minimizing on-site parking could encourage use of public transportation which is readily available on Lavaca and Guadalupe.

We determined that the project, as presented, is in substantial compliance with the Urban Design Guidelines.

The Working Group appreciates the opportunity to review and comment on this project.

Respectfully submitted,  
Planning & Urban Design Working Group of the Design Commission  
Evan Taniguchi, Chair



**City of Austin**  
**Design Commission – Project Submittal Consideration Sheet**

<b>Project Name:</b>		
<b>Project Location/Address:</b>		
<b>Applicant:</b>	<b>Property Owner:</b>	
<b>Mailing Address:</b>	<b>Mailing Address:</b>	
<b>Phone Number:</b>	<b>Phone Number:</b>	
<b>Project Architect/Engineer:</b>	<b>Project Start Date:</b>	<b>Project End Date:</b>
<b>Mailing Address:</b>	<b>Phone Number:</b>	
<b>Is project subject to redevelopment site plan or zoning application approvals?</b>  <b>Yes                      No</b>	<b>Anticipated Dates of Action</b>  <b>Planning Commission:</b> <b>City Council:</b>	
<b>Narrative Description of Proposed Project (including entitlements that you are seeking; attach or add additional page(s) as necessary) :</b>		
<b>Is Alternative Equivalent Compliance (AEC) requested for this project?</b>  <b>Yes                      No                      If yes, please refer to following page</b>		
<b>Current Status of Submittal:</b>		
Conceptual	Schematic	Design Development
<b>Do you have a copy of the Urban Design Guidelines for Austin?      Yes                      No</b>		
<b>If not, please see:</b> <a href="http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf">http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf</a>		
<b>Please fill in the subsequent information on the following pages.</b>		



**City of Austin  
Design Commission – Project Submittal Consideration Sheet (Continued)**

Relate the project to applicable items addressed in the Urban Design Guidelines for Austin. For an explanation of each guideline, please review the document at:  
[http://www.ci.austin.tx.us/downtown/downloads/urban\\_design\\_guidelines\\_for\\_austin.pdf](http://www.ci.austin.tx.us/downtown/downloads/urban_design_guidelines_for_austin.pdf)

***ALTERNATIVE EQUIVALENT COMPLIANCE (AEC)***

***Is AEC being requested for this project?***                      **Yes**                      **No**

If yes, please explain nature of request including alternatives offered and entitlements sought. Attach additional page if necessary.

***AREA WIDE GUIDELINES***

***1. Create dense development***

incorporated,                      need input,                      N/A

***2. Create mixed-use development***

incorporated,                      need input,                      N/A

**3. Limit development which closes downtown streets**

incorporated,                      need input,                      N/A

**4. Buffer neighborhood edges**

incorporated,                      need input,                      N/A

**5. Incorporate civic art in both public and private development**

incorporated,                      need input,                      N/A

**6. Protect important public views**

incorporated,                      need input,                      N/A

**7. Avoid historical misrepresentations**

incorporated,                      need input,                      N/A

**8. Respect adjacent historic buildings**

incorporated,                      need input,                      N/A

**9. Acknowledge that rooftops are seen from other buildings and the street**

incorporated,                      need input,                      N/A

**10. Avoid the development of theme environments**

incorporated,                      need input,                      N/A

**11. Recycle existing building stock**

incorporated,                      need input,                      N/A



## **GUIDELINES FOR THE PUBLIC STREETSCAPE**

### ***1. Protect the pedestrian where the building meets the street***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***2. Minimize curb cuts***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***3. Create a potential for two-way streets***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***4. Reinforce pedestrian activity***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***5. Enhance key transit stops***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***6. Enhance the streetscape***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***7. Avoid conflicts between pedestrians and utility equipment***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***8. Install street trees***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***9. Provide pedestrian-scaled lighting***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***10. Provide protection from cars/promote curbside parking***

incorporated,	need input,	N/A
---------------	-------------	-----

**11. Screen mechanical and utility equipment**

incorporated,	need input,	N/A
---------------	-------------	-----

**12. Provide generous street-level windows**

incorporated,	need input,	N/A
---------------	-------------	-----

**13. Install pedestrian-friendly materials at street level**

incorporated,	need input,	N/A
---------------	-------------	-----

**GUIDELINES FOR PLAZAS AND OPEN SPACE**

**1. Treat the four squares with special consideration**

incorporated,	need input,	N/A
---------------	-------------	-----

**2. Contribute to an open space network**

incorporated,	need input,	N/A
---------------	-------------	-----

**3. Emphasize connections to parks and greenways**

incorporated,	need input,	N/A
---------------	-------------	-----

**4. Incorporate open space into residential development**

incorporated,	need input,	N/A
---------------	-------------	-----

**5. Develop green roofs**

incorporated,	need input,	N/A
---------------	-------------	-----

**6. Provide plazas in high use areas**

incorporated,	need input,	N/A
---------------	-------------	-----

**7. Determine plaza function, size, and activity**

incorporated,                      need input,                      N/A

**8. Respond to microclimate in plaza design**

incorporated,                      need input,                      N/A

**9. Consider views, circulation, boundaries, and subspaces in plaza design**

incorporated,                      need input,                      N/A

**10. Provide an appropriate amount of plaza seating**

incorporated,                      need input,                      N/A

**11. Provide visual and spatial complexity in public spaces**

incorporated,                      need input,                      N/A

**12. Use plants to enliven urban spaces**

incorporated,                      need input,                      N/A

**13. Provide interactive civic art and fountains in plazas**

incorporated,                      need input,                      N/A

**14. Provide food service for plaza participants**

incorporated,                      need input,                      N/A

**15. Increase safety in plazas through wayfinding, lighting, & visibility**

incorporated,                      need input,                      N/A

**16. Consider plaza operations and maintenance**

incorporated,                      need input,                      N/A

## **GUIDELINES FOR BUILDINGS**

### ***1. Build to the street***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***2. Provide multi-tenant, pedestrian-oriented development at the street level***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***3. Accentuate primary entrances***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***4. Encourage the inclusion of local character***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***5. Control on-site parking***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***6. Create quality construction***

incorporated,	need input,	N/A
---------------	-------------	-----

### ***7. Create buildings with human scale***

incorporated,	need input,	N/A
---------------	-------------	-----



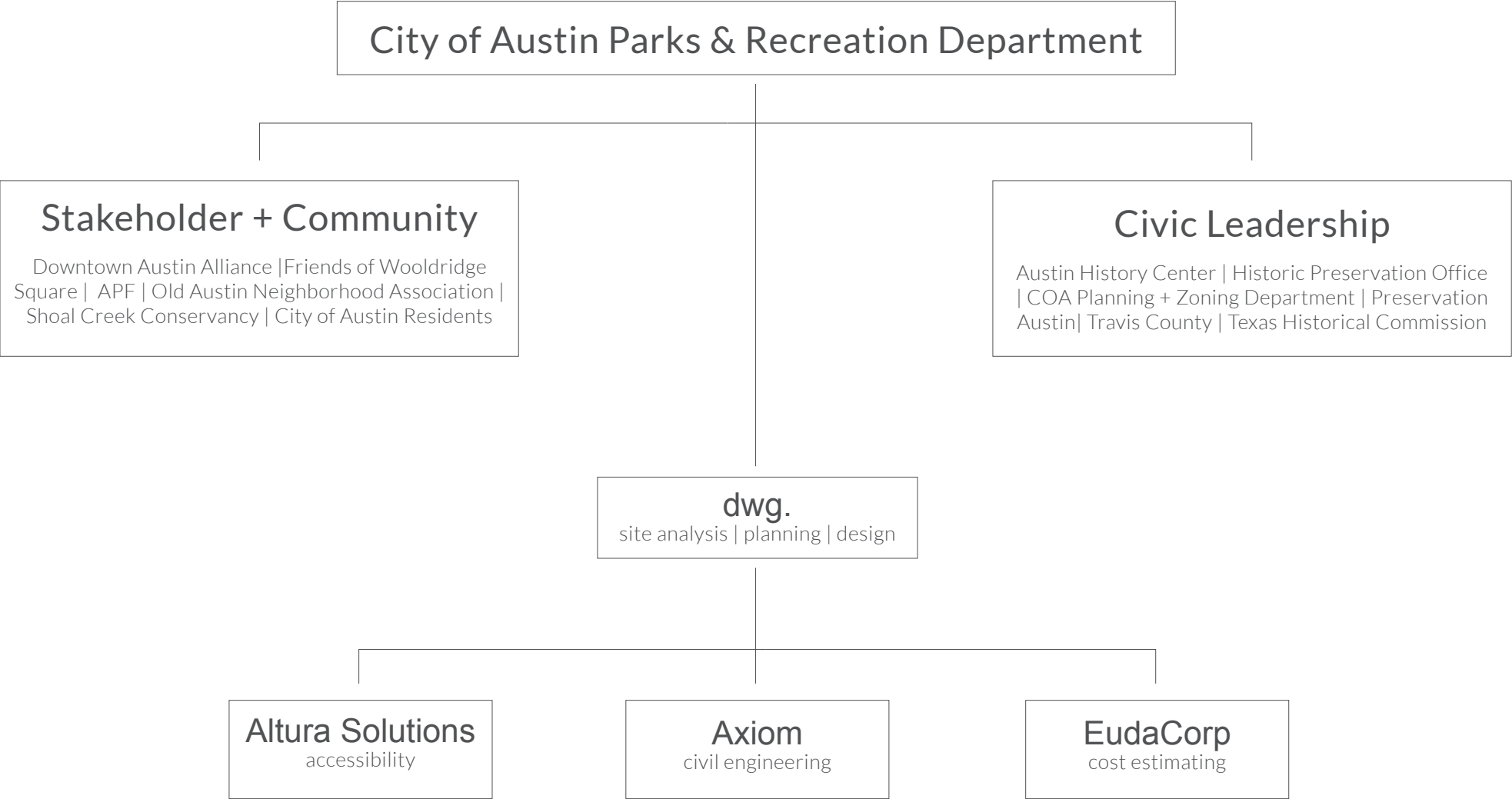


- DESIGN COMMISSION REQUEST FOR ADOPTION -

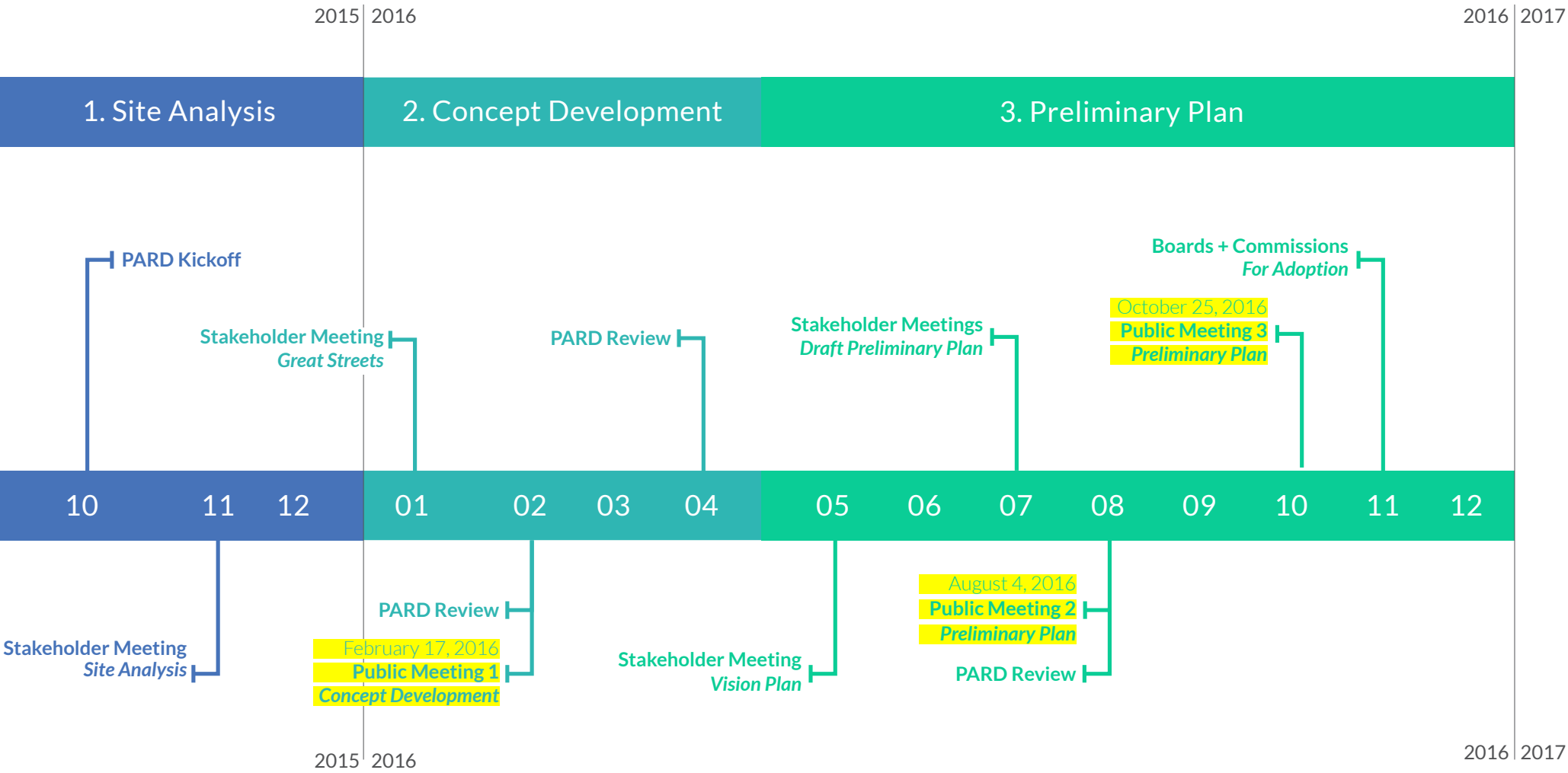
# WOOLDRIDGE SQUARE PRELIMINARY PLAN

November 28, 2016

# PROJECT TEAM



# PROJECT SCHEDULE





An aerial photograph of a city, likely Chicago, showing various buildings, streets, and green spaces. Overlaid on the image are four callout boxes with numbers and descriptions of project review activities.

## PROJECT REVIEW

7

meetings with civic  
leadership

100+

survey participants

5

public meetings +  
stakeholder workshops

4

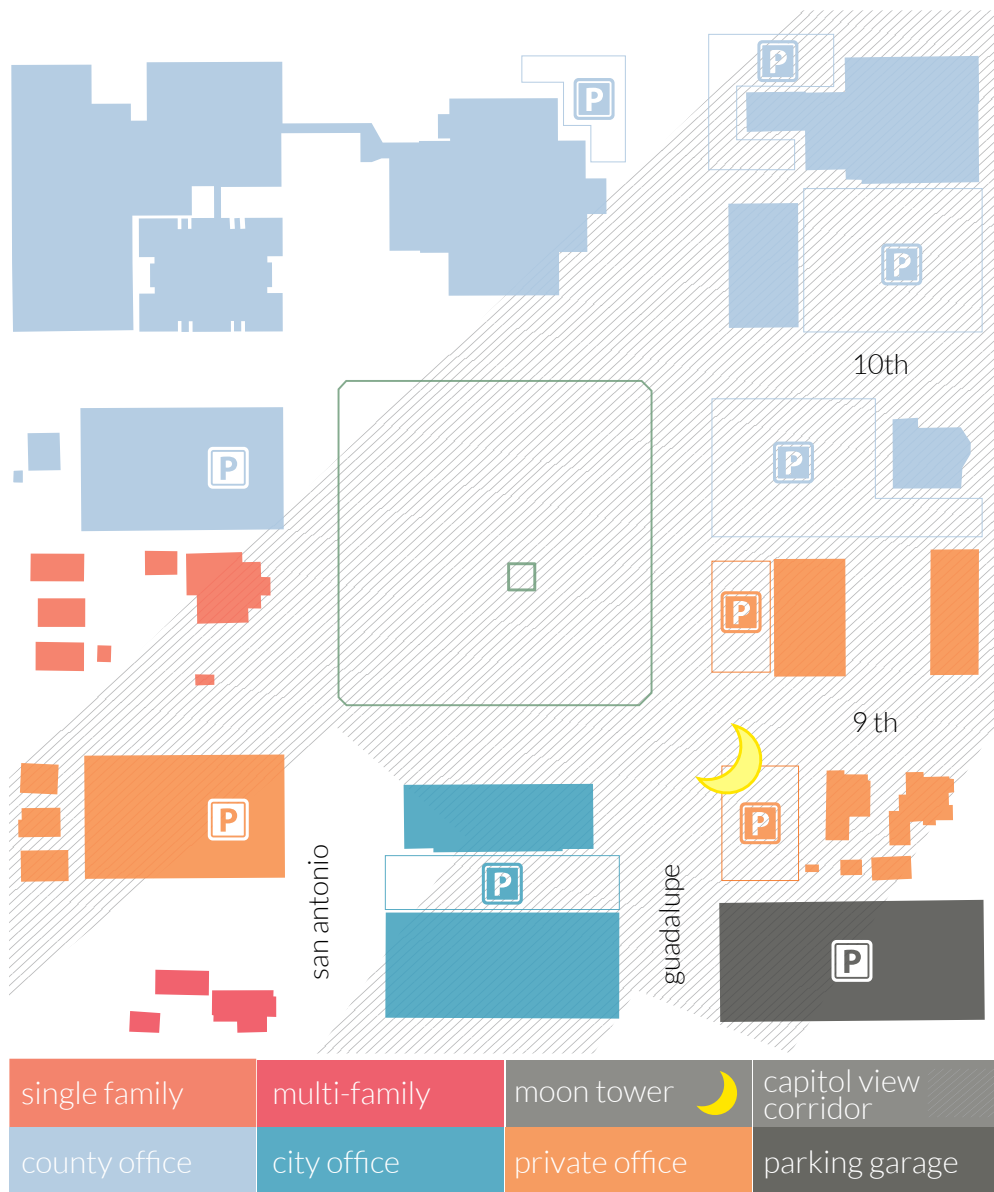
online +  
print surveys



## Parks and Open Space Master Plan- Existing Conditions



*"... Wooldridge retains its near-original landscape as an open, green, airy, shady, grassy, quiet respite from the urban pace around it"*



## ADJACENT LAND USE

*When the Square was founded, the adjacent land use was mostly residential. Today, the majority of the surrounding land use is public or private office buildings.*



### Residential

Single and multi-family residences make up **less than 20%** of the existing land use within a block of the square.



### Surface Parking

There are **ten surface and covered parking areas** within a block radius of the Square, nine of which are closed to the public.



### Historical Designation

The Square is located next to **three structures recognized locally and nationally for their historic significance** - Travis County Courthouse, Austin History Center and the Moon Tower.



## PROPOSED FUTURE LAND USE

*In the next ten years, the fabric of neighborhood will change. As Travis County looks to expand, Aspen Heights, a new apartment high rise will increase density in the area dramatically.*

### Travis County

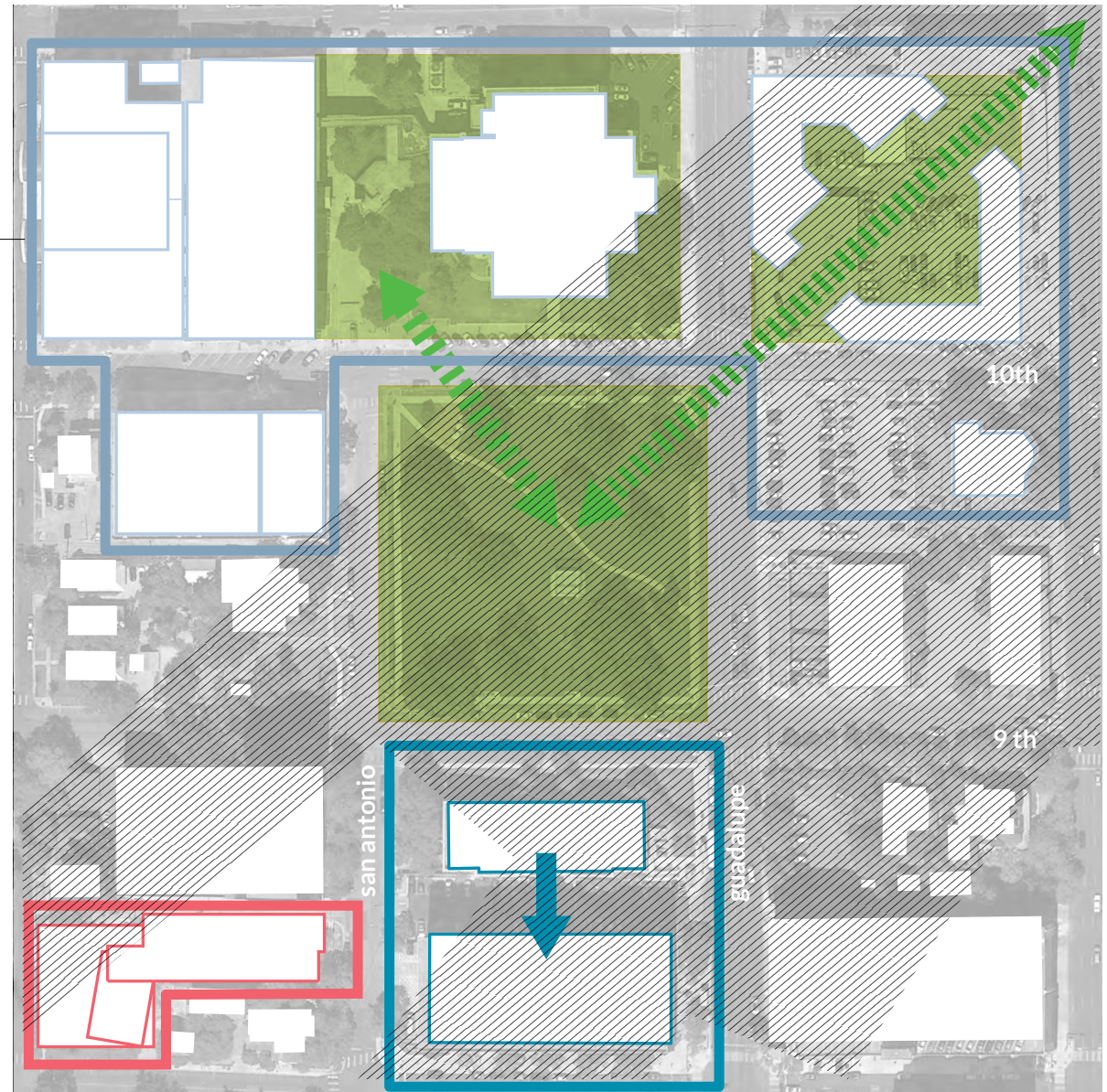
2011 Travis Country Central Campus Study proposes two additional buildings with retail and open space.

### Austin History Center

In Summer 2016, the **Austin Public Library** will **relocate** to its new location on Cesar Chavez. The Austin History Center proposes to expand their operations to the former library.

### Aspen Heights

Aspen Heights will add **196 new apartment dwellings** with **22 stories** and parking garage scheduled for completion in 2015.





## PROPOSED FUTURE LAND USE

Cap Metro Service Plan 2020, proposes a transit hub in downtown Austin. Two possible sites are adjacent to or near the square.

### Potential Joint Development

Cap Metro proposed a joint development to bookend the north and south end of the transit center. The Capitol View Corridor limits future development in this area, with respect to height.

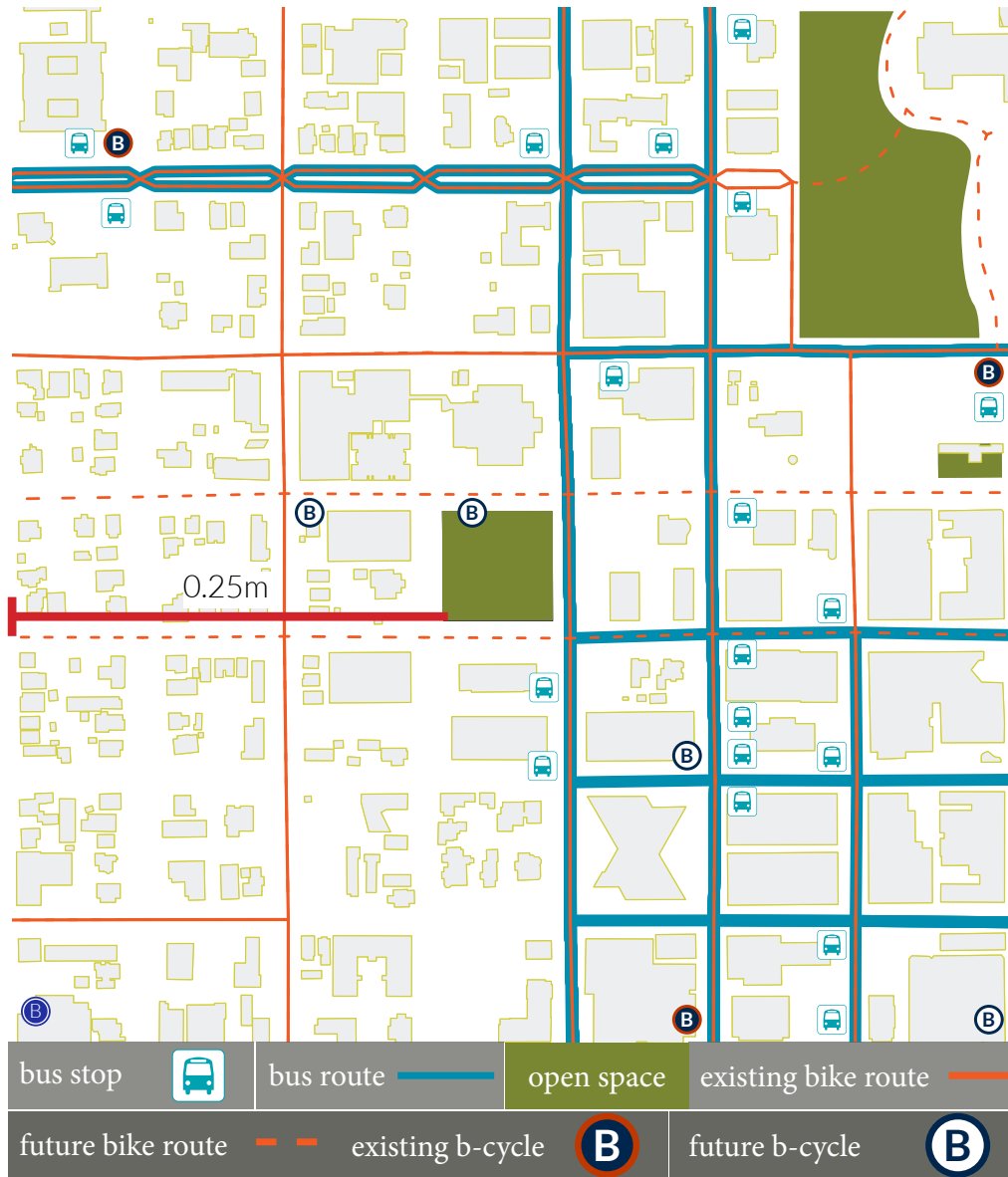
### Potential Transit Center

All local and terminating routes would be within a one to one and a half block of each other, which would significantly ease transfers for bus users.

### Potential Bus Stop

A bus stop on the west side of Guadalupe would be located across the transit center for bus lines continuing southbound.





## TRANSPORTATION SERVICES

*Wooldridge Square is in a prime location for major bus and bike routes. Proposed expansions would add additional bike lanes and a b-cycle station.*



### Bus Routes

Guadalupe currently serves as a **major bus route** for both local and rapid lines as well as a **sharrow lane** for bus and bicycle traffic.



### Bike Route

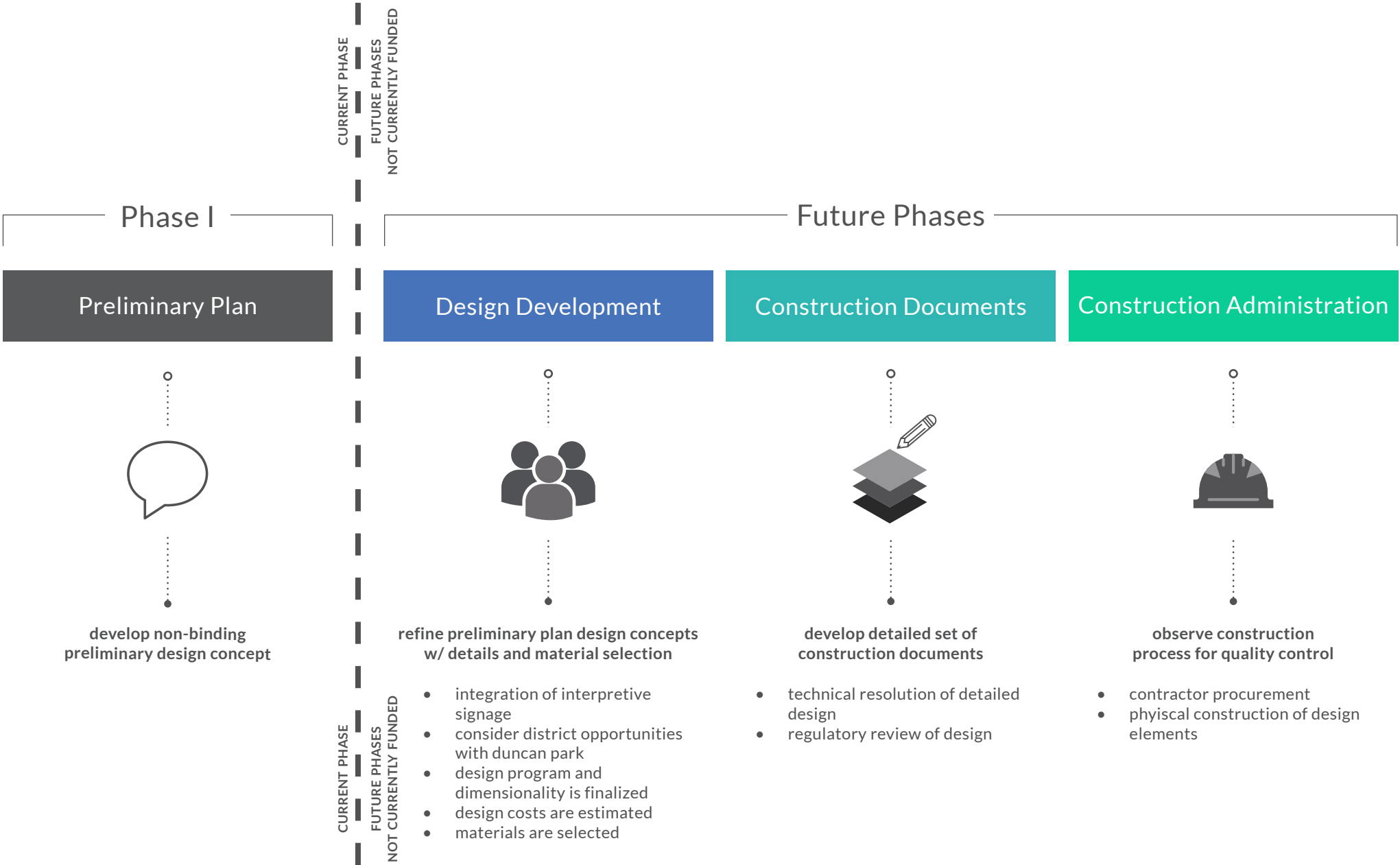
The COA 2009 Bike Master Plan proposes **two additional bike routes** on the north and south end of the square.



### B-Cycle

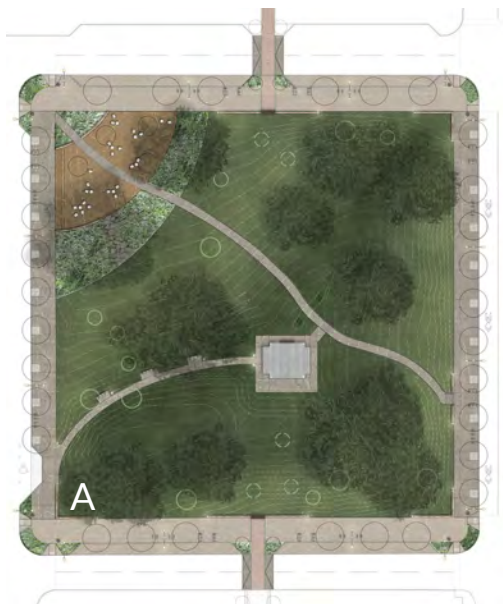
The nearest B-Cycle station is at least four blocks from the Square. The preliminary expansion plan would add **two additional b-cycle stations** near the site.

# NEXT STEPS



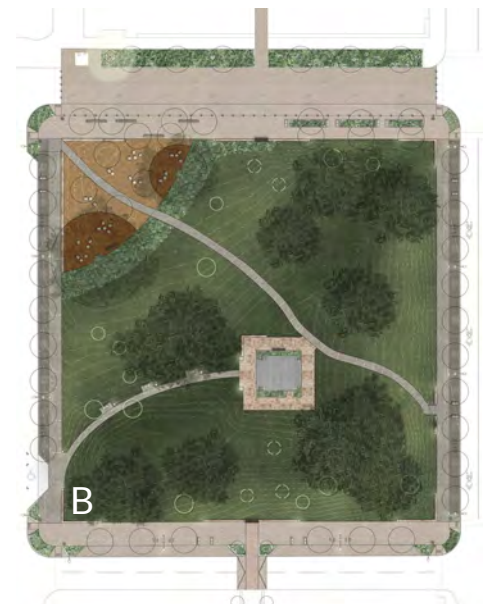


# PUBLIC SURVEY RESULTS



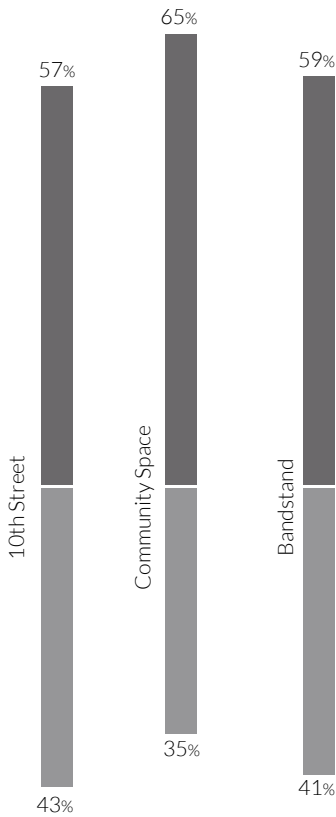
- Top Strengths
- 1. Visual Connection to TC + AHC
  - 2. Simple Design
  - 3. Signage + Lighting
  - 4. ADA Parking/Walk
  - 5. Steps at Community Space

- Top Concerns
- 1. Vertical Elements
  - 2. Wheelchair Lift Location
  - 3. Retaining Walls
  - 4. Planting in ROW
  - 5. Speed Table



- Top Strengths
- 1. 10th St. Sidewalk Layout
  - 2. On-site Restroom
  - 3. Proposed Trees + Silva Cells
  - 4. Preserved Viewsheds
  - 5. Moon Tower

- Top Concerns
- 1. 10th St. Closure
  - 2. Loss of Parking Spaces
  - 3. Width of Walk at Bandstand
  - 4. Material Selection
  - 5. Tree Deck



Wooldridge Square is a common ground, a civic space where Austin comes together as a community.

- Ted Lee Eubanks

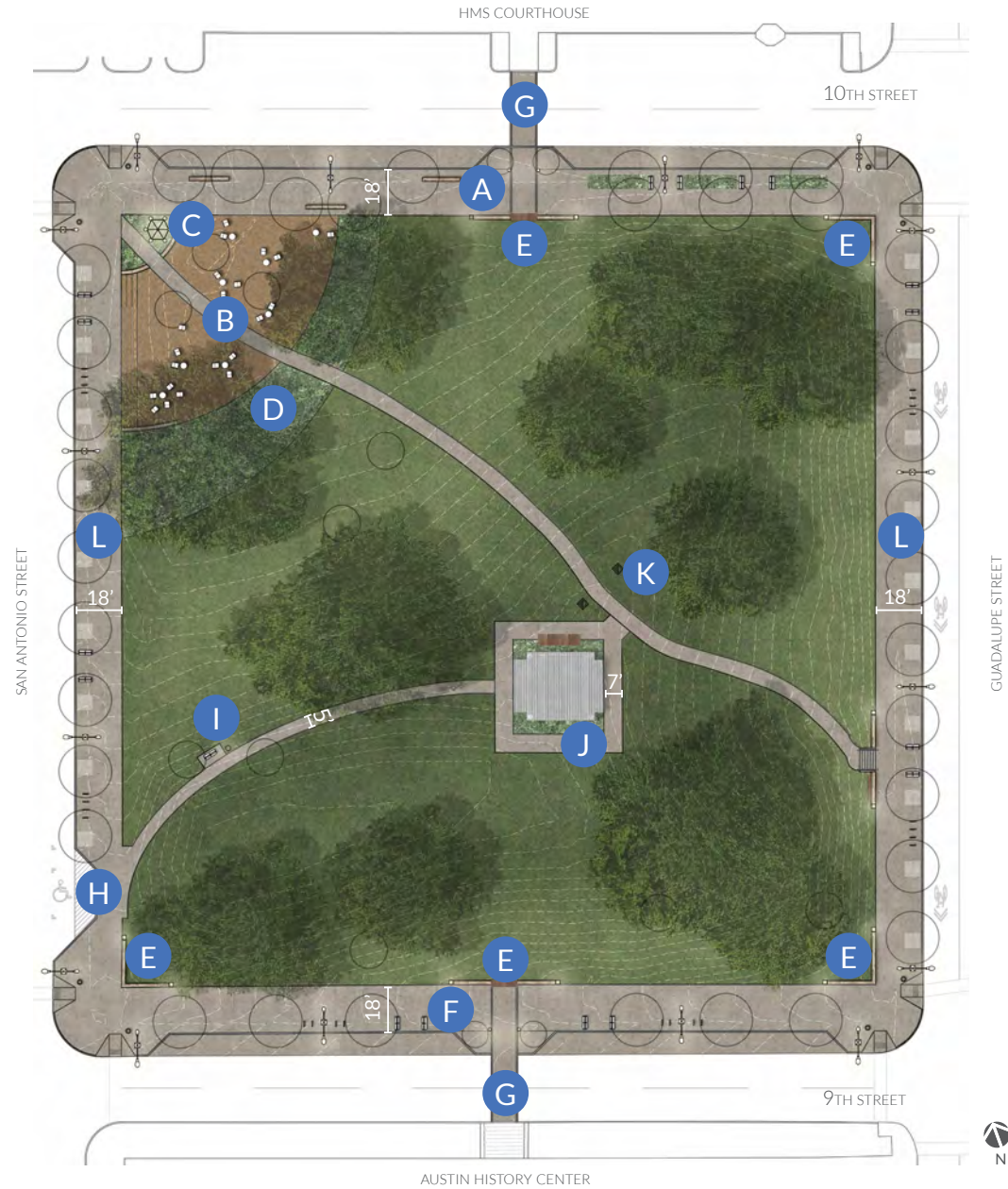
# PRELIMINARY PLAN

## SYMBOLS

	Street Light		Existing Young Tree
	Bike Rack		Proposed Tree
	Bench		Formal Planting Bed
	Trash Can		Interpretive Signage
	Cafe Table + Chairs		Silva Cell
	Sharrow Lane		

## LEGEND

	A Civic Promenade		G Mid-block Crossing
	B Community Space		H ADA Walk + Parking Zone
	C Relocated Moon Tower		I Bench Resting Area
	D Planting Band		J Perimeter Walk + Wheelchair Lift
	E Viewing Platform		K Area Drains
	F 9th Street Promenade		L Perimeter Streetscape







THANK YOU



# City of Austin- Design Commission Project Review Application

The Design Commission provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

## PROJECT INFORMATION

Project Name	
Project Type: <input type="checkbox"/> Infrastructure <input type="checkbox"/> City building & site <input type="checkbox"/> Density bonus <input type="checkbox"/> Private project <input type="checkbox"/> Other	
Project Location/Address	
Applicant	Property Owner
Mailing Address	Mailing Address
Telephone Number	Telephone Number
Project Start-Completion Dates	
Applicant's Architect/Engineer	
Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.	
Describe the recommendation that you are requesting from the Design Commission.	
Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).	
Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?	



What is sought from the Design Commission?

REDRAFT

Comment [MK1]: Comm. Whatley

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of subconsultants at the presentation, when deemed necessary.

Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.  
[https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_EDESTMIUS](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS)

The Design Commission review of projects is based on the planning/design principals the Urban Design Guidelines for Austin. Ensure that all applicable principals are addressed in the application questions and in your presentation.  
[https://www.austintexas.gov/sites/default/files/files/Boards\\_and\\_Commissions/Design\\_Commission\\_urban\\_design\\_guidelines\\_for\\_austin.pdf](https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf)

The Design Commission supports the vision and principals of Imagine Austin Comprehensive Plan, especially those that affect the urban environment and fabric. All projects should consider this vision and principals, many of which are similar to the Urban Design Guidelines. Refer to Appendix B for the most pertinent sections of Imagine Austin.

## PROJECT BACKGROUND

1] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the "Shared Values for Urban Areas" that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

2] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

3] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

4] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

5] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

## EXISTING CONDITIONS AND CONTEXT

- 1] Describe how the existing project site enhances or improves connectivity including connectivity to public transportation, or bicycle and pedestrian routes, or multi-modal transportation. How does the project comply with ADA requirements? Do demonstrate these issues, please attach a site and context map.
- 2] Identify and describe any existing features that are required to and/or should be preserved, protected or celebrated, such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.
- 3] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)
- 4] List any project program and/or site constraints that should be considered.

## RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

1] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

2] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

3] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

## ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

**Comment [MK2]:** Comm. Kenny

1] Please list any significant components of the project that contribute to meeting this goal. If there were any components that were seriously considered or evaluated for the project but ultimately not included (for example, on-site renewable power generation), please list them and why they were not appropriate for the project or otherwise excluded. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.



2] If the project meets any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification was achieved.

3] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

1] Is this project seeking a green building certification? If so, describe which one and level of certification being sought. Provide preliminary checklist for credits being attempted.

Does the project implement green infrastructure or innovative on site features such as rain gardens, or green roofs. How is mechanical equipment housed or buffered from the public realm so as to reduce noise pollution and heat?

2] Demonstrate how this project will mitigate any adverse effects on the environment, i.e., air quality, noise, watershed protection, dark sky, heat islands, etc?

Does your project encourage irrigation systems and native vegetation strategies to conserve energy and water resources?

3] The City Council has set ambitious goals to reduce Austin's community-wide greenhouse emissions to zero by 2050. Describe all significant components of the project that will mitigate its contributions to climate change through, for example, energy efficiency, on site generation, demand response, and building material selection. Please list any climate change related requirements or standards and how they were met or exceeded, including any relevant checklists. If there is no on-site generation, please describe the process used to evaluate its generation potential and if the project is "solar ready".

4] Demonstrate how this project will incorporate "green building" materials and methods, i.e., solar/wind power, rainwater harvesting, green roofs, recycled materials, high efficiency equipment, etc.?

5] Describe any other significant components of the project—including any significant structures and the site—that will mitigate other environmental and sustainability impacts, such as those on air quality, noise, watershed protection, wildlife habitat, "dark sky," heat islands, building material sustainability, the reliance on single occupancy vehicles, and water supplies. List any related environmental, conservation, or sustainability standards or requirements the project achieved and how they were met or exceeded.

#### EXHIBITS TO PRESENT

- 1) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography.
- 2) Vicinity plan
- 3) Site plan and Landscape Plan
- 4) Ground level & basement plan & typical floor plan
- 5) Elevations and/or 3d views
- 6) Any letters of support or findings by other commissions.
- 7) Staff Reports, if any.
- 8) Records of public participation including public transportation and connectivity on site and within quarter mile.

## APPENDIX A INFRASTRUCTURE PROJECTS

DRAFT



## APPENDIX B DENSITY-BONUS PROJECTS

DRAFT

## APPENDIX C

### IMAGINE AUSTIN RELATED POLICIES

#### Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

#### Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

#### Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

#### City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources through out the City.



CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

#### Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

#### Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.