

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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Proposed Project:	Mixed-Use Office Building
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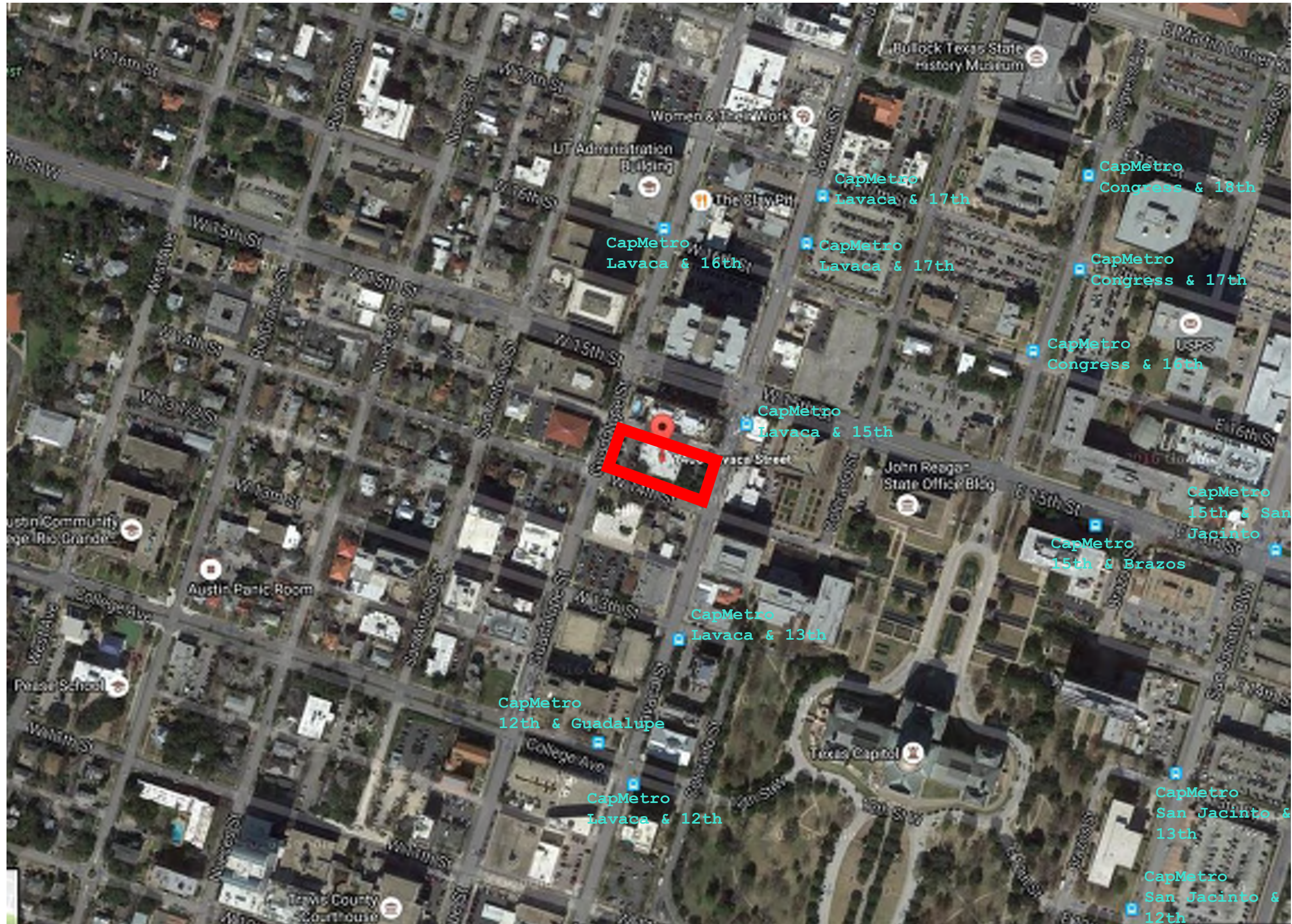
Base Entitlements	78,620 SF
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- | | |
|---------------|----------------------------|
| • Level 1 | Lobby, Café, Tenant Spaces |
| • Level 2 – 6 | Parking Garage |
| • Level 7 | Office & Roof Terraces |
| • Level 8 – 9 | Office |

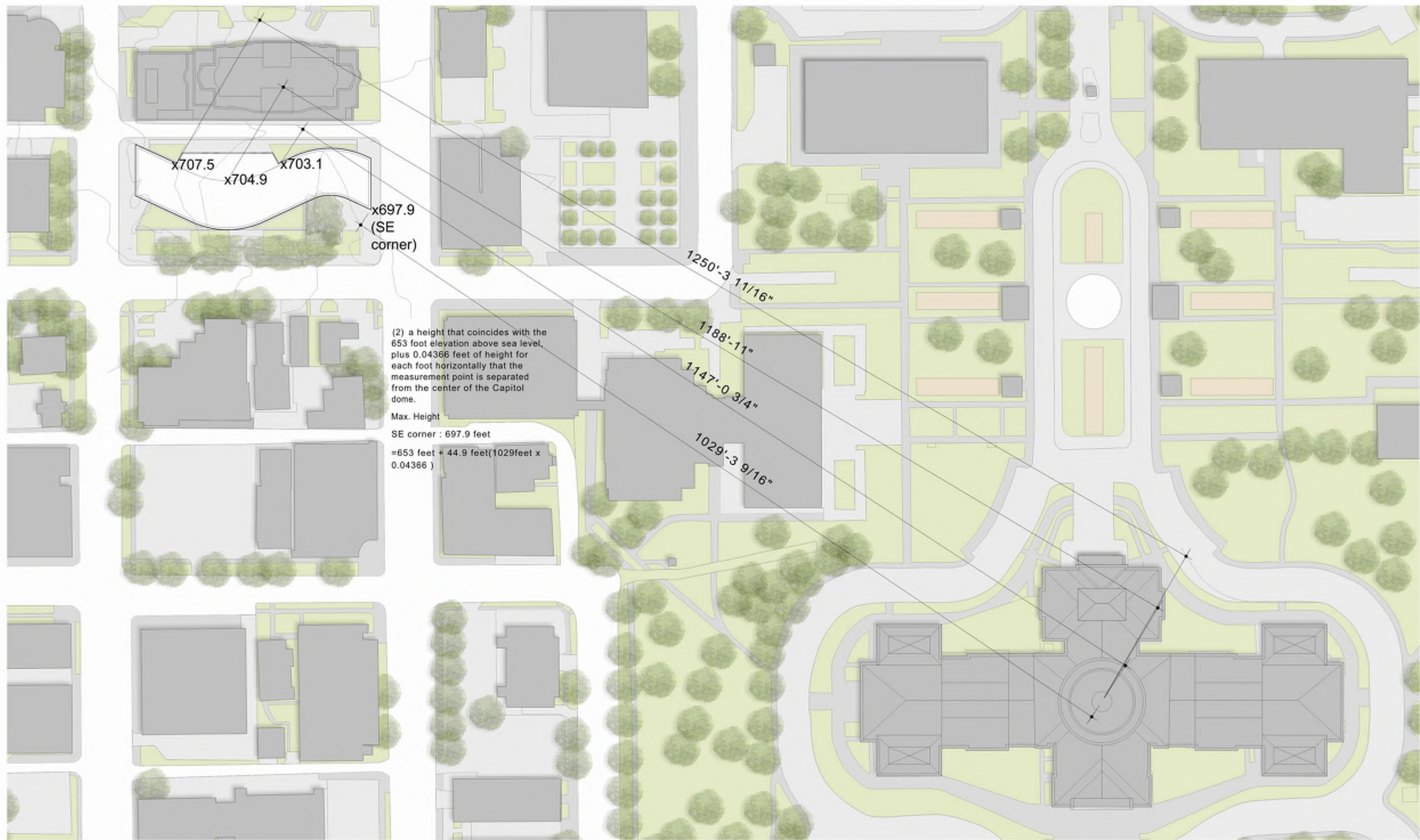
Bonus Density	66,600 SF
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|-----------------|--------------|
| • Level 10 – 13 | Office |
| • Level 13 | Roof Terrace |

TOTAL DEVELOPMENT	145,220 SF
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VICINITY AND PUBLIC TRANSPORTATION AERIAL MAP



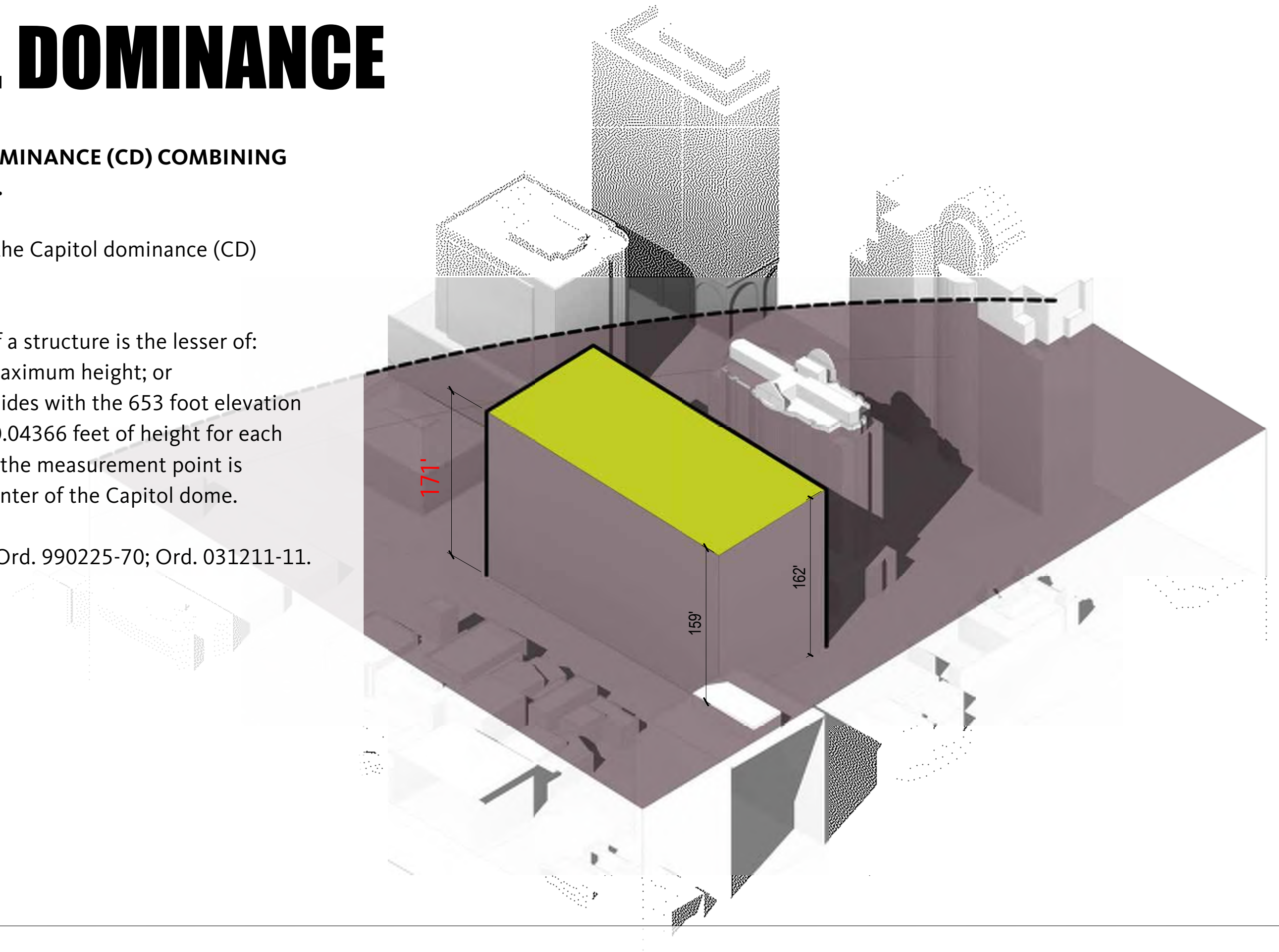
CAPITOL DOMINANCE

§ 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.





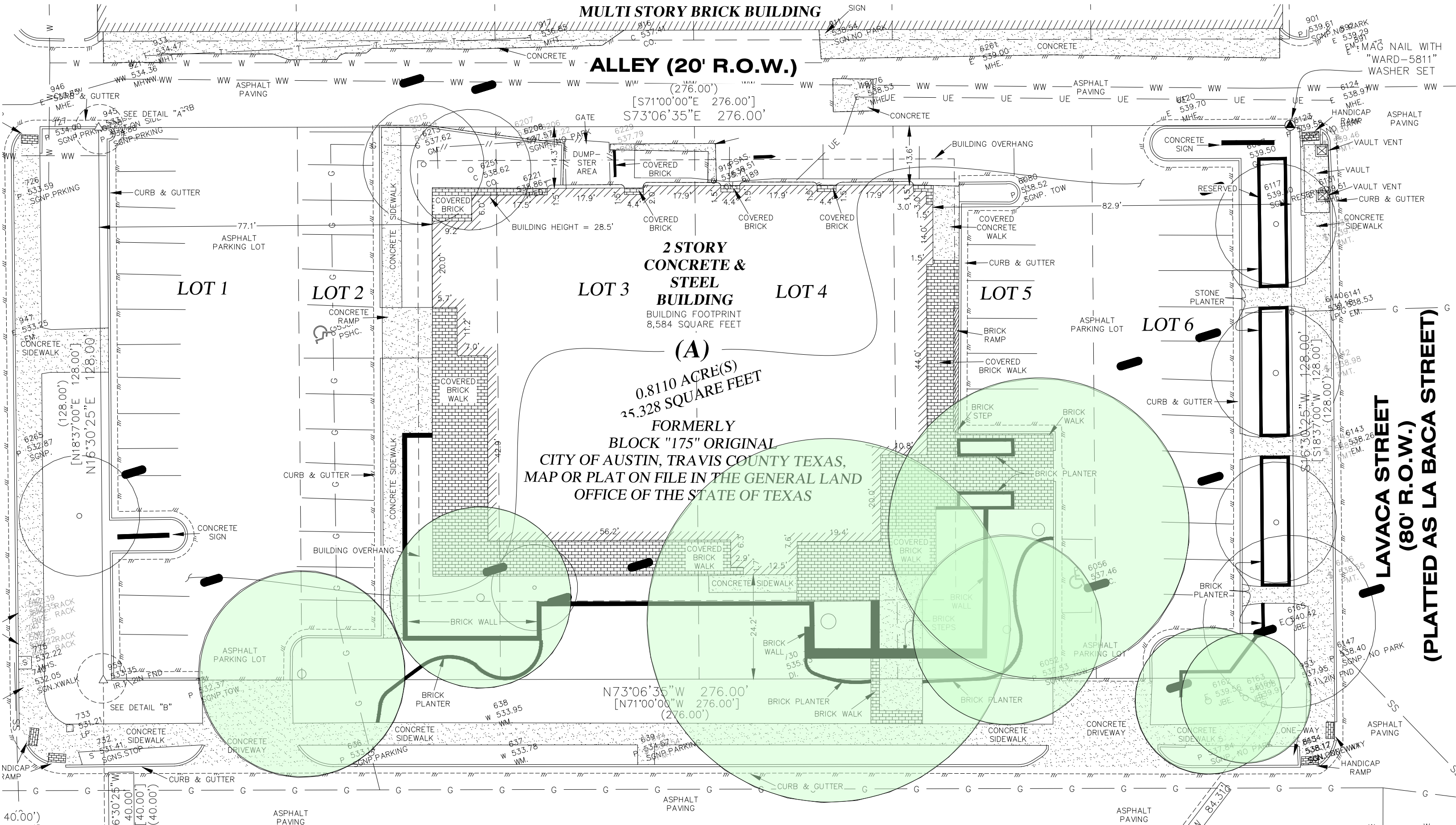
CORNER OF 14TH & LAVACA STREET LOOKING WEST



CORNER OF 14TH & LAVACA STREET LOOKING NORTHWEST

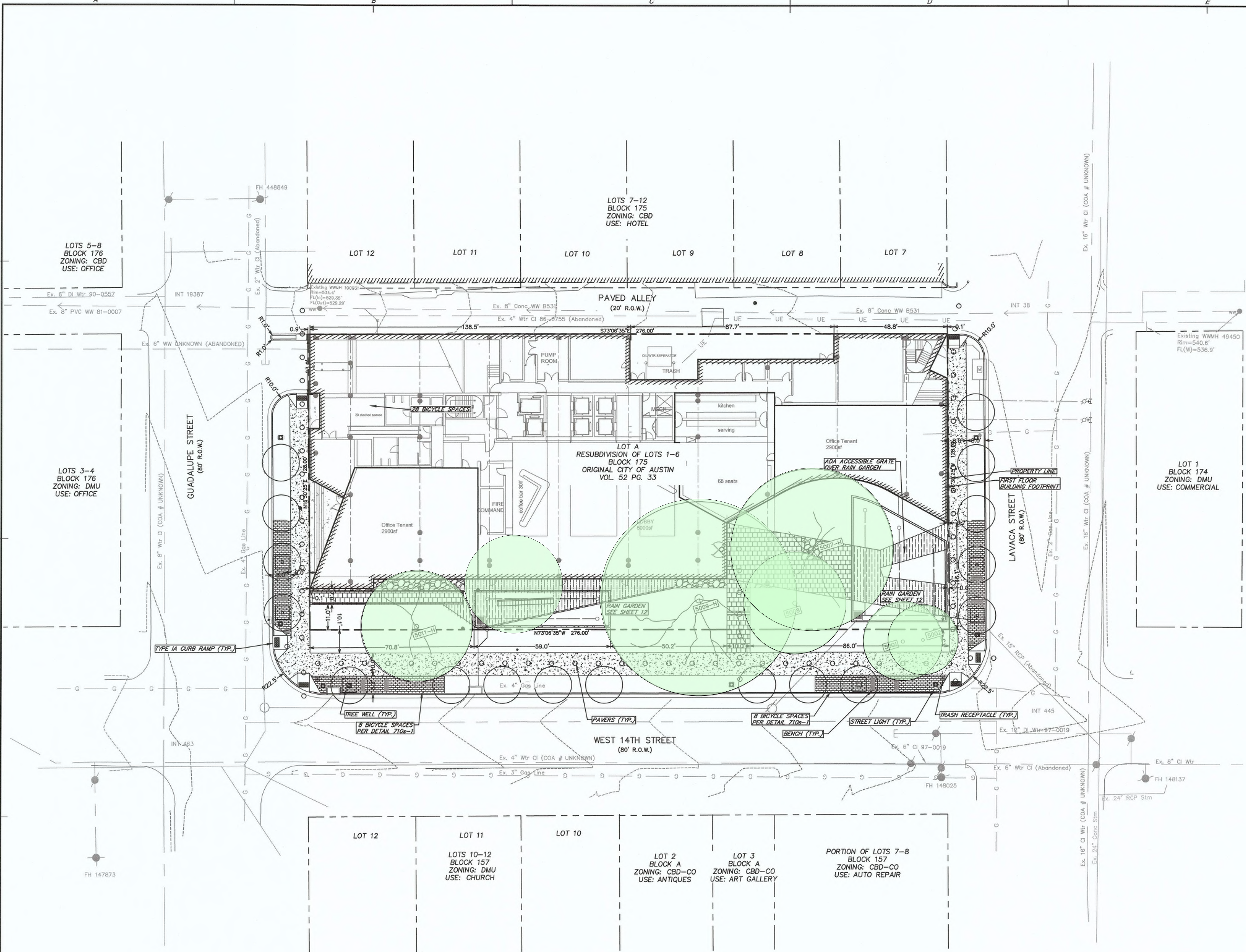


14TH STREET LOOKING NORTH



EXISTING SITE PLAN

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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

SITE TABLE		PARKING TABLE		GARAGE PARKING TABLE					
	ALLOWABLE	PROPOSED	USE	AREA (SF)	FLOOR	SUGGESTED	REDUCED	PROVIDED	
SITE AREA (AC)	0.81		CORPORATE HQ (1 PER 275)	137,165	7-12	499			
EX. IMPERVIOUS COVER (SF)	29,838.55		GEN. OFFICE (1 PER 275 SF)	5,800	1	21			
EX. % IMPERVIOUS COVER	84.70		QUALITY REST. (1 PER 100 SF)	1,800	1	18			
PROPOSED IMPERVIOUS COVER (SF)	31,233.00		COFFEE BAR (1 PER 100)	300	1	3			
PROPOSED % IMPERVIOUS COVER	100	88.40	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.

1400 LAVACA STREET, AUSTIN, TX 78701

1400 LAVACA REDEVELOPMENT

SITE PLAN

SHEET NO. 9

OF 21

SP-2016-0452C

JONES CARTER

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

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

REVISIONS

No. Date

App.

1400 LAVACA REDEVELOPMENT



912b congress ave. | austin, texas, 78701 | 512.320.0668 | www.studiodwg.com

dwg.

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

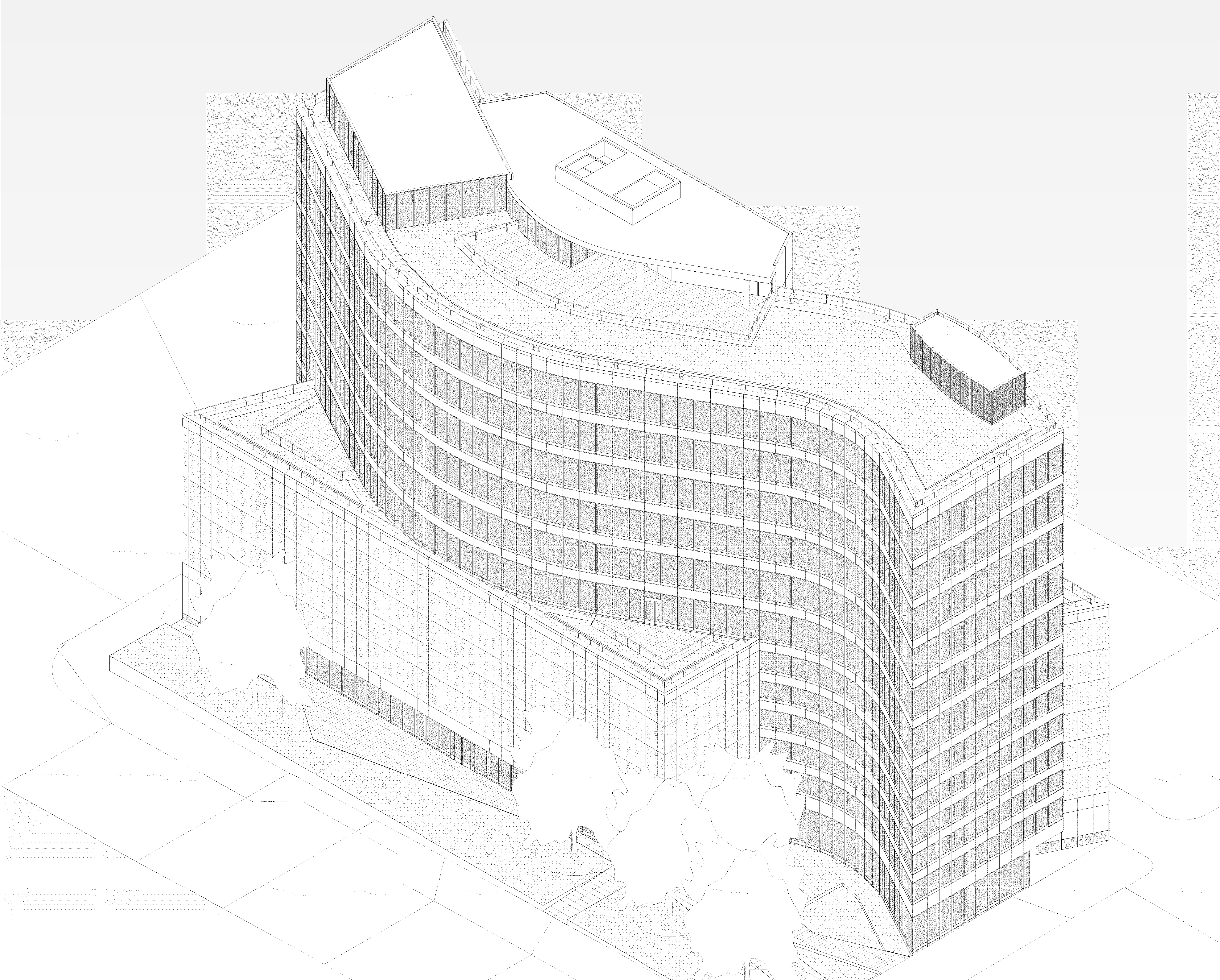
Project Number
25.1318.000

Description
GROUND FLOOR
PLAN

Scale
3/32" = 1' -0"

A70.401

KEY PLAN



SHEET NOTES

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△ 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
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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
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8604 F.M. 969,
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GENERAL NOTES

△	Date	Description
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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

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Pei Cobb Freed & Partners Architects LLP
88 Pine Street, 2nd Floor
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WALTER P. MOORE
221 West 6th Street, Suite 800
Austin, Texas 78701
512.330.1281

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WYLIE Consulting Engineers
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512.320.0688

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512.914.9271

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8604 F.M. 969,
Austin, Texas 78724
512.928.4786

△	Date	Description
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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