

**1801 E. 6th Street**

Office Project

**Method 1 - Floor to Area Ratio**

	Value
Max Allow FAR	89,682
Actual FAR	134,331
Bonus FAR	44,649
Cost per Bonus SF	11
<b>Total Fee-in-Lieu</b>	<b>491,139</b>

**Method 2 - Density**

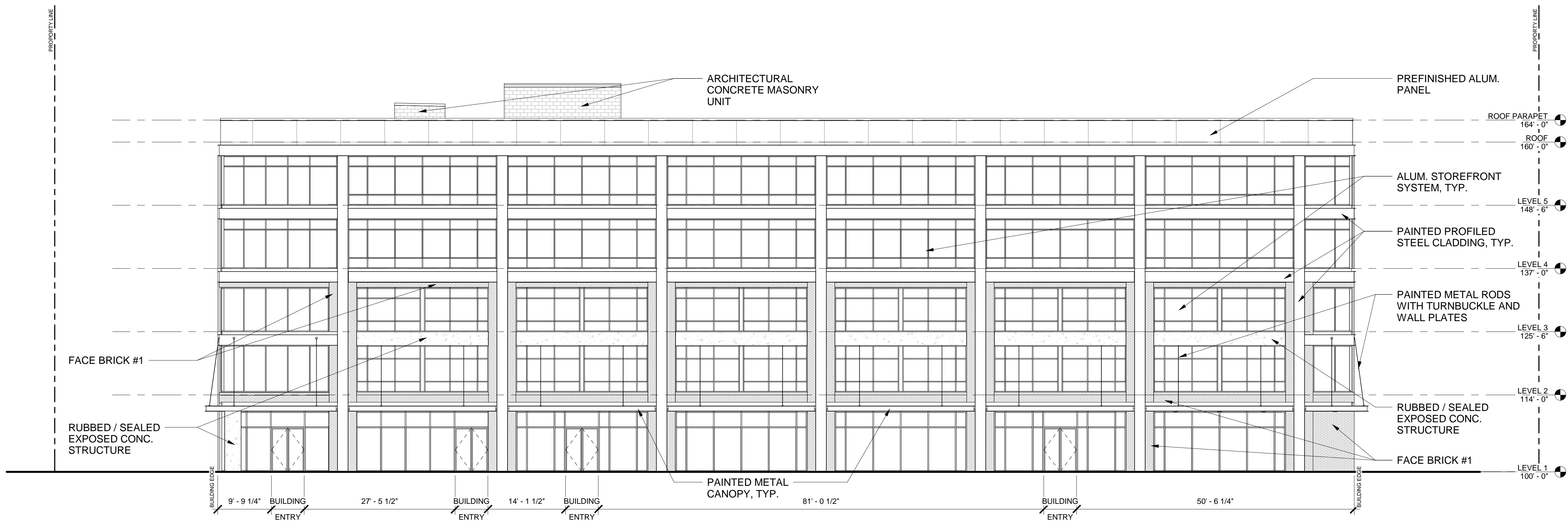
	Value
Max Units per Acre	45
Max Units	
Actual Units per Acre	
Bonus Units	-
Average Unit Size	
Bonus Square Footage	-
Cost per Bonus SF	
<b>Total Fee-in-Lieu</b>	<b>N/A</b>

**Method 3 - Compatibility Area**

	Value
Area within Compatibility Setback	8,564
Cost per Bonus SF	11
<b>Total Fee-in-Lieu</b>	<b>94,204</b>

**Maximum of Method 1, 2 and 3****491,139**

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NOTE:

COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 5 OF TOD STANDARDS, IS REQUIRED, AND IS TO BE REVIEW FOR COMPLIANCE DURING BUILDING CODE REVIEW.

COMPLIANCE WITH BUILDING DESIGN STANDARDS, LAYOUT WILL BE REVIEWED AND APPROVED DURING BUILDING PLAN REVIEW

1 BUILDING ELEVATION - NORTH  
SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL Sheet <u>30</u> of <u>33</u>	
FILE NUMBER <u>SP-2017-0041C</u>	APPLICATION DATE <u>-----</u>
APPROVED BY COMMISSION ON <u>-----</u> UNDER SECTION <u>112</u> OF	
CHAPTER <u>25-5</u> OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81, LDC) <u>-----</u>	CASE MANAGER <u>DONNA GALATI</u>
PROJECT EXPIRATION DATE (ORD.#970905-A) <u>-----</u> DWPZ <u>-----</u> DDZ <u>-----</u>	
Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE: <u>-----</u> ZONING <u>TOD-NP</u>	
Rev. 1 <u>-----</u>	Correction 1 <u>-----</u>
Rev. 2 <u>-----</u>	Correction 2 <u>-----</u>
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**GDA**  
ARCHITECTS

Project

**EAST 6TH  
& CHICON  
MIXED USE**

AUSTIN, TX



RIVERSIDE RESOURCES

Authorization

**PRELIMINARY**

NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

03/17/2017

**Design Team**

OWNER	RRZ EAST 6TH, LP 100 CONGRESS AVE., STE. 1450 AUSTIN, TX 78701 TEL: 512-475-7888 FAX: 512-475-7816
ARCHITECT	GDA ARCHITECTS, LLC VICTORY PLAZA - WEST 3090 OLIVE ST., STE. 500 DALLAS, TX 75219 TEL: 214-871-9078
CIVIL ENGINEER	BIG RED DOG ENGINEERS 2021 EAST FIFTH ST. STE. 110 AUSTIN, TX 78702 TEL: 512-669-5560
LANDSCAPE ARCHITECT	TBO PARTNERS 1705 GUADALUPE ST. STE. 500 AUSTIN, TX 78701 TEL: 512-327-1011
STRUCTURAL ENGINEER	DCI ENGINEERS 108 EAST 6TH ST. STE. 200 AUSTIN, TX 78701 TEL: 512-472-8797 REG. NO. F-9005
MEP ENGINEER	BAY + ASSOCIATES, INC. 8217 SHOAL CREEK BLVD. STE. 100 AUSTIN, TX 78757 TEL: 512-407-9011

**Issue Package**

No.	Date	Description

Job No. 16008.00 Issue Date 03/22/2017

**Issue Package**

CONSOLIDATED SITE PLAN

**SUBMITTAL**

Sheet Title

EXTERIOR ELEVATION - NORTH

Sheet Number

30 OF 33

**A4**

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1 BUILDING ELEVATION - EAST  
SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL Sheet 31 of 33  
FILE NUMBER SP-2017-0041C APPLICATION DATE -----  
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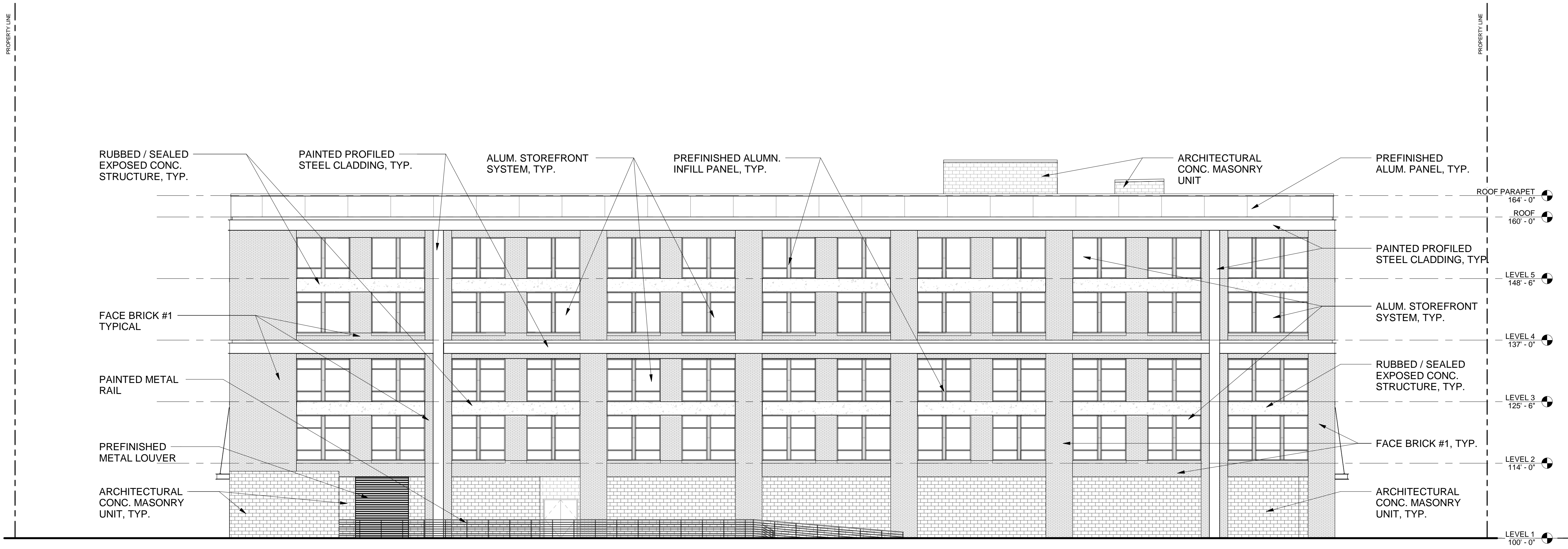
EXTERIOR ELEVATION - EAST

Sheet Number

31 OF 33

A5  
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1 BUILDING ELEVATION - SOUTH  
SCALE: 3/32" = 1'-0"

SITE PLAN APPROVAL Sheet <u>32</u> of <u>33</u>	
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AUSTIN, TX

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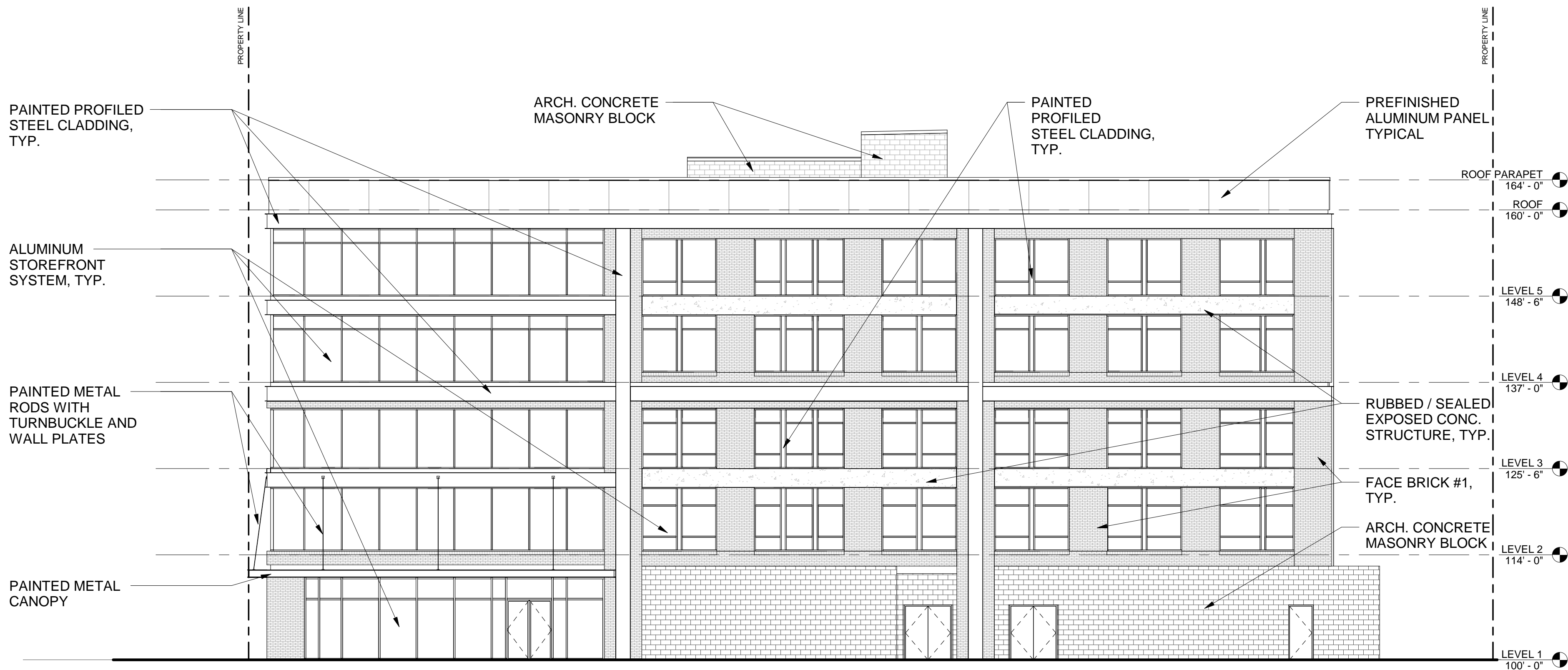
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16008.00	03/22/2017
Issue Package	
CONSOLIDATED SITE PLAN	
SUBMITTAL	
Sheet Title	
EXTERIOR ELEVATION - SOUTH	
Sheet Number	
32 OF 33	A6
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1 BUILDING ELEVATION - WEST  
SCALE: 3/32" = 1'-0"

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SUBMITTAL

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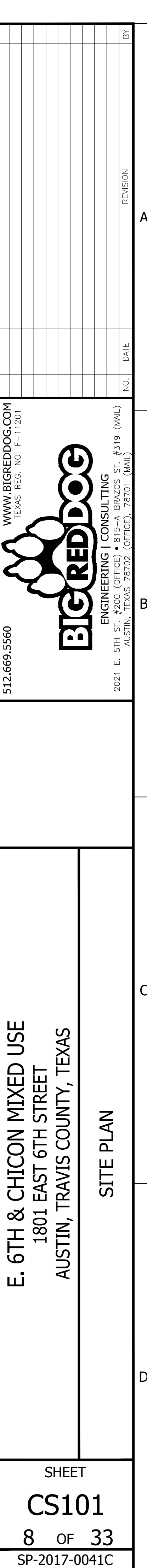
Sheet Number

33 OF 33

A7

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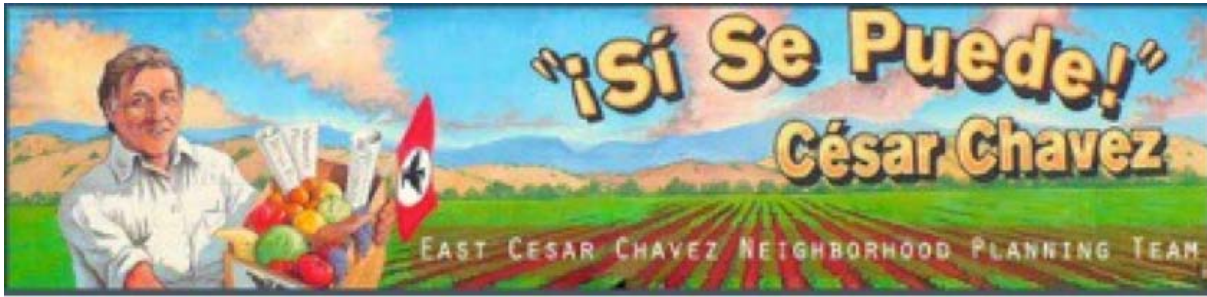
Subject: 1801 E. 6th St.; 1.029-acre Mixed Use Project (SP #2017-0041C); Letter of Support for payment of Fee In-Lieu for Density Bonus

To: Mayor and Council Members

We, the undersigned neighbors, support the application for a fee in-lieu of on-site affordable housing at this particular office redevelopment for several reasons. First, we recognize that the general area already has a significant number of multifamily projects – many of which contain affordable housing. Second, we believe that an office structure will help create a mixed-use community that will provide walkable employment opportunities and potentially reduce traffic. Third, providing affordable units within an office building with no other market rate units and no amenities seems to be an isolating approach.

We believe that the approximately \$500,000 fee in-lieu will generate for the City's Housing Assistance Fund could be put to great use. We support the density bonus fee in-lieu to allow for additional FAR and waive compatibility, without expanding the building's footprint or the 60' height allowed under the base zoning.

Printed Name	Address	Phone	Signature	Date
ROBERT HARLAN	1704 E. 6 <sup>th</sup>	512-769-8513	R.W. Th	3/13/17
ROBERT FLARA HARLAN	1701 E. 6 <sup>th</sup>	512-589-0979	R.W. Th	3/15/17
JUAN VALERA-LEMA	1707 E 6 <sup>th</sup>	512-663-9188	Juan Valera	3/15/17
JUAN VALERA-LEM	1706 E 6 <sup>th</sup>	512-663-9188	Juan Valera	3/15/17
Maurice Benitez	1705 E. 6 <sup>th</sup>	512-474-4831	M. Benitez	3/21/17
Carmen Valera	1708 F. 6 <sup>th</sup> 78702	512-970-9895	Carmen Valera	3/21/17
ANDREW MAEBIUS on behalf of EAST 6TH & CHICAN LP	1817 E. 6th St.	512-632-0936	Andrew Maebius	3/21/17
Jeremy Smith, for Eastside Data, LP	1905 E. 6th St. 78702	512-476-7806	Jeremy Smith	3/21/17



March 21, 2017  
Austin City Council

City of Austin  
RE: 1801 E. 6<sup>th</sup> Street; East 6<sup>th</sup> and Chicon Mixed use Project (SP-2016-0511C); Request for Payment of Fee-in-Lieu Pursuant to Section 4.3.2 of the Regulating Plan for Plaza Saltillo TOD Station Area Plan.

Dear Council Members:

I am writing on behalf of the East César Chavez Neighborhood Planning Team ("ECCNPT") in support of Applicant's Request for Payment of Fee-in-Lieu Pursuant to Section 4.3.2 of the Regulating Plan for Plaza Saltillo TOD Station Area Plan for the property located at 1801 E. 6<sup>th</sup> Street.

At our March 15, 2017 regularly scheduled meeting the ECCNPT voted to support the applicant's request. Specifically, the team voted 9 in favor (1 abstention) to draft this letter in support of Applicant's request to pay a Fee-in-Lieu of \$500,000 for a density bonus in accordance with Section 4.3.2 of the Plaza Saltillo TOD Station Area plan (with no additional height request above base zoning height).

Further more, for this location, the team supports the FAR request of 3:1 ration versus the 2:1 ratio allowed under the TOD ordinance. The Fee-In-Lieu request and our team's support also covers an exception to the compatibility setback for a portion of the northern façade.

The ECCNPT voted in favor of the request based on the following conditions: (1) that the applicant is not seeking any additional height entitlements therefore limiting the property to the base zoning height of 60ft; (2) none of the adjacent property owners object to the request; (3) the applicant's commitment to request that the Fee-in-Lieu payment be used for within the ECCNPT boundaries.

We therefor respectfully request that you grant the applicant's request.

Sincerely,

*Jose Valera*

Jose Valera  
Chair, ECCNPT