



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

1. Project Name: 405 Colorado

2. Property Owner

Name: 405 Colorado Holdings, LP

Address: 111 Congress Ave., 30th Floor

Phone: 512-872-7183

E-mail: leon.shadowen@bdnreit.com

3. Applicant/Authorized Agent

Name: Michele Haussmann

Address: 1001 Congress Avenue, Suite 250 Austin, TX 78701

Phone: 512-212-4114

E-mail: Michele@landusesolutionstx.com

4. Anticipated Project Address:

405 Colorado Street Austin, Texas 78701

5. Site Information

- a. Lot area: 0.42 acres (18,439 sf)
- 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) :

CBD

- c. Existing entitlements:

i) Current floor to area (FAR) limitation: 8:1

ii) Current height limitation (in feet):

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

☐

Yes

☒

No

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

6. Existing Deed Restrictions

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

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 \(45\)](#):

233,146sf

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

Office: 228,606 sf Restaurant: 3,300 sf Restaurant Patio: 1,240 sf

- c. Number or units (if project includes residential development):

- d. Number of rooms (if hotel or similar use):

- e. Number of floors: 25

- f. Height: 363ft

- g. Maximum FAR requested: 13:1

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:

[See attached applicant summary letter.](#)

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:

[See attached applicant summary letter.](#)

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:

[This project proposes to meet the gatekeeper requirements. Please see attached applicant summary letter.](#)

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):

☐ 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


Signed: Owner or Applicant

Authorized Agent Michele Haussmann

Date submitted 7-21-16



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.



LandUseSolutionsTX.com

Michele Haussmann

PRINCIPAL

Michele@LandUseSolutionsTX.com

July 29, 2016

Mr. Greg Guernsey, Director
City of Austin
Planning and Zoning Department
505 Barton Springs Road. 5th Floor
Austin, TX 78704

VIA electronic mail

Re: Downtown Density Bonus Program Application – 405 Colorado project located at 401-405 Colorado Street in the City of Austin, Travis County, Texas (“Property”)

Dear Mr. Guernsey:

As representatives of the lessee and developer of the above stated Property, Brandywine Realty Trust (“Applicant”), we respectfully submit the enclosed Downtown Density Bonus Program Submittal Application package. The Applicant is requesting participation in the City of Austin (“City”) Density Bonus Program to allow for a proposed commercial mixed use project that includes approximately 230,000 square feet of office space, 3,300 square feet of ground-floor retail/restaurant uses and a parking garage with approximately 530 parking spaces to be used by the office/retail/restaurant tenants and the public (“Project”). The proposed increase in Floor to Area (“FAR”) is from 8:1 to 13:1.

The Property is located in City Council District 9, in the Core/Waterfront District of the Downtown Austin Plan, is zoned Central Business District (“CBD”), is not within a capitol view corridor, and is developed with a surface parking lot (please see the enclosed exhibits).

1001 Congress Avenue, Suite 250
Austin, Texas 78701
OFFICE 512.212.4114

10003 NW Military Hwy, Suite 2215
San Antonio, Texas 78231
OFFICE 210.812.2222



LAND USE SOLUTIONS, LLC

LandUseSolutionsTX.com

As required by the Downtown Density Bonus Program, the Project will meet the Gatekeeper Requirements including substantial compliance with the City's Urban Design Guidelines, participation in the City's Great Streets Program through streetscape improvements and participation in the Austin Green Building Program to achieve a 2-star rating. The Downtown Density Bonus Program discusses a Density Bonus Fee. Since the Project is a Non-Residential Project, the fee for the density bonus is \$0 per square foot of additional density.

The Project will participate in the City's Great Streets Programs to construct sidewalks, street furniture, street trees and other installations to improve the pedestrian experience. The proposed sidewalk and streetscape improvements will serve the public as is discussed in the Downtown Austin Plan:

PR-3.2: Require all new development to build Great Streets sidewalks or contribute to the Great Streets Development Program fund.

The City's Great Streets Development Program encourages private developers to construct public sidewalk improvements by the City reimbursing a portion of their cost from the Downtown parking meter revenue fund. The resulting construction has been inconsistent, as participating developments are not necessarily located adjacent to one another or located in areas of high-pedestrian priority. Some developers have opted not to construct Great Streets sidewalks at all. Public sector implementation of Great Streets has had a more significant impact, as in the case of the 2nd Street District, where six blocks of street frontages, or 24 blockfaces, have been improved and where sidewalks occupy up to 50% of the right-of-way, allowing for café zones and continuous tree canopies.

- The City should require new development to construct Great Streets sidewalks, since the value of these improvements provides a direct economic benefit to the property and to the surrounding area. For properties where it is not practical to construct Great Streets, (e.g., because of phasing issues or size of parcel), the City should collect an in-lieu fee, the proceeds of which should be directed to the Great Streets Development Program fund.

The Project will comply with the City's Green Building Program to a 2-star rating, as is discussed in in the Downtown Austin Plan:



LAND USE SOLUTIONS, LLC

LandUseSolutionsTX.com

- The "Sustainability" component of Downtown Density Bonus Program should be modified to move 2-Star Austin Energy Green Building (AEGB) rating from the list of Sustainability options to a "Gatekeeper" requirement. In other words, a 2-Star rating would be required for all projects that seek to participate in the Density Bonus Program. The Gatekeeper Requirements for the Density Bonus Program are:
 - Complete design plans and perspectives
 - Great Streets
 - Substantial compliance with Urban Design Guidelines
 - 2-Star AEGB Rating

The bonus provisions for "Sustainability" should be:

- 20% bonus for a 3-star rating
- 25% bonus for a 4-star rating
- 30% bonuses for 5-star rating

As the Density Bonus code amendments are developed, these recommended ratings and percentages will continue to be evaluated in light of work flowing from the updated Comprehensive Plan, and the City of Austin's evolving sustainability goals, standards and initiatives.

The Downtown Austin Plan recommends a comprehensive way-finding system for all modes of transportation. For parking garages, blue P signage is currently used to show the public where public parking is located. The Project will make use of way-finding signage to provide easy access to the parking. Along with wayfinding, the Project's close proximity to bike-share facilities and CapMetro Bus stations encourage the use of alternative modes of transportation (please see enclosed proximity exhibits).

TP-1.5: Establish a comprehensive way-finding system for all modes of transportation.

Downtown lacks a way-finding system that guides visitors and residents to important destinations, attractions and landmarks, or to public services and public parking facilities.

- The City should develop a unified way-finding and signage system, indicating clear paths of travel to key destinations and major public facilities and cultural institutions. The way-finding system should be part of a larger, artfully-conceived branding program for Downtown and should include specific approaches that promote overall Downtown and district identity with maps, graphics and interpretive elements, as appropriate. The system should be designed to serve all modes of transportation and incorporate new communication techniques such as GPS, smart phone "apps", toll tags, etc.



LAND USE
SOLUTIONS, LLC

LandUseSolutionsTX.com

Finally, in the Core/Waterfront District, where the Project is located, a public parking facility is one of the top three public improvement priorities determined by a public survey. This Project full fills this goal by providing parking spaces that are available to the public.

Top Three Public Improvement Priorities (per 256 responses from 2009 survey):

1. Great Streets (72%), particularly Congress Avenue and East 6th Street
2. Existing open space improvements (46%), including the historic squares
3. Public parking facility (33%)

Please contact me if you have any questions. Thank you for your time and assistance with the Project.

Very truly yours,

Michele Haussmann

Enclosures

CC: Jerry Rusthoven, City of Austin, *via electronic mail*
Scott Grantham, City of Austin, *via electronic mail*
John Horton, *via electronic mail*
Dell Boykin, Austin Trust Company, *via electronic mail*
William Redd, Brandywine Realty Trust, *via electronic mail*
Leon Shadowen, Brandywine Realty Trust, *via electronic mail*
Mike Harris, Brandywine Realty Trust, *via electronic mail*
Nick Brown, Stantec, *via electronic mail*



405 Colorado
405 COLORADO ST
AUSTIN, TX 78701



**DUDA | PAINE
ARCHITECTS**

OWNER
Bryant Creek Realty Trust
111 Congress Avenue
Suite 3000
Austin, TX 78701

ARCHITECT
Duda | Paine Architects, LLP
533 Leggett Street
Durham, NC 27701

CIVIL ENGINEER
Bryant Creek Realty Trust
221 West Sixth Street
Suite 600
Austin, TX 78701

LANDSCAPE ARCHITECT
Coleman and Associates
9695 Silver Mountain Dr
Austin, Texas 78737

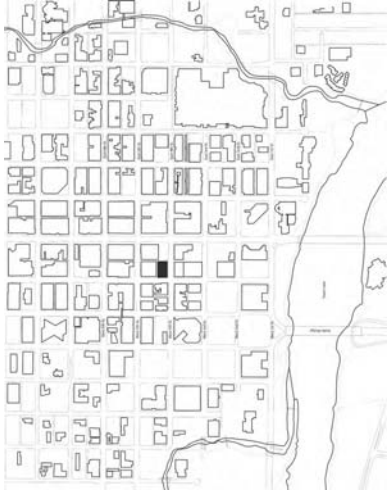
STRUCTURAL ENGINEER
Brocklebank/Davis/Drake
Terrace Building One
2600 Via Fortune Drive, Ste. 320
Austin, Texas 78746

MEP ENGINEER
Blum Consulting Engineers
8144 Walnut Hill Lane,
Suite 200 Dallas, Texas 75231

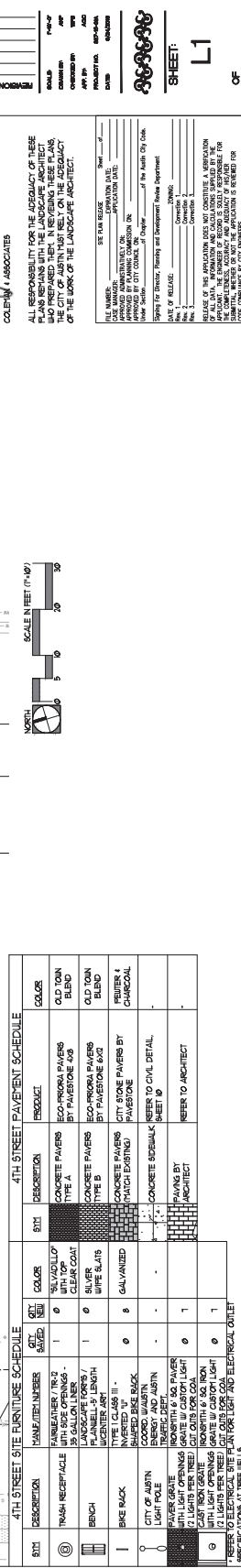
Design Development

06/28/2016
Project: 21510.00

FOR REVIEW PURPOSES ONLY



Location Plan
Not to Scale

Landscape
plan

Design Development



FOR REVIEW PURPOSES ONLY

405 Colorado
405 Colorado Street

[illegible]

Layout Plan

Design Development

2



9830 Silver Mountain Drive
Austin, Texas 78717
PH: 512-476-2090
F: 512-476-2099

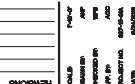
1926 Cornhill
San Antonio, Texas 78208
PH: 210-492-4650
F: 210-492-9930

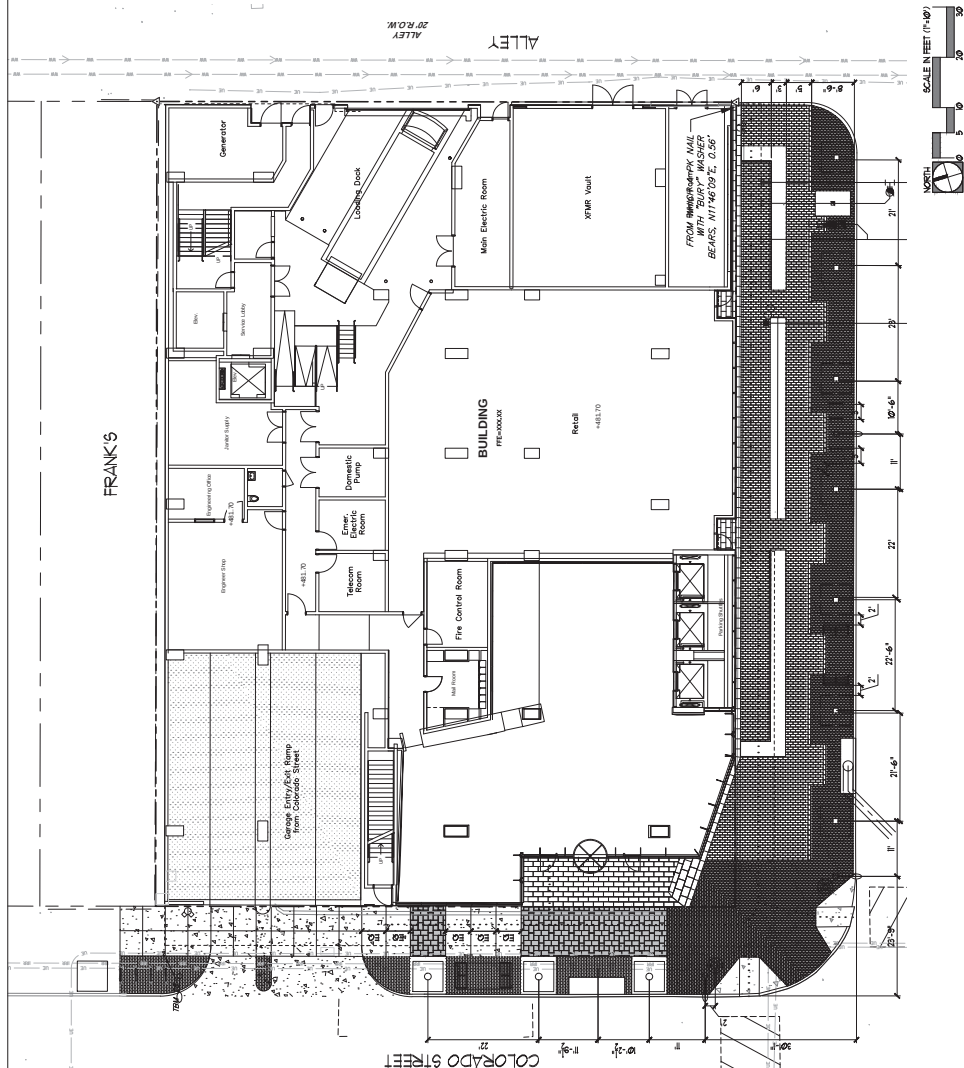
9511 Madelon Ave. NE
Bellevue, Washington 98004
PH: 206-463-7122



GREAT STREETS LAYOUT PLAN

405 COLORADO
DUDA PAINE ARCHITECTS
BRANDYWINE REALTY + TRUST



OF

SIX FIVE RELAY	Date: _____ of _____
FILE NUMBER:	EXPIRATION DATE:
APPROVED MANAGER:	APPLICATION DATE:
APPROVED MANUALLY ON:	
APPROVED BY CITY CLERK ON:	
Under Section _____ of Chapter _____ of the Austin City Code.	
Applying for Director, Planning and Development Index Department	
DATE OF RELEASE:	ZONING:
Sec. 1 _____	Correction 1 _____
Sec. 2 _____	Correction 2 _____
Sec. 3 _____	Correction 3 _____
Sec. 4 _____	Correction 4 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF THE INFORMATION PROVIDED HEREIN BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND Adequacy OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR



405 Colorado
405 Colorado Street

[illegible]Landscape
Plan

Asian Development

3



A S S O C I A T E S
Landscape Architecture
Environmental Design

6690 Silver Mountain Drive
Austin, Texas 78737
PH: 512-476-2090
F: 512-476-2099

1005 Combris
San Antonio, Texas 78258
PH: 210-492-4660
F: 210-492-9933

9511 Madeline Ave. NE
Albuquerque, New Mexico 87122



GREAT STREETS
LANDSCAPE PLAN

405 COLORADO
A PAINE ARCHITECTS
KARVINE REALTY + TRUS

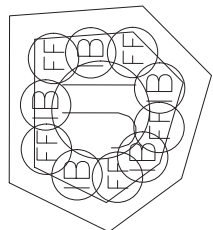


PROJECT NO.	DATE	BY	APP. BY	REVIEWED BY	DESIGNED BY	SCALE
100-100-100	10/10/10	100	100	100	100	100

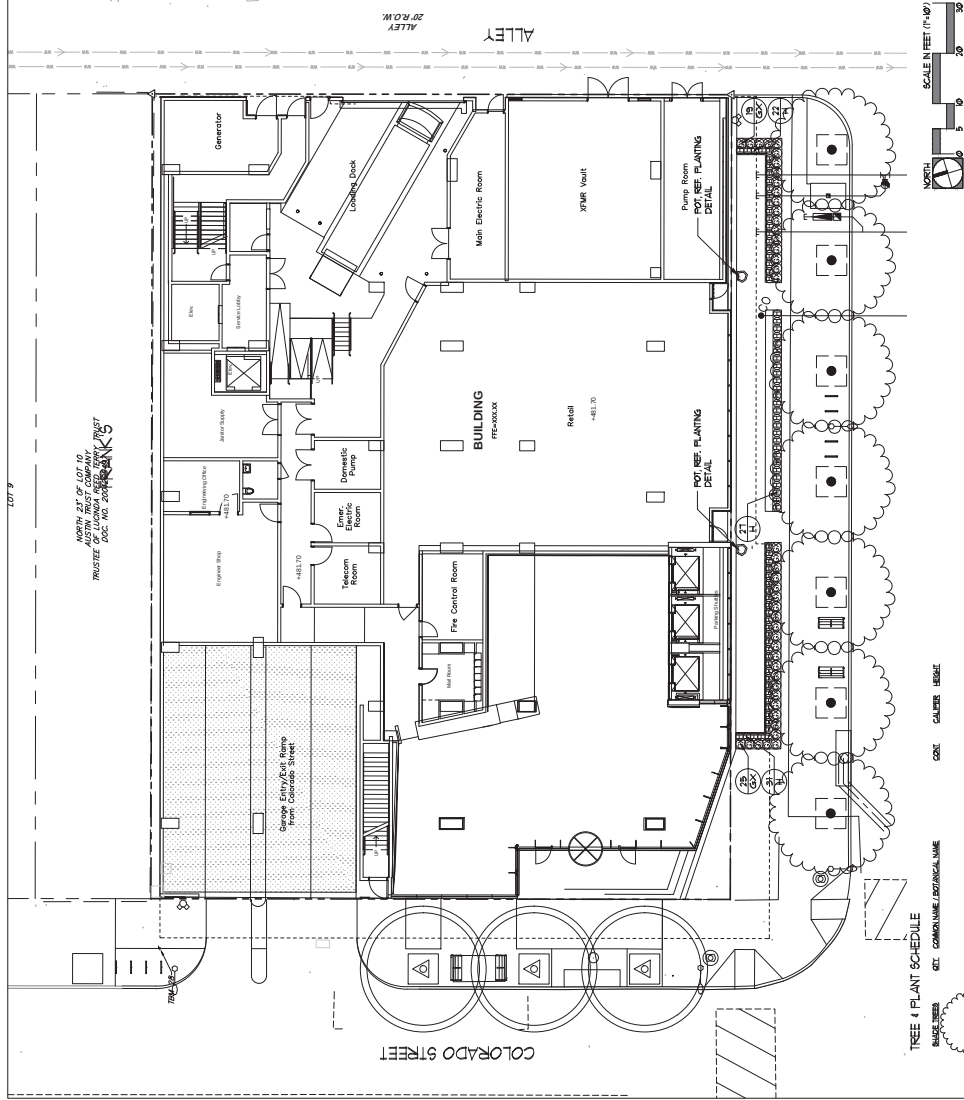


SHEET: 3

3

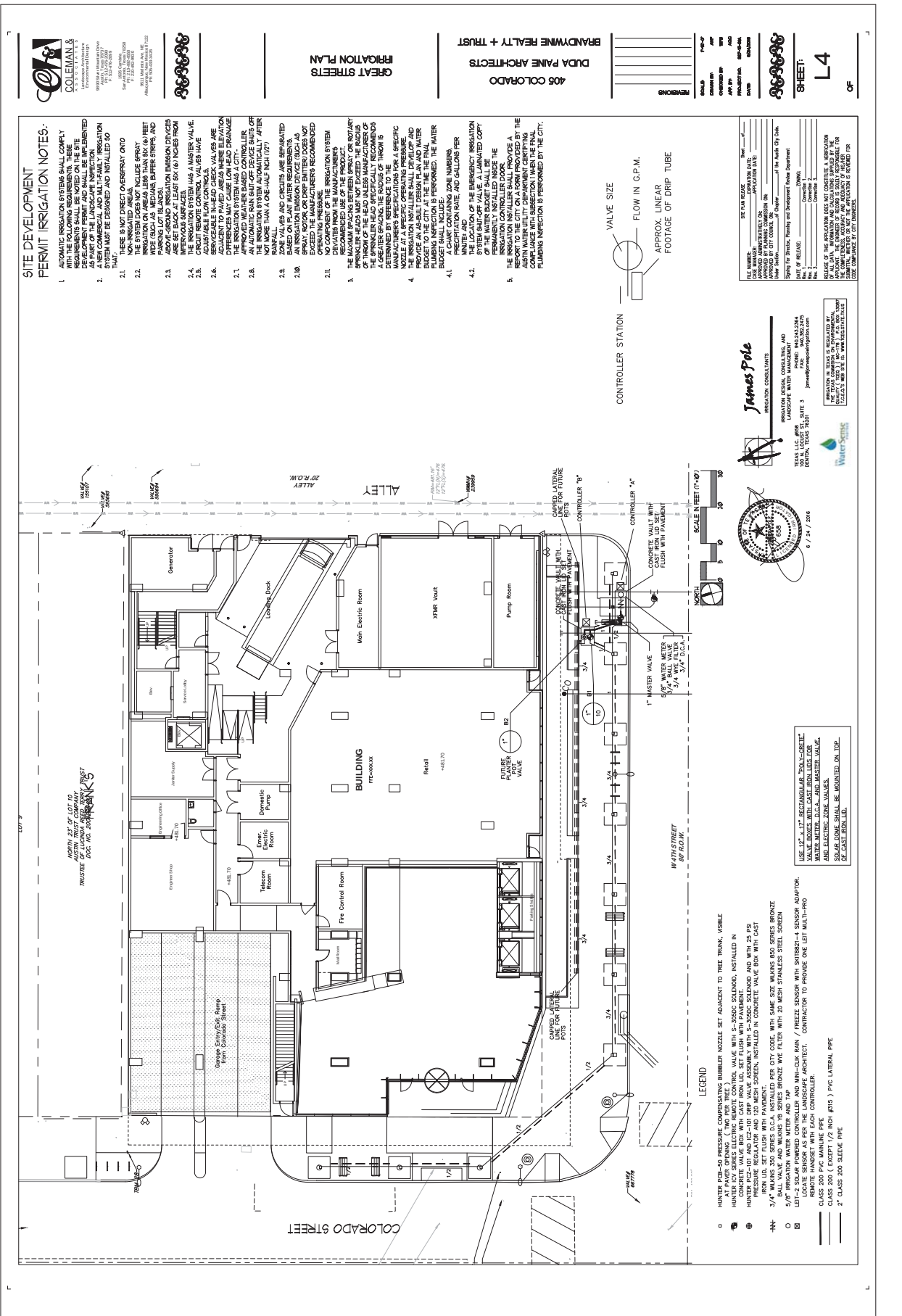
[illegible]

1 POT PLANTING DETAIL
PLAN
SCALE: 2" = 1'-0"

[illegible]

TREE & PLANT SCHEDULE

[illegible]



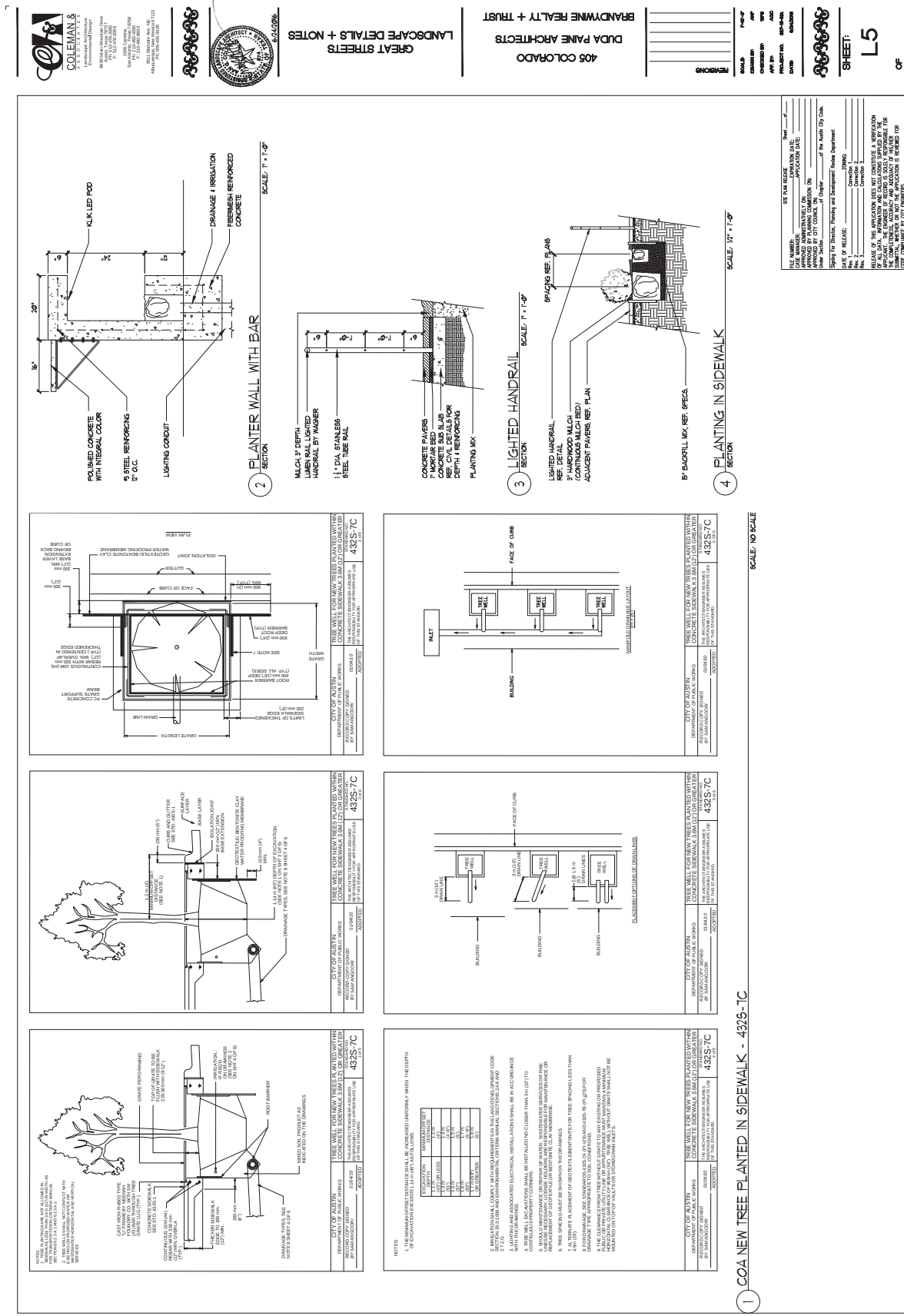


405 Colorado
405 Colorado Street

landscape
details

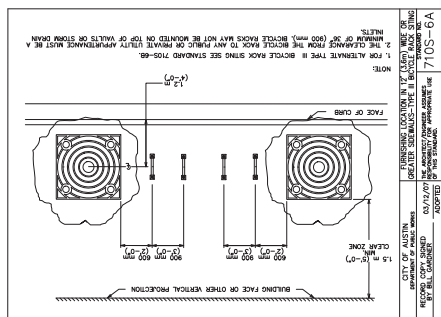
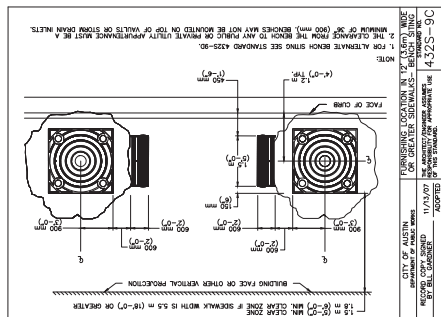
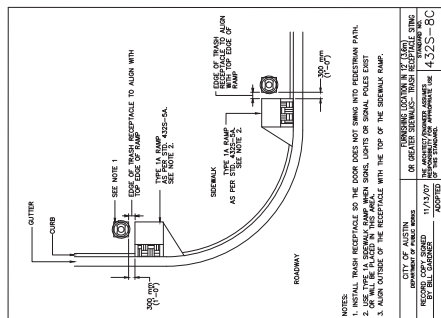
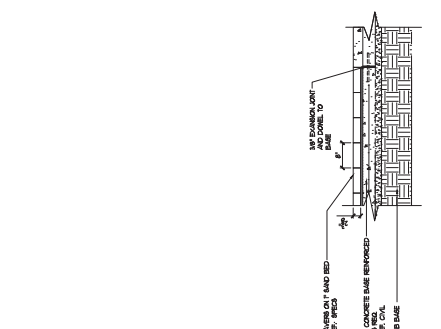
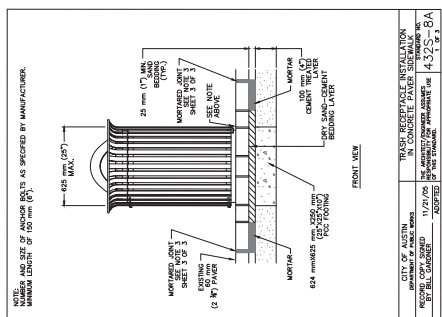
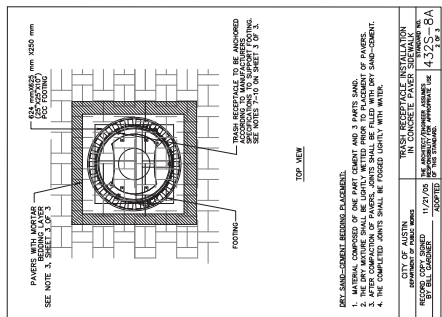
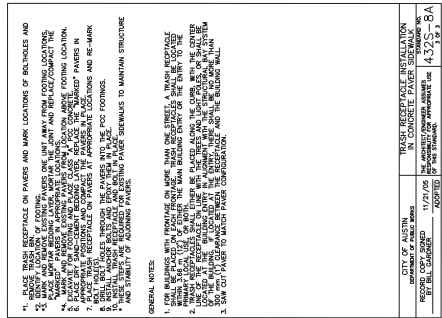
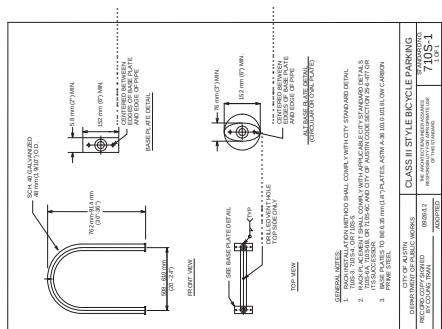
Design Development

5



COA NEW TREE PLANTED IN SIDEWALK - 4325-TC

SCALE: VASCALE



GREAT STREETS
LANDSCAPE DETAILS

405 Colorado
405 Colorado Street

[illegible]Landscape
Details

Design Development

27



THESE DOCUMENTS ARE THE PROPERTY OF THE CITY OF LOS ANGELES. THEY ARE TO BE RETURNED TO THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, 125 N. GATE, LOS ANGELES, CALIF. 90012.

87

IRRIGATION IN TEXAS IS REGULATED BY
THE TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY (TCEQ) (MC-178) P.O. BOX 1308
T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

[illegible][illegible][illegible][illegible]

USE 12" x 17" RECTANGULAR "POLY-CRETE"
VALVE BOXES WITH CAST IRON LIDS FOR
WATER METER, D.C.A., AND MASTER VALVE,
AND ELECTRIC ZONE VALVES.
SOLAR DOME SHALL BE MOUNTED ON TOP
OF CAST IRON LID.



405 Colorado
405 Colorado Street

[illegible]

Green Roof Landscape Details

Design Development

৯



AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum two Star Rating for a development / project that requires this rating.

Project Name: 405 Colorado

Project Address: 405 Colorado, Austin, Texas, 78701

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 **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- 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 multifamily and single family projects), and the project's AEGB Rating Worksheet.
- 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 sheetrock.
 - 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.

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: LEON SHADOWEN
Signature: Leon Shadowen
Title: VP
Phone Number: 512-872-7183
Date: 8-30-16

AUSTIN ENERGY GREEN BUILDING:

Name: Jeff Wacker
Signature: Jeff Wacker
Title: AEGB Representative
Phone Number: 512.482.5448
Date: 7/18/16



GREAT STREETS PROJECT REVIEW
Planning & Zoning Department/Urban Design Division

To: Anne Milne
Senior Planner

From: Humberto Rey
COA Great Streets
Program Manager

Re: 405 Colorado

Date: August 29, 2016

Approval: Yes

A project compliance with the COA Great Streets standards is one of 3 gatekeeper requirements identified by Council in order for a project to receive additional density through the COA Density Bonus Program.

The project located at 405 Colorado has been reviewed and comments have been addressed by the applicant. At this time, said development is deemed compliant with Great Streets.

.

405 COLORADO - COMMERCIAL RATING 2013

PROJECT GOAL: 3 STAR (45-54 points)

Updated: 08/30/16



2013 Commercial Rating Scorecard

Signify intent of measures by entering points in Yes, Maybe, or No column.

Category	Measure	Available Points	Yes	Maybe	No	Team Member	Final Approval	Requirements/Comments	Credits Approved by AE
BASIC REQUIREMENTS	1	0	X					Provide access to the complete set of plans and specifications for review at all major milestones, and at a minimum of 100% Design Development and Building Permit Sets.	
	2	0	X					Meet current City of Austin Codes with local amendments (including energy, building, mechanical, plumbing, electrical), and current drainage and water quality standards applicable for the project site watershed), and applicable building-related laws and regulations.	
	3	0	X					Meet the Owner's Project Requirements (OPR) for energy, water, IEQ, and durability through verification of the design, installation, and performance of all energy using building systems. Requirements: OPR, BOD, CxA to verify Mech/Elec systems are installed & calibrated. Cx Specifications, Define Control Sequencing and Set Points, Cx Plan, Verification, Cx Report, O&M Manuals & Training of Maintenance Staff	
	4	0	X					Outperform current minimum energy code. OPTION A: Surpass Building Energy Code requirement for interior lighting by 15%. OPTION B: Commercial Energy Code IECC 2012- use energy model to demonstrate 4% (2% for major renovatio) or more improvement in energy performance. ENERGY	
	5	0	X					Star: Register Project with Energy Star Portfolio Manager Complete AEGB Irrigation Water Calculator. Reduce water demand by 30%. Code requires plant based mulch covers non-turf planting beds at min. 4 in depth and install min. of 6 in of topsoil below all turf areas, must comply with COA Standard Spec 6015, Salvaging and Placing Topsoil. <i>(Projects with less than 1,000sf or 5% of total site area landscaping are EXEMPT)</i>	
	6	0	X					Option 1: Demonstrate 5% reduction in building water use over baseline as calculated in the AEGB Water Use Reduction Calculator. Option 2: Install fixtures that meet min. flow rates per Table 1. PROCESS Water: Appliances must meet energy star	
	7	0	X					Meet VOC limits for Paints: non-flat topcoat, flat topcoat, Primer and anti-corrosive coating - also included are concrete and grout sealers. NOT Included: Sealants, Caulks & Adhesives. Reference standard Green Seal Environmental Standards GS-11, Edition 3.1 2013, Section 3.4 and SCAQMD Rule 1113.	
	8	0	X					Comply with Austin Resource Recovery Universal Recycling Ordinance (URO). Projects over 100,000 SF must provide safe storage and recycling of batteries and fluorescent lamps.	
	9	0	X					Recycle/salvage 50% (by weight) non-hazardous construction and demolition waste, excluding soil, stone and land clearing debris. Diver at least four (4) material streams (i.e. concrete, wood, paper, asphalt, metal, cardboard, plastic.)	
TEAM	All Measures Above are Required		Req'd						
	1	2	2					From programming stage, and continuing through design phases, identify and use opportunities to achieve synergies across disciplines and building systems. Perform early analysis of the energy and water related systems and use multi-disciplinary design and decision-making to inform the project's design, as demonstrated by the OPR, BOD and design documents.	
	1	2	2					Project site is not in the Drinking Water Protection Zone (Barton Springs, Barton Creek Watershed, Edwards Aquifer recharge and contributing, Balcones Canyon Land); <u>AND</u> project site is not a Greenfield (land not previously developed)	
	2	2	2					Project site is located within the Urban Watershed Desired Development Zone.	
	3	2	2					Project site is located within one of the defined centers or corridors as defined by the Imagine Austin Comprehensive Plan (IACP) Growth Concept Map.	
	4	1	1					Building connects with neighboring properties through sidewalks and bike paths - within 1/2 mile of at least 10 basic services. Bank, Church, Convenience Grocery, Daycare, Cleaners, Fire Station, Beauty, Hardware, Restaurant, School, Fitness, Museum... On safe route, not required to cross >5 lanes of traffic w/35mph speed limit.	
	5	1			1			Develop on a site defined as a Brownfield and requiring remediation by a local, state or federal authority. Remediate site of contamination with minimal disruption of sites natural features.	
	6	1		1				Complete and document a site-specific study and incorporate study findings into the building design. Complete a site survey to evaluate the following conditions: local climate, topography, soils, hydrology, vegetation, local habitat, human use, cultural or historic significance, site acoustics.	

405 COLORADO - COMMERCIAL RATING 2013

PROJECT GOAL: 3 STAR (45-54 points)

Updated: 08/30/16



SITE	7	Public Transportation	3	3						OPTION 1: (1-3 pts) Locate within 1/4 mile of existing or planned bus stops, or within 1/2 mile of existing or planned bus rapid transit stops or rail stations. Points based on Minimum aggregate daily transit service. OPTION 2: (1pt) Locate within 1/4 mile of at least two (2) existing or planned bus stops, or within 1/2 mile of existing or planned bus rapid transit stops or rail stations. For Non-Residents: Provide bicycle parking for 10% of building occupants. For Residential Use: Provide secure, sheltered bike storage for 15% of residential occupants. Provide visitor parking for 1 space per 20 dwelling units.
	8	Bicycle Use	1	1						
	9	Parking Capacity	1	1						OPTION 1: Provide parking reductions that are a 20% reduction beyond the minimums defined in LDC 25-6 Appendix A. OPTION 2: For areas with no minimum parking capacity requirement, provide 60% less than the base ratios as defined by the LDC 25-6 Appendix A, Part 1. OPTION 3: If no new parking is provided, the project must demonstrate how occupant transportation will be alternatively managed. Parking may be provided in a shared, off-site garage.
	10	Electric Vehicle Charging Station	1	1						OPTION 1: Install a bank of Level 1 outlets for at least 6% of total parking spaces. OPTION 2: Install Level 2 EV charging stations for at least 3% of total parking spaces. OPTION 3: Install at least one DC Fast Charging electric vehicle charging station. AND Parking must follow TDLR guidelines and have EV Parking Only signage.
	11	Protect or Restore Habitat	1		1					Preserve and protect 40% of all portions of the site identified as greenfield from development and construction. AND Restore 20% of all portions of the site identified as previously developed with native or adapted vegetation. Green roofs may be included in restored area calculations.
	12	Beneficial Open Space	1	1						Exterior space incorporating shading that is physically or visually accessible and must include shaded outdoor recreation areas to all building occupants equal to 30% of the total site area (including building footprint). A min. of 7.5% of the total site area (including building footprint) must be native/adaptive plantings.
	13	Access to Local & Regional Produce	1	1						OPTION 1: Implement a weekly local produce delivery program available to employees. OPTION 2: Implement a local produce purchasing policy for the building's cafeteria. OPTION 3: Integrate opportunities for agricultural appropriate to scale and density of the project.
	14	Heat Island Reduction	1	1						OPTION 1: Provide combination of following strategies for 50% of site hardscape: Paving or shade with 3-year aged SR Value of at least 0.28 OR initial SRI of 0.33; New or existing plants that provide shade over hardscape within 10 years of occupancy; shade structures covered by energy generation systems (solar thermal collectors and PV). OPTION 2: Locate at least 50% of on-site parking spaces underground or in structured parking with concrete top deck or roof material with 3-year aged SRI of at least 32 (or initial SRI of 39).
	15	Light Pollution Reduction	1	1						Meet UPLIGHT and LIGHT TRESPASS requirements site's Lighting Zone as defined by IES/IDA Model Lighting Ordinance (MLO) User Guide. OPTION 1: BUG Rating Method. OPTION 2: Calculation Method. <i>Photometric study required showing site boundaries.</i>
	16	Integrated Pest Management	1	1						IPM Plan: IMP program description and scope; Responsible party; Identify Pests, Action thresholds considered, evaluate all possible control options, how selected controls are implemented, Control options- biological, cultural, manual, mechanical, chemical; Staffing plan; Notification procedure; If third party vendor used, contract must include IPM plan.
		Site Subtotal	21	13	6	2				
	1	Building Energy Efficiency Performance	16	5	5	6				Whole Building Energy Analysis based on ASHRAE 90.1-2010. See guidebook for more details.
	2	On-Site Renewable Energy	4		4					10kW - 1 pt; 15kW - 2pt; 20kW - 3pt; >20kW - 4pts
	3	Additional Commissioning	3	3						OPTION 1: Comprehensive Commissioning (1pts): Designate Commissioning Agent (CxA) to perform additional tasks AND/OR Thermal Envelope Commissioning: CxA to complete additional tasks in accordance with ASHRAE 0-2005 and NIBS Guideline 3-2012, Building Enclosure Commissioning Process. OPTION 2: Thermal Envelope Commissioning (2pts)
	4	Advanced Energy Metering	1	1						Install advanced metering for all whole-building electricity sources.
	5	Demand Response	2		2					Design building and equipment for participation in AE's demand response programs through load shedding or shifting. (Building Monitoring System required). On-site renewables do not qualify for this measure.
	6	Green Energy	2		2					OPTION 1: Subscribe to Austin Energy GreenChoice for 1-year and 100% renewable energy contract for non-dwelling use OR OPTION 2: 2-year contract for Texas RECs for at least 50% of building's annual electricity use.
	7	District Cooling	1		1					Tie to a district thermal energy system.
		Energy Subtotal	29	9	9	11				

INDOOR ENVIRONMENTAL QUALITY

405 COLORADO - COMMERCIAL RATING 2013

PROJECT GOAL: 3 STAR (45-54 points)

Updated: 08/30/16



MATERIALS & RESOURCES	8	Moisture Protection	1	1				No vinyl wallcoverings or other vapor barriers, such as FRP may be installed as a finish material on the interior of any exterior wall.	
	9	Acoustic Quality	1	1				Meet guidebook requirements for Environmental Noise, Mechanical Systems Background Noise, Vibration Noise, Sound Isolation	
	10	Outdoor Pollutant Sources	1	1				Entrances, operable windows and fresh air intakes located 30 ft. away from designated smoking areas. Install signage for designated smoking areas. Residential units demonstrate max leakage of 0.23 cu. ft./min/Sf at 50Pa of enclosure. Install permanent entry-way systems a min of 6 ft long in the primary path of travel to capture dirt. Spec effective filters for return air, intake and re-circ air. Building Entrances to have walk-off mats at min of 6 ft	
	11	Construction Indoor Air Quality	1	1				Implement IAQ plan per SMACNA - protect on-site stored materials from moisture damage. MERV 8 filters in place during construction/replace prior to occupancy. IAQ plan/photos.	
	1	Indoor Environmental Quality Subtotal	15	11	4				
	1	Additional Construction Waste Management	1	1				Recycle/salvage 75% construction waste by weight, excluding excavated soil, stone, landclearing debris.	
	2	Building Material Use Reduction	3		3			OPTION 1: Existing Building Reuse. 20% (1pt), 40% (2pts), 60 (3pts). OPTION 2: Cradle to Cradle Certified Products (2pts)	
	3	Sustainably Sourced Materials	6	3	3			OPTION 1: Performance - use at least 25% (dollar value) permanently installed materials and products that meet at least one of the criteria: Salvaged/refurbished, recycled content, extraced and/or manufactured (final assembly) within Texas. 25% (1pt), 35% (2pts), 45% (3pts), 55% (4pt), 65% (5pts), 75% (6pts). OPTION 2: Prescriptive - 1pt each: Texas sourced (2 of gyp bd, insul, cabs, counters, drs, studs, flooring); Recycled Content (2 of gyp, insul, cabs, counters, doors, sheathing, flrs, wndws, siding); Salvaged Materials (Salvaged material for 25% of flooring or cabinets).	
	4	Certified Wood	1	1				At least 50% (dollar value) of new wood-based materials are FSC certified	
	5	PVC and Phthalate Free	1	1				PVC or Phthalate free for 5 categories: Flooring, Wall covering, Window treatments, Roofing, Exterior siding, Window & doors, Furniture, Irrigation system, Int. Elect. System, Int. Sanitary Waste piping & ventilation, Int. domestic water, Building & site stormwater piping, Site & underground utilities.	
EDUCATION		Materials & Resources Subtotal	12	4	5	3			
	1	Educational Outreach	2	2				Provide 2: Comprehensive signage program installed in bldg and site to educate on projects green features; case study that educates design professionals and public on green building strategies implemented in project; Educational outreach program to educate community on sustainable design, construction and operations using project as example.	
	2	Construction Worker Equity	1	1	1			Abide by Premier Community Builders Program, with Workers Defense Project (WDP).	
		Equity Subtotal	3	3					
		Innovation #1	1	1				Example: Construction Waste Management - 90% (1pt)	
		Innovation #2	1	1				Example: Heat Island reduction - 100% of parking in Garage (1pt)	
		Innovation #3	1	1				Example: On-site Renewable Energy - PV panels provided for each residential unit (1pt)	
		Innovation #4	1	1	1			Example: Provide onsite composting and gardens for tenant use (1pt)	
		Innovation #5	1	1	1				
		Innovation Subtotal	5	3	2				
INNOVATION		GRAND TOTAL MAXIMUM POINTS	100	49	35	16		Credits Approved by AE	0



MEMORANDUM

Date: April 6, 2017
To: Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Working Group Density Bonus Program review of 405 Colorado for substantial compliance with the Urban Design Guidelines.
Meeting Date: April 3, 2017; 3:00 pm
Applicant: Michelle Haussmann- Land Use Solutions
Architect: Duda | Paine Architects

The project location is 401-405 Colorado Street.

Existing zoning for the project is CBD. The project design includes office, retail uses and public parking. The lot area is 0.42 acres (18,439 sq ft), and the total proposed project area is 233,146 sq ft.

The FAR for this project is 13:1, above the 8:1 maximum allowance for CBD zoning, so an increase in FAR of 5:1 is being requested.

The proposed building height is 363 feet; essentially 13 stories of parking garage and 12 stories of office/retail.

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.

DESIGN COMMISSION WORKING GROUP COMMENTS REGARDING PROJECT'S COMPLIANCE WITH URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create dense development-
13 stories of parking and only 12 stories of habitable space is not increasing density as intended by the Urban Design Guidelines (UDG) of the Density Bonus Program. This section specifically encourages walkability and reduces reliance on cars. Less parking and more habitable space is preferred. The Working Group does not believe that this project complies with this section.
2. Create mixed-use development-
Only 19.5% of Ground Floor (street level) is mixed-use and only designed for one tenant. Only 1.94% of total building area is mixed-use. Buildings must have 25% or more of their floor area as a different use to comply. Parking is not considered a mixed-use in the UDG. Prefer more mixed-use with multiple tenants to increase public pedestrian activity at street level. Project does not substantially comply with this section
3. Limit development which closes downtown streets-
No street closures planned. Project complies with this section
4. Buffer neighborhood edges-
Project not applicable to this section
5. Incorporate civic art in both public and private development- Will retain existing public art at corner of 4th & Colorado- Project complies with this section

6. Protect important public views-
Not applicable but upper floors encroach on ROW. Prefer no encroachment unless totally justified.
7. Avoid historical misrepresentations-
Project complies.
8. Respect adjacent historic buildings-
No adjacent historic buildings.
9. Acknowledge that rooftops are seen from other buildings and the street-
Not addressed by applicant, but Sky Lobby at Level 13 mentioned. Unclear if project complies with this section.
10. Avoid the development of theme environments–
Project complies.
11. Recycle existing building stock-
Not applicable

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-
Overhead protection provided at sidewalk around entire building.- The project complies with this section.
2. Minimize curb cuts-
There is only one curb cut but it is 3 lanes wide and is located in an area that already suffers from traffic gridlock during peak hours. Safety of pedestrians crossing this wide parking entry/exit is of great concern. – Project does comply
3. Create a potential for two-way streets-
Design of garage entry allows for two-way street, design allows 100+feet of queuing inside the garage.- project complies
4. Reinforce pedestrian activity-
Incorporation of Great Streets reinforces existing pedestrian activity but minimal mixed-use and wide garage entry/exit limit activity that could be generated by this project itself. The Lobby does not have a public appeal and appears that it will probably be most used by building tenants. Possible street vendors, café- project complies
5. Enhance key transit stops-
Not applicable.
6. Enhance the streetscape-
Incorporation of Great Streets enhances streetscape.- Project complies
7. Avoid conflicts between pedestrians and utility equipment-
There are no conflicts.-project complies
8. Install street trees-
Street trees included with incorporation of Great Streets.- Project complies
9. Provide pedestrian-scaled lighting-
Pedestrian scaled lighting included with incorporation of Great Streets.- Project complies
10. Provide protection from cars/promote curbside parking-
Curbside parking not possible due to incorporation of Great Streets.-Project complies
11. Screen mechanical and utility equipment-
Project complies.
12. Provide generous street-level windows-
Project complies but windows do not create public appeal.
13. Install pedestrian-friendly materials at street level-
Incorporation of Great Streets provides pedestrian-friendly materials in ROW but building itself does not have public appeal. – Project Complies

GUIDELINES FOR PLAZAS AND OPEN SPACE

Not applicable.

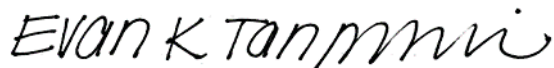
GUIDELINES FOR BUILDINGS

1. Build to the street-
Incorporates Great Streets so cannot build to street but builds up to sidewalk ROW.- Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Project lacks pedestrian-oriented development as envisioned in UDG. Refer to previous comments-Project does not comply
3. Accentuate primary entrances-
Project complies but no special effort to create public appeal.
4. Encourage the inclusion of local character-
The inclusion of local character is limited; the "sculpted art form" did not impress as reflecting Austin's character.- Project does not comply
5. Control on-site parking-
Project appears to control on-site parking but less parking and more inhabited and multi-use space preferred.
6. Create quality construction-
Project appears to comply.
7. Create buildings with human scale-
Project appears to comply.

It appears that the only difference between this second presentation from the first is some redesign of the Lobby and the extension of the canopy over the parking entry/exit. None of our concerns of less parking, minimizing the curb cut, which would provide a safer, more pedestrian oriented urban core, were addressed. Therefore, we again determined that this project, as presented, is not in substantial compliance with the Urban Design Guidelines.

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

Respectfully submitted,



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

cc: Working Group Commissioners- David Carroll, Bart Whatley
Katie Mullholland, Executive Liaison to the Design Commission
Anne Milne, Density Bonus Program Coordinator