



# Austin Design Commission

Date: March 27, 2017

To: City of Austin Staff

Subject: Review of Waterloo Park Tower for substantial compliance with the Urban Design Guidelines

Applicant: Land Answers, Inc. (Jim Wittliff), BOKA Powell (Eric Van Hyfte)

DC Action: B. Whatley; second by A. Coleman; approved on a unanimous vote of [10-0]. M. Gonzalez not present.

The project location is 1201 Red River. It was presented as a hotel project. There is no residential component.

The existing zoning is CBD. A portion of the property is being deeded to the city and an electrical duct bank is being relocated for streetscape installation.

The applicant is seeking a density bonus to raise the FAR from 8:1 to 15:1 FAR. The lot area is 19,689 sq ft, and the total project area is 282,318 sf ft.

The applicant is not seeking additional height. The maximum height achievable under the density bonus program in this portion of downtown is 450 feet. The total building height proposed is 371'-0" or 33 floors.

The additional square footage made available by the FAR density bonus is 133,140 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 Silver minimum sought in addition to 2 star Green Building.
2. Use of reclaimed water up to 2% of building costs, including potentially toilets.
3. Publicly accessible terrace.
4. Façade treatment works to integrate parking levels into overall massing.
5. Letter of intent to meet or exceed Green Building 2 star rating was attached but scorecard was not included.

**Evan Taniguchi, Chair**

**Bart Whatley, Vice Chair**

**David Carroll**

**Aan Coleman**

**Beau Frail**

**Samuel Franco**

**Martha Gonzalez**

**Katie Halloran**

**Conor Kenny**

**Ben Luckens**

**Melissa Henao-Robledo**

**Katie Mulholland,  
Executive Liaison**

**Nichole Koerth,  
Staff Liaison**

**Concerns/suggestions for the project:**

1. This is a tight site with sloping grade on E 12th. Some portions of the 12th street façade being dedicated to vehicle access and stairs seems reasonable.
2. Acoustic design should take into account future amphitheater at Waterloo Park.
3. 27" tree in the ROW on E 12th discussed. Question on whether sidewalk exists under tree and whether more than 30% of the canopy would be disfigured. Pros to keeping- Significant size, gives shade. Pros to removing- Increase pedestrian path.

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

We appreciate the opportunity to review and comment on this project.

Respectfully submitted,

*Evan K. Taniguchi*

Evan Taniguchi, AIA

Chair

cc: Katie Mulholland, COA Design Commission Executive Liaison (for distribution)