



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

**1. Project Name**

700 E. 11th Street

**2. Case Number**

SP-2017-0166C

**3. Property Owner**

Name:

Texas Motor Transportation & Oil Field Haulers Inc.

Address:

700 E. 11th Street

Phone:

512-478-2541

E-mail:

john@texastrucking.com

**4. Applicant/Authorized Agent**

Name:

Michele Rogerson Lynch

Address:

700 E. 11th Street, Austin, Texas, 78701

Phone:

512-404-2251

E-mail:

mlynch@mwswtexas.com

**5. Anticipated Project Address:**

700 E. 11th Street

## 6. Site Information

- a. Lot area *(also include on site plan)*:

35,291 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):

CS

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:  
(proposed zoning to CBD – 8:1)

8:1 FAR

- II. Current height limitation (in feet) :  
(Proposed zoning to CBD – no height limit)

n/a

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☒ Yes

☐ No

If yes, please provide specify height allowed under CVC:

The East 11th Street and the Texas-New Orleans Railroad at East Seventh Street CVCs affect the property. The portion of the property that is affected by the CVC is limited to ~45 in height.

## 7. Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

None.

## 8. Building Information

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

368,030

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

Office - 14,288 sq. ft.; Apartment - 353,742

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

276

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

n/a

- e. Number of floors:

31

- f. Height:

344.34

- g. FAR requested:

10.43:1

## 9. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in [Ordinance No. 20140227-054](#). 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.

#### 10. 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:

The requested bonus share footage is: 85,702 sq. ft.

Applicant proposes to pay the development bonus fee for 75% of that square footage:

$64,276.5 \text{ sq. ft.} * \$3/\text{sq. ft.} = \$192,829.50$

For the 25% remaining bonus square footage, applicant proposes to build on-site affordable units:

$21,425.5 \text{ sq. ft.} / 10 \text{ sq. ft. per sq. ft. of affordable on-site (Part 3. of Ordinance 20130627-105)} = 2,142.55 \text{ sq. ft. of affordable unit square footage at 80\% MFI for 40 years}$

#### 11. 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:

The following calculations are based upon the property receiving CBD zoning; an application for CBD zoning has been submitted to the City (C14-2017-0027)

Site Area: 35,291 sq. ft.

Current FAR: 8:1 = 282,328 sq. ft.

Additional FAR request: 2.454:1 = 85,702 sq. ft.

Total FAR: 10.43:1 = 368,030 sq. ft.

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



**12. 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](#) with reference to specific guidelines. Attach additional page(s) as necessary.

See Attached UDG Spreadsheet

**13. Acknowledgements**

- a. 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(C)(1):

☒ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ 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 program staff? ([Anne.Milne@austintexas.gov](mailto:Anne.Milne@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 a letter of affordability from NHCD:

☒ Yes

☐ No



Signed: Owner or Applicant

Authorized Agent

Michele Rogerson Lynch

Date Submitted

9/7/17



## **DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION 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;
- Landscape plan;
- Floor plans;
- Exterior elevations (all sides);
- Three-dimensional views;

Copy of the projects signed Austin Energy Green Building Letter of Intent;

Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.

Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.

## A. PROJECT INFORMATION

Project Name

700 E. 11th Street

Project Type:

☐

Infrastructure

☐

City building & site

☒

Density bonus

☐

Private project

☐

Other

Project Location/Address

700 E. 11th Street

Applicant

Michele Rogerson Lynch

Property Owner

Texas Motor Transportation & Oil Field  
Haulers, Inc.

Applicant Mailing Address

221 W. 6th Street, Suite 1300  
Austin, Texas 78701

Property Owner Mailing Address

700 E. 11th Street  
Austin, Texas 78701

Applicant Telephone Number

512-404-2251

Property Owner Telephone Number

512-478-2541

Project Start Date

June 2018

Project Completion Date

August 2020

Applicant's Architect

GDA Architects

Applicant's Engineer

Stantec

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

Yes - Ord. No. 20130627-105

2] Describe the recommendation that you are requesting from the Design Commission.

Applicant requests that the project be found in Substantial Compliance with the Urban Design Guidelines.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

Site Plan submitted on May 5, 2017.

4] 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?

Project was rezoned CBD on September 28, 2017.

5] 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 Project complies with Subchapter E requirements.

## B. PROJECT BACKGROUND

6] 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.

Our project at 11th & Sabine Streets is highly compatible with the local context within which it was conceived and shares the values of the City for urban areas by incorporating beautiful architecture at a comfortable scale while providing greater density, encouraging social interactions and designing with key components in mind which are driven by Austin-specific constraints and requirements, one example of which is the Capitol View Corridor. Our design is transitional yet traditional and timeless in form, function and materials and is intended to engage with the streetscape not necessarily as it exists today but the

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

Applicant reached out to Downtown Austin Alliance and the Downtown Austin Neighborhood Association in Spring 2017 regarding the Project and rezoning the property to CBD - there were no concerns.

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

Yes

9] 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.

Yes; we are currently in site plan review. There are two heritage trees located within the project limits, 29" and 32" live oaks. The 32" live oak is determined to be dead/dying, and the City arborist has agreed to the removal of the 29" tree with the removal/mitigation fee to be allocated to the Waterloo park improvements.

The alley on the north side of the property is vacated right-of-way maintained as a public utility easement

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

The Capitol View Corridor limits the height on a small portion of the property.

## C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

See attached exhibit.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

refer to item 9 on heritage trees approved for removal by City arborist.

13] 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.)

This project is within the Downtown Austin Plan and identified as a property with a proposed zoning change to CBD - p. 79

The project is within the Waller Creek District Master Plan and subject to the design regulations contained therein.

14] List any project program and/or site constraints that should be considered.

Capitol View Corridor

## D. 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.

15] 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?

Human character: building form and massing is broken up to more pleasing scale and the grade level components actively engage pedestrian interest and interaction

Density: We are designing to ~10:1 FAR.

Sustainability: AEGB 2-star program; masonry and concrete materials that will be regionally sourced, building will encourage post-consumer recycling.

Diversity: Office and Residential component with some interaction within the tower; waller creek guidelines encourage street activation - uses at grade transparent to street with multiple access points.

Economic Vitality: Building brings dense, urban population who will buy goods and services from business within the immediate surrounding area. Building relies on service +

16] 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?

This project will install great streets as part of the density bonus program. This will include trees, bike racks, benches, sidewalks and street lights. We will also install canopies on 11th Street and Sabine Street.

17] 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.

The Project will provide new sidewalks and accessible access within the right-of-way along the property frontage improving the pedestrian experience. There is not an accessible path or sidewalk along Sabine and the sidewalk along 11th is narrow and snakes around a bus stop, parallel loading/drop off zone, and driveways. The owner believes this is a special site and is incentivized to operate in cohesion with neighboring properties. Streets on two sides are designed to encourage safe pedestrian activity, the garage access is incorporated as far from public entries as possible while being respectful of the adjacent properties. Loading is within the building in an internal dock and access is in the rear yard within the vacated alley and maneuvering will be kept on-site.



## E. 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."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

Higher efficiency HVAC systems for the residents (15 SEER), VRF HVAC systems for some residents and the amenity spaces, commissioning will be provided at completion of construction, conservation of condensate, goal of 20% water usage reduction, reduce irrigation consumption 50%, low-emitting materials will be used, construction waste management to recycle/salvage 75% of construction waste by weight, regionally sourced materials, resident recycling, resident training, heat island reduction, smart thermostats are being considered.

19] If the project is being designed to meet 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 will be achieved.

AEGB 2-star rating. No LEED or other.

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

[Trammell Crow Residential] 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 as-designed achieves an FAR of ~10:1
2	AW-2. Create mixed-use development	YES	Office lobby and resident office-like environment at street-level so residents can work from home in a centralized, comfortable environment with their neighbors and peers, encouraging residents to work remotely without commuting. 50% On-Site Affordable housing
3	AW-3. Limit development which closes downtown streets	YES	No streets will be permanently closed for this project. During construction, there may be some closures from time-to-time and such closures, if any, will be coordinated with Austin Transportation Department.
4	AW-4. Buffer neighborhood edges	N/A	Site is located within a predominantly urban core with no access to, or frontage on, residential neighborhood streets.
5	AW-5. Incorporate civic art in both public and private development	YES	Owner will engage local artist to incorporate public art into the project
6	AW-6. Protect important public views	YES	In addition to complying with existing CVC's that affect the site, the Project complies with the Waller Creek Guidelines relating to Building Massing and as such, the tower component steps back from the street front appropriately.
7	AW-7. Avoid historical misrepresentations	YES	Designing an elegant, well-detailed masonry building was our attempt to create a project that responds to the Client's need to create a beautiful and enduring building. Vertical expression of masonry form and detailing, base-shaft-capital composition, and attention to proportion balanced with details that express modern materials and techniques give the building a timeless presence.
8	AW-8. Respect adjacent historic buildings	N/A	There are no historic buildings adjacent to the site.

[Trammell Crow Residential] DDBP Request  
Review of Substantial Compliance with UD Guidelines

9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	YES	The podium roof will be partially used for an amenity space. Mechanical equipment will be screened from view from adjacent properties. The mechanical zone at the top of the tower will be screened from view from adjacent properties.
10	AW-10. Avoid the development of theme environments	YES	There is no theme to the building. The building is a response to the Client's desire for a transitional/traditional design.
11	AW-11. Recycle existing building stock	N/A	The existing building is stucco with no unique qualities and cannot be recycled in a meaningful way.

**Public Streetscape Guidelines**

12	PS-1. Protect the pedestrian where the building meets the street	YES	8-feet deep canopies and street tress will be provided along 11th and Sabine Streets. In addition the implementation of the Great Street standards will provide street furniture.
13	PS-2. Minimize curb cuts	YES	Currently five (5) curb cuts exist along 11th and Sabine for parking, driveways, service and a vehicular drop off. Project proposes to reduce that to three (3) total curb cuts for vehicular and service traffic
14	PS-3. Create a potential for two-way streets	YES	11th and Sabine Streets are currently two-way.
15	PS-4. Reinforce pedestrian activity	YES	The Project frontage on 11th and Sabine Streets will be designed to meet the requirements of the Great Streets Program. The site does not border major pedestrian thoroughfares but the Great Streets enhancements will facilitate pedestrian activity.
16	PS-5. Enhance key transit stops	YES	Owner is working with the City of Austin on transit stop improvement plans.
17	PS-6. Enhance the streetscape	YES	This project will enhance the streetscape and comply with the Great Streets Standards, which will include the planting of trees and pedestrian sitting areas.

[Trammell Crow Residential] DDBP Request  
Review of Substantial Compliance with UD Guidelines

18	PS-7. Avoid conflicts between pedestrians and utility equipment	YES	The utility equipment serving this building will be appropriately minimized or screened.
19	PS- 8. Install street trees	YES	The Great Street standards require trees.
20	PS- 9. Provide pedestrian-scaled lighting	YES	Appropriate sidewalk lighting will be provided, subject to the night sky ordinance.
21	PS- 10. Provide protection from cars/promote curbside parking	YES	Sidewalks within the boundaries of this project will comply with Great Street standards so there will be a landscaped zone between the curb and the sidewalk to create a buffer between the pedestrians and vehicular traffic. 11th Street is not designed for street parking but Sabine Street is.
22	PS-11. Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened.
23	PS-12. Provide generous street-level windows	YES	The Project will provide street-level glazing that complies with the Waller Creek Guidelines
24	PS-13. Install pedestrian-friendly materials at street level	YES	Pedestrian-friendly materials such as benches, bike racks and street lights will be installed at street level.

**Building Guidelines**

	B- 1. Build to the street	YES	The building is designed to be within 5' of the property line in accordance with the Waller Creek Guidelines.
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	YES	The office component has a separate entry on Sabine and the ground level of the residential building contains uses which will visually engage with the pedestrian activity on the street.
	B-3. Accentuate primary entrances	YES	The residential entry and office entry are enhanced.
	B- 4. Encourage the inclusion of local character	YES	Owner will engage local artist to incorporate unique and local public art into the project.
	B- 5. Control on-site parking	YES	Parking will be provided for residents and their guests, and commercial tenants while maintaining pedestrian-oriented street-level development.

[Trammell Crow Residential] DDBP Request  
Review of Substantial Compliance with UD Guidelines

	B- 6. Create quality construction	YES	The project will be built in accordance with the current commercial construction codes, laws and standards for the area within which it is located, using high-quality materials (local, where possible) by experienced contractors.
	B- 7. Create buildings with human scale	YES	The building is designed to respond to the human scale at the street wall with articulation, details and by the use of multiple familiar materials such as cast-stone, brick, metal and glass.

**Plaza and Open Space  
Guidelines**

	PZ-1. Treat the four squares with special consideration	N/A	The Project is not adjacent to any of the original squares.
	PZ- 2. Contribute to an open space network	N/A	There are no open spaces adjacent to the Project.
	PZ- 3. Emphasize connections to parks and greenways	N/A	There are no parks and greenways adjacent to the site and the overall views are shaped by the existing rights-of-way, including the existing Capitol View Corridors.
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	YES	There will be a rooftop pool deck to provide open space for residents. In addition, an dog park on the garage podium with views to the Capitol will be provided.
	PZ- 5. Develop green roofs	N/A	
	PZ- 6. Provide plazas in high use areas	N/A	
	PZ- 7. Determine plaza function, size, and activity	N/A	
	PZ- 8. Respond to microclimate in plaza design	N/A	
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	
	PZ- 10. Provide an appropriate amount of plaza seating	N/A	
	PZ- 11. Provide visual and spatial complexity in public spaces	N/A	

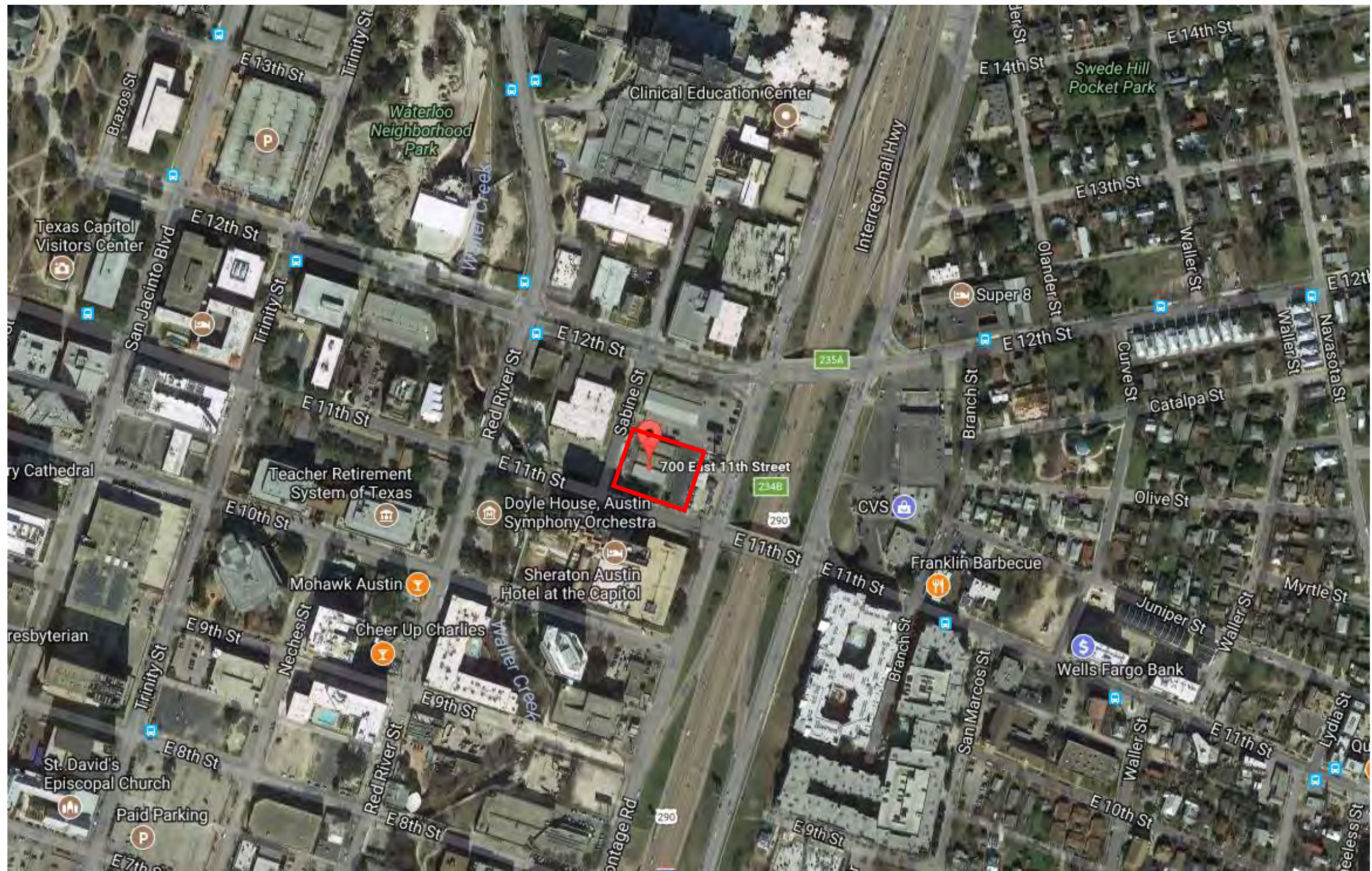
[Trammell Crow Residential] DDBP Request  
Review of Substantial Compliance with UD Guidelines

	PZ- 12. Use plants to enliven urban spaces	N/A	
	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	
	PZ- 14. Provide food service for plaza participants	N/A	
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	
	PZ- 16. Consider plaza operations and maintenance	N/A	

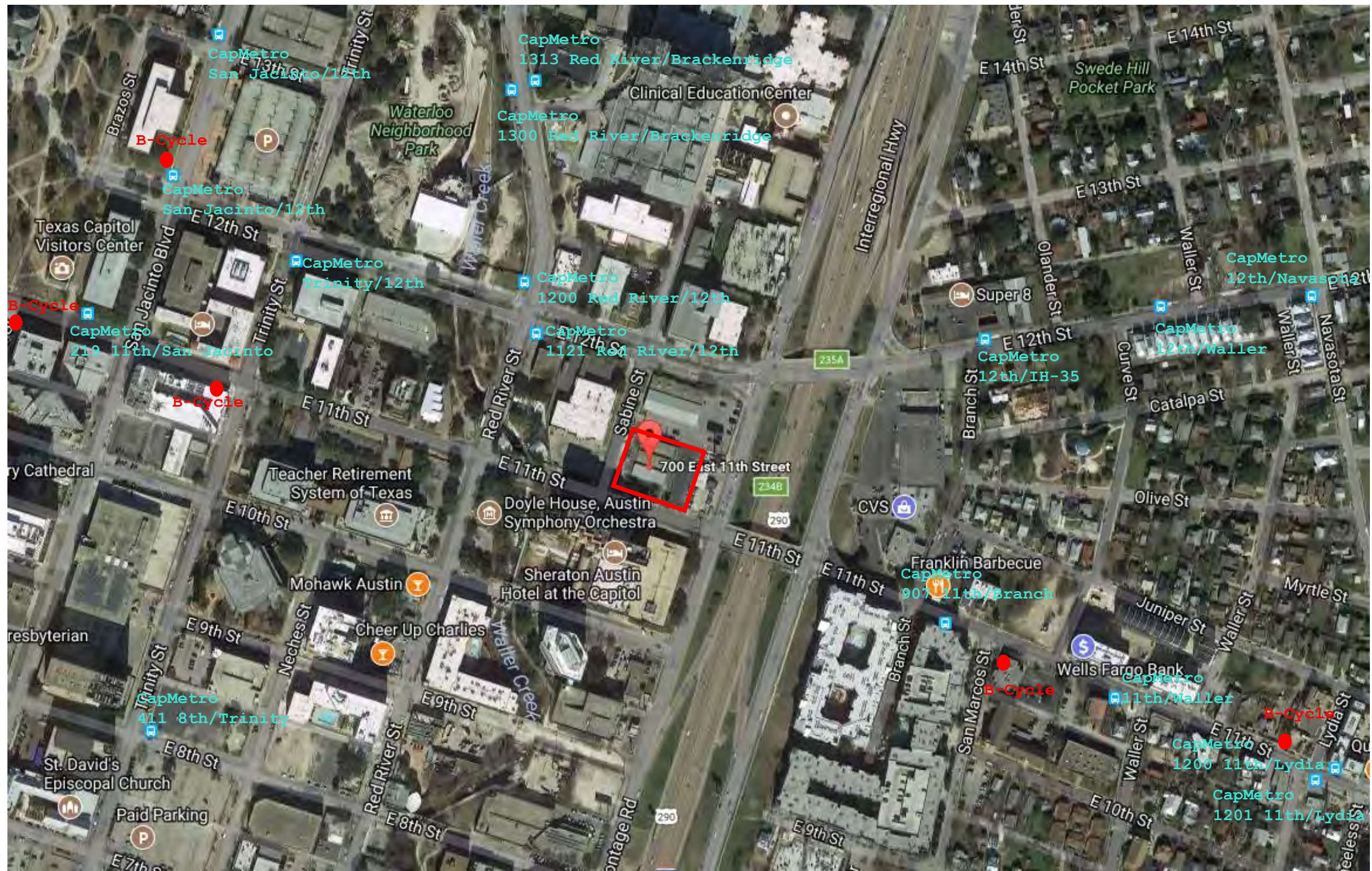
**Conclusions**

	Total number of Urban Design Guidelines	29	
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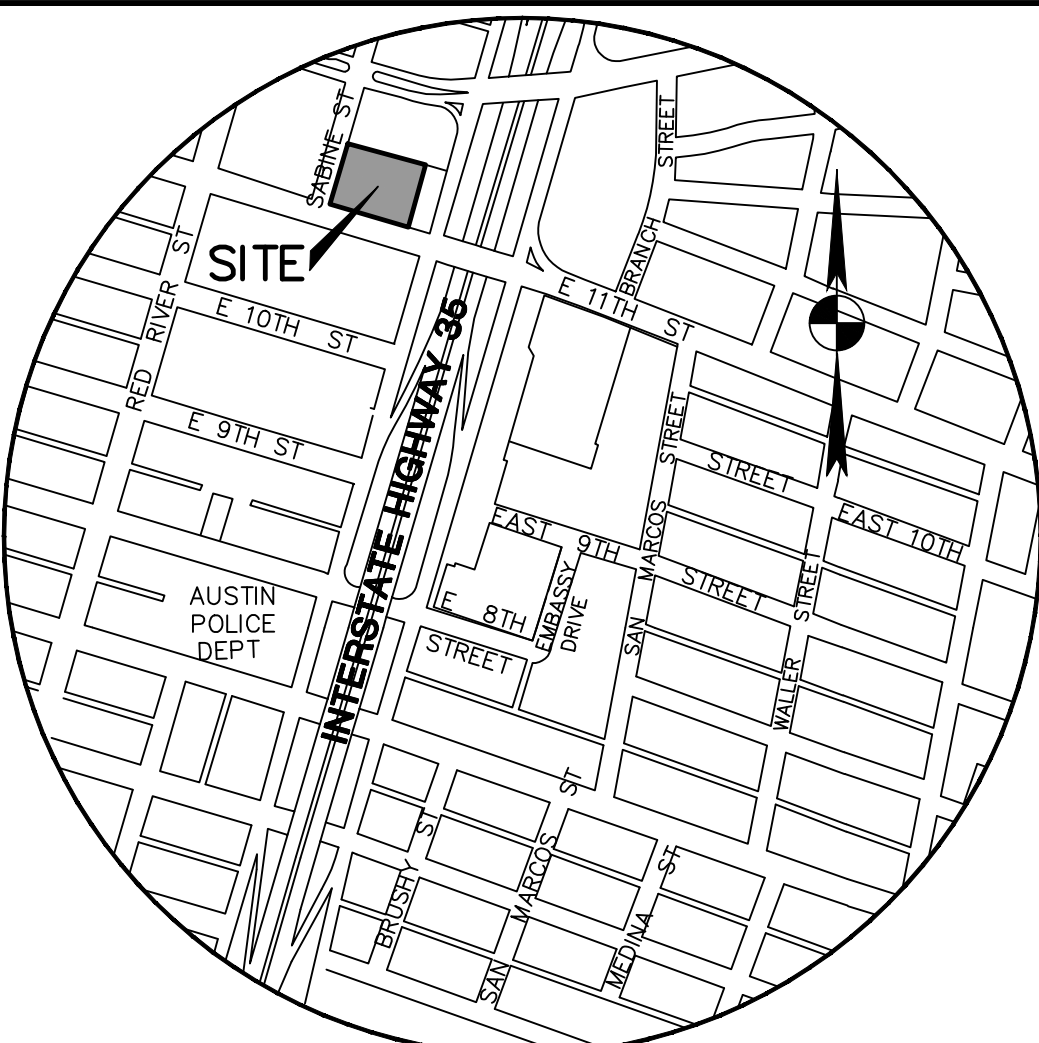








# SITE DEVELOPMENT PERMIT PLANS FOR 700 EAST 11TH STREET MULTIFAMILY



VICINITY MAP

COA GRID #J22

MAPSCO GRID #685W

OWNER: TEXAS MOTER TRANSPORTATION & OIL FIELD HAULERS INC.  
700 EAST 11TH STREET  
AUSTIN, TEXAS 78701  
(512) 478-2541  
CONTACT:

DEVELOPER: TRAMMELL CROW RESIDENTIAL  
3889 MAPLE AVENUE, SUITE 200  
DALLAS, TEXAS 75219  
(214) 922-8400  
CONTACT: MATTHEW ENZLER

ARCHITECT: GDA ARCHITECTS  
3090 OLIVE STREET, SUITE 500  
DALLAS, TEXAS 75219  
(214) 871-9078  
CONTACT: STEVEN MCGANN

ENGINEER: STANTEC CONSULTING SERVICES, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011  
CONTACT: NICK BROWN

LANDSCAPE ARCHITECT: STANTEC CONSULTING SERVICES, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011  
CONTACT: ZACH HUNTER

## WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE, TRANSDITION, AND CONTRIBUTING ZONE ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE

## FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0465J, REVISED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## LEGAL DESCRIPTION:

0.406 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 4, 5, AND 6, BLOCK 28, ORIGINAL CITY OF AUSTIN, ACCORDING TO PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

## BENCHMARK NOTE:

SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

STANTEC CONSULTING SERVICES, INC.  
QA/QC REVIEW APPROVAL

## TRAFFIC CONTROL NOTES:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

## WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 700 East 11th Street Service Requested: Wastewater  
SER-3923 Hansen Service Request Number 619886 Date Received: 11/22/2016  
Location: 700 E 11TH ST AUSTIN TX 78701-700 EAST 11TH STREET  
Acre: 0.74 Land Use: MIXED LUE: 154  
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3922  
Qualify: J22 Reclaimed Pressure Zone: N/A DDZ: YES  
Drainage Basin: WALLER LOWER Pressure Zone: CENTRAL NORTH DWPZ: NO  
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 26 GPM  
Cost Participation: \$0.00 % Within City Limits: 100 % Within Limited Purpose: 0

Description of Improvements:  
Applicant shall construct approximately 85 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project no. 84-0746, M&D no. 46245) located in E 11TH ST, north along SABINE ST to the subject tract as shown on the attached map. The proposed 8-inch gravity wastewater main shall replace the existing 4-inch gravity wastewater main located along this path and all services shall be reconstructed to the proposed 8-inch gravity wastewater main. The termination point of the proposed 8-inch gravity wastewater main shall be at the location that the wastewater service for the subject tract connects to the gravity wastewater main, unless otherwise approved by UDS Pipeline Engineering.  
NOTE: Wastewater demand based on engineering calculations received from Nicholas C. Brown, P.E. of Stantec Consulting Services, Inc. on 1/25/2017.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:  
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.  
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-4, Water and Wastewater Utility Service.  
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.  
4) The level of service approved by this document does not imply commitment for land use.  
5) An engineering report shall be submitted to Facility Engineering detailing the proposed wastewater improvements and the dedication of necessary easements.  
6) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.  
7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.  
8) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and must be in place prior to construction plan approval.  
9) The approved Service Extension will automatically expire 180 days after the date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development applies, or if approved, on the date the development application approval expires.  
Prepared By: [Signature] Date: 2/14/17  
Division Manager, Utility Development Services Date: 2/15/17

## WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 700 East 11th Street Service Requested: Water  
SER-3922 Hansen Service Request Number 619886 Date Received: 11/22/2016  
Location: 700 E 11TH ST AUSTIN TX 78701-700 EAST 11TH STREET  
Acre: 0.74 Land Use: MIXED LUE: 154  
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3923  
Qualify: J22 Reclaimed Pressure Zone: DDZ: YES  
Drainage Basin: WALLER LOWER Pressure Zone: CENTRAL NORTH DWPZ: NO  
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 338 GPM FIRE FLOW: 1500 GPM  
Cost Participation: \$0.00 % Within City Limits: 100 % Within Limited Purpose: 0

Description of Improvements:  
Applicant shall construct approximately 425 feet of 8-inch water main from the existing 12-inch water main located in E 12TH ST, south along SABINE ST to the existing 8-inch water main located in E 11TH ST as shown on the attached map. The proposed 8-inch water main shall replace the existing 4-inch water main located along this path and all existing services shall be reconstructed to the proposed water main.  
NOTES: 1) Water demand and updated fire flow requirement based on engineering calculations received from Nicholas C. Brown, P.E. of Stantec Consulting Services, Inc. on 1/25/17. 2) Automatic sprinkler system must be installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the 2009 International Fire Code.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:  
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.  
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-4, Water and Wastewater Utility Service.  
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.  
4) The level of service approved by this document does not imply commitment for land use.  
5) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Review.  
6) Approval of a site plan that meets the Fire Department requirements for fire control.  
7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.  
8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.  
9) The approved Service Extension will automatically expire 180 days after the date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development applies, or if approved, on the date the development application approval expires.  
Prepared By: [Signature] Date: 2/14/17  
Division Manager, Utility Development Services Date: 2/15/17

## NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO ISSUANCE OF THE BUILDING PERMIT. COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO STAR (MINIMUM) IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED 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 CODE COMPLIANCE BY CITY ENGINEERS.
- PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
- LICENSE AGREEMENT HAS BEEN REVIEWED AND APPROVED. FINAL APPROVAL AND RECORDATION OF A LICENSE AGREEMENT FOR PRIVATELY MAINTAINED ITEMS LOCATED IN THE PUBLIC RIGHT OF WAY AND/OR PUBLIC EASEMENTS SHALL BE COMPLETED BEFORE ANY BUILDING PERMIT WILL BE ISSUED. LICENSE AGREEMENT RECORDATION #.
- SOILS ARE TO BE REMOVED FROM THE SITE DAILY AND THAT NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 276 UNITS.

## AWU NOTE:

OWNER/CONTRACTOR SHALL BE LIABLE FOR DAMAGES TO ANY AUSTIN WATER UTILITY (AWU) INFRASTRUCTURE AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE AUSTIN WATER UTILITY IS TO RETAIN ALL RIGHTS WITHIN THE RIGHT OF WAY/EASEMENT AREA AND SHALL NOT BE LIABLE FOR ANY DAMAGES IN CONJUNCTION WITH THE ACCESS, OPERATION AND/OR MAINTENANCE OF ALL AWU UTILITIES AND APPURTENANCES. WHERE PAVERS ARE PRESENT, PAVERS INSTALLED OVER AND/OR AROUND AWU INFRASTRUCTURE SHALL BE REMOVED AND SET ASIDE TO MINIMIZE DAMAGE. THE REPLACEMENT AND RESTORATION OF THE PAVERS SHALL BE AT THE OBLIGATION, SOLE COST AND EXPENSE OF THE PROPERTY OWNER. WHERE SCORED AND/OR STAINED CONCRETE ARE PRESENT, CITY SHALL BE OBLIGATED TO RESTORE OR REPLACE TO A GOOD AND FUNCTIONING CONDITION AS DETERMINED BY THE CITY IN ITS REASONABLE DISCRETION ONLY THE CONCRETE. STAINING AND/OR SCORING OF THE CONCRETE SURFACE SHALL BE THE OBLIGATION, SOLE COST AND EXPENSE OF THE PROPERTY OWNER. ALL PROJECTS WITH AN APPROVED AWU SITE PLAN AND/OR LICENSE AGREEMENT, THAT REVISE THE ORIGINAL AWU APPROVED CIVIL ENGINEERING INFRASTRUCTURE AND/OR THE PRIVATE IMPROVEMENTS, SHALL BE RE-REVIEWED BY AWU TO ENSURE PRIVATE IMPROVEMENTS DO NOT CONFLICT WITH AWU INFRASTRUCTURE.

I, NICHOLAS C. BROWN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: V:\2220\active\222010725\civil\drawing\222010725CVR01.dwg

PERMIT NO.: SP-2017-0166C

ADDRESS: 700 E. 11TH STREET

CVC DETERMINATION: C17-2015-0125

SUBMITTAL DATE: MAY 5, 2017

SUBMITTED BY:

NICHOLAS C. BROWN, P.E.  
STANTEC CONSULTING SERVICES, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011

DATE

## Austin Water Utility Information

### 11th and Sabine

Pressure Zone	Central (South)
Domestic Demand (gpm)	593
Irrigation Demand	18 gpm
Water Fixture Units	5156.5
Wastewater Fixture Units	3914
Building Height (ft)	344.34'

Note: Lots with 65 psi or greater require a PRV, set at 65psi, to be meter.

I, NICHOLAS C. BROWN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: V:\2220\active\222010725\civil\drawing\222010725CVR01.dwg

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAT
3	GENERAL NOTES
4	EXISTING CONDITIONS PLAN
5	DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
8	SITE PLAN
9	SITE PLAN NOTES AND DETAILS
10	SITE PLAN DETAILS
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	GRADING AND DRAINAGE PLAN
14	GRADING & DRAINAGE NOTES AND DETAILS, STORM SEWER LINE A PROFILE
15	MASTER UTILITY PLAN
16	WATERLINE A PLAN AND PROFILE
17	FIRE LINE 1 AND DOMESTIC WATERLINE PLAN AND PROFILES
18	WASTEWATER A PLAN AND PROFILE
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27	TRAFFIC CONTROL DETAILS
28	NORTH BUILDING ELEVATION
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30	EAST BUILDING ELEVATION
31	WEST BUILDING ELEVATION
32	GARAGE LEVELS B1, B2, AND B3
33	GARAGE LEVELS 02, 03 AND 04
34	PAVING PLAN
35	CITY SUBMITTAL--LANDSCAPE PLAN
36	CITY SUBMITTAL--LANDSCAPE DETAILS
37	CITY SUBMITTAL--LANDSCAPE NOTES AND TABLES
38	CITY SUBMITTAL--IRRIGATION PLAN
39	CITY SUBMITTAL--IRRIGATION LEGEND AND DETAILS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

## APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT DATE

INDUSTRIAL WASTE DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

## Austin Fire Department Information

11th and Sabine	
Fire Design Codes	International Fire Code 2015 w/ City of Austin local Amendments
Fire Flow Required @ 20 psi	6,000 GPM
Intended Use	Highrise Multi-Family / Office
Construction Classification	IA
Building Fire Area (s.f.)	631,713
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (if applicable)	1,500 GPM
Minimum Flow Required at Any Site per COA	1,500 GPM
Sprinkler Demand	1,000 GPM
AFD Fire Hydrant Flow Test Date	3/31/2017
AFD Fire Hydrant Flow Test Location	700 E. 11th Street
High-Rise	Yes
Alternative Method of Compliance AMOC (if applicable)	None

## SHEET

1  
OF 39

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 39  
FILE NUMBER: SP-2017-0166C APPLICATION DATE: 05/05/2017  
APPROVED ON: UNDER SECTION 118 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-61.LDC) CASE MANAGER: [Signature]  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ X

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

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY 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.



PROJECT NAME:	700 EAST 11TH STREET MULTIFAMILY
SITE ADDRESS:	700 EAST 11th STREET, AUSTIN TEXAS
CURRENT ZONING:	CS
LEGAL DESCRIPTION:	0.406 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 4, 5, AND 8, BLOCK 28, ORIGINAL CITY OF AUSTIN, ACCORDING TO PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

OWNER: TEXAS MOTER TRANSPORTATION & OIL FIELD HAULERS INC.  
700 EAST 11th STREET  
AUSTIN, TEXAS 78701  
(512) 478-2541  
CONTACT: JOHN ESPARZA

DEVELOPER: TRAMMELL CROW RESIDENTIAL  
3889 MAPLE AVENUE, SUITE 200  
DALLAS, TEXAS 75219  
(214) 922-8400  
CONTACT: MATTHEW ENZLER

ENGINEER: STANTEC CONSULTING SERVICES, INC  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011  
CONTACT: NICK BROWN

LANDSCAPE  
ARCHITECT:

STANTEC CONSULTING SERVICES, INC  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701  
(512) 328-0011  
CONTACT: ZACH HUNTER

ARCHITECT: GDA ARCHITECTS  
3090 OLIVE STREET, SUITE 500  
DALLAS, TEXAS 75219  
(214) 871-9078  
CONTACT: STEVEN McGANN

1. THE FOLLOWING REQUIREMENTS APPLY TO TANDEM PARKING SPACES:
  1. THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E. UNITS WITH TWO OR MORE BEDROOMS).
  2. BOTH OF THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HALF-SIZED ACCESSIBLE TANDEM SPACES ARE PERMITTED.
3. AT LEAST TEN PERCENT OF TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

Required Parking				
USE	# OF UNITS	AREA (SF)	REQUIRED RATIO	REQUIRED SPACES
Efficiency	29		1:0.0	29
1-Bedroom	156		1:5.1	234
2-Bedroom	75		2:1	150
3-Bedroom	16		2.5:1	40
Office - Administrative and Business		10,042	1/275SF	37
<b>TOTAL</b>	<b>276</b>	<b>10,042</b>		<b>490</b>
Note: 60% of Appendix A per City of Austin Ordinance 20130411-061				294

GARAGE LEVEL	REGULAR	COMPACT	ACCESSIBLE	TANDEM	TOTAL
B3	36	7	0	12	55
B2	55	16	2	17	90
B1	49	16	2	10	77
L1	18				18
L2	48	13	2	4	67
L3	50	16	2	4	72
L4	29	16	1	4	50
TOTAL	285	84	9	51	429

<b>REQUIRED</b>	
Vehicle Parking provided	429
5% of Vehicle Parking provided	21
<b>PROVIDED</b>	
Within building	84
External to building on streetscape	16
<b>TOTAL</b>	<b>100</b>

ALEXAN CAPITOL - AUSTIN, TX																							
BUILDING TABULATIONS																							
8/11/2017																							
Level	Height	Use	Units	Efficiency	1-Bed	2-Bed	3-Bed	Amenities / Common	BOH / Storage	Garage/DX	NRSF (Resi to FO Ext Wall)	Office	FAR	MVP	Deck/Balcony	GSF (measured to EO slab)	PARKING						
																	S	HC	C	T	TOT		
level 31	16 ft	leach. Penthouse						7,013 sf	1,740 sf					8,753 sf	1,254 sf	9,014 sf	9,014 sf			level 31			
level 30	18 ft	Amenity Deck																		level 30			
level 29	18.33 ft	Penthouse	5	0	2	2	1	1,195 sf	284 sf		12,984 sf			14,453 sf	1,198 sf	2,350 sf	16,987 sf			level 29			
level 28	11.67 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,625 sf			14,068 sf	1,198 sf	1,981 sf	17,148 sf			level 28			
level 27	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,625 sf			14,068 sf	1,198 sf		16,597 sf			level 27			
level 26	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 26			
level 25	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 25			
level 24	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 24			
level 23	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 23			
level 22	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 22			
level 21	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 21			
level 20	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 20			
level 19	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 19			
level 18	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 18			
level 17	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 17			
level 16	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 16			
level 15	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 15			
level 14	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 14			
level 12	11.67 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 12			
level 11	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 11			
level 10	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 10			
level 09	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 09			
level 08	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 08			
level 07	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	2,661 sf	16,866 sf			level 07			
level 06	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	2,488 sf	2,487 sf	17,844 sf			level 06			
level 05	16.33 ft	Office						5,435 sf	293 sf	1,480 sf		8,560 sf	14,288 sf		2,644 sf	3,197 sf	21,620 sf			level 05			
level 04	12 ft	Garage						282 sf	155 sf	17,284 sf			437 sf		1,201 sf	9,600 sf	28,568 sf	29	1	16	4	50	
level 03	9.67 ft	Garage						282 sf	154 sf	26,886 sf			436 sf		1,228 sf		28,568 sf	50	2	16	4	72	
level 02	9.67 ft	Garage						282 sf	154 sf	26,886 sf			436 sf		1,228 sf		28,568 sf	48	2	13	4	67	
level 01	16 ft	Front Entry						7,811 sf	8,567 sf	8,454 sf		1,497 sf	17,875 sf		2,663 sf		26,922 sf	18				18	
level B1		Garage						282 sf	154 sf	30,751 sf			436 sf		996 sf		32,200 sf	49	2	16	10	77	
level B2		Garage						282 sf	154 sf	30,675 sf			436 sf		1,072 sf		32,200 sf	55	2	16	17	90	
level B3		Garage						0 sf	62 sf	18,953 sf			62 sf		406 sf		19,421 sf	36	0	7	12	55	
Totals		344.34 ft	n		276	29	156	75	16	45,363 sf	17,959 sf	151,369 sf	291,650 sf	10,057 sf	368,030 sf	41,598 sf	84,662 sf	831,713 sf	285	9	84	51	429 Total
Percentages		Mix			10.5%		56.5%	27.2%	5.8%			1,057 avg sf						29	2%	20%	12%	22	Office (1/275) @ 60% (CBD)
Bedrooms				383		29	156	150	48									29	1	-	-	30	Office Provided (3/1000)
												Site Area	35,291	sf				256	8	84	51	396	Residential
												FAR:	10.43					0.93 Std space/unit	1.45	spaces/unit			
																		30					
																					49		Unassigned Visitor Spaces Included in Residential Count

[illegible]

700 East 11th Street Multifamily															
PROPOSED BUILDING USE	TOTAL AREA (AC)	EXISTING IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (SF)	ZONING	STORIES	BUILDING HEIGHT (FT)	FINISHED FLOOR ELEVATION	FOUNDATION	TOTAL FLOOR AREA (SF)	TOTAL GROSS FLOOR AREA (SF)	FAR ALLOWABLE	FAR ALLOWABLE (SF)	FAR PROVIDED	FAR PROVIDED (SF)
MULTI-FAMILY	0.81	95%	100%	35,291	CBD	30	344.34	VARIES	CONCRETE	471,824	631,713	*15:1	595,212	10.43:1	368,030
GARAGE										159,889	N/A				
									TOTAL	631,713	631,713				

\* A 15:1 FAR CAN BE ACHIEVED THROUGH THE DOWNTOWN DENSITY BONUS PROGRAM

[Address Search](#)

# Zoning Profile Report

The official website of the City of Austin

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**Questions?** [Click here for help and contact information.](#)

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**Disclaimer**

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-4370**.

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<b>Location:</b>  <b>Grid:</b>  <b>Future Land Use (FLUM):</b>  <b>Regulating Plan:</b>  <b>Zoning:</b>  <b>Zoning Case:</b>  <b>Zoning Ordinance (Mostly after 2000):</b>  <b>Zoning Overlays:</b>	(3,117,083.29, 10,071,690.63)  J22     CS    99-0225-70(b)   NEIGHBORHOOD PLANNING AREA ■ DOWNTOWN ■ CAPITOL VIEW CORRIDORS ■ EAST ELEVENTH STREET ■ THRESHOLD  RESIDENTIAL DESIGN STANDARDS
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**Zoning Guide**

The Guide To Zoning provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

FOR CITY USE ONLY:

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SITE PLAN APPROVAL Sheet 9 of 39  
FILE NUMBER: SP-0117-0100C APPLICATION DATE: 06/06/2017  
APPROVED ON: 06/06/2017 UNDER SECTION 11A OF  
CHAPTER 206.6 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81,LD) \_\_\_\_\_ CASE MANAGER BARBARA BOLDEN  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWFPZ DDZ 1

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Director, Development Services Department

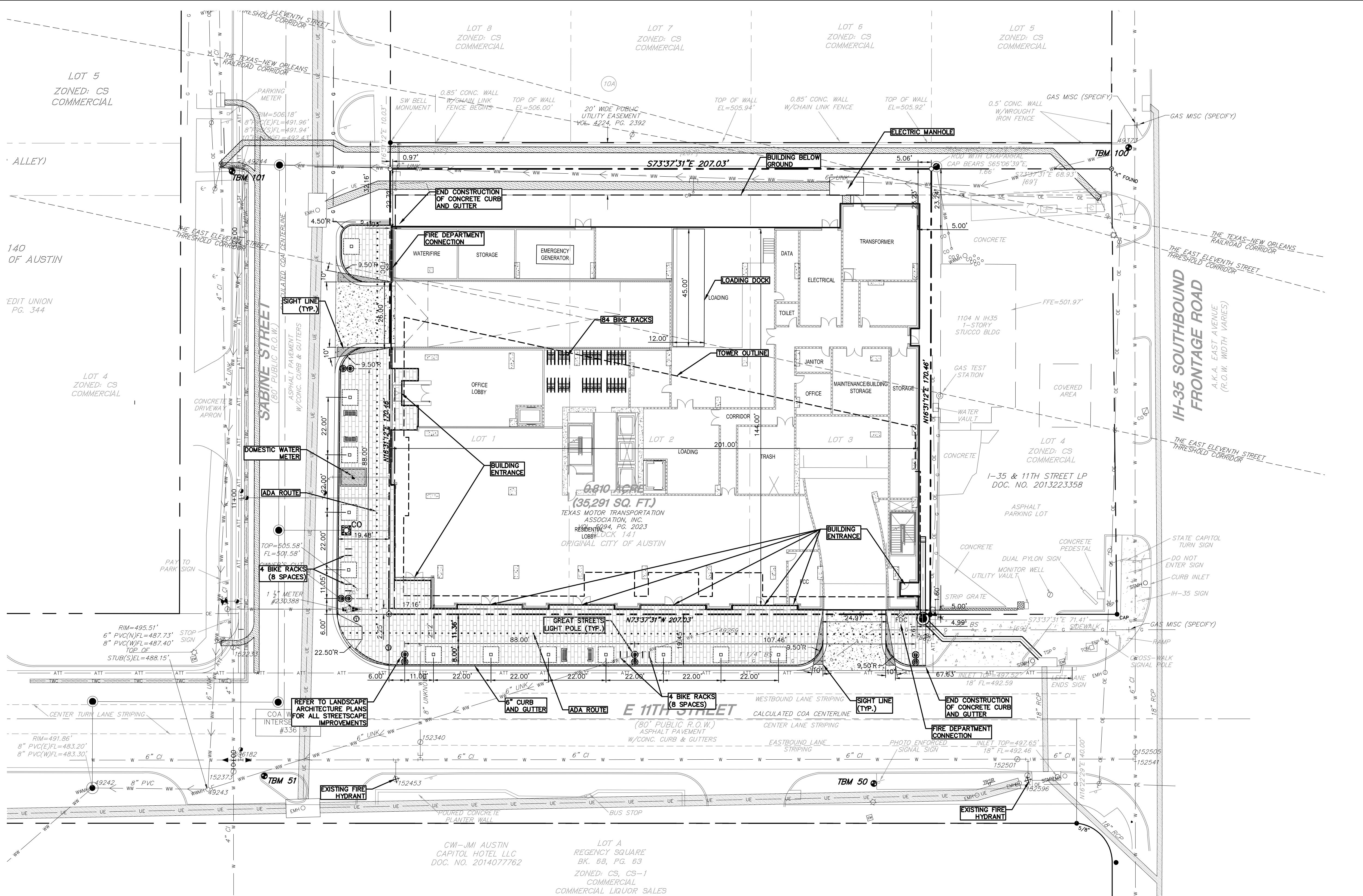
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: CDU

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 REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.**

[illegible]





#### SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
3. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
6. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 8605.
7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
8. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
9. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
10. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
11. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. PER SECTION 2.5.2.F, ALL NON-CONFORMING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2015.
12. CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM. [SEC.25-2.593(B)]. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
13. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS AND COMPLY WITH LDC SECTION 25-2.593(E).
14. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
15. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
16. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE [AUSTIN CITY CODE, SEC. 15-6-91].
17. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 8'8" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
18. ALL SITE FURNITURE SHALL BE IN ACCORDANCE WITH GREAT STREETS STANDARDS.
19. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
20. SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 8 of 30  
FILE NUMBER: **SP-2017-0166C** APPLICATION DATE: **06/06/2017**  
APPROVED BY: **UNDER SECTION 118 OF CHAPTER 25-8 OF THE CITY OF AUSTIN CODE.** EXPIRATION DATE (25-5-81.LDC): **CASE MANAGER MARTIN-BOLINAS**  
PROJECT EXPIRATION DATE (ORD.#970905-A): **DWP2 DDZ X**

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: **CD**

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

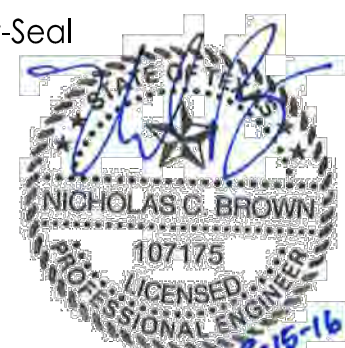
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Project Number: 222010725  
File Name: 222010725spr01.dwg  
Dwn: Chkd: Dgn: Y1 MM.DD  
Drawing No. DWGNO  
Revision Sheet

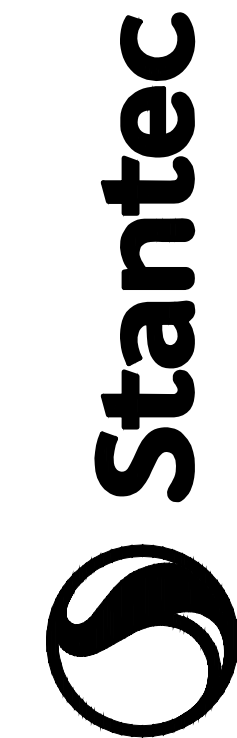
SP-2017-0166C

Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
700 east 11th STREET MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701

Permit-Seal



Project Number: 222010725  
File Name: 222010725spr01.dwg  
Dwn: Chkd: Dgn: Y1 MM.DD  
Drawing No. DWGNO  
Revision Sheet



221 West Sixth Street, Suite 600  
Austin, TX 78701  
TBE # F-4324 TBEPS # 10194230  
www.stantec.com

The Contractor and vendor, and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. Any errors or omissions shall be the responsibility of the Contractor. Stantec is not responsible for any errors or omissions that may occur during construction.

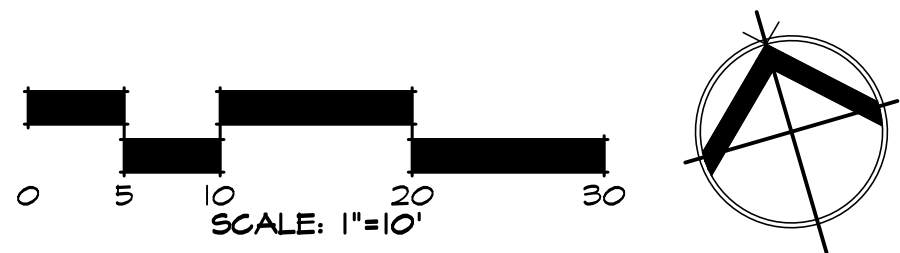
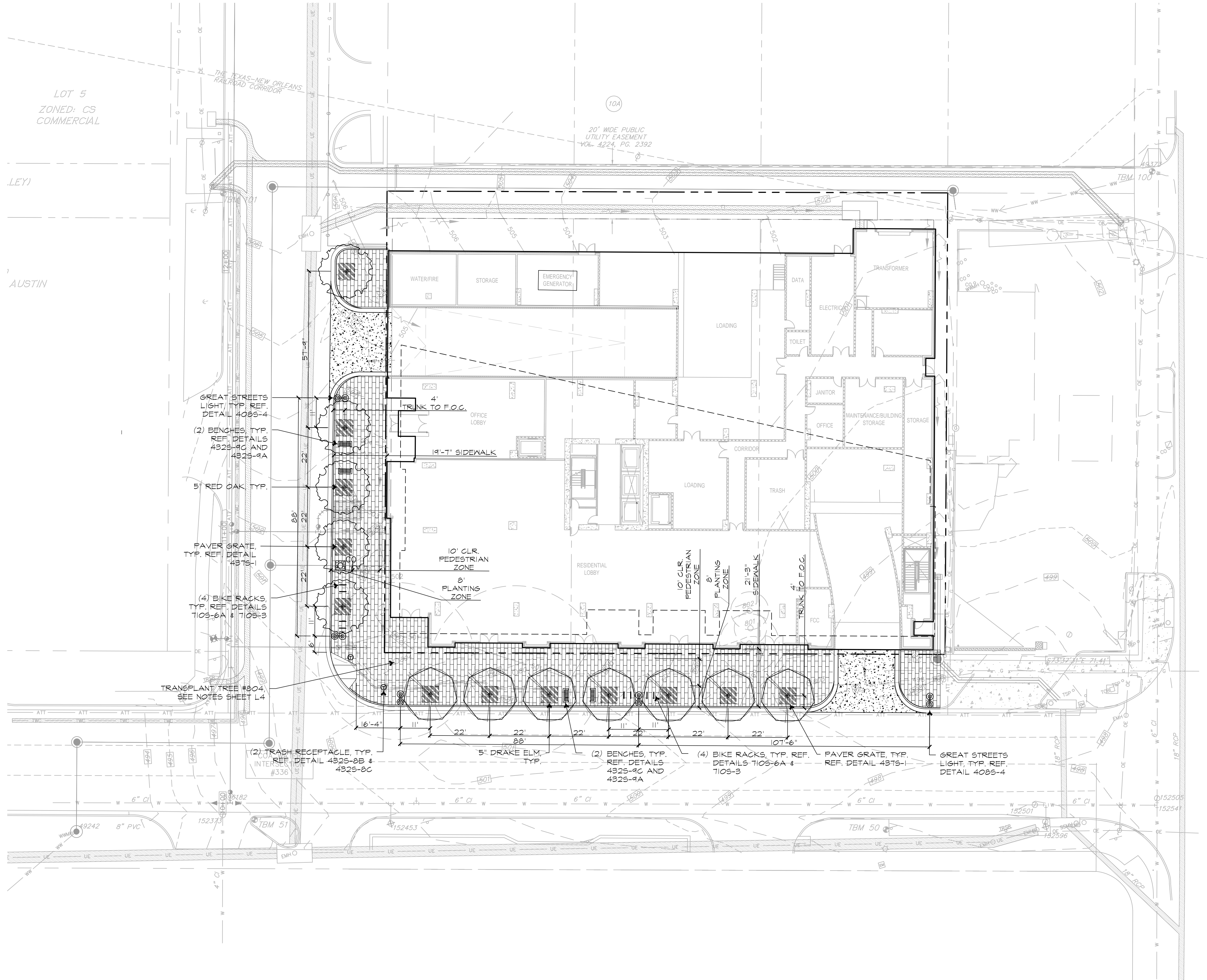
Revision

Site Plan



GREAT STREETS NOTES:

1. All proposed site furnishings will comply with the Great Streets furnishing pallet.



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 MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 35 of 39  
FILE NUMBER: SP-2017-0166C APPLICATION DATE: 05/05/2017  
APPROVED ON: UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: Barton-Holmes  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWF2 DDZ X

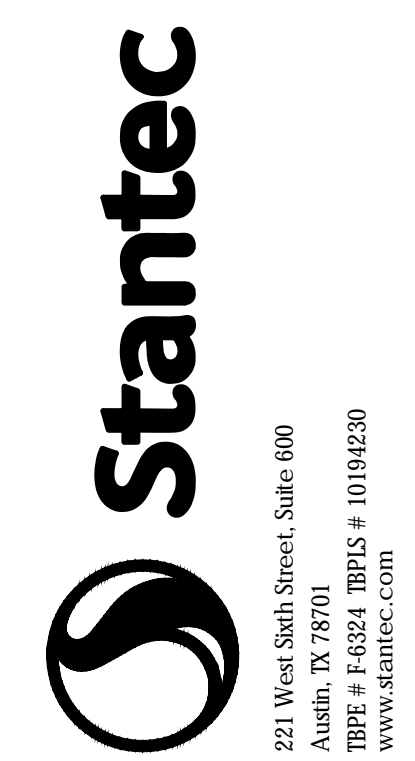
Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING: CBD  
Rev. 1. Correction 1  
Rev. 2. Correction 2  
Rev. 3. Correction 3

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 PLAT, 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.

Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
11TH & SABINE MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701  
CITY SUBMITTAL - LANDSCAPE PLAN

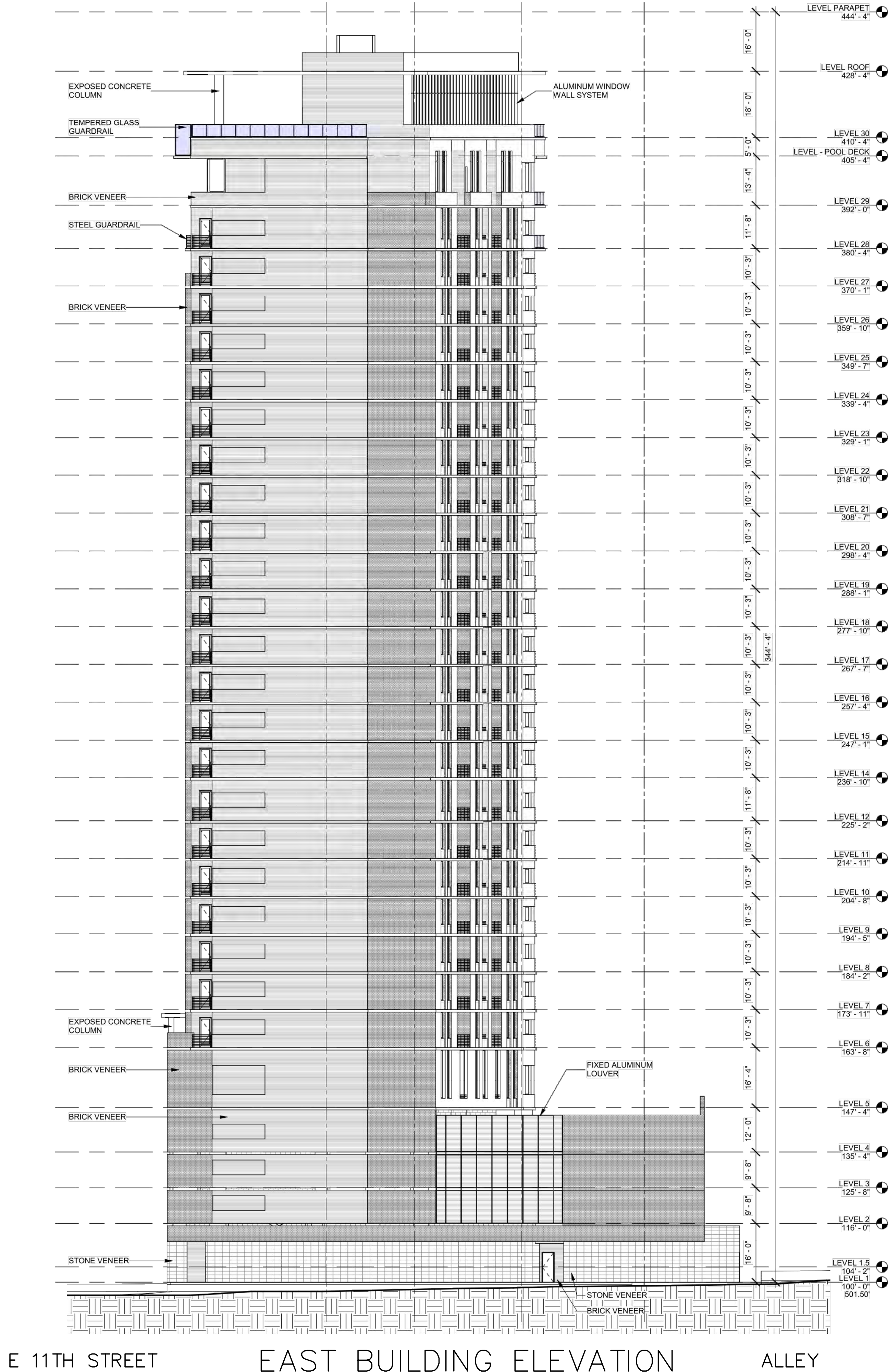


Drawing No. L1  
Revision Sheet





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2017/08/15 9:38 AM By: Aune Roy



NOTE:  
1. SUBCHAPTER E:  
A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3  
OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR  
COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 30 of 30  
FILE NUMBER: **SP-2017-0166C** APPLICATION DATE: **06/06/2017**  
APPROVED ON: \_\_\_\_\_ UNDER SECTION **118** OF  
CHAPTER **22-8** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER **CHRISTINE MARTON-BOLINS**  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWP2 \_\_\_\_\_ DDZ **X**

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **CMD**  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
700 east 11th STREET MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701

Title  
EAST BUILDING ELEVATION

Permit-Seal

Project Number: 222010725  
File Name: 222010725arc03.dwg  
Dwn. Chkd. Dgn. YY MM DD  
Drawing No. DWGNO  
Revision Sheet





NOTE:

1. SUBCHAPTER E:

A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 31 of 38  
FILE NUMBER: SP-2017-01000 APPLICATION DATE: 06/06/2017  
APPROVED ON: \_\_\_\_\_ UNDER SECTION 118 OF  
CHAPTER 206.1 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC) \_\_\_\_\_ CASE MANAGER: EMILY VON  
PROJECT EXPIRATION DATE (ORD.4970005-A) \_\_\_\_\_ DWFPZ DDZ\_X

\_\_\_\_\_  
Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: CD

Rev. 1 \_\_\_\_\_ Connection 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Connection 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Connection 3 \_\_\_\_\_

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Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
700 east 11th STREET MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701

Permit-Seal

Project Number: 22201072

File Name: 222010725arc04.dwg

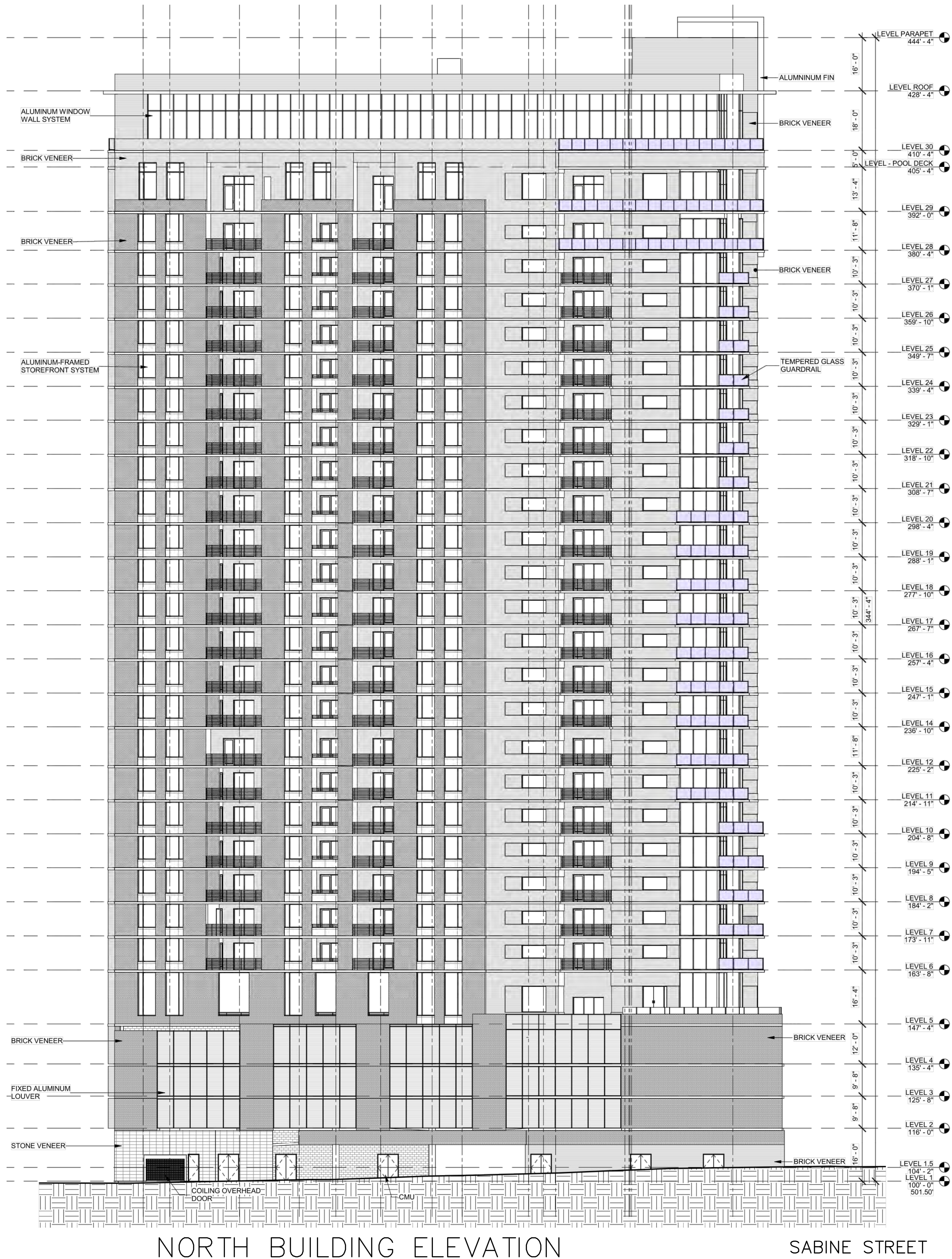
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Drawing No.		DWGNO	

Revision Sheet



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2017/08/15 9:38 AM By: Aune Roy



NORTH BUILDING ELEVATION

SABINE STREET

NOTE:  
1. SUBCHAPTER E:  
A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3  
OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR  
COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 28 of 30	
FILE NUMBER: <b>SP-2017-0166C</b>	APPLICATION DATE: <b>06/26/2017</b>
APPROVED ON: _____ UNDER SECTION <b>118</b> OF	
CHAPTER <b>22-8</b> OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER <b>MARTIN-BOLANS</b>
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWP2 <b>DDZ</b> <input checked="" type="checkbox"/>
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: <b>CD</b>	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
FINAL PLAN 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.	

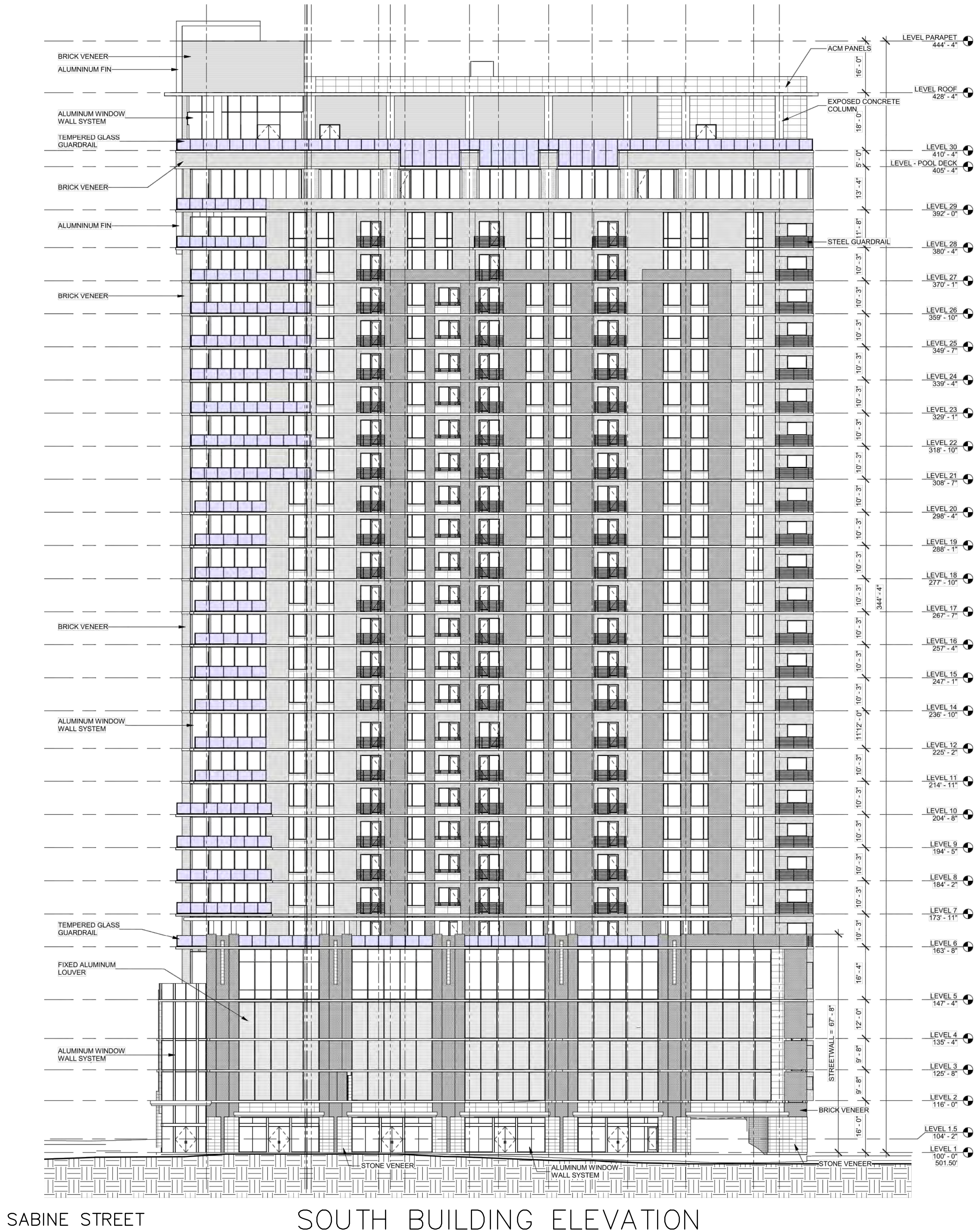
Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
700 east 11th STREET MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701

Permit-Seal

Project Number: 222010725  
File Name: 222010725arcd1.dwg  
Dwn: \_\_\_\_\_ Chkd: \_\_\_\_\_ Dgn: \_\_\_\_\_ YY MM DD  
Drawing No. DWGNO  
Revision Sheet



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2017/08/15 9:38 AM By: Auri, Roy



NOTE:  
1. SUBCHAPTER E:  
A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3  
OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR  
COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 29 of 30  
FILE NUMBER: **SP-2017-0166C** APPLICATION DATE: **06/26/2017**  
APPROVED ON: \_\_\_\_\_ UNDER SECTION **118** OF  
CHAPTER **25-8** OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER **CHRISTINE MARTON-BOLINS**  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWP2 \_\_\_\_\_ DDZ **X**

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **CMD**  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

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Client/Project  
TRAMMEL CROW RESIDENTIAL  
11th AND SABINE MULTIFAMILY  
700 east 11th STREET MULTIFAMILY  
700 E. 11th STREET  
AUSTIN, TEXAS 78701

Permit-Seal

Title  
SOUTH BUILDING ELEVATION

Project Number: 222010725  
File Name: 222010725arc02.dwg  
Dwn: \_\_\_\_\_ Chkd: \_\_\_\_\_ Dgn: \_\_\_\_\_ YY MM DD  
Drawing No. DWGNO  
Revision Sheet





# 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: 700 E 11th St Multifamily

Project Address: 700 E 11th St, 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: Michael Schooler, AIA  
Signature: [Signature]  
Title: Senior Associate II  
Phone Number: 214.871.9078  
Date: 8/11/17

### AUSTIN ENERGY GREEN BUILDING:

Name: Garrett Jaynes  
Signature: [Signature]  
Title: Engineer, Graduate B  
Phone Number: 512-482-5438  
Date: 8/11/17



## 2016 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL POINTS MARKED YES	31
RATING ANTICIPATED	1 Star
TOTAL POINTS MARKED YES AND MAYBE	58
RATING ANTICIPATED	4 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES				ALL
2. Current Codes & Regulations	Req'd	YES				ALL
3. Building Systems Commissioning	Req'd	YES				JSE/TCR
4. Building Energy Performance	Req'd	YES				JSE/GDA/TCR
5. Outdoor Water Use Reduction	Req'd	YES				Stantec/SO
6. Indoor Water Use Reduction	Req'd	YES				JSE/GDA/TCR
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES				B2/GDA
8. Storage & Collection of Recyclables	Req'd	YES				GDA/TCR
9. Construction Waste Management	Req'd	YES				TCR
10. Tenant Requirements	Req'd	YES				TCR
INTEGRATED DESIGN						
1. Integrated Project Design	2		2			ALL
INTEGRATED DESIGN SUBTOTALS		0	2	0		
SITE						
1. Environmental Sensitivity	2	2				
2. Desired Development	2	2				

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
3. Density	2	2				
4. Diverse & Walkable Communities	1	1				
5. Brownfield Redevelopment	1		1			
6. Site Specific Design	1		1			
7. Public Transportation	1-3	1	1	1		
8. Bicycle Use	1	1				
9. Parking Capacity	1			1		
10. Electric Vehicle Charging Station	1		1			
11. Protect & Restore Habitat	1			1		
12. Beneficial Open Space	1	1				
13. Access to Local & Regional Produce	1	1				
14. Heat Island Reduction	1	1				
15. Light Pollution Reduction	1		1			
16. Integrated Pest Management	1	1				
SITE SUBTOTALS		13	5	3		
ENERGY						
1. Building Energy Performance	1-16		2	14		
2. Renewables	1-4			4		
3. Additional Commissioning	1-3		1	2	JSE can perform this role	
4. Advanced Energy Metering	1	1				
5. Demand Response	2			2		
6. Green Energy	2			2		
7. District Cooling	1			1		



MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
ENERGY SUBTOTALS		1	3	25		
WATER						
1. Outdoor Water Use Reduction	1-3	1		2		
2. Building Water Use Reduction	1-6	2	1	3	1.5-1.75 GPM shower heads	
3. Process Water Use Reduction	1-2	1	1			
4. Stormwater Management	1-2			2		
WATER SUBTOTALS		4	2	7		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
1. Indoor Chemical & Pollutant Source Control	1	1				
2. Green Housekeeping	1	1				
3. Daylighting - Design	1		1		See if Revit can assist with this	
4. Daylighting - Controls	1			1	N/A to our Project Type	
5. Views to the Outside	1	1				
6. Individual Controllability	1	1				
7. Low-Emitting Materials						
Interior Sealants & Adhesives	1-5	1				
Flooring Systems		1				
Composite Wood & Agrifiber Products			1			
Insulation		1				
Ceiling & Wall Systems			1			
Furniture			1			
Exterior Applied Products			1			
8. Moisture Protection	1	1				

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
9. Acoustic Quality	1		1			
10. Outdoor Pollutant Control	1	1				
11. Construction Indoor Air Quality	1	1				
IEQ SUBTOTALS		10	6	1		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1		1			
2. Building Materials Use Reduction	1-3		2	1	Option 2a	
3. Sustainably Sourced Material	1-6	2	1	3		
4. Certified Wood	1		1			
5. PVC & Phthalate Free Material	1		1			
MATERIALS & RESOURCES SUBTOTALS		2	6	4		
EDUCATION & EQUITY						
1. Educational Outreach	2		2			
2. Construction Worker Equity	1		1			
EDUCATION & EQUITY SUBTOTALS		0	3	0		
INNOVATION						
1. Innovation #1	1	1			100% structured parking	
2. Innovation #2	1				Could consider "EV Readiness" but need to understand costs associated with that approach since it would require 20% of spaces to be planned for.	
3. Innovation #3	1					
4. Innovation #4	1					
5. Innovation #5	1					
INNOVATION SUBTOTALS		1	0	0		
GRAND TOTAL POINTS		100	31	27	40	



Alexan 11<sup>th</sup> and 35 Residential  
700 E 11<sup>th</sup> Street  
Austin, Texas

TCR  
TRAMMELL CROW RESIDENTIAL







## Firm History

- GDA Architects, founded in 1984, is nearing its 34<sup>th</sup> year of practice producing award-winning architectural design projects.
- The firm's design portfolio features luxury high-rise multifamily residences, offices, hotels, national corporate headquarters, regional and community retail and mixed use developments, institutional facilities, and major industrial facilities.
- GDA's experience also encompasses extensive master planning, corporate campus planning and land planning for large industrial park and office campuses.







# REPRESENTATIVE PROJECTS





Museum Tower, Dallas



Museum Tower, Dallas





Museum Tower, Dallas



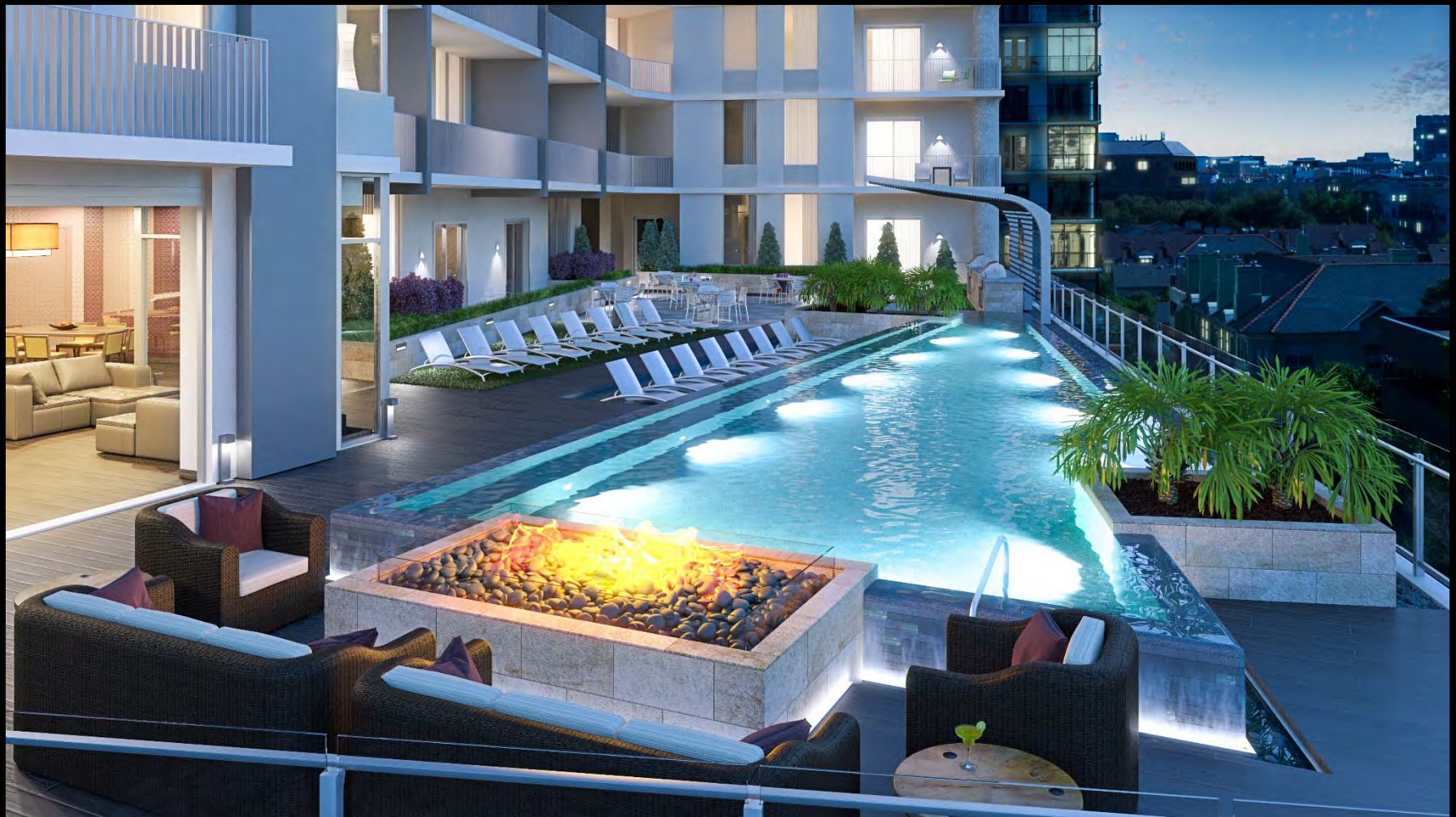
Alexan Katy Trail, Dallas





Alexan Katy Trail, Dallas





Alexan Katy Trail, Dallas





The Whitley, Austin





The Whitley, Austin





5<sup>th</sup> and West, Austin



5<sup>th</sup> and West, Austin



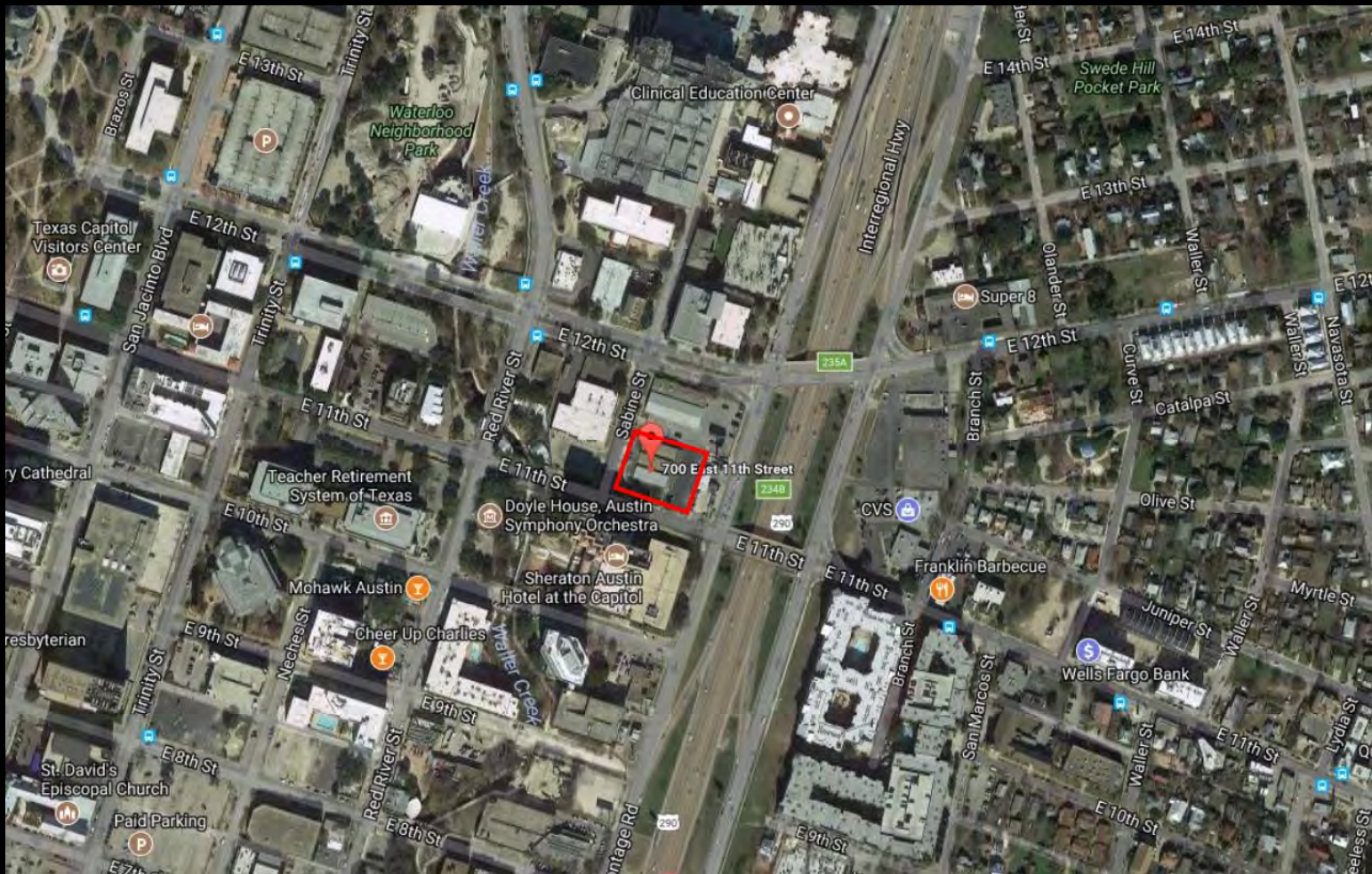


5<sup>th</sup> and West, Austin



Alexan 11<sup>th</sup> and 35 Residential  
700 E 11<sup>th</sup> Street  
Austin, Texas





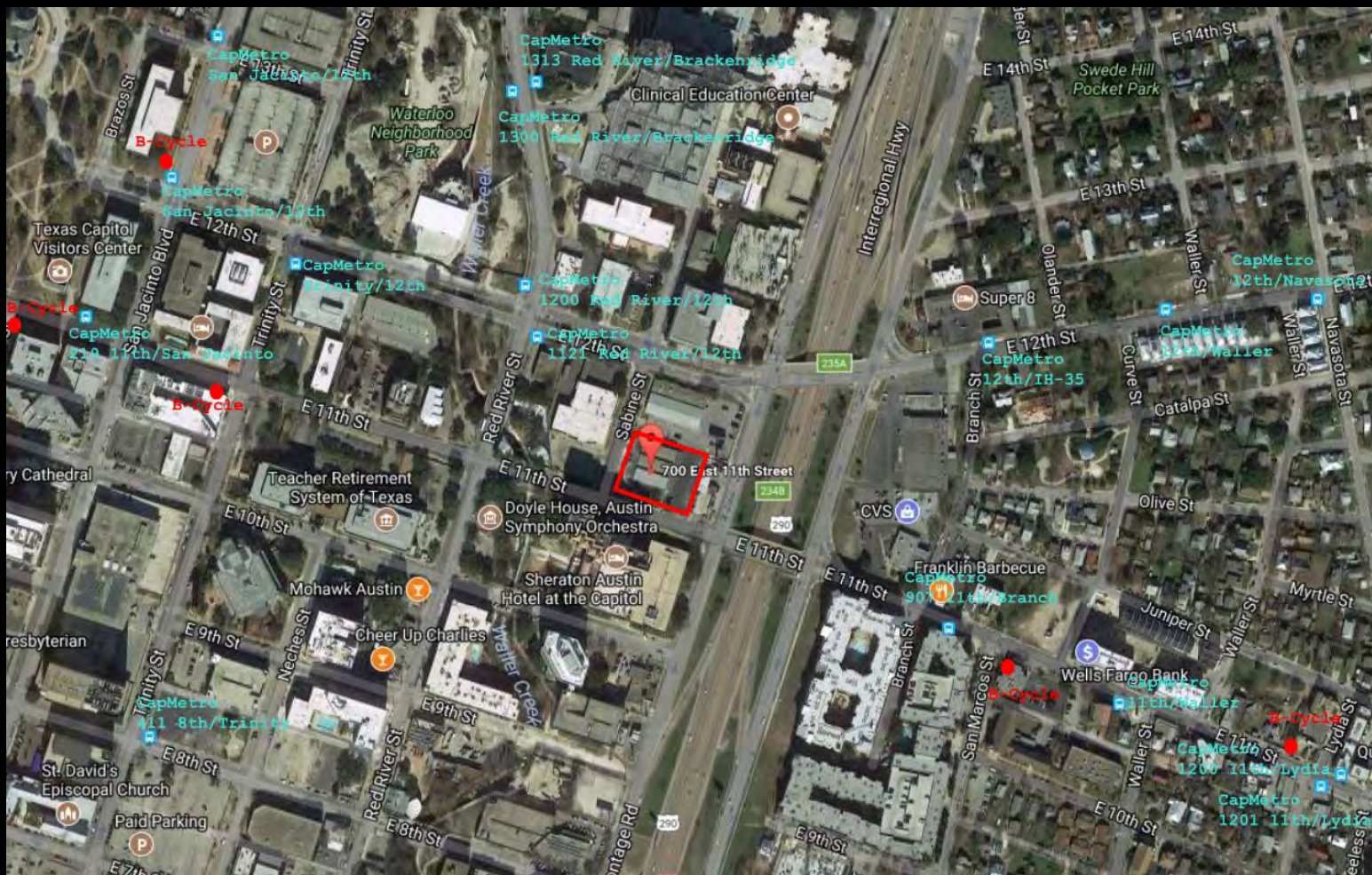
CONTEXT AERIAL





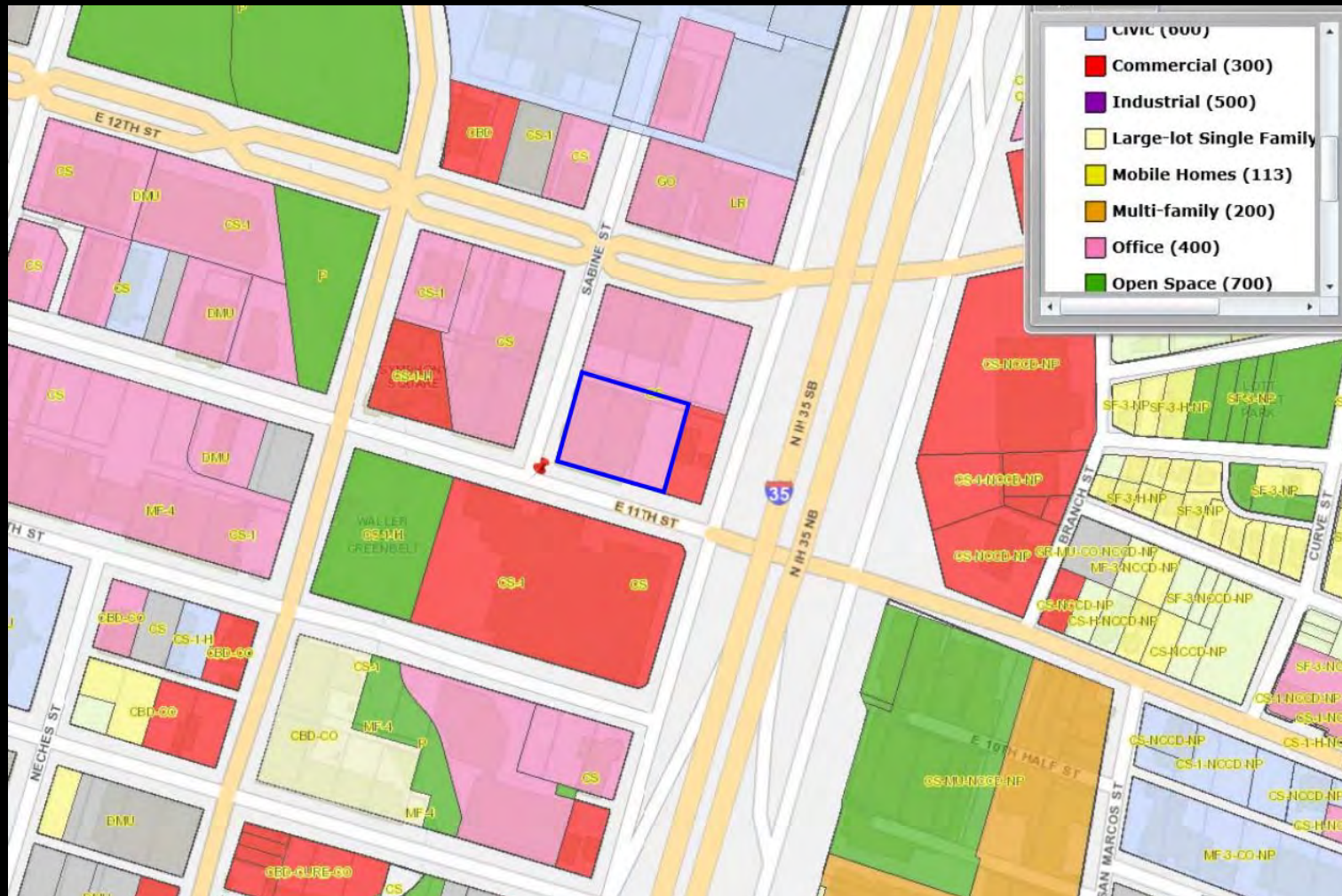
CONTEXT AERIAL CLOSEUP





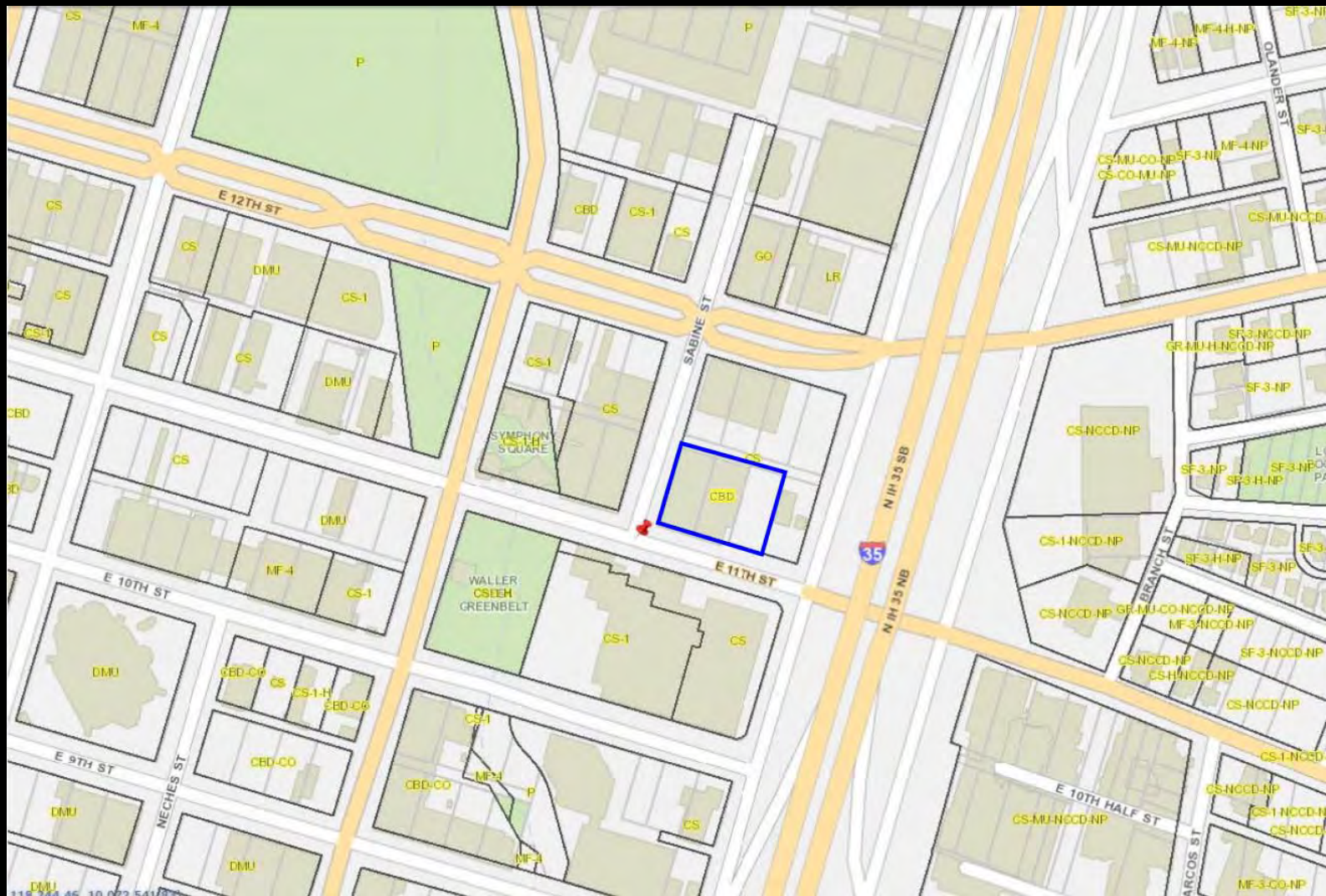
NEARBY TRANSIT AERIAL



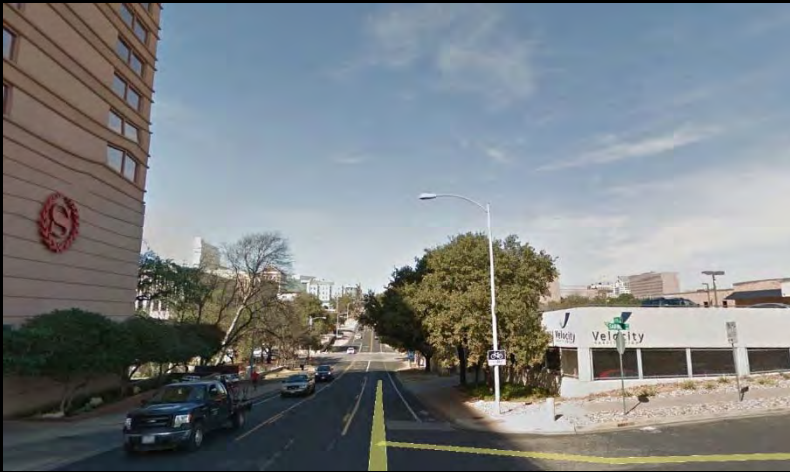


## SURROUNDING LAND USES





## SURROUNDING ZONING



11<sup>th</sup> Street West



11<sup>th</sup> Street and Sabine Street



11<sup>th</sup> Street East



Sabine Street North





- 276 Residential Units
- 32 Levels Total, 29 Above Grade
- Street Level Residential Entry and Lobby
- Separate Street Level Office Lobby Entrance
- Parking podium with Level 5 dog park with green space and Level 30 pool deck and green space
- 23 Levels of Residential Units



## Density Bonus – 700 E. 11<sup>th</sup> Street

Lot size: 35,291 sq. ft.

Zoning: CBD

Base FAR for CBD: 8:1 FAR

By-Right square footage: 282,328 sq. ft. (35,291 sq. ft. \* 8)

Proposed project square footage: 368,030

Bonus Square Footage: 85,702 sq. ft.

**50% fee in lieu:** 42,851 sq. ft. \* \$3 sq. ft. = **\$128,553**

**50% on-site:** 42,851 sq. ft./10 = **4,285 sq. ft.**

10 sq. ft. of bonus area granted for each 1 sq. ft. built (Part 3 of Ordinance 20130627-105)

Proposed unit mix: 3 two bedrooms and 1 studio/one bedroom





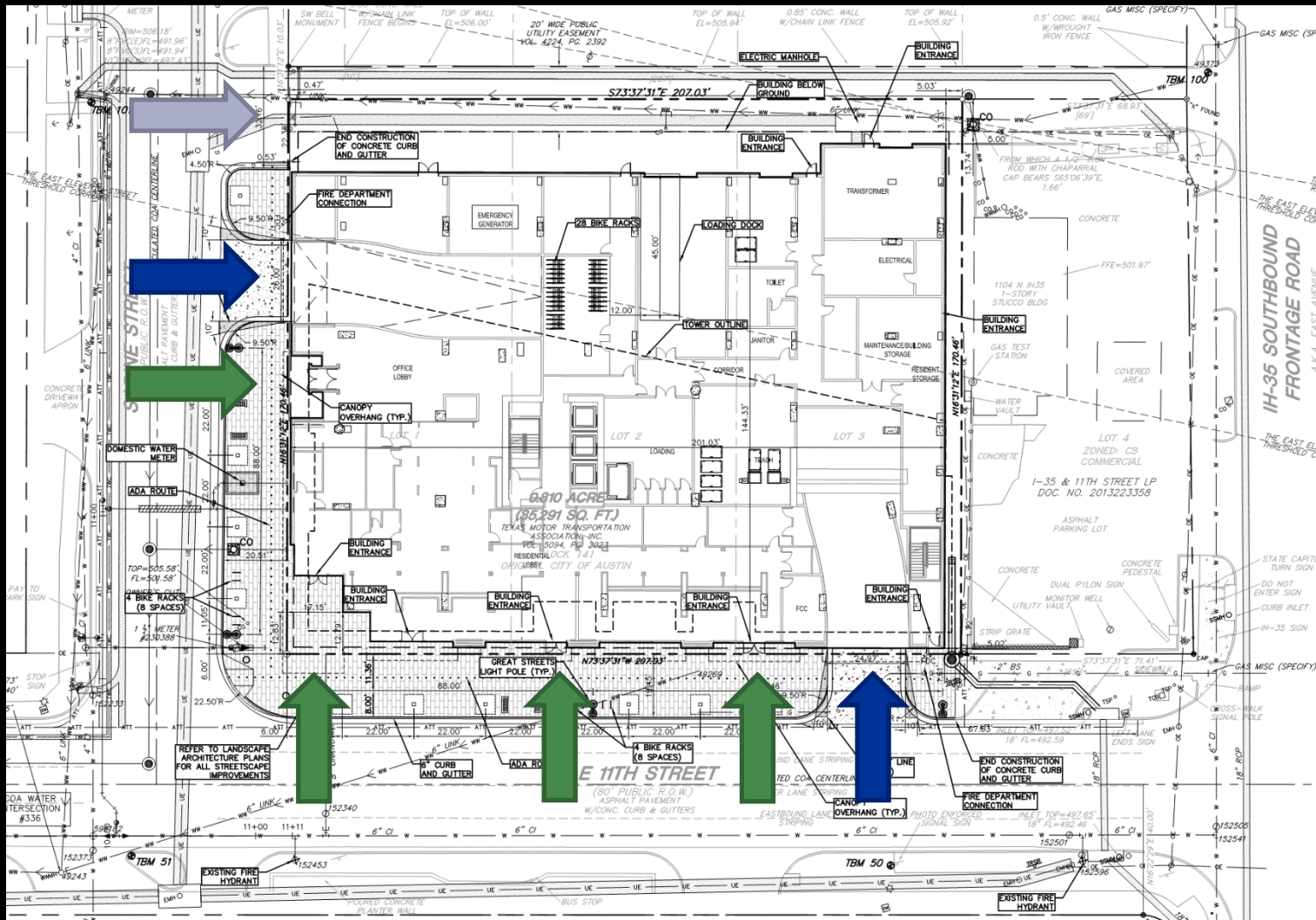
- Great Streets Trees, Bike Parking, Benches, Trash Cans and Street Lights
- Limited Vehicular Entry Points
- Rear Service Entry Point Away From Pedestrians





- Great Streets Trees, Bike Parking, Benches, Trash Cans and Street Lights





VEHICULAR ENTRY POINTS NEAR EXISTING CURB CUTS

MAINTAIN ALLEY ENTRY FOR SERVICE

PEDESTRIAN ENTRY

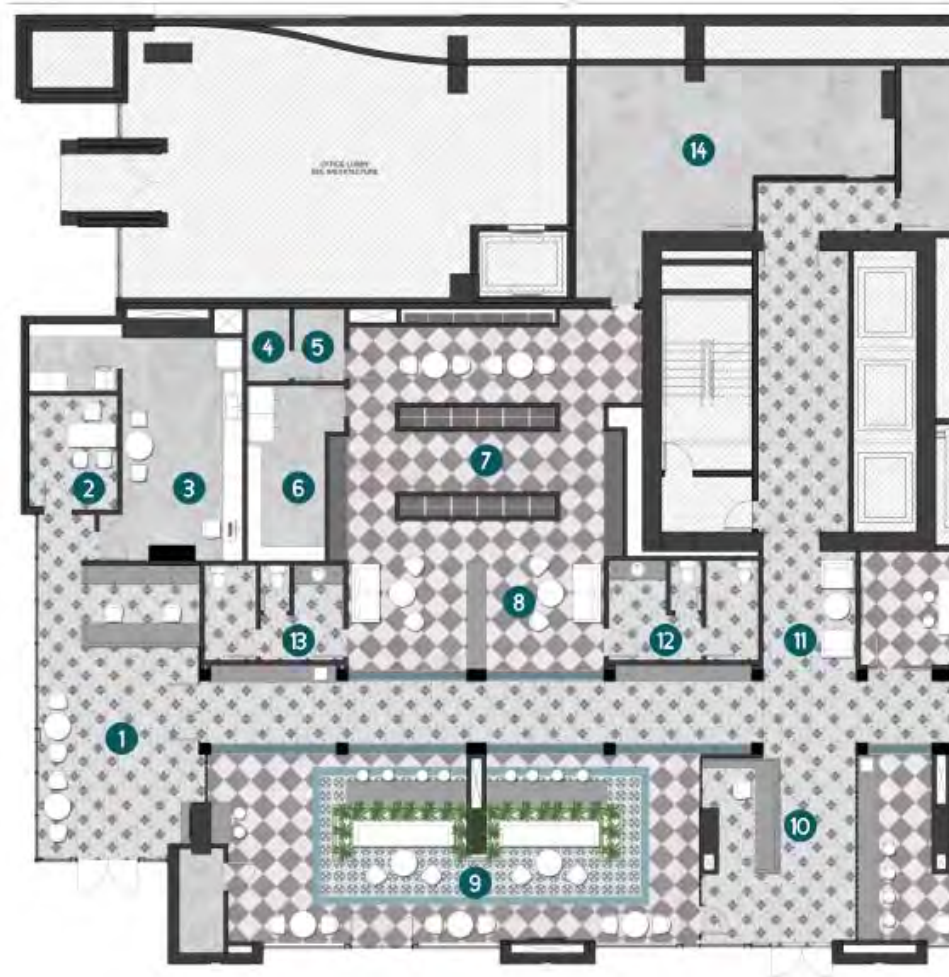
SITE PLAN



## LEASING & GATHERING SPACE

FIRST FLOOR PLAN

- 1 LEASING LOBBY
- 2 OFFICE
- 3 WORKROOM
- 4 HV/AC CLOSET
- 5 A/V CLOSET
- 6 PACKAGE ROOM
- 7 MAIL ROOM
- 8 MAILROOM LOUNGE
- 9 RESIDENT LOUNGE
- 10 RESIDENT ENTRANCE
- 11 RESIDENT LOBBY
- 12 MEN'S ROOM
- 13 LADIES' ROOM
- 14 BKE STORAGE

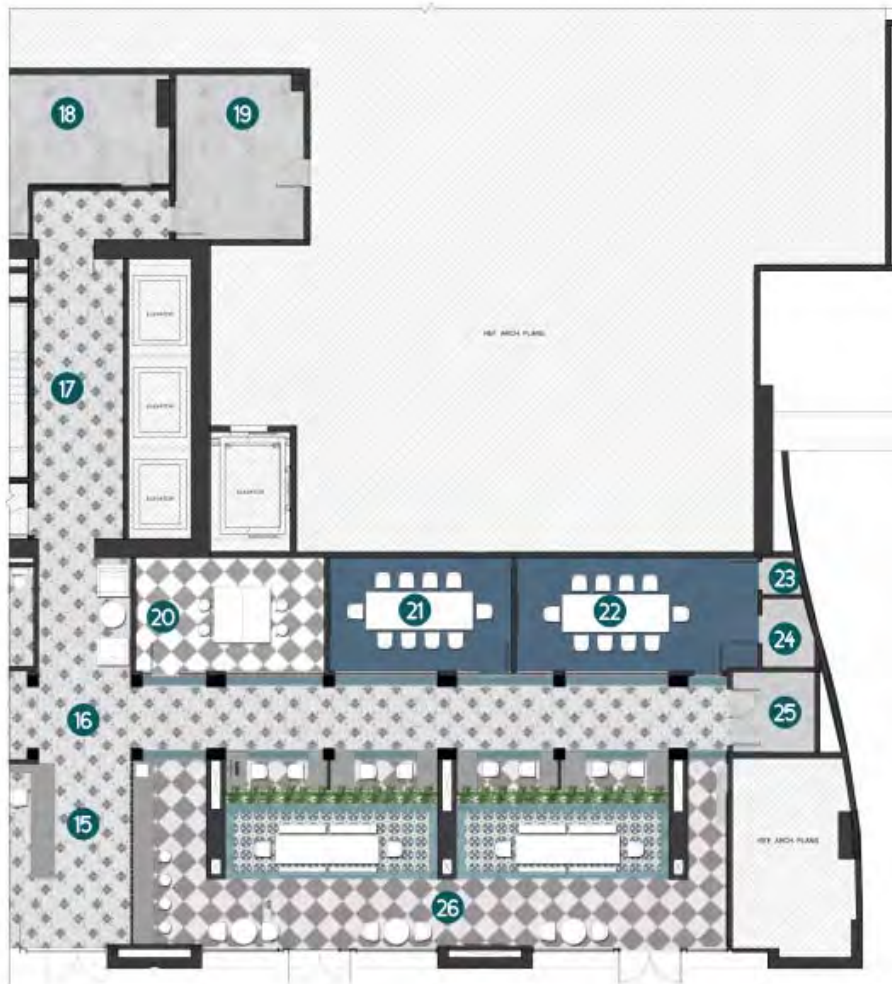


PARTIAL GRADE LEVEL PLAN



## COMMUNITY LOUNGE

### FIRST FLOOR PLAN



- 15 RESIDENT ENTRANCE
- 16 RESIDENT LOBBY
- 17 ELEVATOR LOBBY
- 18 BIKE STORAGE
- 19 BIKE WORKSHOP
- 20 MULTI-PURPOSE ROOM
- 21 CONFERENCE
- 22 CONFERENCE
- 23 HV/AC CLOSET
- 24 STORAGE
- 25 VENDING
- 26 RESIDENT COMMUNITY WORK LOUNGE

PARTIAL GRADE LEVEL PLAN





## LOBBY & COMMUNITY LOUNGE

With its **LUXURIOUS TOUCHES** and magnetic draw, this space will pull residents and guests into **ALEXAN 11<sup>TH</sup>**. Thoughtful details will facilitate work or play and encourage all who visit to linger a while.

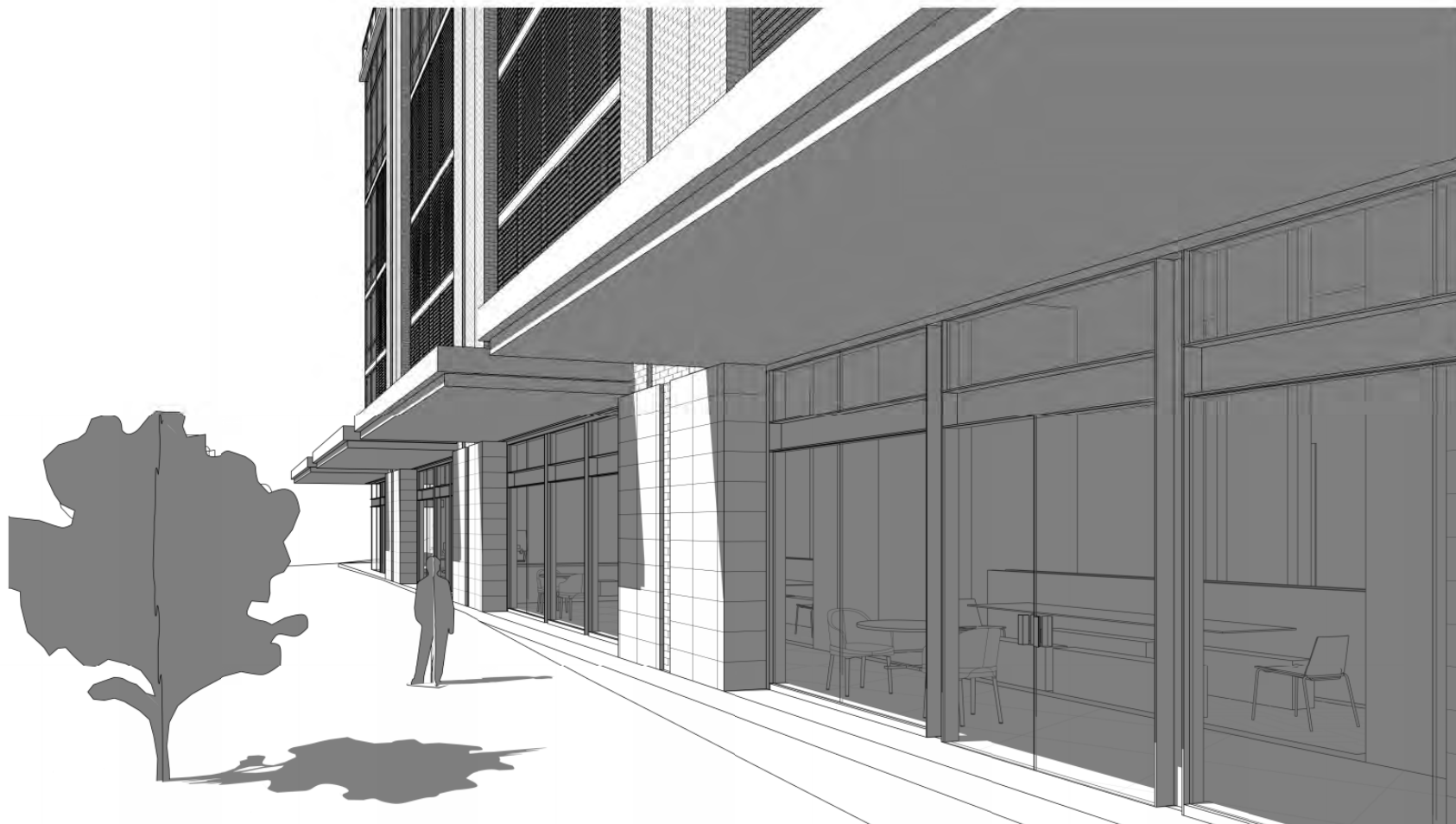




Coworking spaces provide ample human activity and engagement





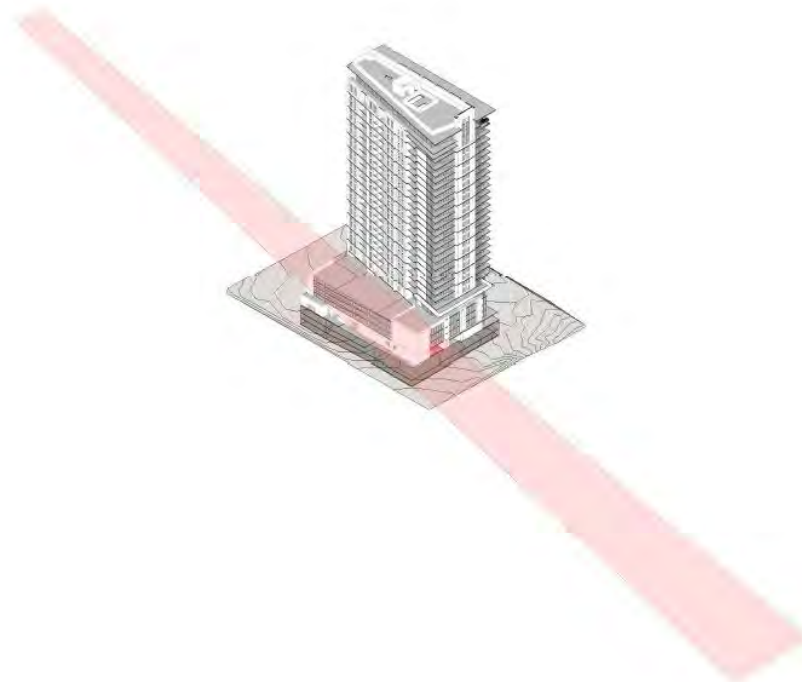
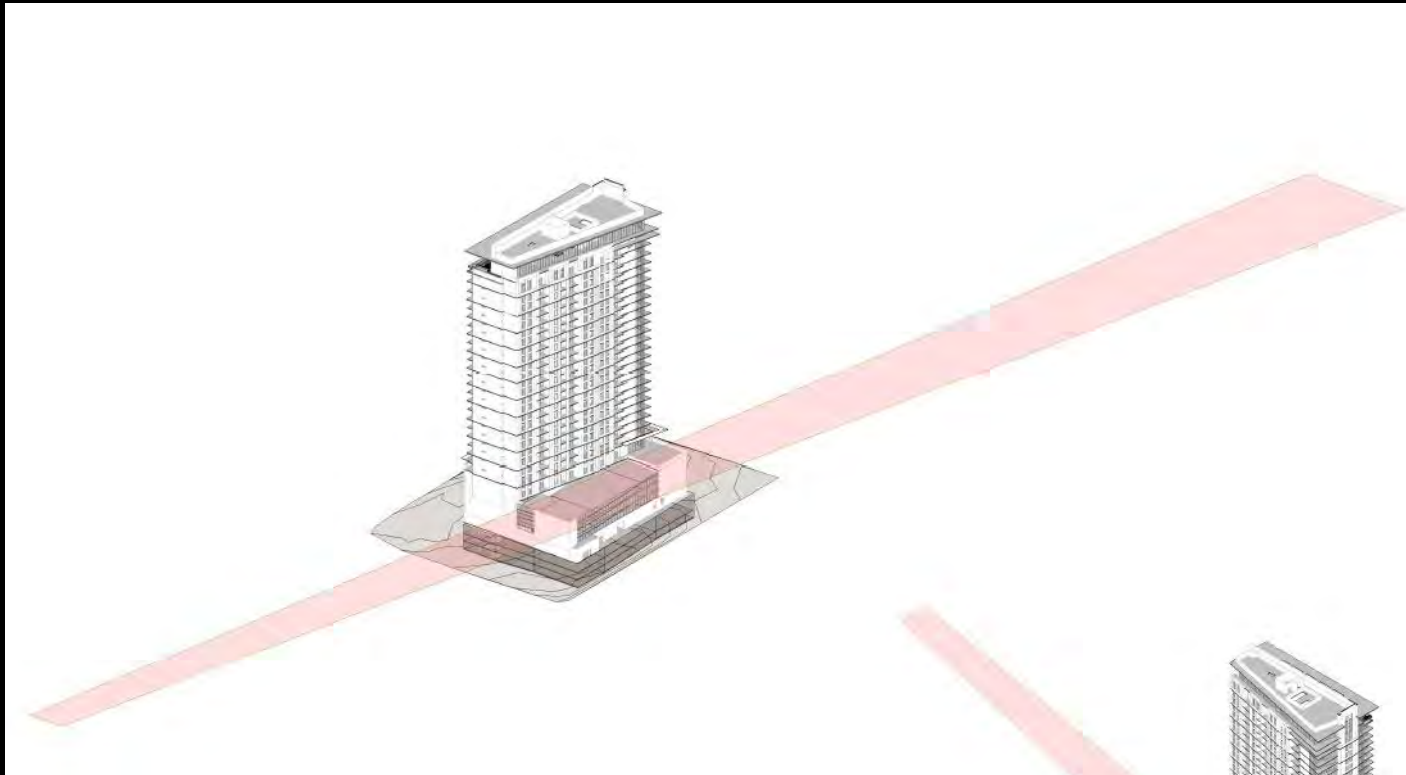






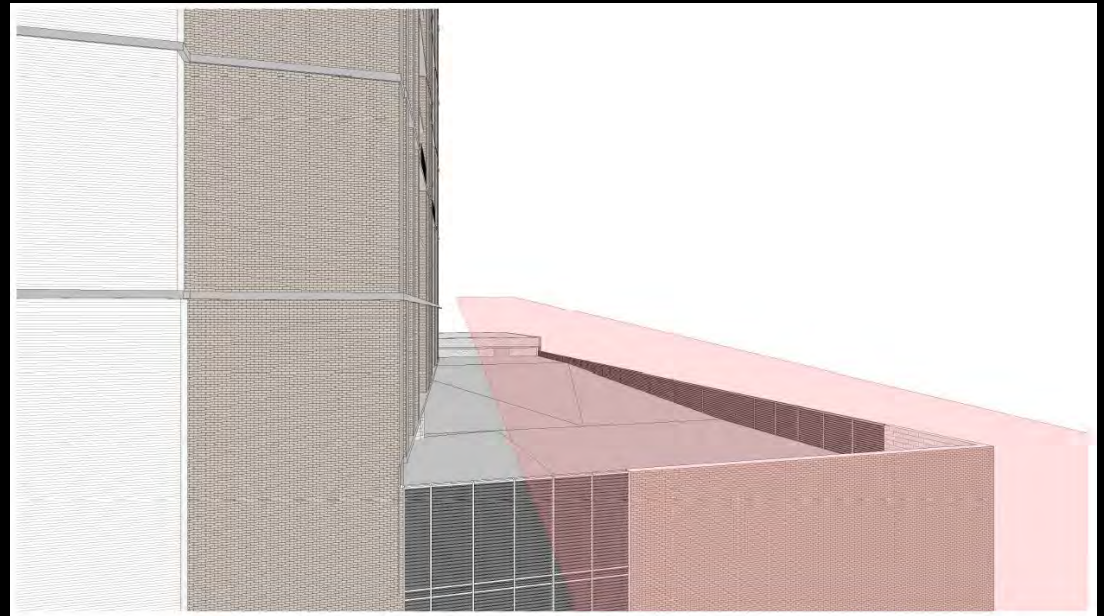
- Transitional/Traditional design
- Elegant and Timeless
- Cast stone, aluminum and glass, metal and wood accents at street level
- Active street edge





- CVC 11





- CVC 11





- Rooftop pool deck and green amenity space
- Views of the Capitol and Downtown
- Enhanced views to rooftop deck from nearby buildings





- Rooftop pool deck and green amenity space
- Views of the Capitol and Downtown

- Enhanced views to rooftop deck from nearby buildings





- Amenity level landscape, activity areas and mechanical unit screening provide enhanced views for adjacent properties
- Parking contained within screened walls of podium
- Roof top mechanical equipment is screened





## MODEL SP717

### STANDARD CONSTRUCTION

- Material: Extruded Aluminum 6063-T6
- Frame: 7" (177.8 mm) deep, .081" (2.1 mm) nominal wall thickness
- Blades: 7" (177.8 mm) deep, .081" (2.1 mm) nominal wall thickness
- Blade Spacing: 3.375" (51 mm) on center
- Screen: 1/2" x .063" flattened expanded bird screen and/or 18 x 14 mesh charcoal insect screen.
- Finish: Mill

### OPTIONAL ACCESSORIES

- Extended Sill Flashing
- Insulated and Non-insulated Blank-off Panels
- Flanged & Glazing Frames of various sizes
- Hinged Access Panels
- Sub-frames
- Visible Mullions
- Invisible Mullions for continuous blade appearance

### FINISHES

- 2 coat Fluoropolymer: Kynar<sup>®</sup> 500 / custom colors available in 70% PVDF (AAMA 2605). Living Building Challenge (LBC) Red List Free.
- 3 coat Fluoropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605). LBC Red List Free.
- Anodic finishes: Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
- Prime coat
- Mill



Vertical Section

Example above-grade garage screening component



## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development

### Issue

Employees who work in city centers frequently live outside them because there are few opportunities and services available to residents to support residential living. Large numbers of commuters leave the core each evening, taking with them the critical population necessary to support a well rounded urban environment.

A diversity of uses in a well planned development can better support residential development and decrease the need for commuting, thus creating a dense core where people are able to live, shop, recreate and work in a walkable area.

These principles are applicable in Downtown and anywhere density is desired, however just as a mix of uses is desirable, a mixed income environment is also critical in creating a sustainable community. Creating mixed income developments currently requires a mixture of subsidy and incentives, and many of the principles addressed in this document can be used as part of a city sponsored density bonus program.

### How do we achieve?

- Office-like environment at street-level so residents can work from home in a centralized, comfortable environment with their neighbors and peers, encouraging residents to work remotely without commuting.
- 50% of the bonus area as on-site affordable housing.





Coworking spaces provide ample human activity and engagement





## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
  - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art

## How do we achieve?

- Owner will search for an engage a local artist whether it be privately or through the Art in Public Places program is to be determined.



### ART IN PUBLIC PLACES

Established by the City in 1985, the Art in Public Places (AIPP) program collaborates with local & nationally-known artists to include the history and values of our community into cultural landmarks that have become cornerstones of Austin's identity.

The City of Austin was the first municipality in Texas to make a commitment to include works of art in construction projects. By ordinance, 2% of eligible capital improvement project budgets are allocated to commission or purchase art for that site. Austin's Public Art Collection is found at sites such as the airport, convention center, libraries, parks, police stations, recreation centers, and streetscapes, enhancing public spaces for all residents and visitors to our City.

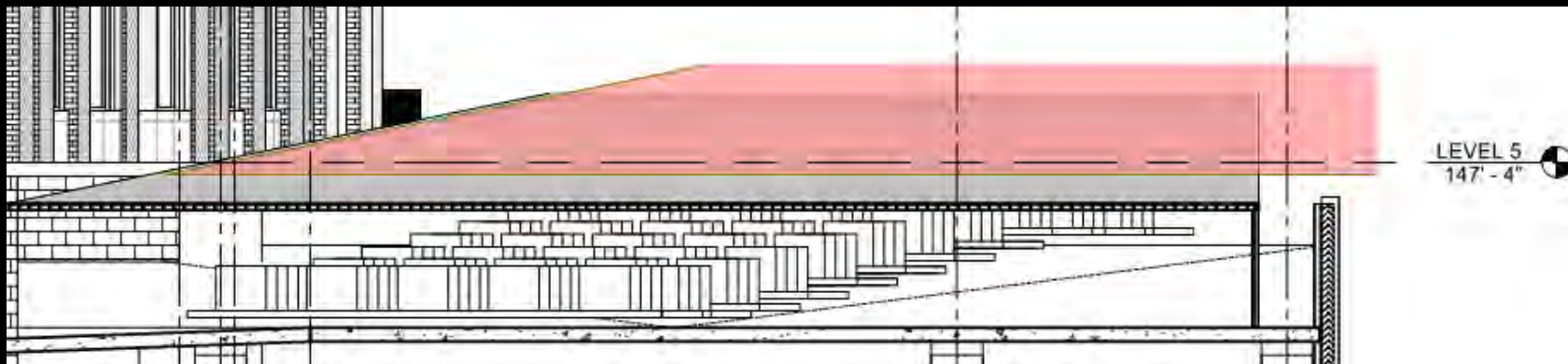
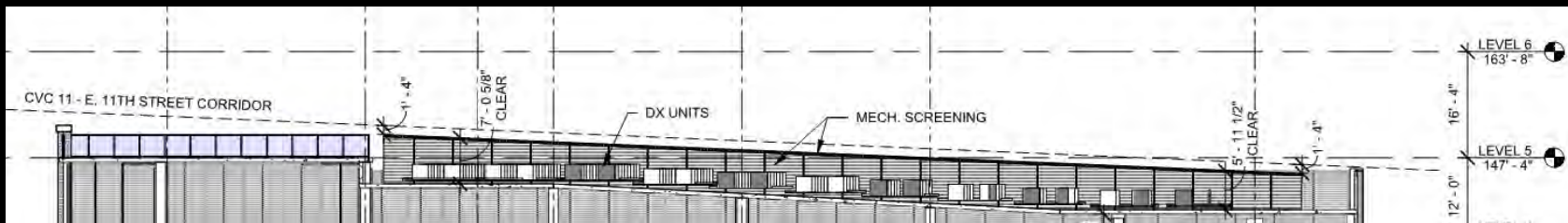


## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
  - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
  - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings

How do we achieve?

- Provide screening from adjacent, future tall buildings with vertical and horizontal elements while remaining below CVC #11.







Example photos of proposed screening at lower podium deck



## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
  - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
  - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
  - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
  - Not Applicable

Existing buildings can provide a sense of continuity through the many memories people have associated with them. Keeping buildings can reinforce unique qualities of a place and so may be more valuable than the cost of the materials alone. It is therefore important that even buildings which are not historically designated be preserved and integrated into new development when possible.

The existing building is stucco with no unique qualities and cannot be recycled in a meaningful way.





## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
  - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
  - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
  - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
  - Not applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian

How do we achieve?

- We are increasing the depth of the canopies to 8'-0" per recommendations.





## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Area Wide Guidelines #11 – Recycle Existing Building Stock
  - Not applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian
  - We are increasing the depth of the canopies to 8'-0" per recommendations.
- Guidelines for Public Streetscape #2 – Minimize curb cuts

### How do we achieve?

- Existing site has two driveway curb cuts on Sabine along with curb cuts for parking. 11<sup>th</sup> Street has one driveway curb cut and a parking pull-out.
- Our proposal decreases that to the existing curb cut at the alley for service and a vehicular curb cut near the existing service curb cut. 11<sup>th</sup> maintains one vehicular curb cut very near the existing driveway curb cut.









Sabine looking southwest



Sabine looking northeast



11<sup>th</sup> looking northeast



11<sup>th</sup> looking northwest





## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Guidelines for Public Streetscape #2 – Minimize curb cuts
  - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development

The street level of buildings holds the greatest potential for pedestrian use and walk-in commercial activity. The lower two levels of urban buildings should provide a framework for exploiting that potential.

Pedestrian oriented cities require that the scale of activity be compressed to something much smaller and more intimate than one appropriate to cars. People walking on the sidewalk move much slower than cars and their attention is naturally more focused. Because of this, buildings which offer only one walk-in business or retail opportunity at street level will frustrate the natural behavior of pedestrians.

### Recommendations

- Buildings should provide street-level, pedestrian-oriented uses on all street fronts.
- No more than 25% of net street frontage should be occupied by uses which have no need for or discourage walk-in traffic. Drive-through facilities are not allowed.

## How do we achieve?

- Pedestrian-oriented uses on both street fronts
- Leasing lobby and coworking space are directly accessible from the street. The leasing lobby is intended for general public to access. While the coworking space is dedicated to residents, there will be pedestrian traffic to and from the street and the activity generated internally by the use will be viewed from the street similarly to an office space.



## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Guidelines for Public Streetscape #2 – Minimize curb cuts
  - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development
  - Pedestrian-oriented uses on both street fronts
  - Activated uses at street level
- Guidelines for Buildings #4 – Encourage the inclusion of local character

How do we achieve?

- By engaging a local artist, the Owner's goal will be to create a unique piece of art to incorporate into the project.

## Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
  - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
  - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
  - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
  - Not Applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian
  - We are increasing the depth of the canopies to 8'-0" per recommendations.
- Guidelines for Public Streetscape #2 – Minimize curb cuts
  - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development
  - Pedestrian-oriented uses on both street fronts
  - Activated uses at street level
- Guidelines for Buildings #4 – Encourage the inclusion of local character
  - By engaging a local artist, the Owner's goal will be to create a unique piece of art to incorporate into the project.
- We feel we now comply with 28 of 28 Guidelines that are applicable to the project.





Alexan 11<sup>th</sup> and 35 Residential  
700 E 11<sup>th</sup> Street  
Austin, Texas

TCR  
TRAMMELL CROW RESIDENTIAL



