



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

1. Project Name

Block 71 Redevelopment

2. Case Number

SP-2017-0311C

3. Property Owner

Name:

UT ground lease to: TC AUSTIN BLOCK 71, LLC

Address:

500 W. 2nd Street, Suite 1400, Austin, TX 78701

Phone:

(512) 482-5544

E-mail:

MFowler@trammellcrow.com

4. Applicant/Authorized Agent

Name:

Page Southerland Page, Inc.

Address:

400 W. Cesar Chavez Street, Suite 500
Austin, TX 78701

Phone:

(512) 472-6721

E-mail:

jkanevski@pagethink.com

5. Anticipated Project Address:

200 W. 6th Street & CTJ address TBD

6. Site Information

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

76,240 SF (1.750 Acres)

- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

CBD

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

8:1

- II. Current height limitation (in feet) :

unlimited

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

n/a

7. Existing Deed Restrictions

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

None
(UT ground lease to TC AUSTIN BLOCK 71, LLC)

8. Building Information

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

770,513 SF

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

retail/restaurant: 42,182 SF

Office: 728,331 SF

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

none

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

none

- e. Number of floors:

37 (with 5 Below Grade)

- f. Height:

486' Roof

555' Top of Parapet

- g. FAR requested:

25:1

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:

Gatekeeper requirements are incorporated into the project design by way of:

- 1) incorporation of a streetscape that meets Great Streets Program Requirements.
- 2) incorporation design elements that achieve a minimum two star rating under Austin Energy's Green Building program.
- 3) incorporation of design elements that are anticipated to allow the City of Austin Design Commission to find the project to be substantially compliant with the City's Urban Design Guidelines.

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:

Community Benefits to achieve bonusing include Gatekeeper requirements + commercial office project type.

Other community benefits not being utilized for current development bonusing include:

- 1) Preservation of the 1914 US Post office Building (Claudia Taylor Johnson Hall/"CTJ")
- 2) LEED Gold Sustainability targeted

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:

Thru incorporation of Gatekeeper requirements into the project design considering the commercial office project type 25:1 FAR is sought.

8:1 FAR Primary entitlement allows: 609,920 SF

25:1 FAR via Density Bonus allows: 1,906,000 SF

Proposed floor area is accommodated within the 25:1 FAR achieved by this project.

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:

"Review of Substantial Compliance with UD Guidelines"

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)

☒ 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

Page Southerland Page, Inc.
(Attn: Jade Kanevski)

Date Submitted

26 Oct 2017



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

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

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

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

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

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?

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

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.

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

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

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.

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?

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.

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.

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.)

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

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?

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?

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.

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.

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.

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

26 Oct 2017

Block 71 Redevelopment
200 W. 6th Street

Design Commission – Project Review Application

B.6 Response

Block 71 is owned by the University of Texas and development rights have been granted to TC Austin Block 71, LLC under a ground lease arrangement. The site is currently occupied by two parking garages (one above grade and one below), a 1970s era office tower and plaza, and a historic 1914 post office building. All existing structures on the site are to be demolished with the exception of the historic structure. The proposed construction will consist of 5 levels of below grade parking on the three quarters of the site outside of the historic building, in addition to an office tower occupying the east half of the block. A new private plaza will be created at the northeast quadrant of the site. Future development may include a hotel or residential development at this location as well, displacing part of the plaza. The project is currently scheduled to be completed in 2021.

The proposed development aims to reinvigorate the historic post office building and frame it with the plaza on its north side as the heart of the project, while also shaping the vertical office tower to be an iconic contribution to the Austin skyline. The plaza and post office renovation will bring a human scale to this part of downtown, while the density of the office tower component will help to enliven it. Retail opportunities in the office tower along 7th street and within the historic building will underscore the programmatic diversification this project brings to downtown Austin.

The project team is committed to sustainability and will meet an Austin Energy Green Building 2 Star rating, while also targeting LEED Gold.

Through the diverse programs on site, and the inclusion of a plaza fronting on the notable north façade of the historic post office, this development weaves together contemporary design with historical presence creating a site that will be like none other in Austin, yet fully grounded in the character of the city.

26 Oct 2017

Block 71 Redevelopment
200 W. 6th Street

Design Commission – Project Review Application

D.15 Response

1 - Humane Character

The proposed development participates in the Great Streets program, and in doing so provides street trees, benches, and sidewalk pavers which all provide for a pedestrian scaled environment. At the street wall, the office tower scales down its façade treatment and begins to employ more varied materials and a finer grained composition of elements. The richly detailed historic post office retains its scale and presence, and the office tower defers to it via large recess along 6th street that responds to the existing structure both in plan and elevation. Perhaps most important to providing humane character is the plaza, which will add sorely needed green space for leisure and activities to downtown Austin.

2 – Density

This development as currently envisioned would be the largest office building in downtown Austin with roughly 675,000 sf of rentable area. It has the potential to act as a catalyst for any number of ventures simply via its capacity to house so many people and companies of various size and sector. Employees of the tenants who find space here will meet with others in the plaza the project provides, or in one of the on-site retail spaces, or within existing and future public spaces throughout downtown.

3 – Sustainability

The project team is committed to sustainability and will meet Austin Energy Green Building standards, while also targeting LEED Gold status. There has also been a concerted effort to harvest water from the site for use in plaza irrigation and for its planned water feature. Providing a green plaza will also help to reduce the heat island effect and provide cleaner air and a more temperate microclimate in the immediate vicinity.

4 - Diversity

Large office developments are often inherently diverse – open to bringing in tenants that range from buttoned-up law firms to shorts and flip-flops tech companies. The lobby, plaza and retail spaces just on the same site will have the potential to act as a mixing pot for the companies that occupy the office tower. Providing these secondary amenities helps to ensure that tenants venture out of their offices and provide potential for spontaneous and serendipitous interactions.

5 – Economic Vitality

The diversity addressed above also of course strengthens the economic vitality and resilience of the city. The tenants of the office tower will be drawn to this location by the amenities, restaurants and retail not only on the same block, but in all of downtown. This attraction will flow both directions, and more retail development will be spurred by the increased population of workers the project will bring to downtown Austin.

6 – Civic Art

No specific piece of what is traditionally considered civic art is currently planned for the project, but that's due largely to the fact that the art program has yet to be developed. Certainly the opportunities for such exist and will be discussed. However, it could be claimed that the preservation, rehabilitation, and exposure of the historic post office building alongside the inclusion of the adjacent landscaped plaza will act in much the same beneficial ways as civic art does by providing notable landmarks in which to

understand and navigate the city, as well as providing places that are inherently focused on public participation.

7 – A Sense of Time

This development has been gifted with the presence of a magnificent historic structure that is unique to downtown Austin. By focusing the entire design of both the office tower and the plaza towards exposing and accentuating what was originally downtown Austin's post office, the development takes advantage of an opportunity to pair old and new that few projects have.

8 – Unique Character

Very few sites in downtown Austin are offered the opportunity to integrate with a historic building, especially of the quality and scale of the historic post office. Even fewer are able to allocate area to providing open space that is publicly accessible. This development proposes to do both, creating an entirely unique space that likely cannot be reproduced elsewhere in the city. The design of the plaza incorporates native plant species and speaks to the need for Austinites to have access to the outdoors. Furthermore, office developments in many cities do not include terraces, but this proposal accommodates several vertical terraces as architectural features at two corners of the tower, with the addition of two large penthouse terraces at the upper office levels because in Austin, we simply need to get outside sometimes.

9 – Authenticity

No false historicism is entertained in this project. The historic building will be rehabilitated to its former grandeur, eliminating 1970s era's 'renovations' that cut the grand mail sorting room on the north side in half and covered over many of the original finishes. The old post office will be clear in its presentation of the era from which it came, and so will the office tower, which will present a contemporary design aesthetic and be composed of modern materials and engineered systems.

10 – Safety

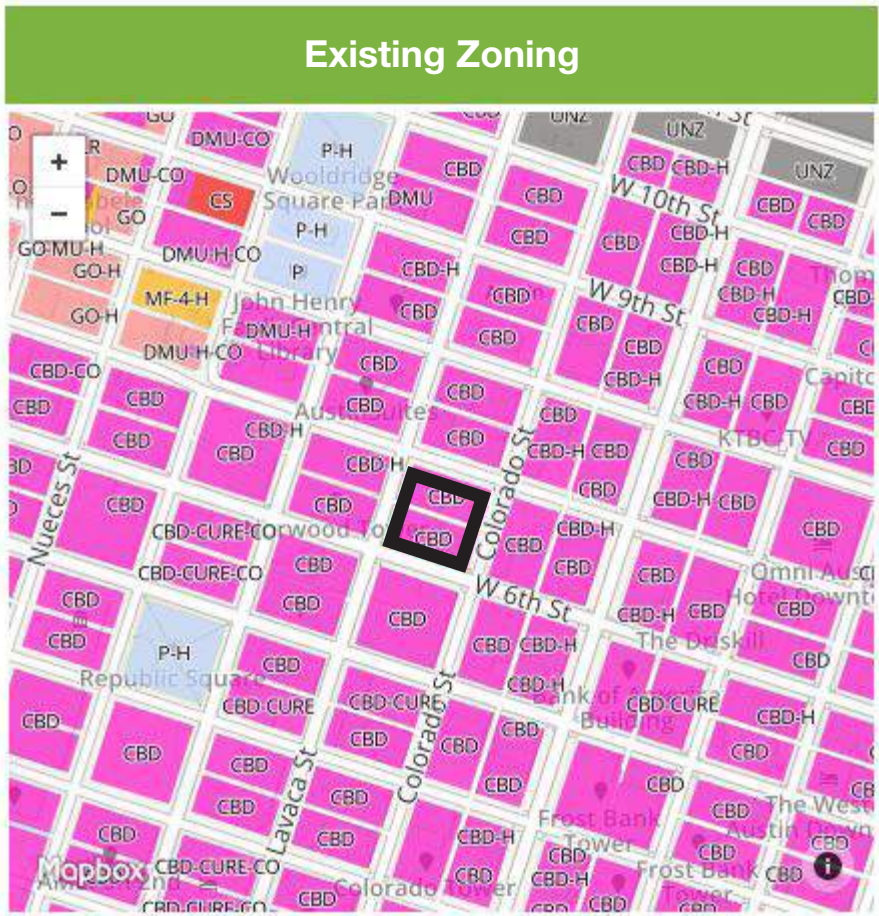
There will be pedestrian activated uses on all streets, and most especially at the plaza. Special consideration has been given to ensuring adequate sightlines are maintained throughout the development, with no dark or obscured spaces. The plaza will be well lit at night.

































11 – Connection with Outdoors






Through the provision of the plaza and the numerous terraces throughout the office tower, this development has focused a great deal on providing meaningful outdoor spaces that can be utilized by both the office tenants and the public.

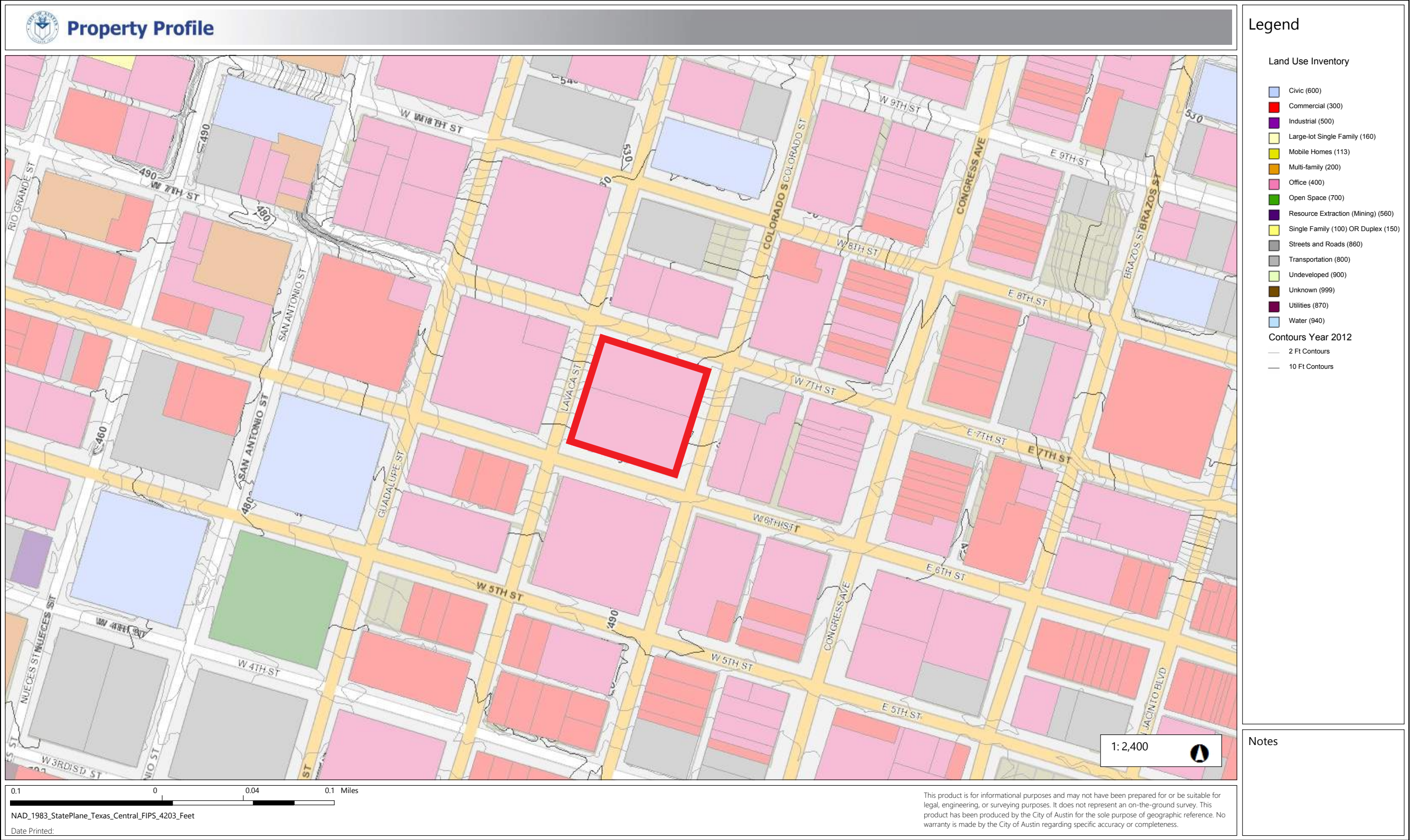
BLOCK 71

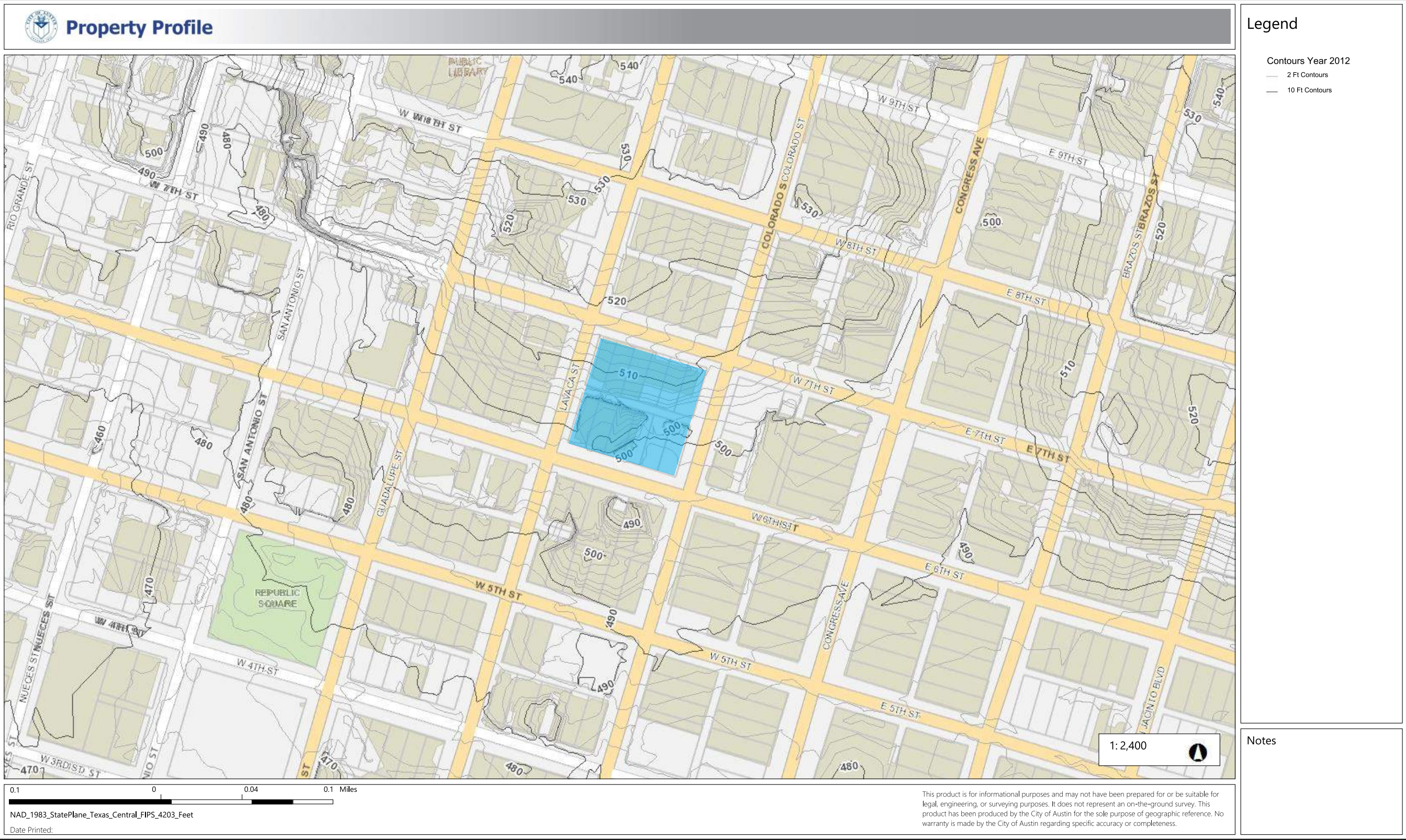
**City of Austin - Design Commission
Downtown Density Bonus Program (DDBP)
October 26, 2017**

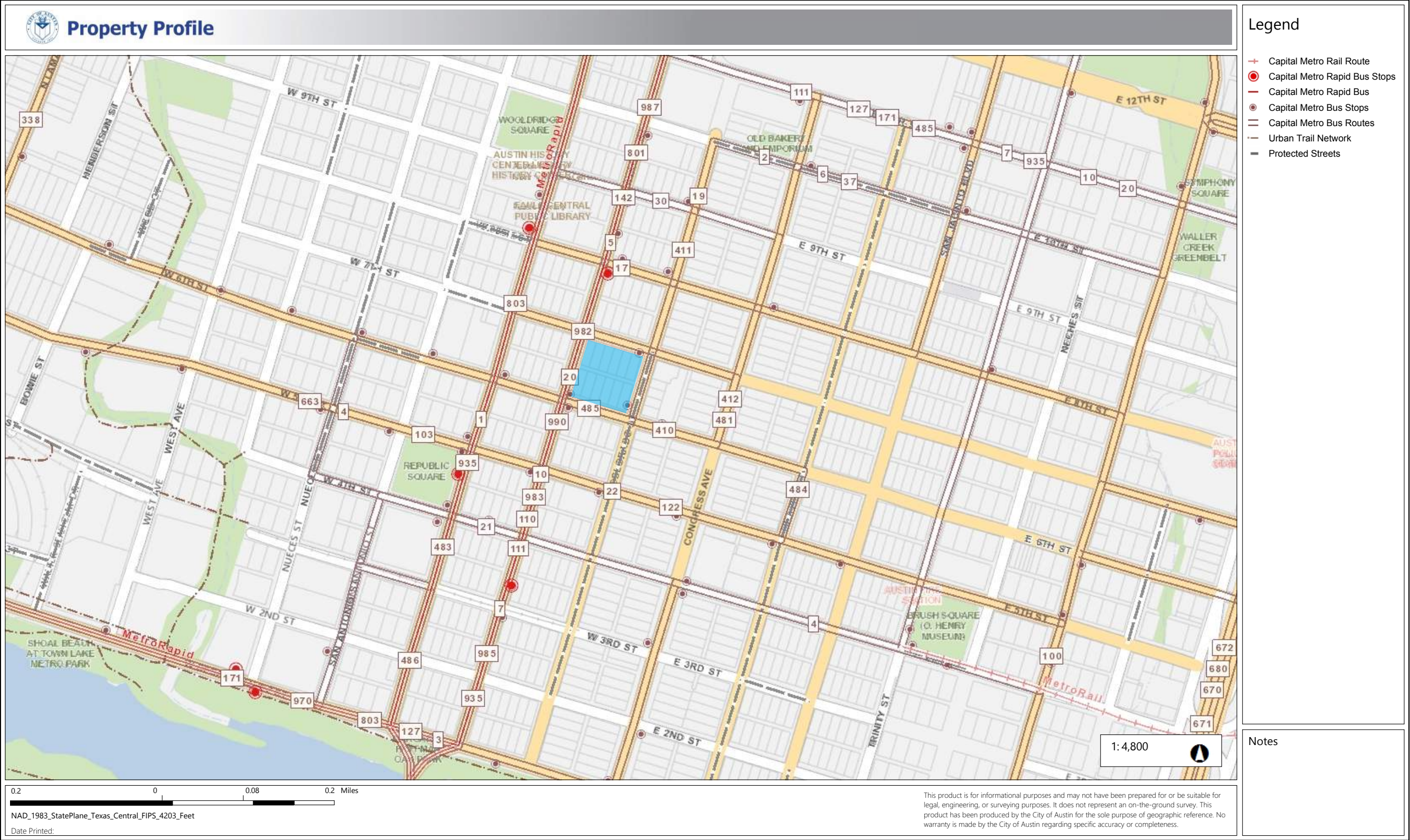


 Rural Residence (RR)	 Limited Industrial Services (LI)
 Single Family Residence (SF-1, SF-2, SF-3, SF-4A, SF-4B)	 Industrial Park (IP)
 Urban Family Residence (SF-5)	 Warehouse Limited Office (W/LO)
 Townhouse & Condo Residence (SF-6)	 Major Industrial (MI)
 Multifamily Residence (MF-1, MF-2, MF-3, MF-4, MF-5, MF-6)	 Research and Development (R&D)
 Mobile Home Residence (MH)	 Public (P)
 Commercial Recreation (CR)	 Aviation Services (AV)
 Neighborhood Office (NO)	 Agricultural (AG)
 Limited Office (LO)	 Development Reserve (DR)
 Neighborhood Commercial (LR)	 Planned Unit Development (PUD)
 General Office (GO)	 Planned Development Area (-PDA)
 Community Commercial (GR)	 Transit Oriented Development (TOD)
 Commercial Services (CS)	 East Riverside Corridor (ERC)
 Commercial Liquor Sales (CS-1)	 North Burnet/Gateway District (NBG)
 Commercial Highway (CH)	 Traditional Neighborhood District (TND)
 Lake Commercial (L)	 Unzoned (UNZ)
 Central Business District (CBD)	
Downtown Mixed Use (DMU)	

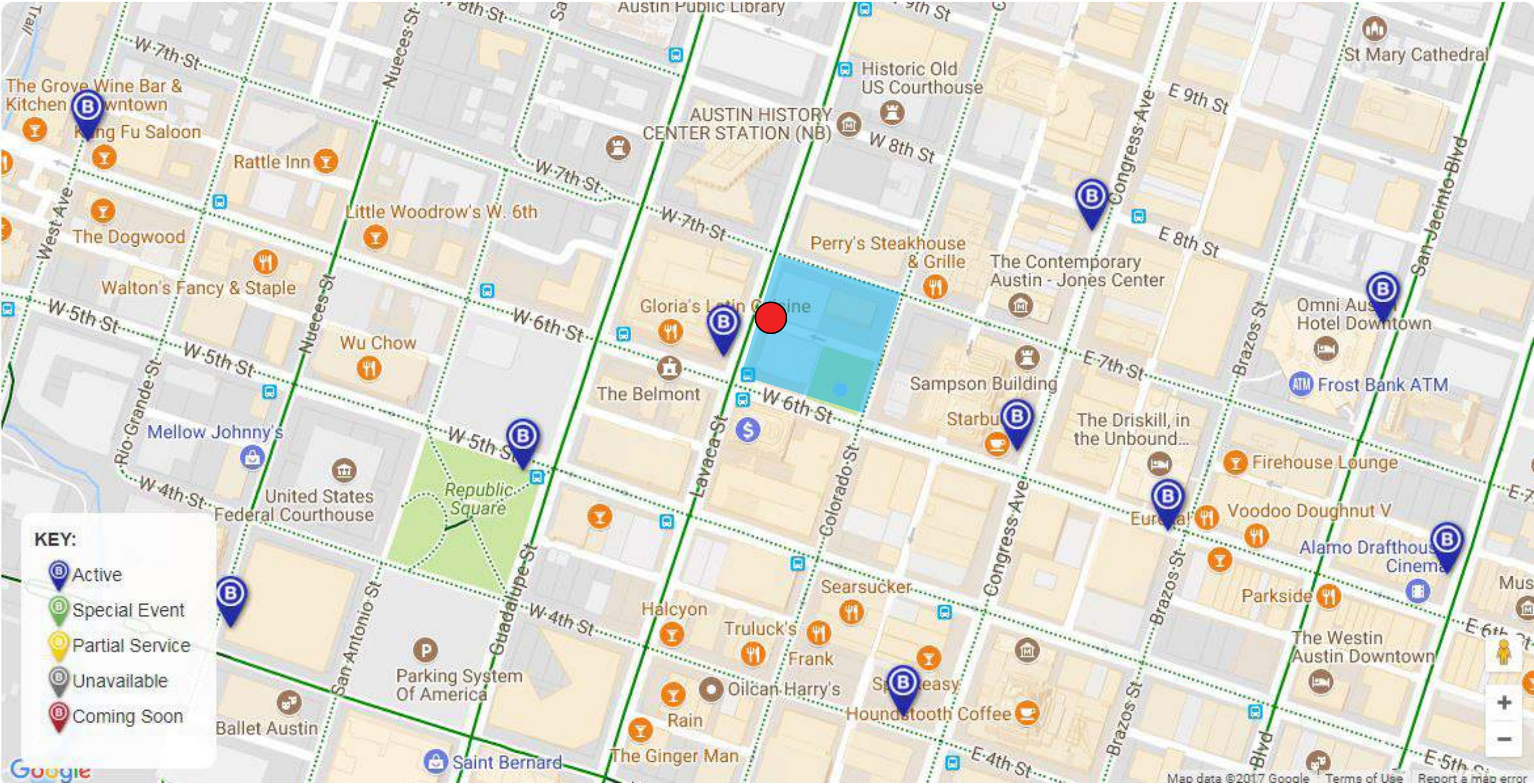
 Rural Residential (RR)	 Mixed-Use 1 (MU1A, MU1B, MU1C, MU1D)	 Commercial Recreation (CR)
 Lake Austin (LA)	 Mixed-Use 2 (MU2A, MU2B)	 Commercial Warehouse (CW)
 Residential 1 (R1A, R1B, R1C)	 Mixed-Use 3 (MU3A)	 Industrial Flex (IF)
 Residential 2 (R2A, R2B, R2C, R2D, R2E)	 Mixed-Use 4 (MU4A, MU4B)	 Industrial General (IG)
 Residential 3 (R3A, R3B, R3C)	 Mixed-Use 5 (MU5A)	 Industrial Heavy (IH)
 Residential 4 (R4A, R4B, R4C)	 Main Street 1 (MS1A, MS1B)	 Research and Development (R&D)
 Residential Multi-Unit 1 (RM1A, RM1B)	 Main Street 2 (MS2A, MS2B, MS2C)	 Public (P)
 Residential Multi-Unit 2 (RM2A, RM2B)	 Main Street 3 (MS3A, MS3B)	 Aviation Services (AV)
 Residential Multi-Unit 3 (RM3A)	 Commercial Center (CC)	 Agricultural (AG)
 Residential Multi-Unit 4 (RM4A)	 Urban Center (UC)	 Development Reserve (DR)
 Residential Multi-Unit 5 (RM5A)	 Downtown Core (DC)	 Parks (PR)
		 Conservation Lands (CL)
		 Planned Unit Development (PUD)
		 Unzoned (UNZ)
		 Former Chapter 25 (F25)





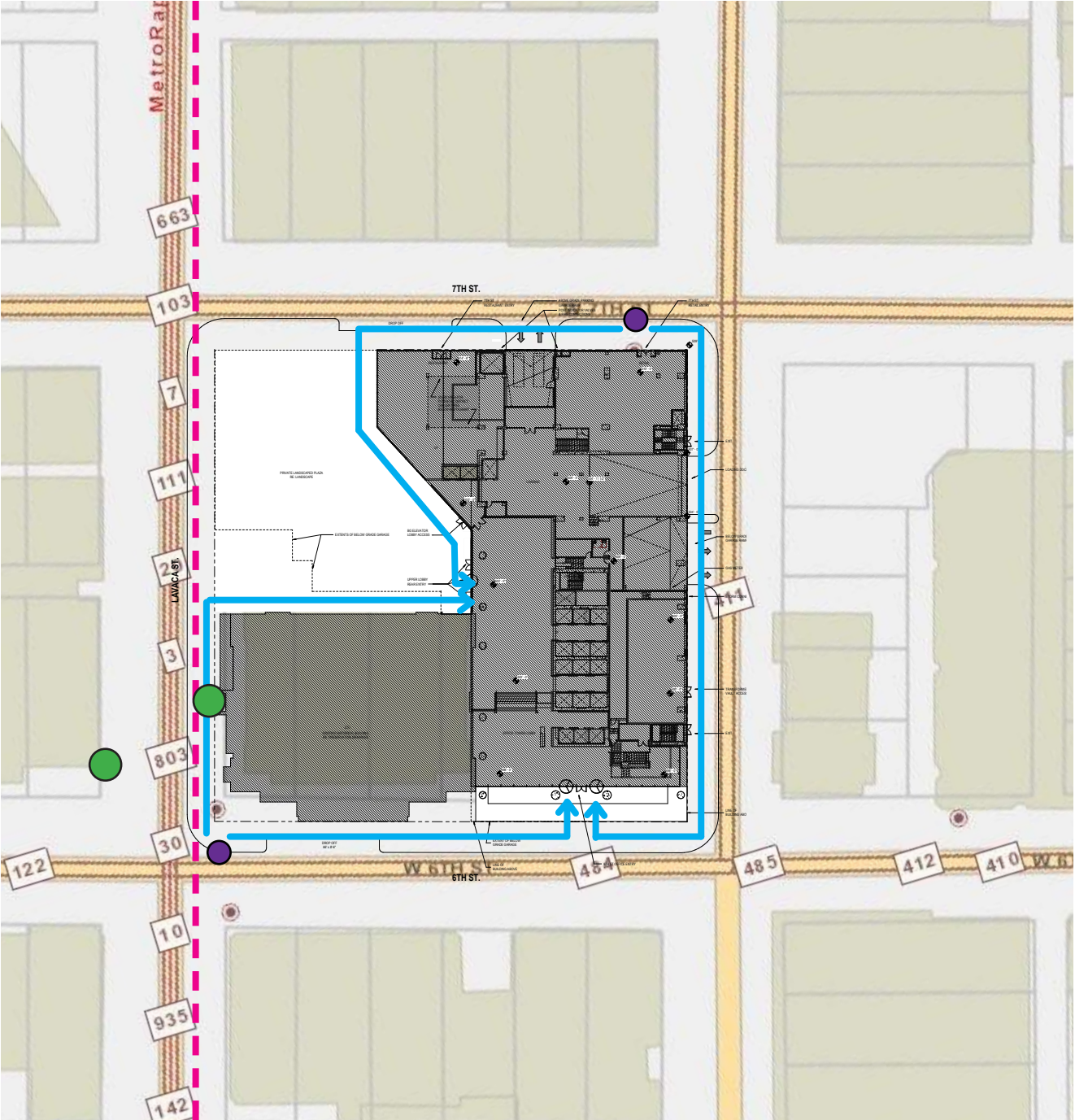


Shared Cycle Stations

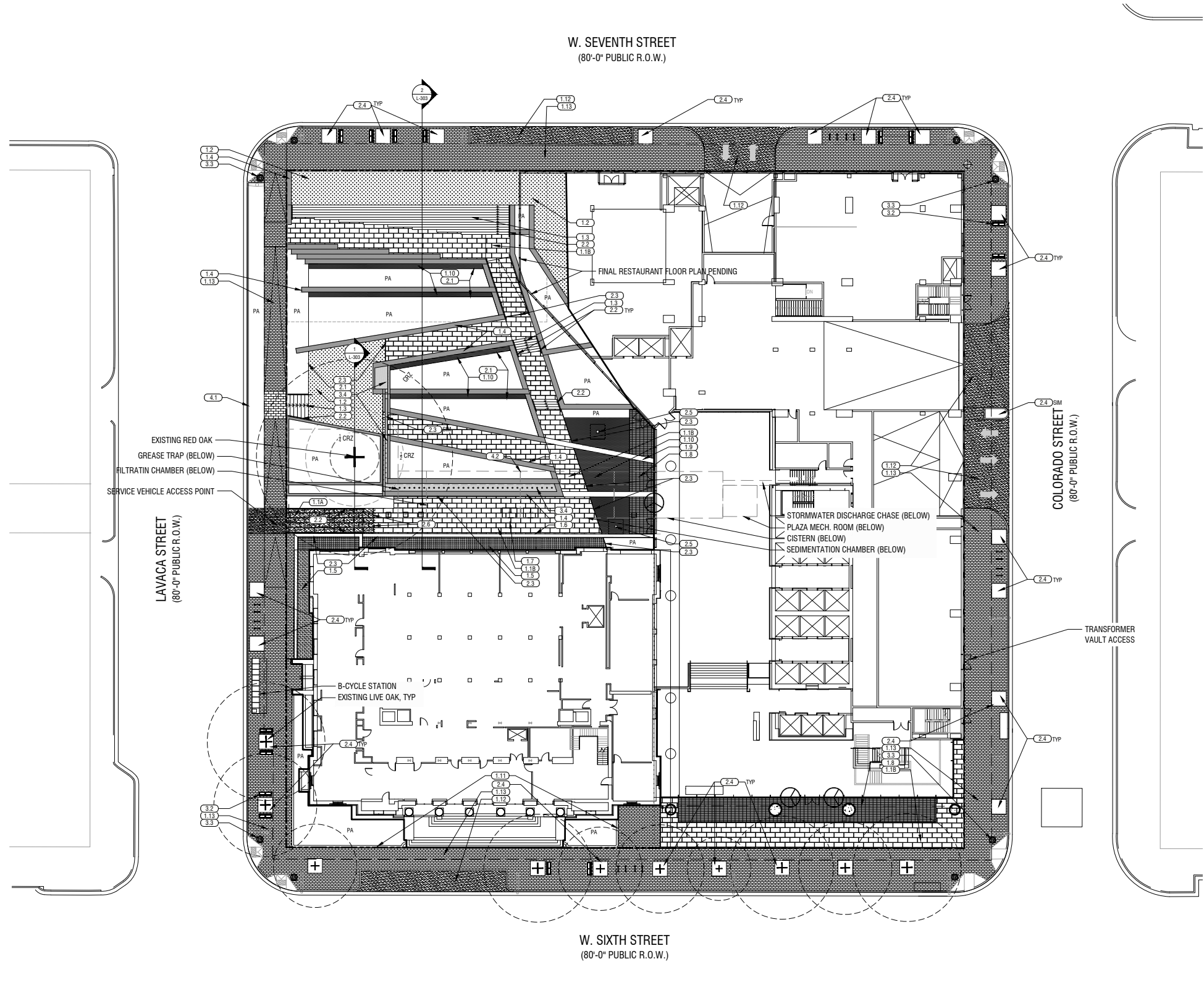


* Map from B-cycle's website found here: <https://austin.bcycle.com/stations/station-locations>

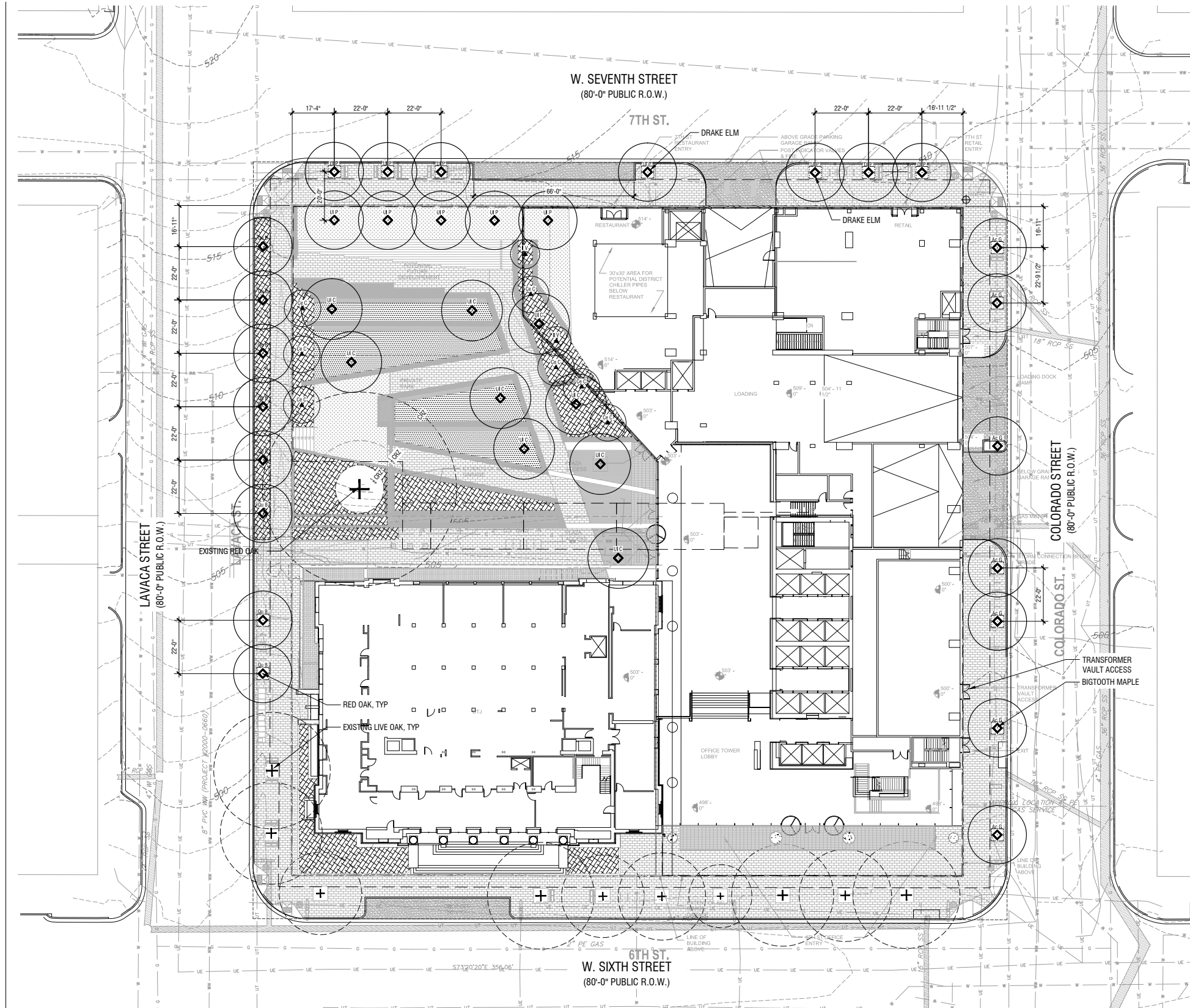
 New B-Cycle Station with Project








- Bike Lane
- B-Cycle Station
- + Capital Metro Rail Route
- Capital Metro Rapid Bus Stops
- Capital Metro Rapid Bus
- Capital Metro Bus Stops
- Capital Metro Bus Routes



Landscape Planting Plan



PLANTING SCHEDULE

BOTANICAL NAME	
SYMBOL	COMMON NAME
	EXISTING TREES TO REMAIN
	LARGE TREES
F' CAL. SELECT BY LA	
Ac G	<i>Acer grandidentatum</i> Bigtooth Maple
Qu B	<i>Quercus Buckleyi</i> Texas Red Oak
U C	<i>Ulmus cassifolia</i> Cedar Elm
U P	<i>Ulmus parvifolia</i> 'Drake' Drake Elm
	SMALL TREES
F' CAL. MULTITRUNK, 3 TRUNK MIN., SELECT BY LA	
Ce C	<i>Cercis canadensis</i> var. <i>lancealis</i> Texas Redbud
Il V	<i>Ilex vomitoria</i> Yaupon Holly
	PLANTING BED 50% 5 GAL @ 24" O.C. 50% - 1 GAL @ 18" O.C.
	LAWN - TIFWAY BERMOUDA SOD WITH STALOK REINFORCEMENT FIBERS LITTED INTO SOIL 18" DEEP









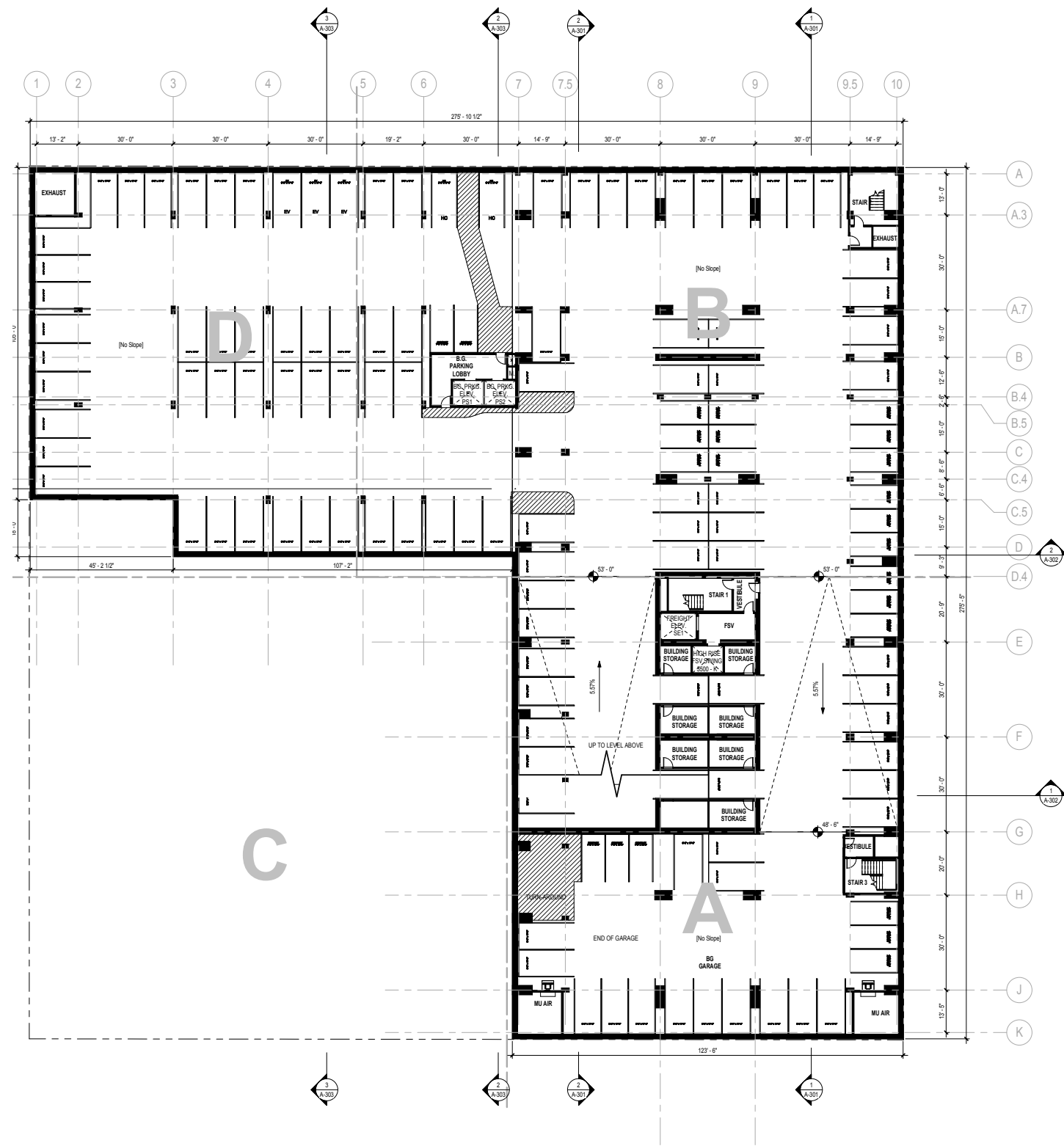






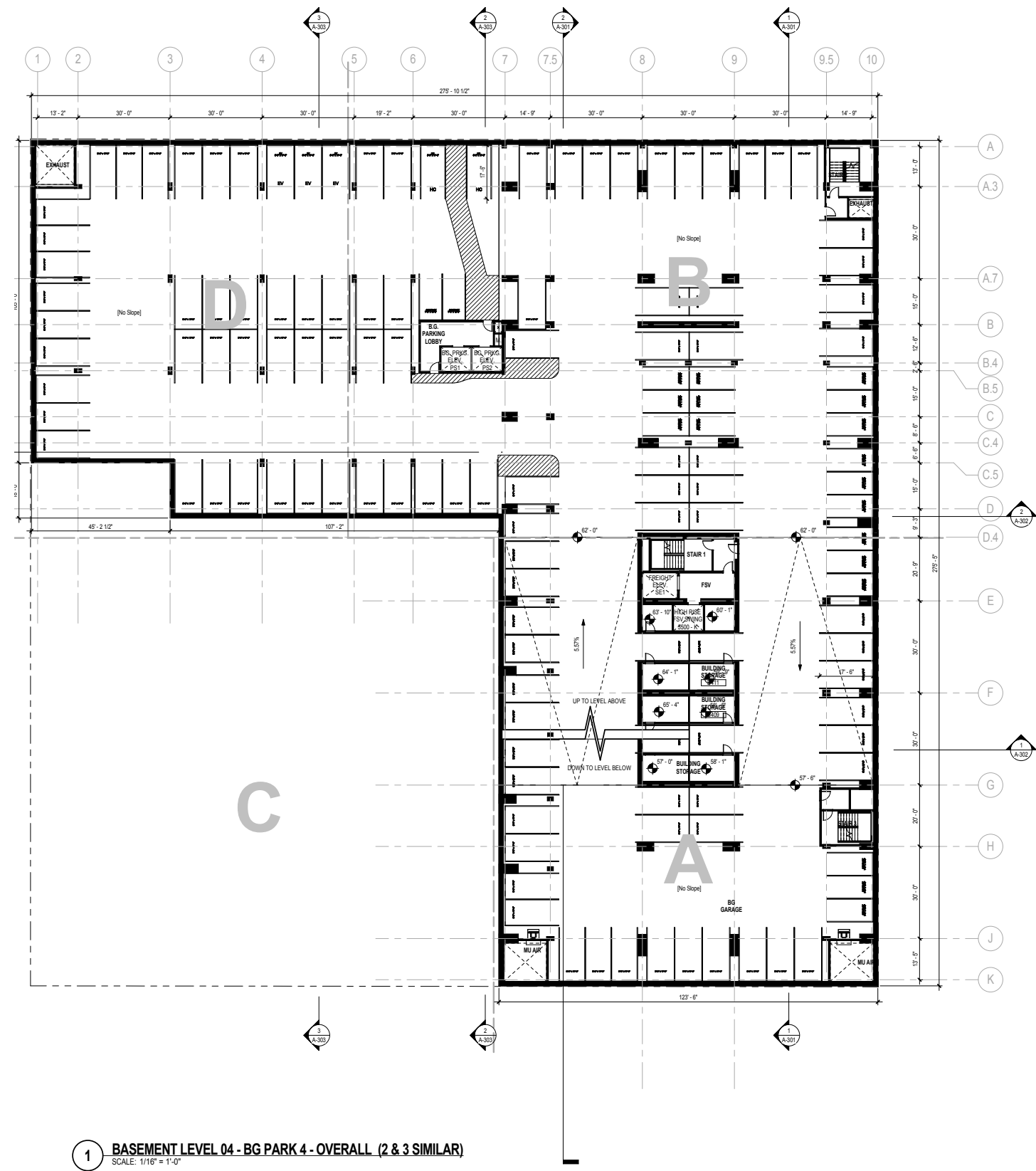
*Image for concept

Floor Plan
Basement Level 5



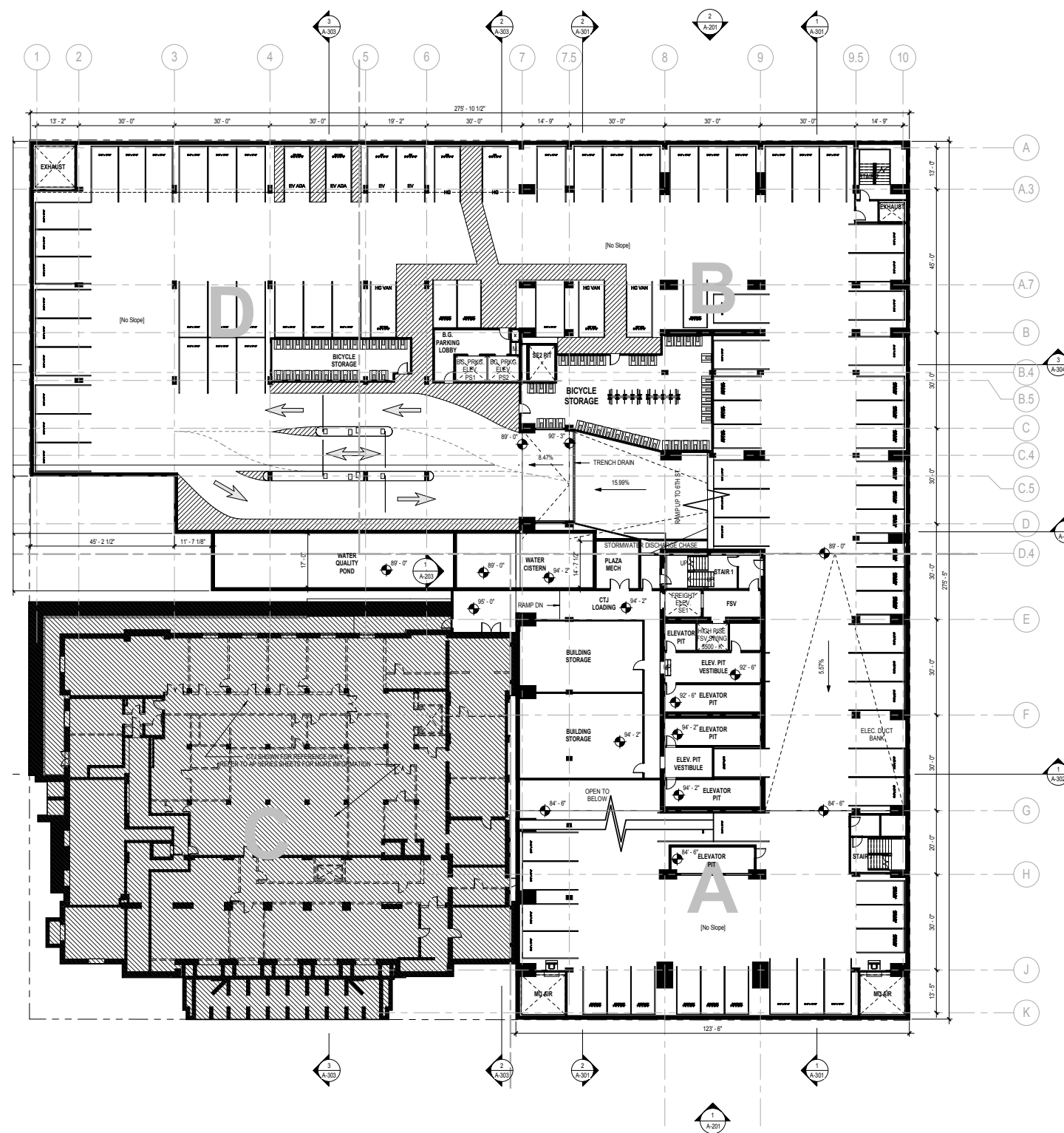
1 BASEMENT LEVEL 05 - BG PARK 5 - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan
Basement Level 4 (3 and 2 Similar)



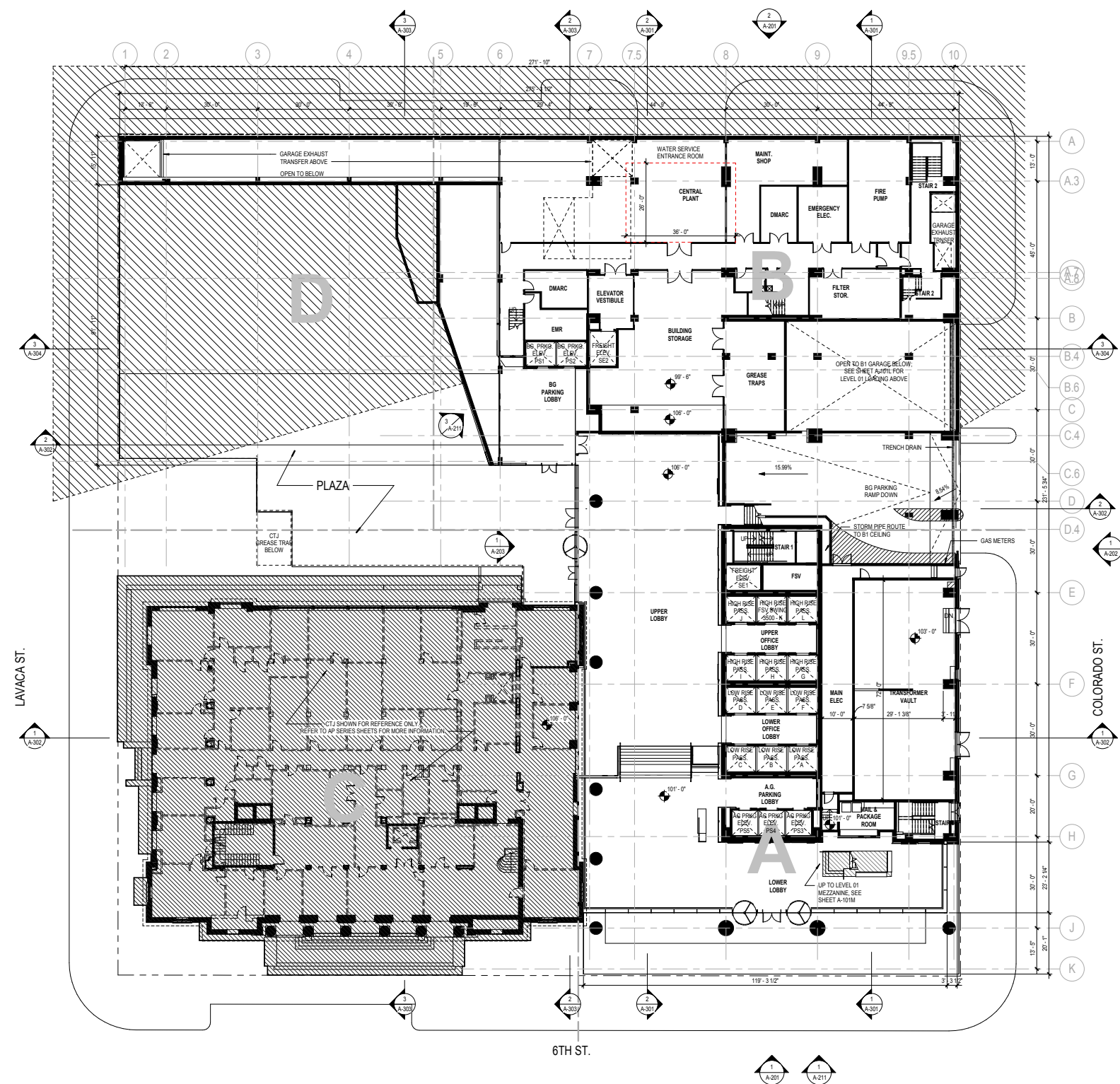
Floor Plan

Basement Level 1



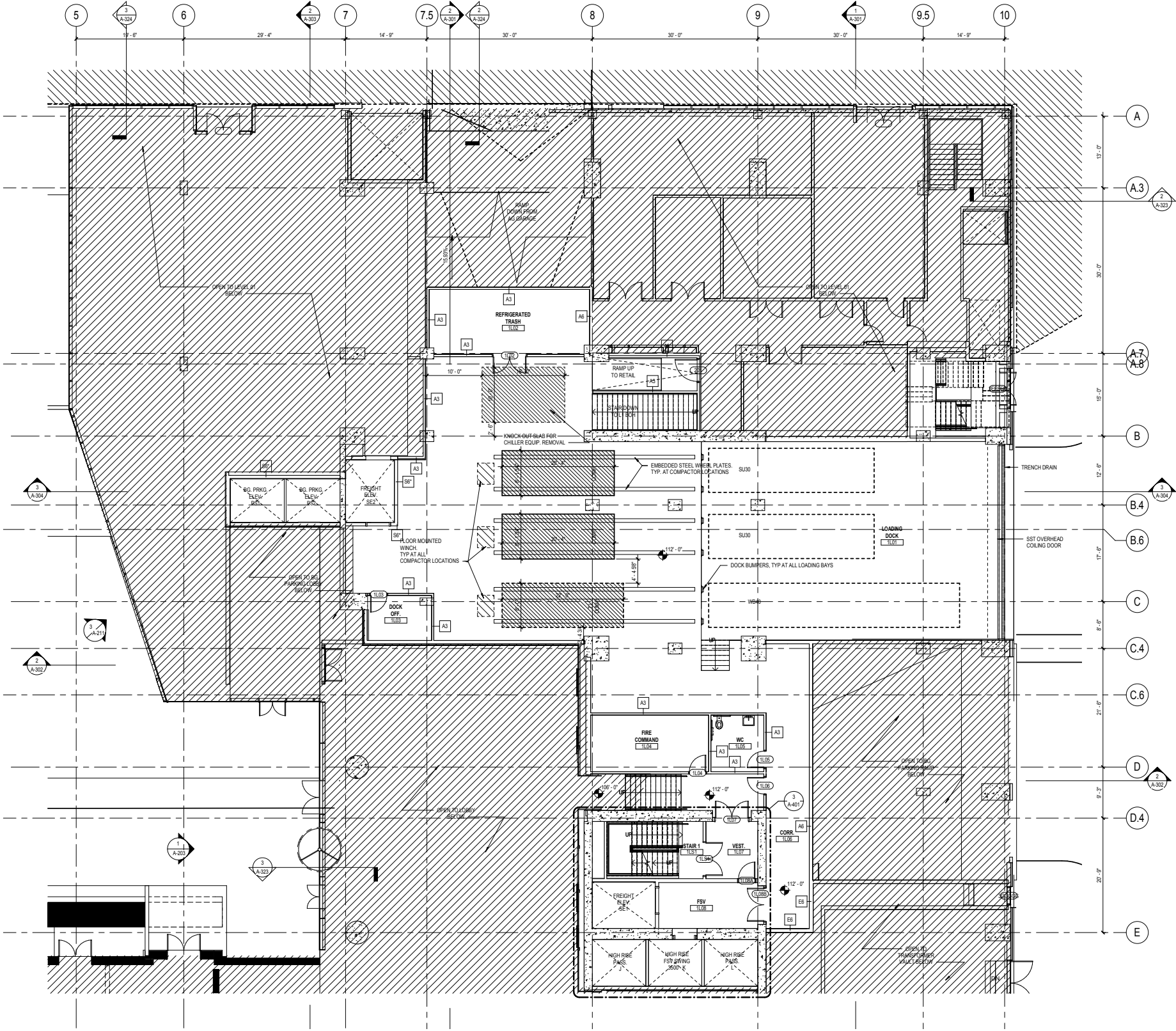
1 BASEMENT LEVEL 01 - BG PARK 1 - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan Level 01

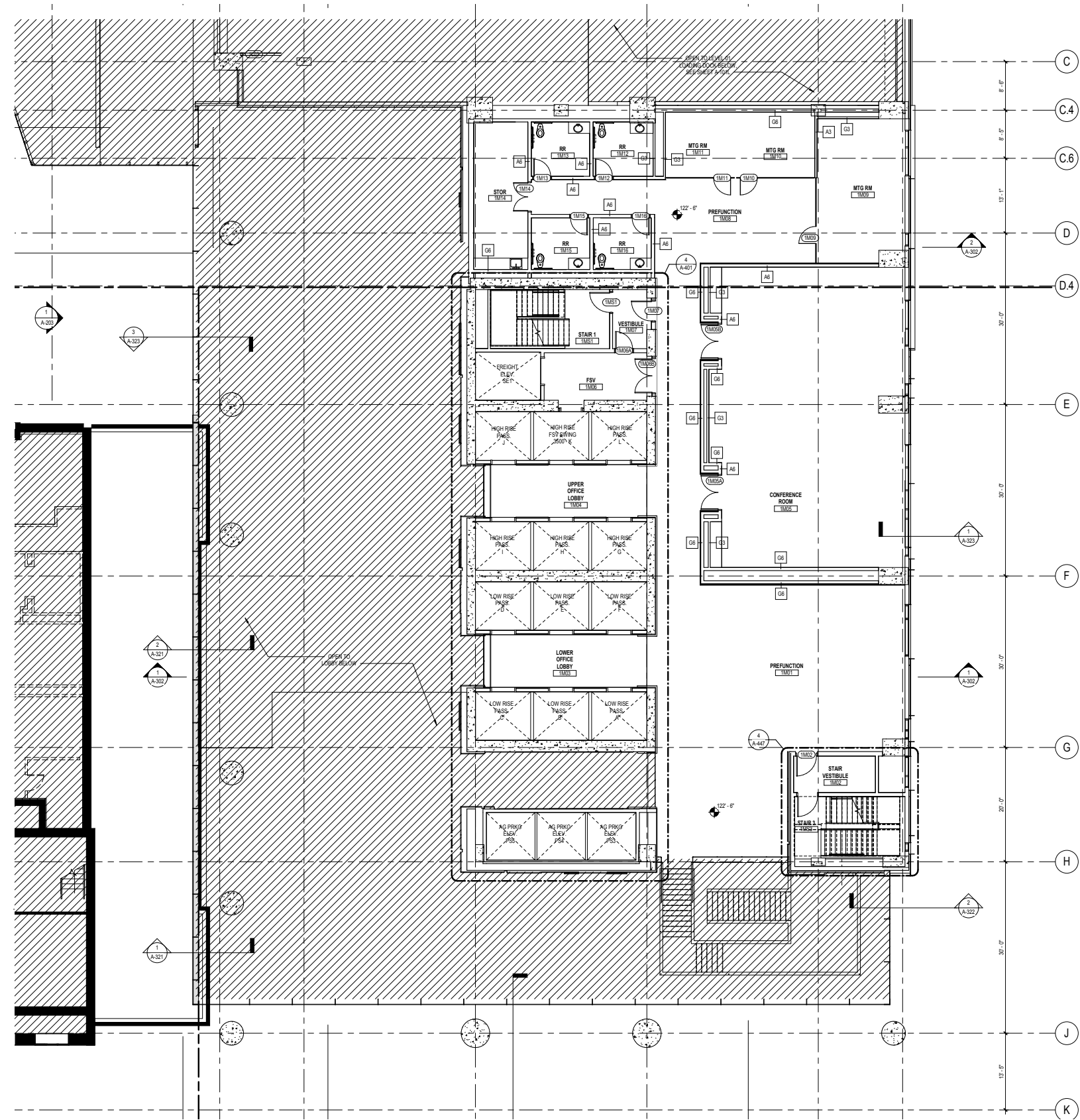


1 LEVEL 01 - 6TH ST LOBBY - OVERALL
SCALE: 1/16" = 1'-0"

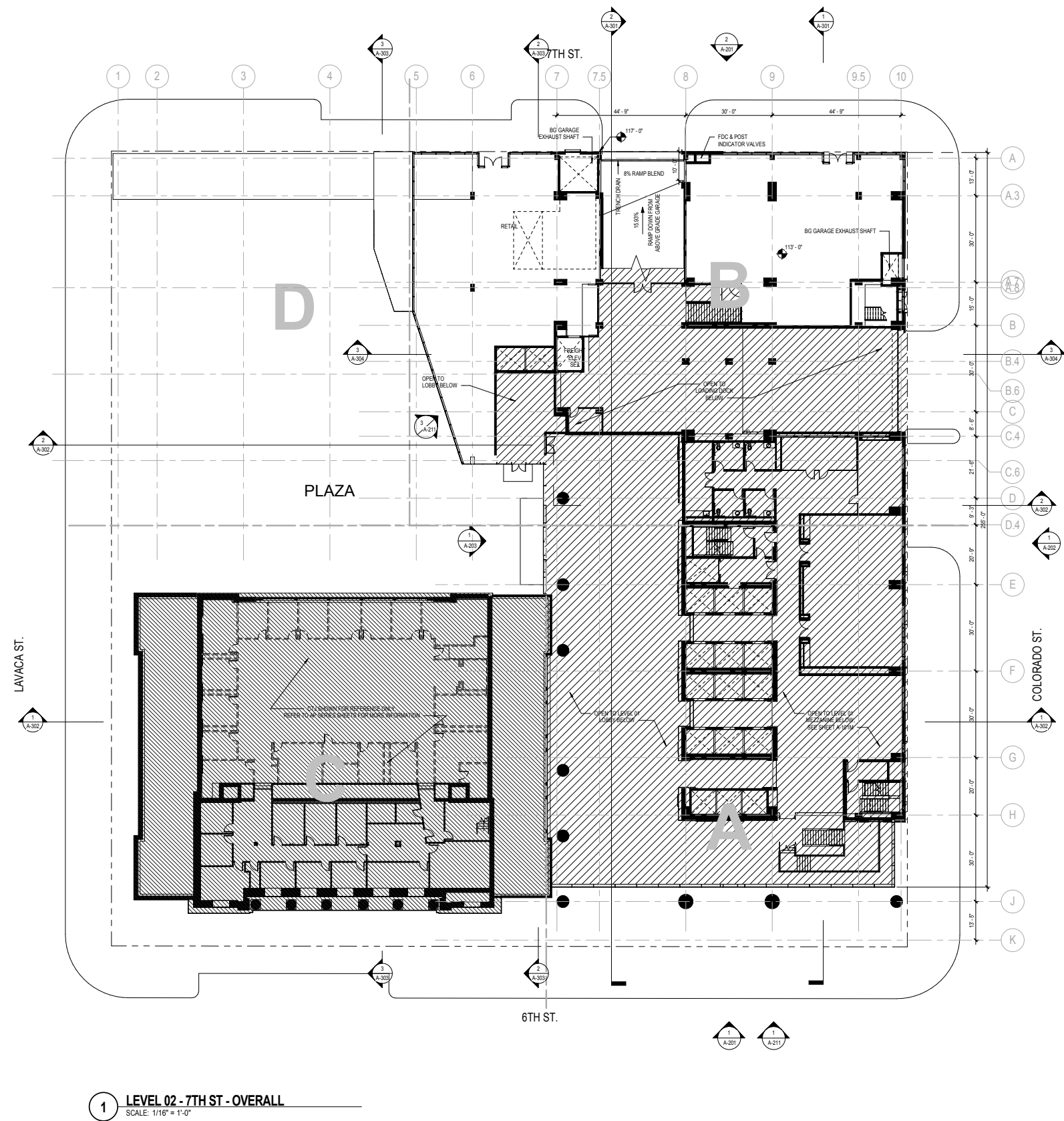
Floor Plan
Level 01 - Loading



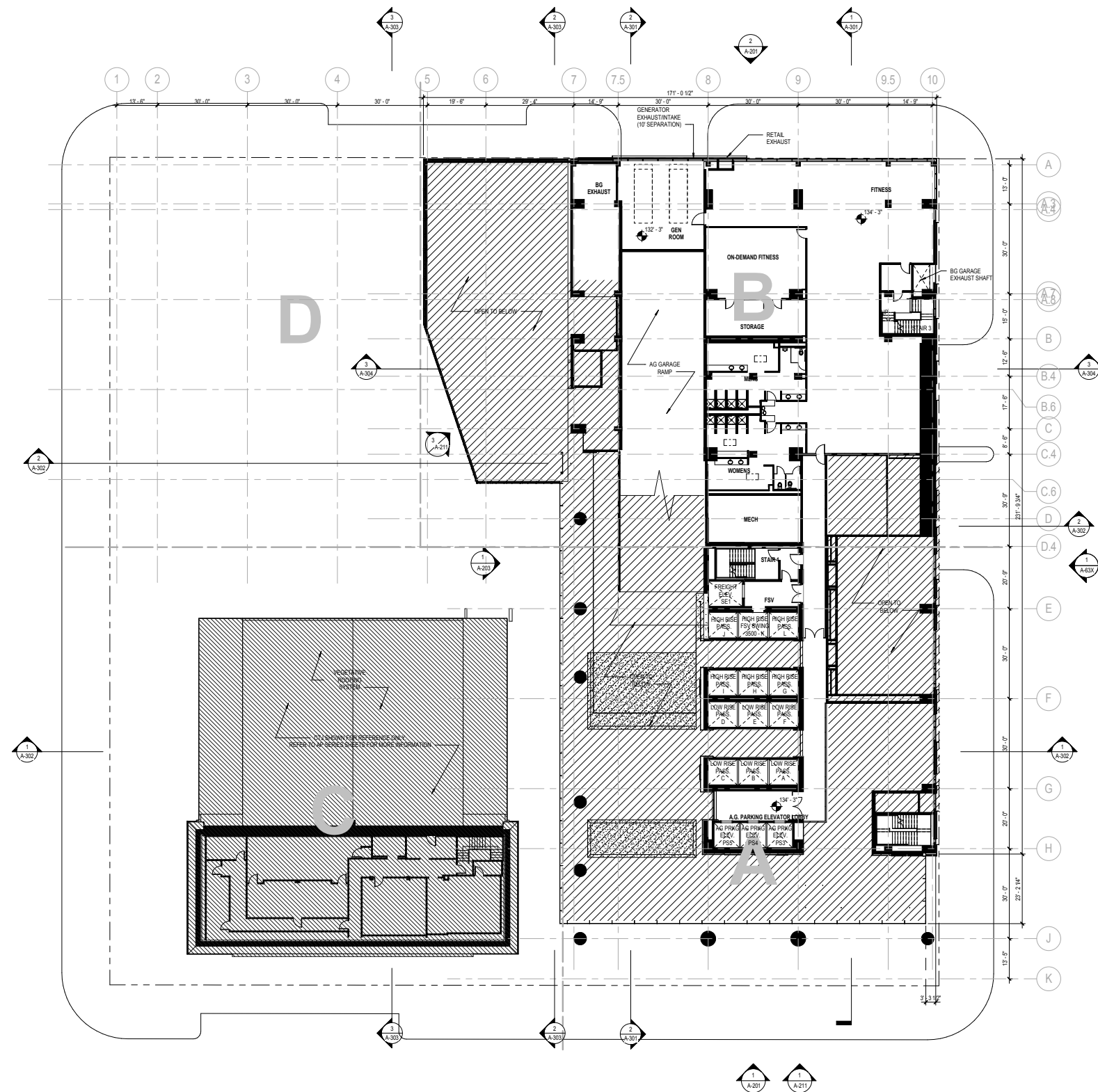
Floor Plan
Level 01 - Mezzanine



Floor Plan
Level 02

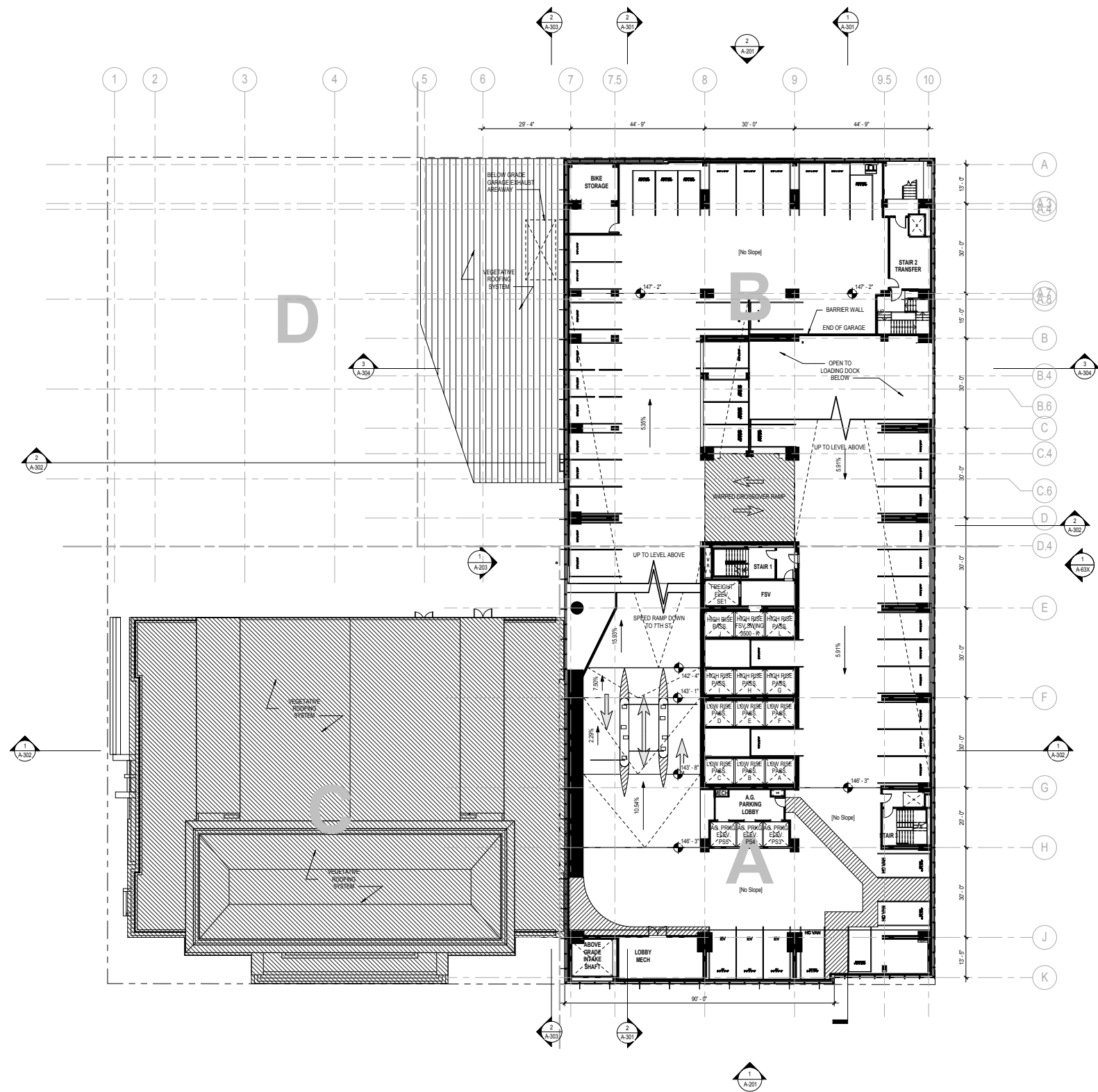


Floor Plan Level 03



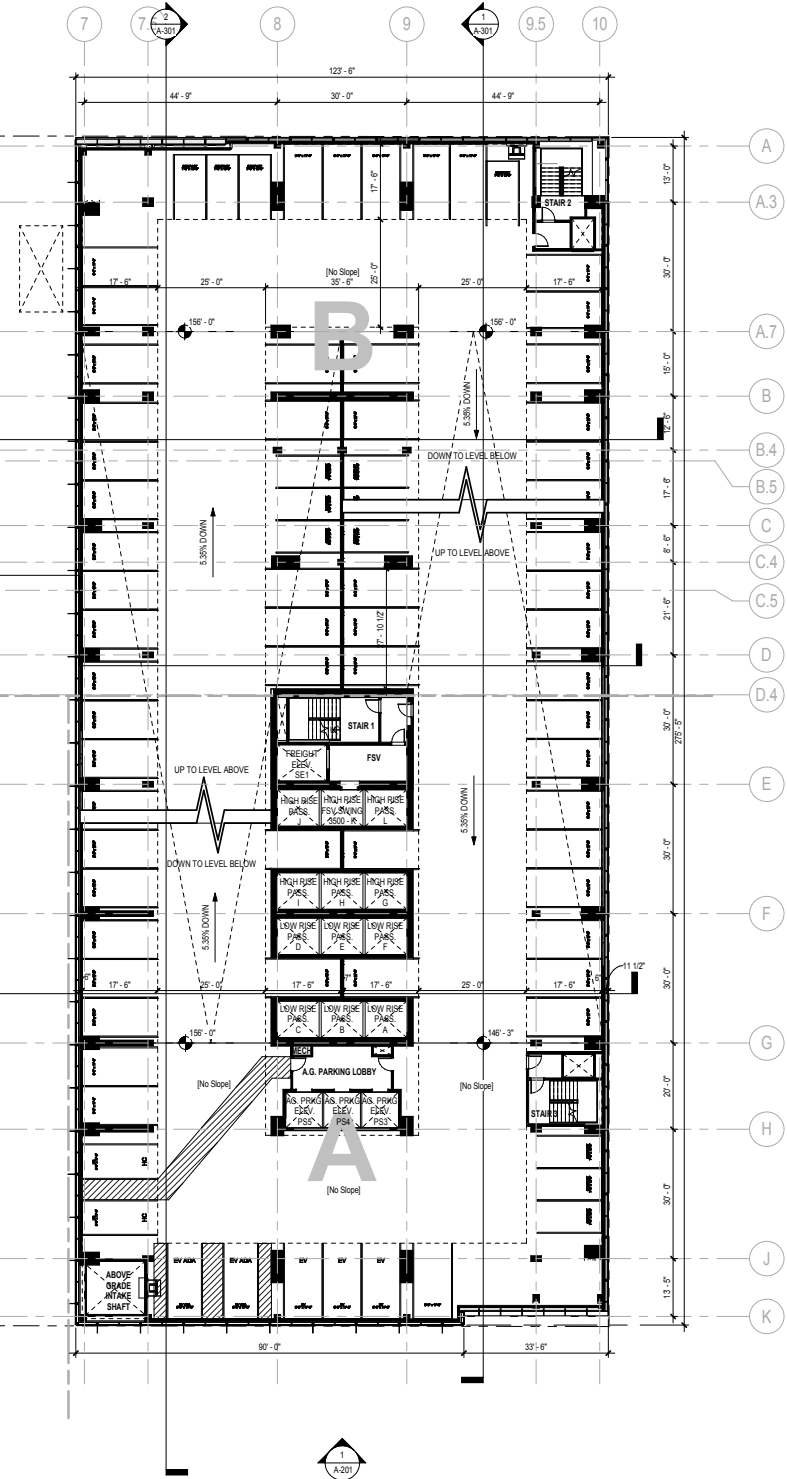
1 LEVEL 03 - AMENITY - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan
Level 04



1 LEVEL 04 - AG PARK 1 - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan
Level 05



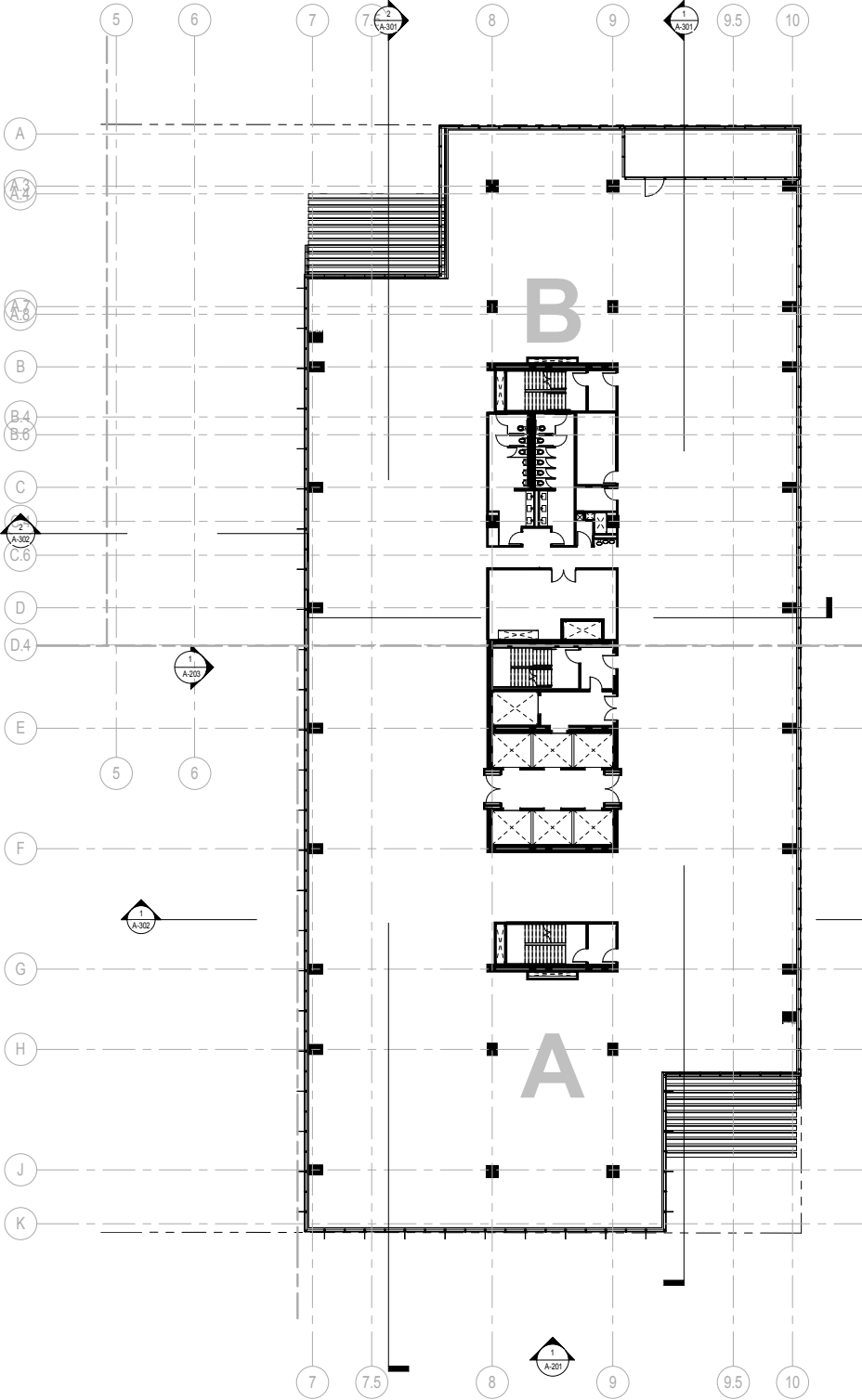
1 LEVEL 05 - AG PARK 2 - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan
Level 16

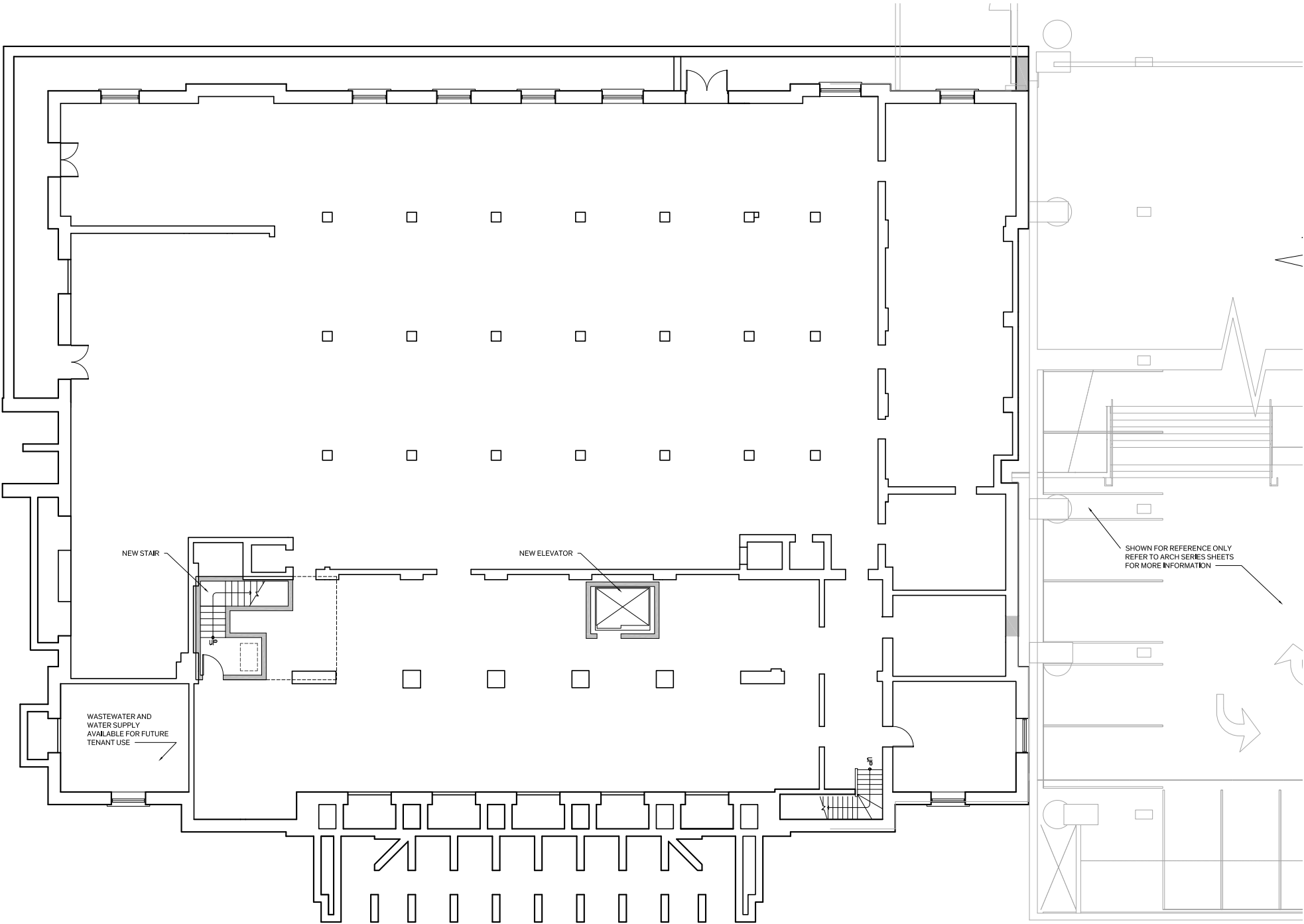


1 LEVEL 16 - OFFICE 1 - OVERALL
SCALE: 1/16" = 1'-0"

Floor Plan
Level 30



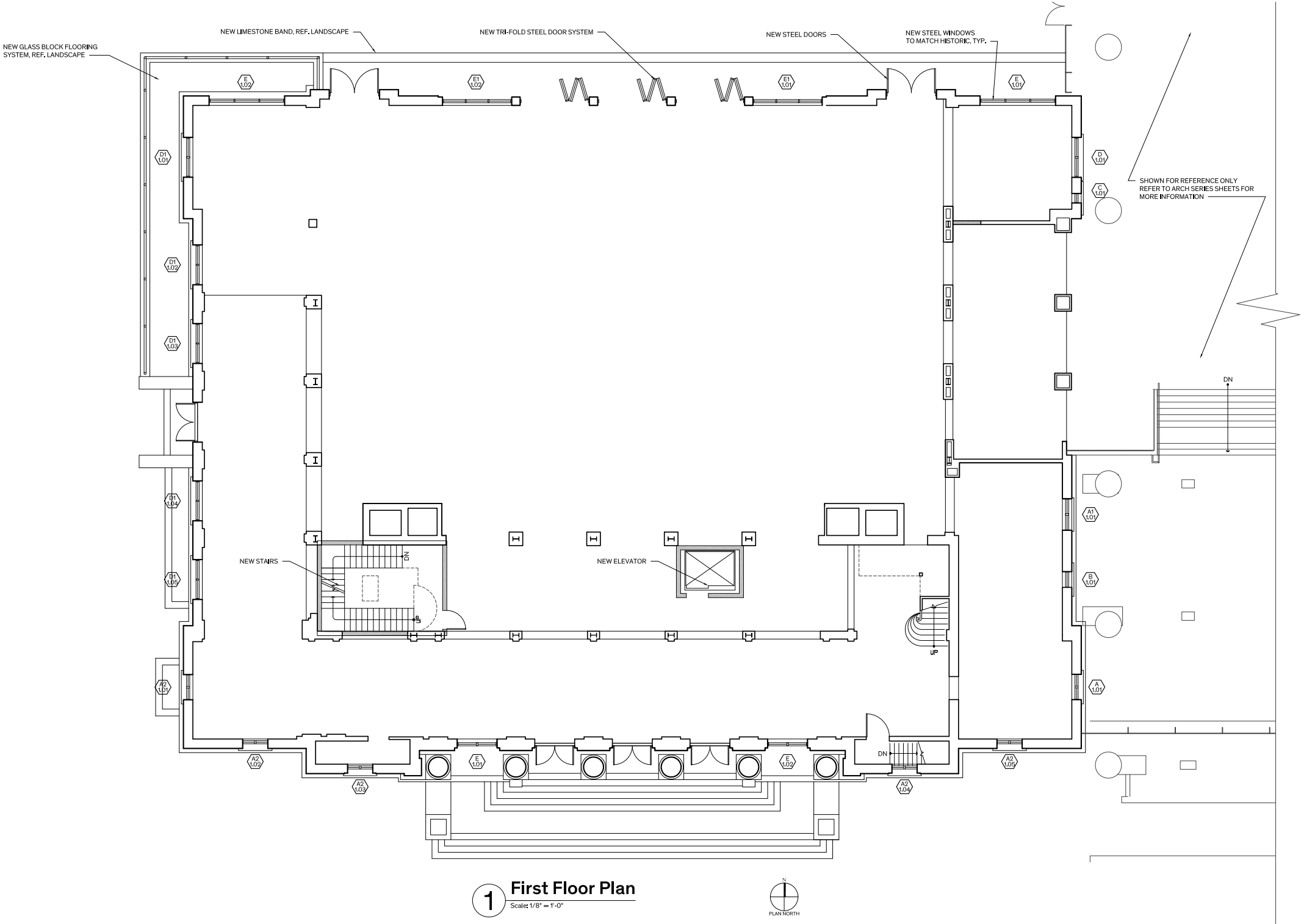
Floor Plan - CTJ
Basement Level



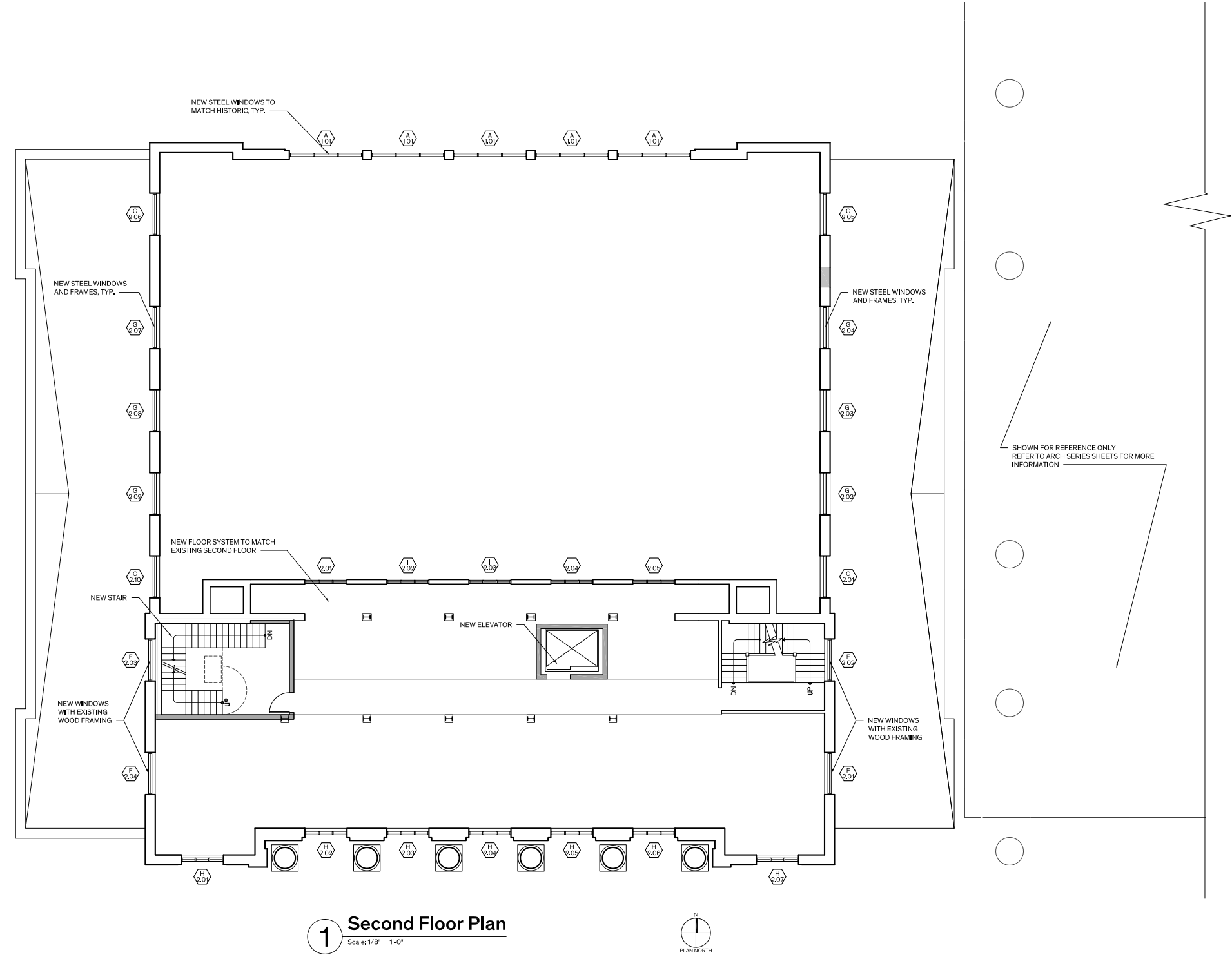
1 Basement Floor Plan
Scale: 1/8" = 1'-0"



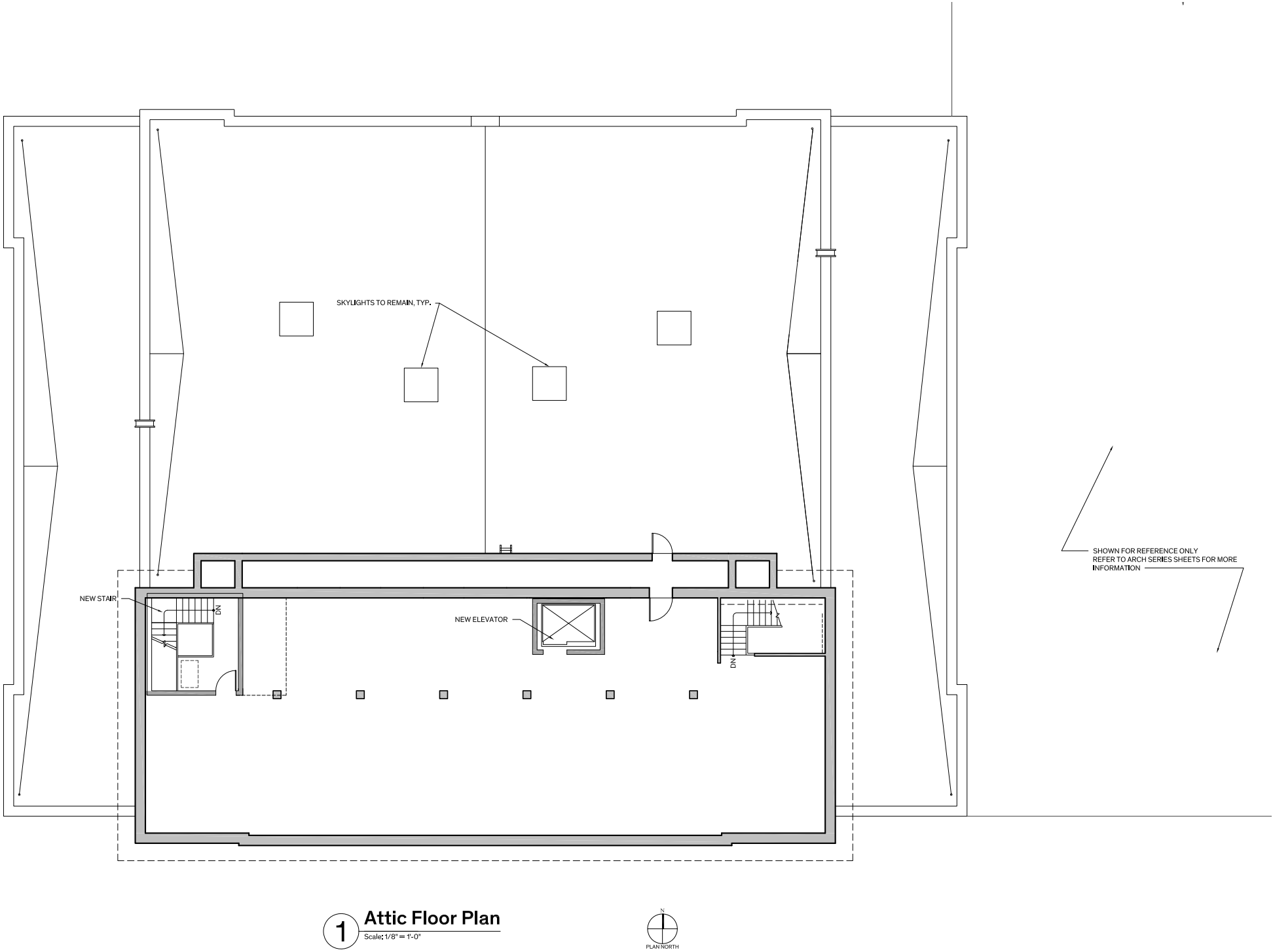
Floor Plan - CTJ
Level 01



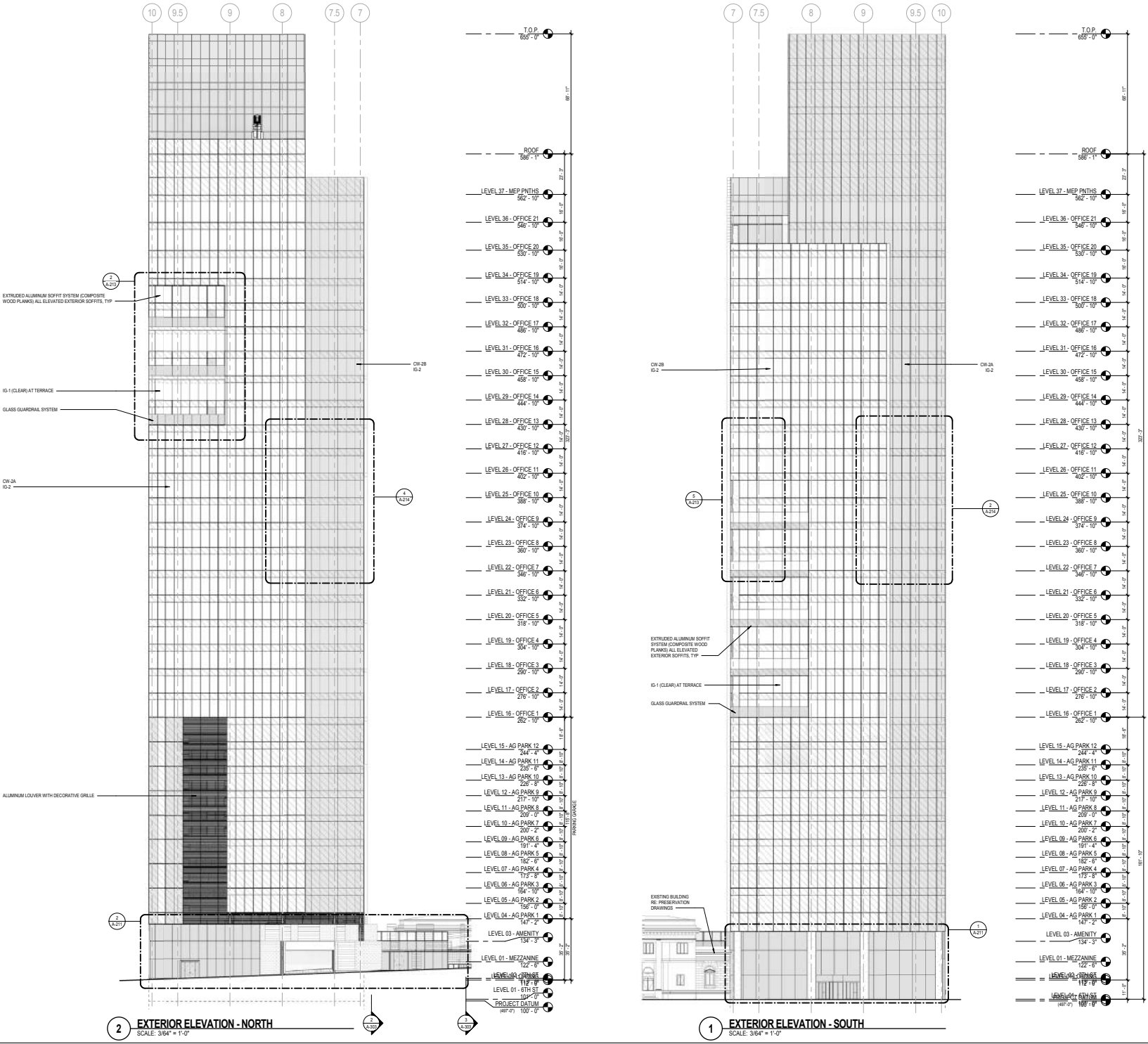
Floor Plan - CTJ
Level 02



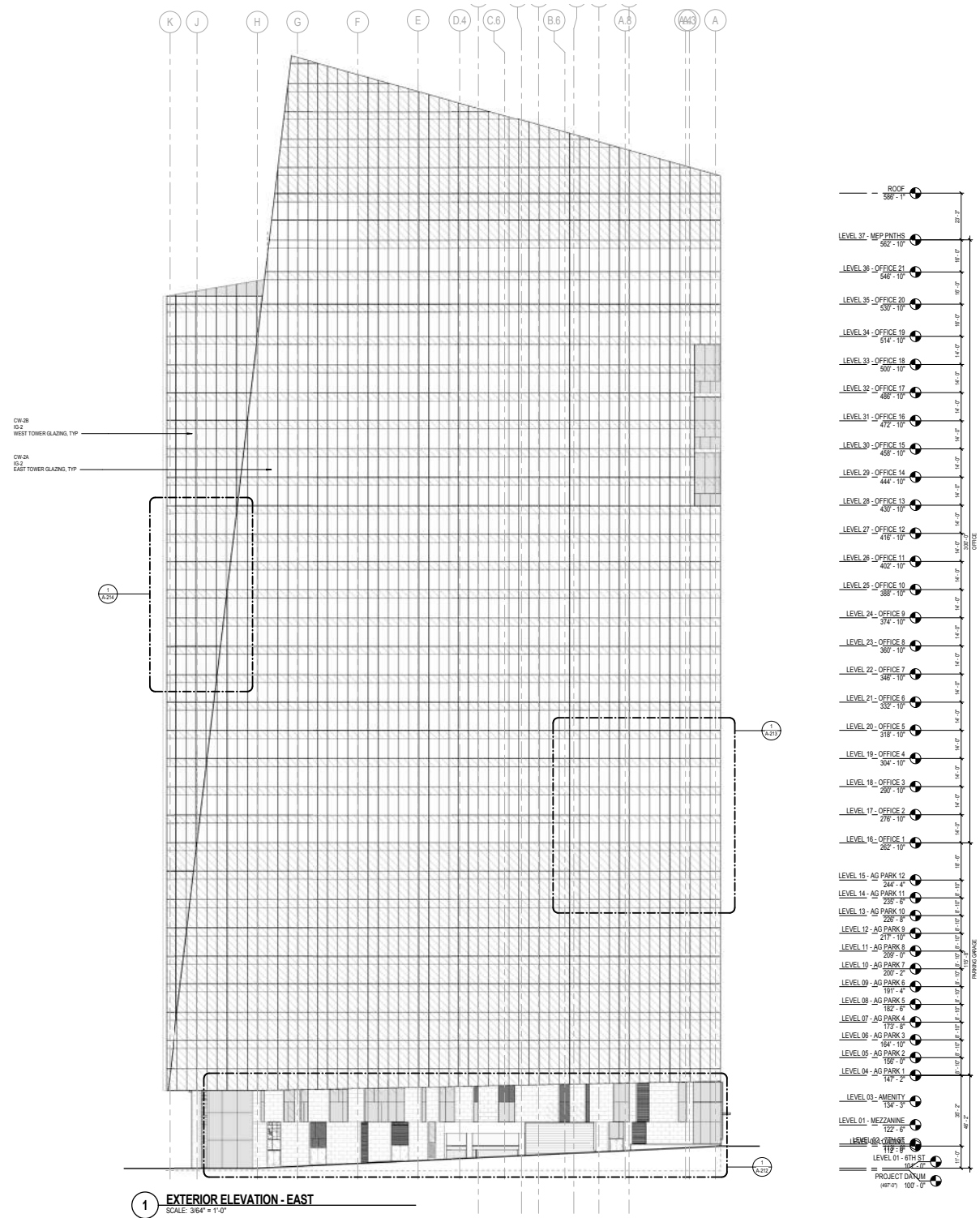
Floor Plan - CTJ
Attic Level



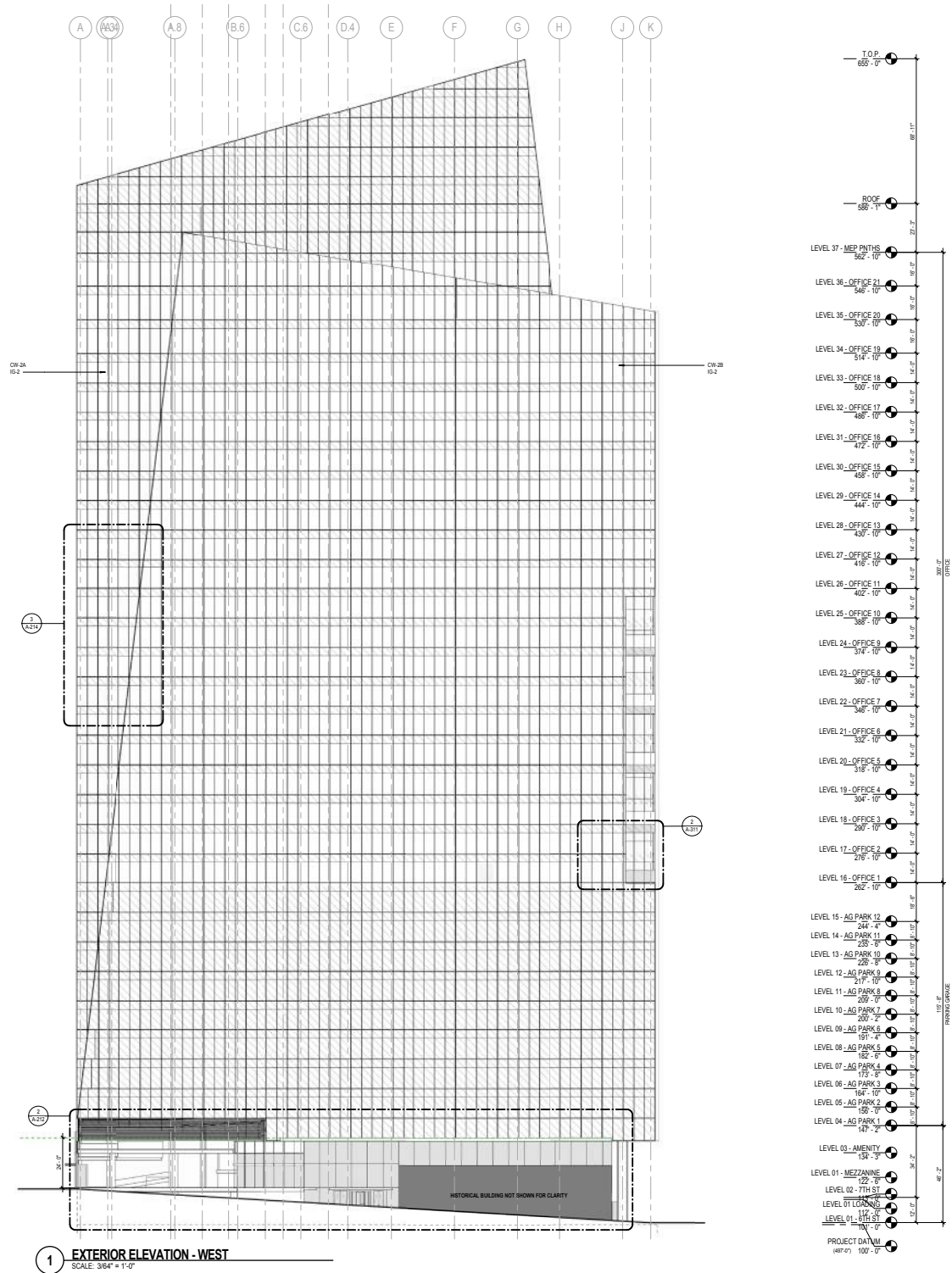
Elevations
North and South



Elevations
East



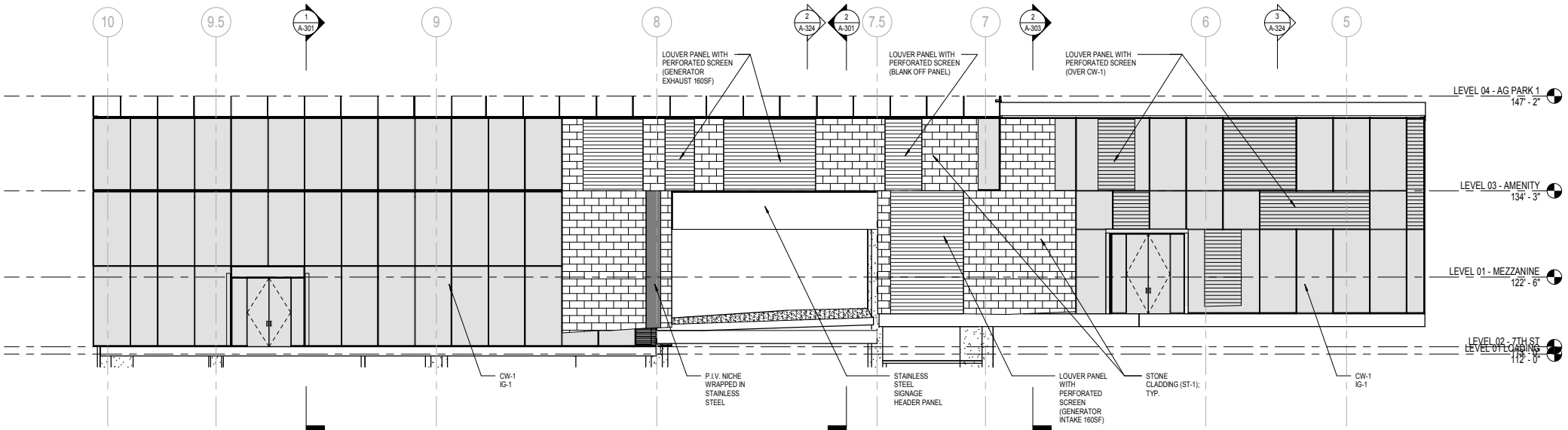
West



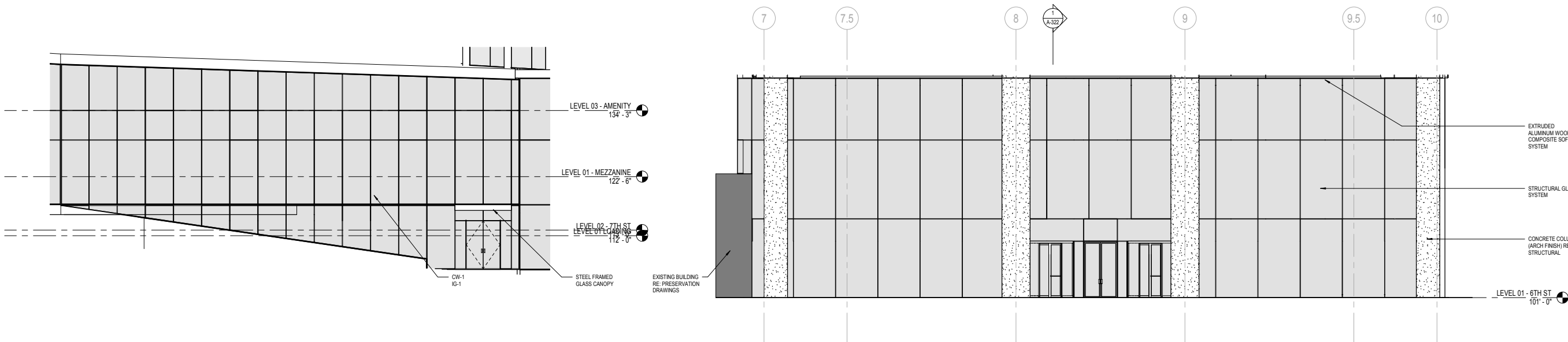
Elevations
South - Podium including CTJ



Elevations
Enlarged Podium



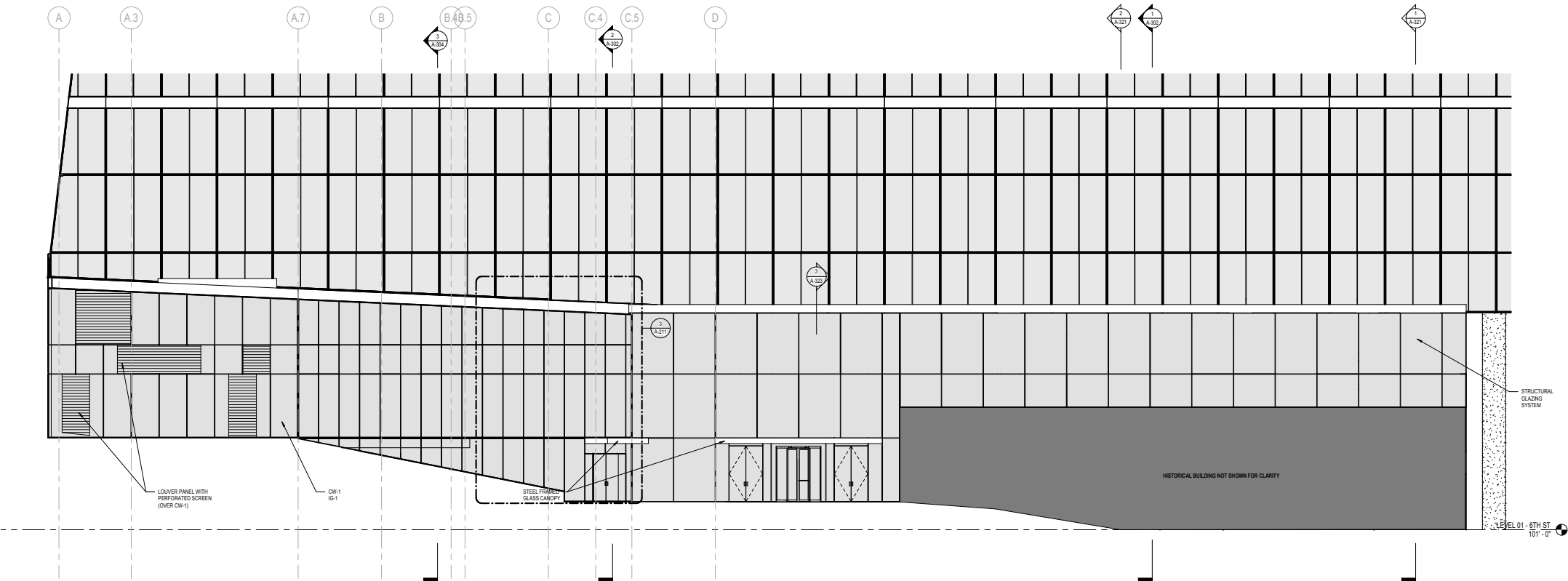
2 ENLARGED EXT. ELEVATION - PODIUM NORTH
SCALE: 1/8" = 1'-0"



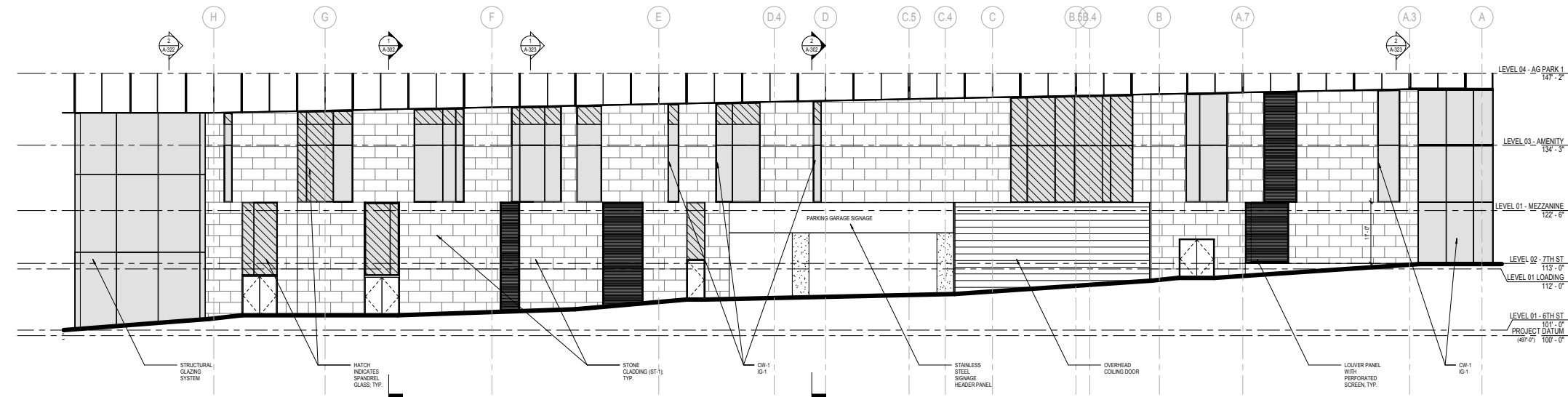
1 ENLARGED EXT. ELEVATION - PODIUM SOUTH
SCALE: 1/8" = 1'-0"

3 ENLARGED EXT. ELEVATION - PLAZA PODIUM SW
SCALE: 1/8" = 1'-0"

Elevations
Enlarged Podium

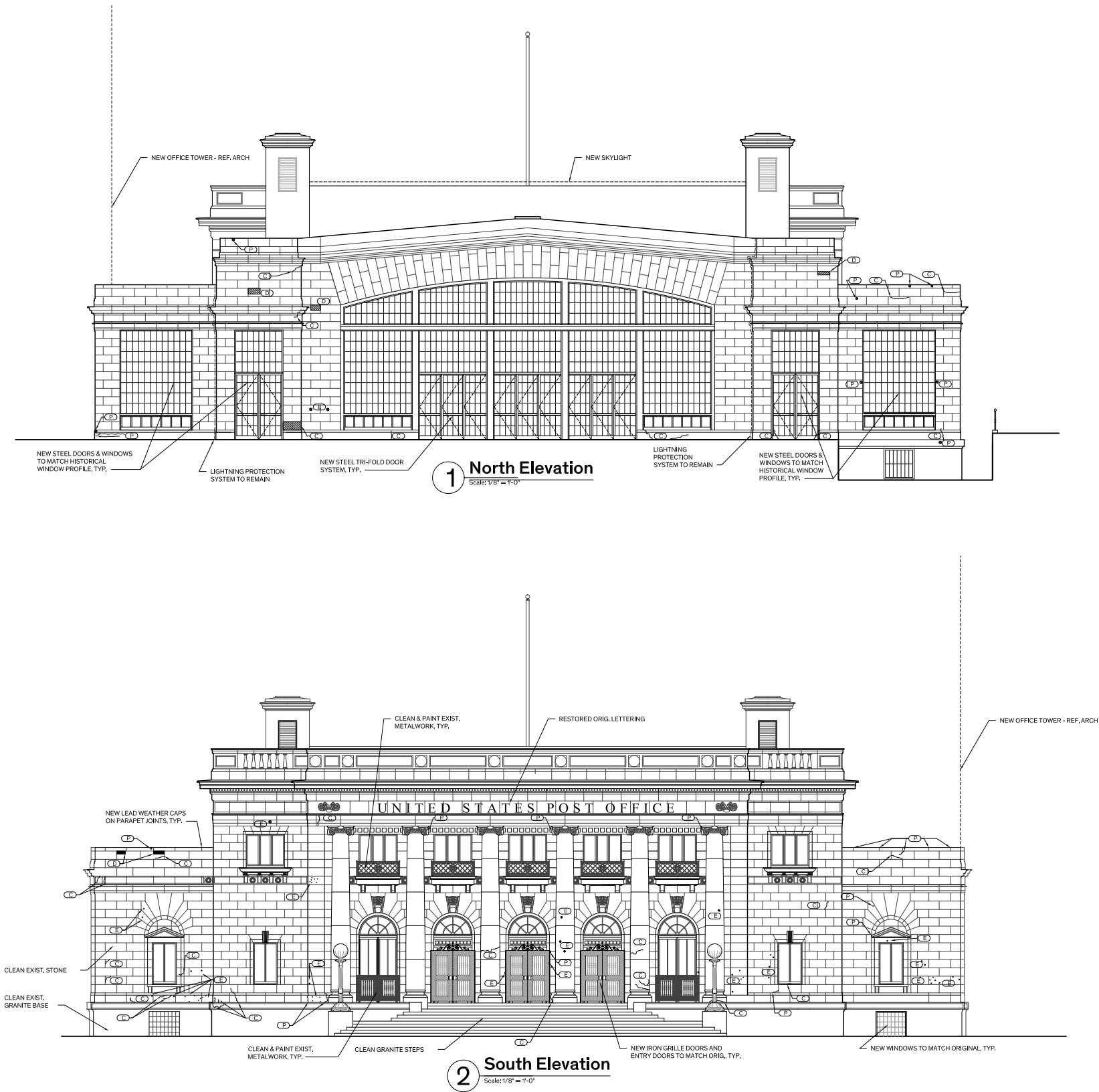


2 ENLARGED EXT. ELEVATION - PLAZA PODIUM
SCALE: 1/8" = 1'-0"

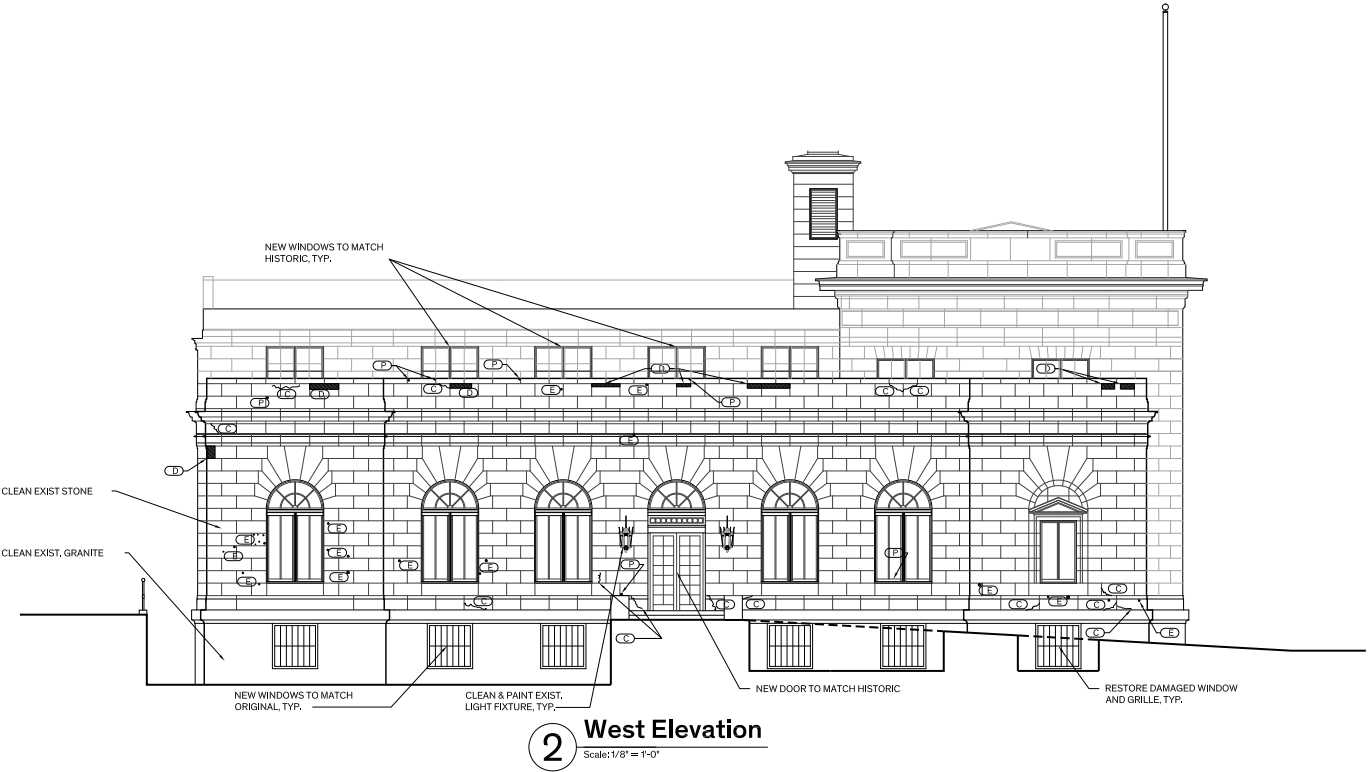
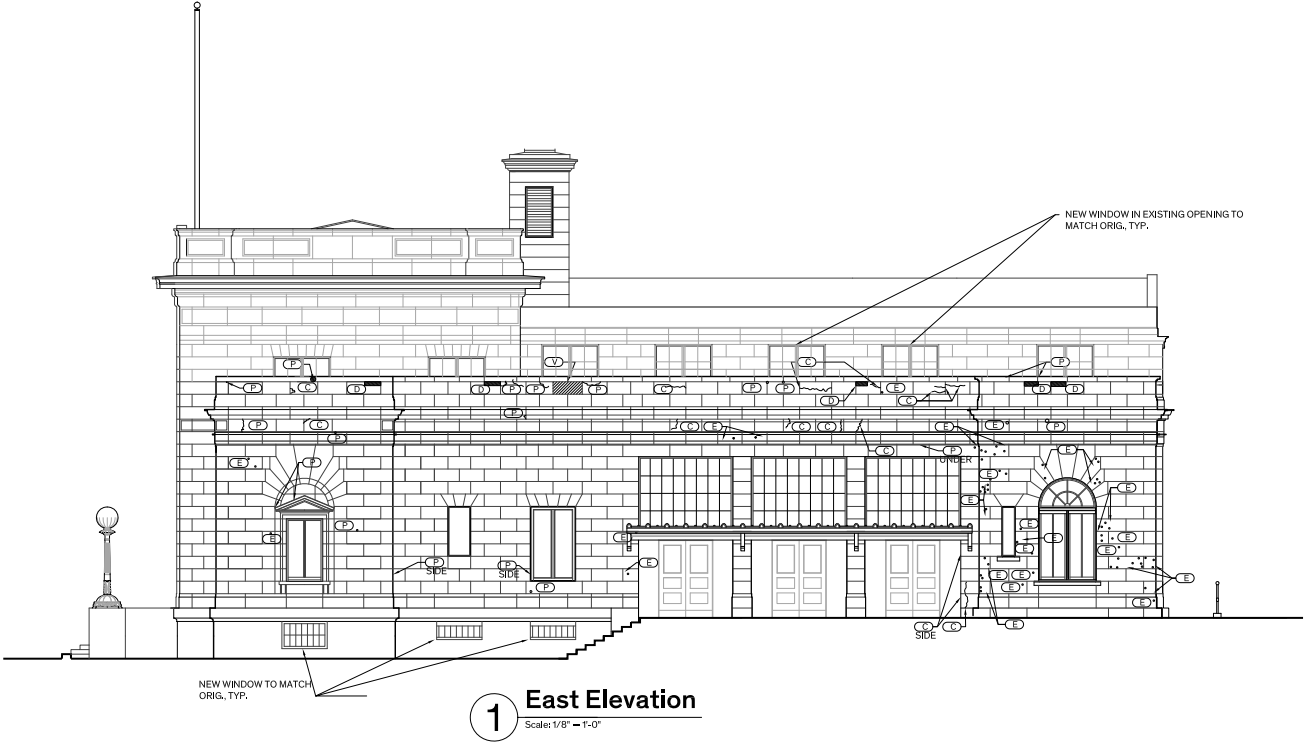


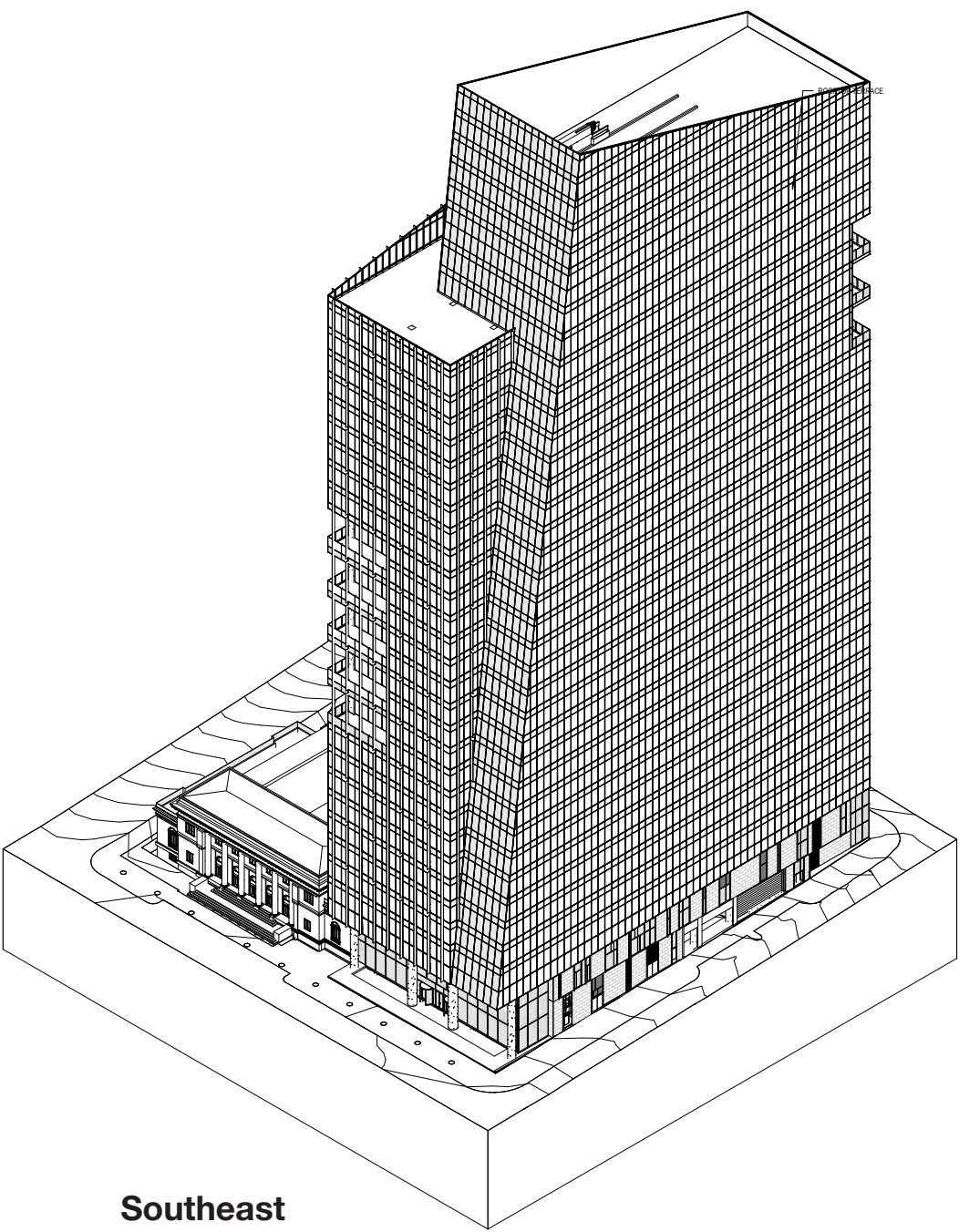
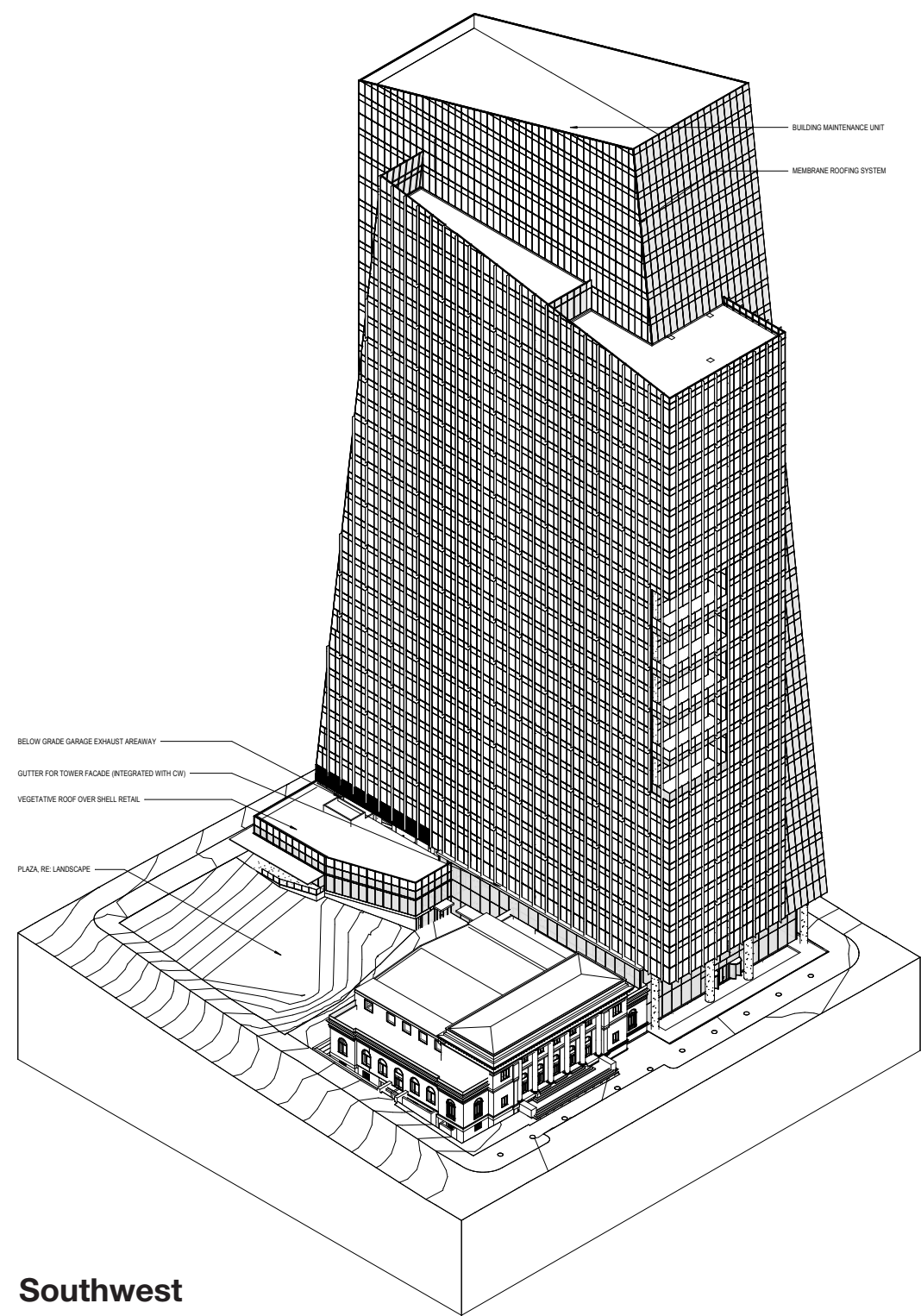
1 ENLARGED EXT. ELEVATION - PODIUM EAST
SCALE: 1/8" = 1'-0"

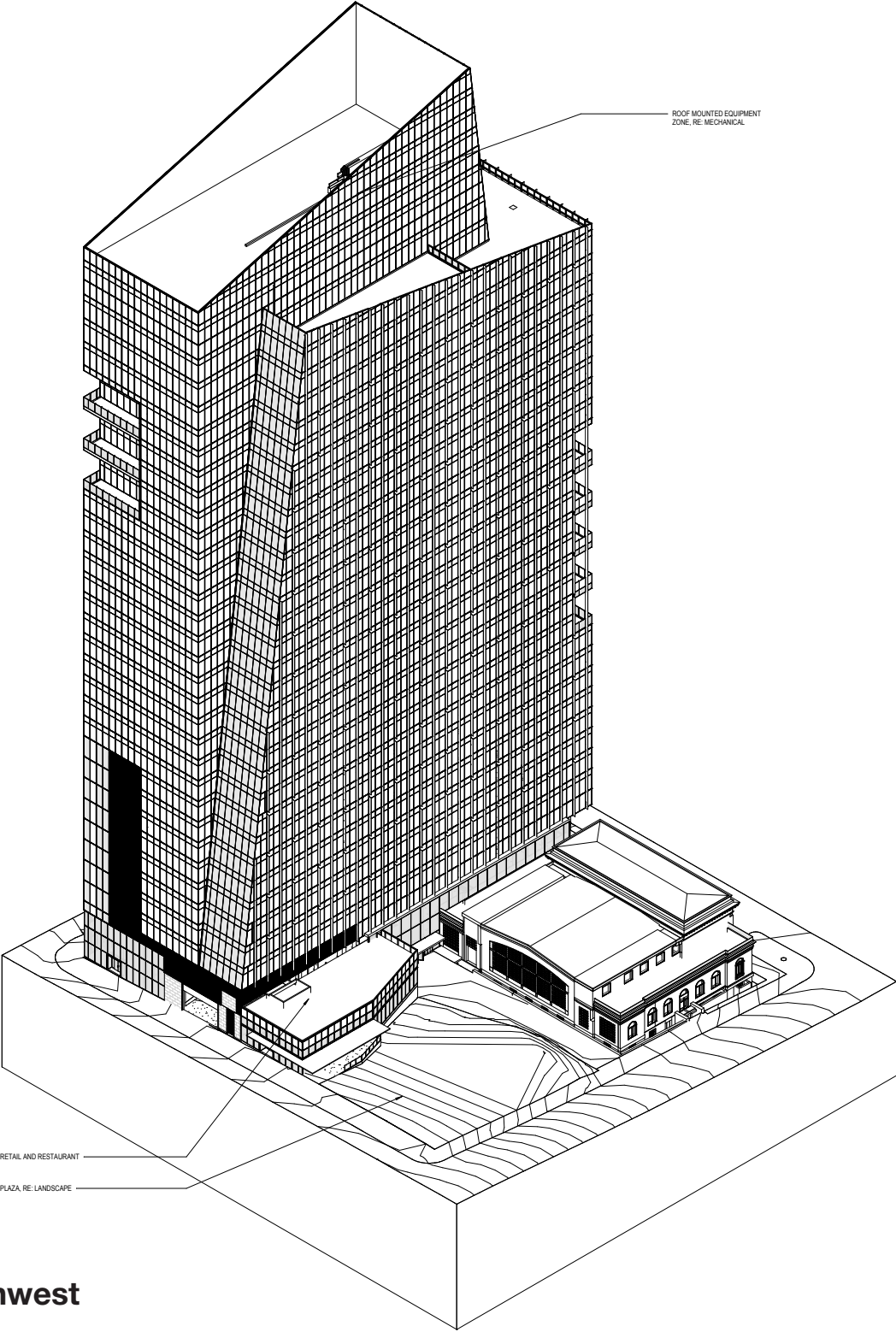
Elevations - CTJ
North and South



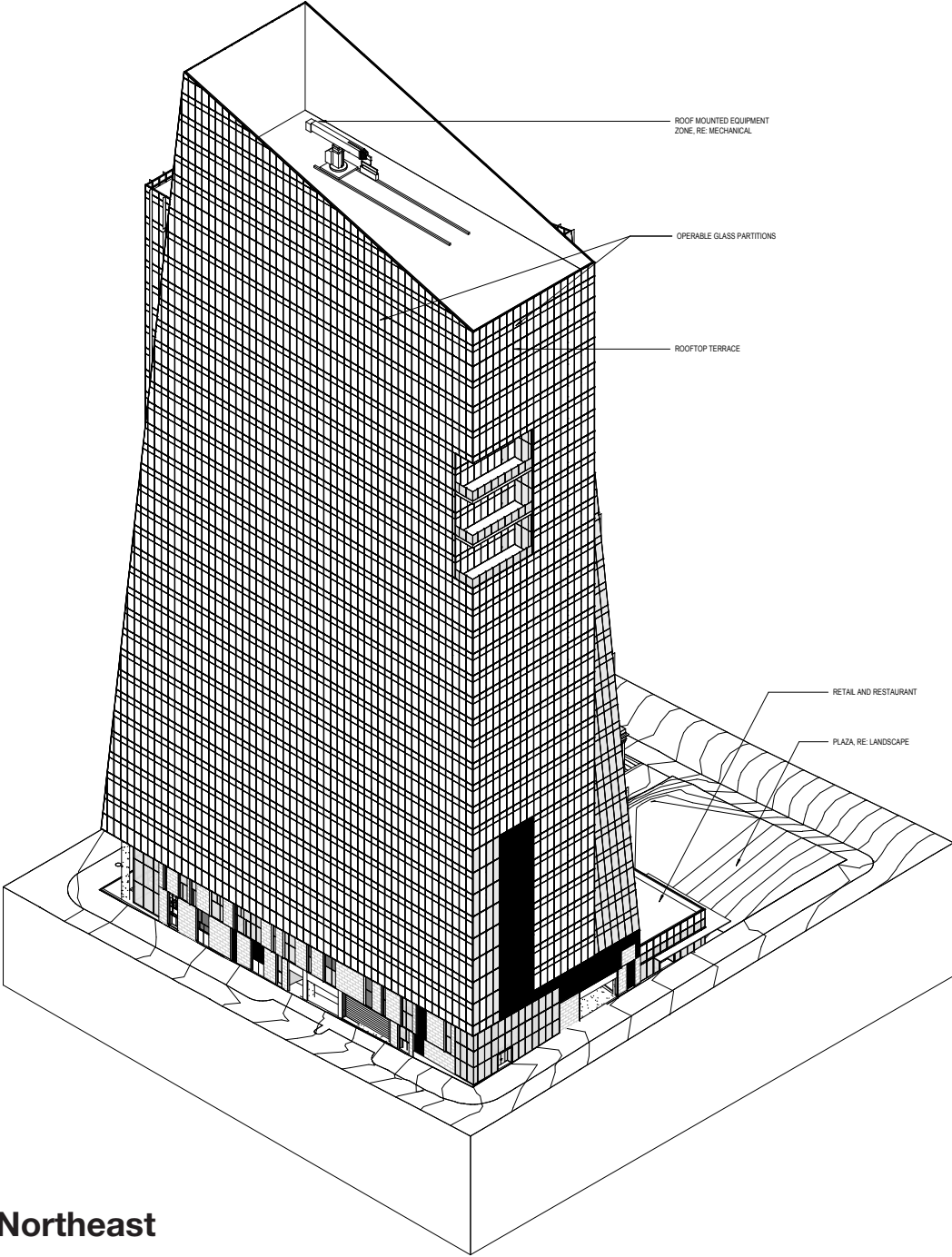
Elevations - CTJ
East and West







Northwest



Northeast

Block 71 - DDBP Request - 26 Oct 2017
Review of Substantial Compliance with UD Guidelines

Area Wide Guidelines

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	Project exceeds 8:1 FAR
2	AW-2. Create mixed-use development	Yes	project provide office, retail and private plaza component
3	AW-3. Limit development which closes downtown streets	Yes	No street closures are proposed for project development
4	AW-4. Buffer neighborhood edges	N/A	
5	AW-5. Incorporate civic art in both public and private development	TBD	Art program has not been addressed at this time.
6	AW-6. Protect important public views	Yes	No views through public right-of-way are obscured - no pedestrian bridges or building fly-overs
7	AW-7. Avoid historical misrepresentations	Yes	New construction is contemporary and clearly delineated from historic post office on site
8	AW-8. Respect adjacent historic buildings	Yes	Ground floor tower façade is recessed behind historic post office façade. All facades of historic post office are visible to public.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	Rooftop equipment visible from street and/or adjacent buildings will be screened
10	AW-10. Avoid the development of theme environments	Yes	Theme environments are not being developed.
11	AW-11. Recycle existing building stock	Yes	New office tower is an addition to historic post office on site

Public Streetscape Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	Yes	Recessed 6th street entry provides pedestrian cover within property limits. Trees along sidewalks and within plaza provide shade.
13	PS-2. Minimize curb cuts	Yes	Curb cuts are minimized and with sidewalk paving extending across curb cuts at pedestrian zone.
14	PS-3. Create a potential for two-way streets	Yes	

Block 71 - DDBP Request - 26 Oct 2017
Review of Substantial Compliance with UD Guidelines

15	PS-4. Reinforce pedestrian activity	Yes	Sidewalks along all sides to be minimum of 16'-18'. Enlarged pedestrian area created along 6th street façade. Plaza provides ample pedestrian opportunities.
16	PS-5. Enhance key transit stops	N/A	
17	PS-6. Enhance the streetscape	Yes	Great streets design standards will be met, providing shade trees and benches along all sidewalks
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	Utilities to be placed per great street requirements - intent for building mounted equipment will be to recess it wherever possible outside of public ROW.
19	PS- 8. Install street trees	Yes	
20	PS- 9. Provide pedestrian-scaled lighting	Yes	Street lighting will be per Great Streets standards - plaza lighting will occur within vegetation and along the underside of linear benches running through it.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	All street frontages, where possible, will be buffered by street trees, parallel parking spaces, or vehicular drop-offs
22	PS-11. Screen mechanical and utility equipment	Yes	Street level mechanical equipment will be integrated into building behind building facades or otherwise screened from view
23	PS-12. Provide generous street-level windows	Yes	Outside of drive entries and required mechanical spaces, facades at street level are composed primarily of transparent glazing.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	Proposed ground level materials are glass, metal, stone, and pre-cast concrete

Building Guidelines

	B- 1. Build to the street	Yes	Project builds to the property line with the exception of the street level recess along 6th street provided in order to integrate with and defer to the historic post office façade
--	---------------------------	-----	---

Review of Substantial Compliance with UD Guidelines

	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	-@ 6th St - historic post office and office lobby -@ Lavaca - historic post office and plaza (plaza façade beyond fronted by retail and office lobby) -@ 7th St - plaza (fronted by historic post office beyond), two retail components, and a garage entry -@ Colorado - facade bookended by office lobby to the south and retail at the north - electrical vault, drive entry, and loading dock in-between.
	B-3. Accentuate primary entrances	Yes	Primary office entrance is centered on tower recess along 6th st. Primary retail entries are recessed in façade.
	B- 4. Encourage the inclusion of local character	Yes	The numerous terraces within the office tower speak to the need for Austinites to have easy access to outdoor spaces, and the the plaza provides opportunities for local food vendors and performers.
	B- 5. Control on-site parking	Yes	Parking is provided both below grade and above. Above grade parking is enclosed, and treated similarly to the primary office façade above. Headlights will be screened from neighboring buildings. First level of typical above grade parking begins approximately 45' above 6th street grade. Space below is primarily inhabitable.
	B- 6. Create quality construction	Yes	High floor to floors and large clear spans at office levels provide future flexibility. Façade will be composed of a fully engineered and watertight system - primarily unitized glass curtainwall.
	B- 7. Create buildings with human scale	Yes	Lower floors of tower are treated differently than office tower above through a variation in material and scale. The entry recess along 6th street as well as the retail protrusion along 7th St and into the plaza address a more pedestrian scale at the street level

Plaza and Open Space Guidelines

	PZ-1. Treat the four squares with special consideration	N/A	
--	---	-----	--

Review of Substantial Compliance with UD Guidelines

	PZ- 2. Contribute to an open space network	Yes	Private plaza created on West side of site
	PZ- 3. Emphasize connections to parks and greenways	Yes	No proposed development above historic post office, providing ample daylight into plaza on site. Bike racks provided along all streets per Great Streets. B-cycle station to be provided on Lavaca.
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	N/A	
	PZ- 5. Develop green roofs	Yes	Private plaza area above below grade parking is in effect a green roof. Roof terraces and tenant terraces including planting/pavers are green roof ready as part of base building design.
	PZ- 6. Provide plazas in high use areas	Yes	Private plaza created on West side of site
	PZ- 7. Determine plaza function, size, and activity	Yes	Plaza is planned to accommodate recreation with lawn space, leisure with ample seating, tables and chairs for outdoor dining, and potention for outdoor performances.
	PZ- 8. Respond to microclimate in plaza design	Yes	Plaza is currently proposed to feature shade trees, lawns, and a water feature
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	Plaza entry points are provided at multiple points along its perimeter. An accessible path is provided through the plaza, lined with benches and lawns.
	PZ- 10. Provide an appropriate amount of plaza seating	Yes	Seating requirements accomodated through a combination of linear benches, lawn space, and fixed furniture
	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	Plaza has a fair amount of grade change to it, and so is made up of tiers of lawn separated by accessible ramps and steps.

Review of Substantial Compliance with UD Guidelines

	PZ- 12. Use plants to enliven urban spaces	Yes	The plaza maintains a minimum of 30% plant coverage including deciduous large canopy shade trees, native and adaptive shrubs, and perennial grasses and sedges. Native flowering understory trees shall be clustered along the edges of the plaza for buffering and seasonal interest. The center of the plaza shall remain open and include lawn terraces maintaining a line of sight from the 7th Street grove to the plaza and east facade of the historic postoffice. Imported topsoil mixes shall be designed for trees and planting beds with ample percolation and sub-drainage over the garage structure. The irrigation system and water feature shall utilize harvested water from the site stored under the plaza.
	PZ- 13. Provide interactive civic art and fountains in plazas	Yes	Current proposal includes a water feature
	PZ- 14. Provide food service for plaza participants	Yes	Retail use in the historic post office and along the east side of plaza could be food service. Additionally, accommodations for a food truck are planned to be provided at the drop-off on 7th st. Benches and tables and chairs will be provided throughout the plaza.
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	Plaza lighting will be planned in order to help ensure a safe and well lit environment.
	PZ- 16. Consider plaza operations and maintenance	Yes	

Conclusions

	Total number of Urban Design Guidelines		
--	---	--	--



Block 71

6th and Lavaca, Austin TX 78701
LEEDv4 Core & Shell / AEGB, Checklist
LEED: Project has not been registered
Date: October 26, 2017

Y = Credit requirements are included in design and strong confidence points will be achieved
Y? = Credit requirements are likely to be achieved but more information needed to confirm
? = Credit compliance is still to be determined, requires a change to design, or affects budget
N = Credit is not feasible or will not be pursued

45	20	19	26	LEED TOTAL (Gold = 60pts)	110
Y	?Y	?	No	LEED Credit	Phs Pt

PROJECT INFORMATION	
Required	Project Sustainability Goals
Required	Project Summary Details
	n/a
	n/a

1				INTEGRATED PROCESS (1pt)	1
1				Integrative Process	D 1

17		2	1	LOCATION + TRANSPORTATION (20 pts)	20
			20	LEED For Neighborhood Development	D 20
2				Sensitive Land Protection	D 2
3				High Priority Site	D 3
n/a					
4				Surrounding Density	D 3
2				Diverse Uses	D 3
6				Access to Quality Transit	D 6
		1		Bicycle Facilities	D 1
			1	Reduced Parking Footprint	D 1
		1		Green Vehicles	D 1

3	4	2	2	SUSTAINABLE SITES (11pts)	11
Required	Construction Activity Pollution Prevention				C
1				Site Assessment	D 1
			2	Protect & Restore Habitat	D 2
	1			Open Space	D 1
	3			Rainwater Management	D 3
1		1		Heat Island Reduction	D 2
		1		Light Pollution Reduction	D 1
1				Tenant Design & Construction Guidelines	D 1
n/a					
n/a					

3	2	2	4	WATER EFFICIENCY (11pts)	11
Required	Outdoor Water Use Reduction				D
1			1	Outdoor Water Use Reduction	D 2
Required	Indoor Water Use Reduction				D
2	1		3	Indoor Water Use Reduction	D 6
Required	Building-Level Metering				D
	1			Advanced Water Metering	D 1
		2		Water Cooling Tower Water Use	D 2
n/a					

10	2	8	13	ENERGY & ATMOSPHERE (33 pts)	33
Required	Fundamental Commissioning of Building Energy Systems				C
5		1		Enhanced Commissioning	C 6
Required	Minimum Energy Performance				D
4	1	3	10	Optimize Energy Performance	D 18
Required	Building-Level Energy Metering				D
	1			Advanced Energy Metering	D 1
Required	Fundamental Refrigerant Management				D
1				Enhanced Refrigerant Management	C 1
		2		Demand Response	C 2
			3	Renewable Energy Production	D 3
		2		Green Power + Carbon Offsets	C 2
n/a					

36	18	19	27	AEGB TOTAL (2 stars = 35pts)
Y	?Y	?	No	AEGB Credit

PROJECT INFORMATION	
Required	Project Sustainability Goals
	n/a
Required	Plans & Specifications
Required	Current Codes & Regulations

2				INTEGRATED DESIGN (2pts)	
2				Integrated Project Design	2

13	3	3	2	SITE (21 pts)	21
n/a					
2				Environmental Sensitivity	2
	1			Brownfield Redevelopment	1
2				Desired Development	2
2				Density	2
1				Diverse & Walkable Communities	1
3				Public Transportation	3
		1		Bicycle Use	1
			1	Parking Capacity	1
		1		Electric Vehicle Charging Station	1

n/a					
1				Site Specific Design	1
			1	Protect & Restore Habitat	1
	1			Beneficial Open Space	1
1	1			Stormwater Management	2
1				Heat Island Reduction	1
		1		Light Pollution Reduction.	1
Required					Tenant Requirements
	1			Access to Local & Regional Produce	1
1				Integrated Pest Management	1

6	3	1	3	WATER (14pts)	14
Required	Outdoor Water Use Reduction				
2			1	Outdoor Water Use Reduction	3
Required	Indoor Water Use				
3		1	2	Building Water Use Reduction	6
n/a					
n/a					
	2			Process Water Use Reduction	2
1	1			Stormwater Management	2

4	1	5	19	ENERGY (29pts)	29
Required	Building Systems Commissioning				
3				Additional Commissioning	3
Required	Building Energy Performance				
	1		15	Building Energy Performance	16
n/a					
1				Advanced Energy Metering	1
n/a					
n/a					
		2		Demand Response	2
			4	Renewables	4
		2		Green Energy	2
		1		District Cooling	1

Y	?Y	?	No	LEED Credit	Phs	Pt
3	4	1	6	MATERIALS & RESOURCES (14pts)		13
Required				Storage and Collection of Recyclables	D	
Required				Construction + Demo Waste Management Plan	D	
2				Construction + Demo Waste Management	C	2
	3		3	Building Life Cycle Impact Reduction	C	6
1			1	Environmental Product Declarations	C	2
	1		1	Sourcing of Raw Materials	C	2
n/a						
		1	1	Material Ingredients	C	2

5	3	2		INDOOR ENVIRONMENTAL QUALITY (10pts)		
Required				Minimum Indoor Air Quality Performance	D	
Required				Environmental Tobacco Smoke (ETS) Control	D	
1	1			Enhanced IAQ Strategies	D	2
n/a						
1	1	1		Low-Emitting Materials	D	3
1				Construction IAQ Management Plan	C	1
n/a						
1	1	1		Daylight	D	3
n/a						
1				Quality Views	D	1
n/a						
n/a						
n/a						

2	3	1		INNOVATION IN DESIGN (6pts)		6
1				Green Education		1
		1		Construction Worker Equity		1

	1			Integrated Pest Management		1
	1			Green Housekeeping		1
n/a						
n/a						
n/a						
n/a						
	1			EP: Access to Quality Transit		1
1				LEED® Accredited Professional	C	1

1	2	1		REGIONAL PRIORITY (4pts)		4
			1	Reduced Parking Footprint		1
	1			Rainwater Management		1
	1			Outdoor Water Use Reduction		1
1				Indoor Water Use Reduction		1
		1		Optimize Energy Performance		1
			1	Renewable Energy Production		1

Y	?Y	?	No	AEGB Credit
4	4	4		MATERIALS & RESOURCES (12pts) 12
Required				Storage & Collection of Recyclables
Required				Construction Waste Management
1				Additional Construction Waste Management 1
	3			Building Materials Use Reduction 3
n/a				
3	1	2		Sustainably Sourced Material 6
		1		Certified Wood 1
		1		PVC & Phthalate Free Material 1

4	3	5	3	INDOOR ENVIRONMENTAL QUALITY (15pts)	15
n/a					
1				Outdoor Pollutant Control	1
1				Indoor Chemical & Pollutant Source Control	1
Required				Low-Emitting Materials, Interior Paints & Coatings	
	2	2	1	Low-Emitting Materials	5
1				Construction Indoor Air Quality	1
			1	Individual Controllability	1
		1		Daylighting - Design	1
			1	Daylighting - Controls	1
	1			Views to the Outside	1
1				Green Housekeeping	1
		1		Moisture Protection	1
		1		Acoustic Quality	1

2		1		EDUCATION & EQUITY (2pts)	2
2				Educational Outreach	2
		1		Construction Worker Equity	1

1	4			INNOVATION (5pts)	5
1				Integrated Pest Management	2
1				Green Housekeeping	1
	1			EP Heat Island Reduction - 100% of parking in garage.	1
	1			EP Public Transportation	1
	1			EV Ready	1
	1			Beneficial Open space	1
n/a					
n/a					
	1			Historic Building	1

--	--	--	--	--	--



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: Block 71

Project Address: 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: MARK FOWLER
Signature: [Signature]
Title: SVP
Phone Number: 512 482 5544
Date: 9.7.17.

AUSTIN ENERGY GREEN BUILDING:

Name: Jeff Wacker
Signature: [Signature]
Title: AEGB Representative
Phone Number: 512.482.5448
Date: 9/7/17



MEMORANDUM

Date: November 10, 2017
To: Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Working Group Density Bonus Program review of Block 71: 200 West 6th Street for substantial compliance with the Urban Design Guidelines.
Meeting Date: November 02, 2017; 8:00 am
Applicant: Jade Kanevski- Page Southerland Page, Inc.
Architect: GDA Architects

The project location is 200 West 6th Street.

Existing zoning for the project is CBD. The project design includes office, retail, restaurant, support spaces, and a parking garage. The lot area is 1.75 acres (76,240 sq ft), and the total proposed project area is 770,513 sq. ft.

The FAR for this project is 25:1, above the 8:1 maximum allowance for CBD zoning, so an increase in FAR of 17:1 is being requested.

The proposed building height is 555 feet; 37 stories, including 17 levels of parking.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum to meet three gatekeeper requirements:

1. Substantially comply with the Urban Design Guidelines,
2. Provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and
3. Commit to a minimum of 2 Star Green Building rating

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

AREA WIDE GUIDELINES

1. Create dense development-
25:1 FAR is being proposed. The project complies with this section.
2. Create mixed-use development-
The project has office use, restaurant use, and retail, but does not have at least 2 different uses per half block on street level. This project does not substantially comply with this section. Provide more street level uses to comply with this section.
3. Limit development which closes downtown streets-
No street closures planned. Project complies with this section
4. Buffer neighborhood edges-
Project not applicable to this section
5. Incorporate civic art in both public and private development-
Current public art will be removed and there is no art planned for this project. Project does not comply with this section. Provide civic art to comply with this section.

6. Protect important public views-
Project complies with CVC and 6th street façade steps back from ROW. This project complies with this section.
7. Avoid historical misrepresentations-
Project complies.
8. Respect adjacent historic buildings-
Post Office building is being preserved and 6th street façade reacts to it. Project complies
9. Acknowledge that rooftops are seen from other buildings and the street-
Project complies with this section.
10. Avoid the development of theme environments-
Project complies.
11. Recycle existing building stock-
Existing building will be reused. This project complies.

*Project complies with 8 of the 11 Area Wide Guidelines.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-
Overhead protection does not appear to be at least 8 feet deep at all street facades. The project does not comply with this section. Increase depth of overhangs to comply with this section.
2. Minimize curb cuts-
Two adjacent curb cuts, essentially 6 lanes wide, along Colorado is not safe for a pedestrian activity. This project does not comply with this section.
3. Create a potential for two-way streets-
Design of garage entries allows for two-way street. Project complies with this section.
4. Reinforce pedestrian activity-
Incorporation of Great Streets reinforces existing pedestrian activity but minimal mixed-use and wide garage entry/exits limit activity that could be generated by this project itself. The Plaza does have public appeal. The Austin Energy vault location is a detriment to pedestrian activity on Colorado Street and the vault should be rotated or placed underground. Project does not comply.
5. Enhance key transit stops-
Project not applicable as there are no current transit stops.
6. Enhance the streetscape-
Incorporation of Great Streets enhances streetscape. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment- There are no physical conflicts shown, but AE vault on street level deactivates Colorado Street. Project complies with this section.
8. Install street trees-
Street trees included with incorporation of Great Streets. Project complies with this section
9. Provide pedestrian-scaled lighting-
Pedestrian scaled lighting included with incorporation of Great Streets. Project complies with this section
10. Provide protection from cars/promote curbside parking-
Incorporation of Great Streets. Project complies
11. Screen mechanical and utility equipment-
Project complies.
12. Provide generous street-level windows-
Project complies with this section.
13. Install pedestrian-friendly materials at street level-
Incorporation of pedestrian-friendly materials. Project complies with this section.

*Project complies with 9 of the 13 Guidelines for Public Streetscape.

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the Four Squares with Special Consideration-
Not applicable to this project
2. Contribute to an Open Space Network-
Moving existing plaza from southeast corner to northwest corner of block. Project complies
3. Emphasize Connections to Parks and Greenways-
Project complies
4. Incorporate Open Space into Residential Development-
Not applicable to this project
5. Develop Green Roofs-
Project complies
6. Provide Plazas in High- Use Areas-
Project complies
7. Determine Plaza Function, Size, & Activity-
Project complies
8. Respond to Microclimate in Plaza Design-
Project complies
9. Consider Views, Circulation, Boundaries, and Subspaces in Plaza Design-
Project complies
10. Provide an Appropriate Amount of Plaza Seating-
Project complies
11. Provide Visual and Spatial Complexity in Public Spaces-
Project complies
12. Use Plants to Enliven Urban Spaces-
Project complies
13. Provide Interactive Civic Art and Fountains in Plazas-
No art provided. Project does not comply.
14. Provide Food Service for Plaza Participants-
Project complies
15. Increase Safety in Plazas Through Wayfinding, Lighting, & Visibility-
Project complies
16. Consider Plaza Operations and Maintenance-
Compliance methods not provide. Project does not comply.

*Project complies with 12 of the 16 Guidelines for Public Streetscape.

GUIDELINES FOR BUILDINGS

1. Build to the street-
Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Project lacks pedestrian-oriented development on Colorado Street and exceeds 25% street frontage.
Project does not comply. Provide multiple street level uses to comply with this section.
3. Accentuate primary entrances-
Entrances are not accentuated. Entire 6th Street façade is pulled back is entrance is not distinguished. 7th Street entries do not appear accentuated either. Project does not comply.
4. Encourage the inclusion of local character-
The Working Group did not see the inclusion of local character, although the building does highlight the character of the adjacent post office. The structure appears more generic or universal and less unique to Austin's character. Project does not comply. Please provide better examples of Austin's unique character to comply with this section.
5. Control on-site parking-
Project appears to control on-site parking using underground and screened above ground parking, but less

- parking and more inhabited and multi-use space is preferred. Project complies with this section
6. Create quality construction-
Project appears to comply.
 7. Create buildings with human scale-
The Lobby on 6th Street seems over-scaled and too generous to support comfortable, active occupation.
The Colorado Street façade spans the entire block width with minimal active uses and almost no articulation.
Project does not comply.

*Project complies with 3 of the 7 Guidelines for Buildings.

Some positive attributes that the Working Group noted includes keeping the 6th Street trees, restoring the old post office, and keeping a plaza onsite to help activate the area.

Concerns noted by the Working Group included removal of live oaks along Colorado Street because they are off the standard Great Streets dimensions. The curb cut width on Colorado with loading and vehicle curb cuts side by side. The amount of frontage that the transformer vault occupies on Colorado St. will severely impact the pedestrian experience, especially in that it is adjacent to the 2 curb cuts/vehicle entrances. Intersecting volumes at the lower levels could help break the scale. The east and west elevations are expansive and over-scaled in relation to the surrounding context. Suggest sun shading over garage entrances or trees between garage and loading curb cuts to shelter pedestrians.

We have determined that this project, as presented, is not in substantial compliance with the Urban Design Guidelines. Please address the issues above to become compliant before presenting to the full Commission. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,

David Carroll, Chair
City of Austin Design Commission

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