



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program as approved by [Ordinance No. 20140227-054](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:

1. Completed DDBP Application;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
 - o Site plan;
 - o Landscape plan;
 - o Floor plans;
 - o Exterior elevations (all sides);
 - o Three-dimensional views;
5. As part of the gatekeeper requirements, submit copy of the projects signed Austin Energy Green Building Letter of Intent; and
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Sandra Harkins](#) at NHCD for more information.



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

1. Project Name

6th + Guadalupe

2. Case Number

SP-2017-0301C

3. Property Owner

Name:

Alpine Guadalupe LLC

Address:

2999 Turtle Creek Blvd, Dallas, TX 78519

Phone:

E-mail:

4. Applicant/Authorized Agent

Name:

Amanda W. Swor

Address:

200 Lee Barton Dr, Austin, TX 78704

Phone:

512.807.2904

E-mail:

aswor@drennergroupp.com

5. Anticipated Project Address:

600 Guadalupe St.

6. Site Information

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

1.63 ac

- 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) :

No limit in the area outside CVC

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

☒ Yes

☐ No

If yes, please provide specify height allowed under CVC:

652.97' - 653.03' AMSL

7. Existing Deed Restrictions

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

None known

8. Building Information

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

1,133,430 SF

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

Office - 573,798.68 SF total
MF Residential - 549,602.46 SF
Restaurant - 8,401.07 SF
Retail - 1,627.84 SF

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

349

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

N/A

- e. Number of floors:

67

- f. Height:

837.58 feet

- g. FAR requested:

25:1 (south portion only)

- h. Number of parking spaces:

1,894

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 applicant is proposing participation in the Downtown Density Bonus Program to increase FAR from 8:1 to 25:1 for the eligible portion of the property. The project will meet gatekeeper requirements including participation in the City of Austin Great Streets Program, achieving a minimum 2-star rating under the Austin Energy Green Building Program, and substantially complying with the City of Austin Downtown 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:

100% of the bonus area will be achieved by paying into the Affordable Housing Trust Fund.

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:

Total project square footage: 1,133,430 gross square feet

71,040.19 SF of project x 8:1 = 568,321.52 SF

1,133,430 - 568,321.52 = 565,108.60 bonus SF

565,108.60 x \$10 = \$5,651,086.00 bonus fee

\$5,651,086.00 x 48.49% (residential portion) = \$2,740,211.60

Fee-in-lieu payment for Downtown Density Bonus = \$2,740,211.60

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 Urban Design Guidelines compliance matrix.

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

Amanda Swor

Date Submitted



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:

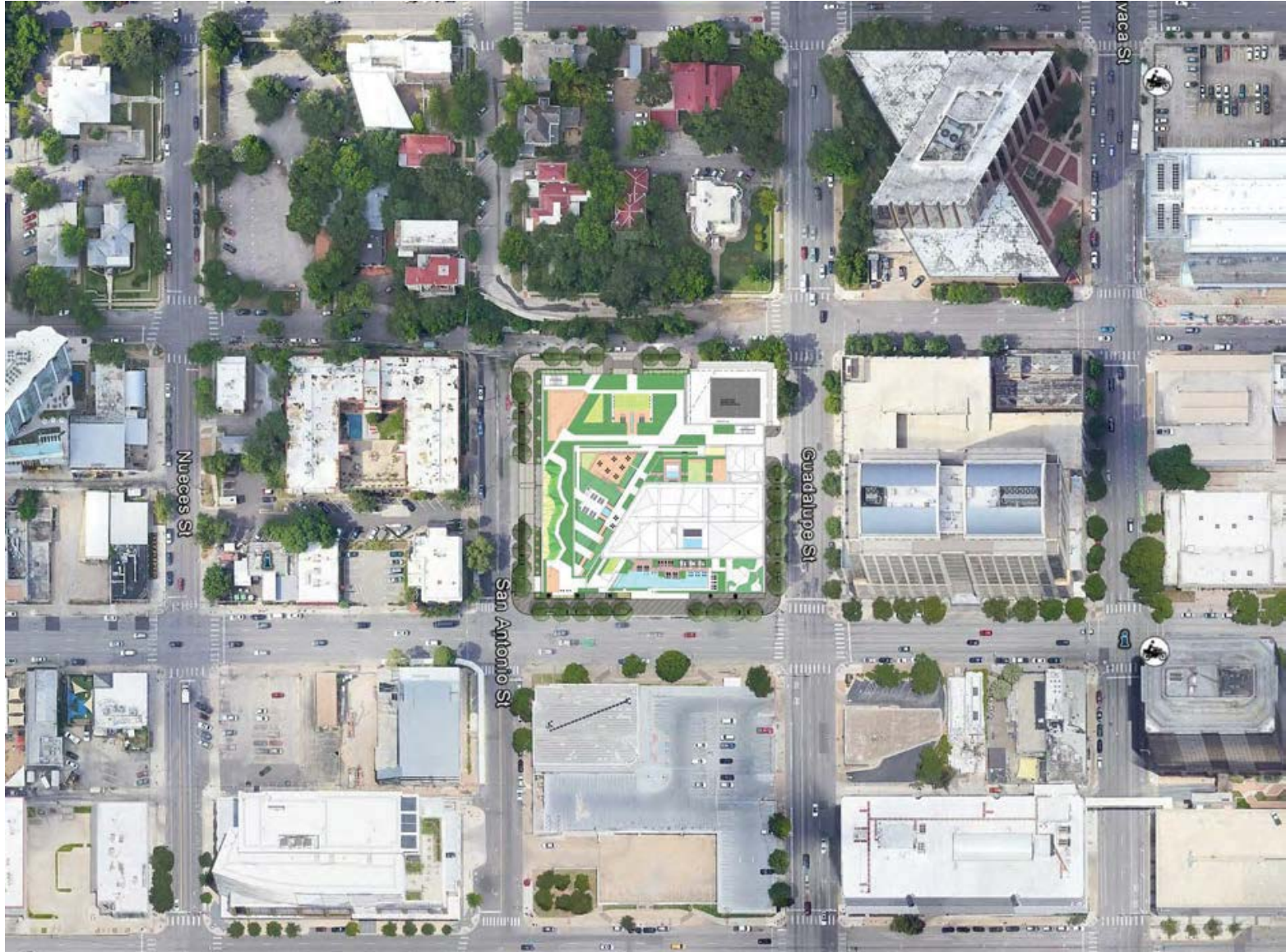
- Site plan;
- Landscape plan;
- Floor plans;
- Exterior elevations (all sides);
- Three-dimensional views;

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

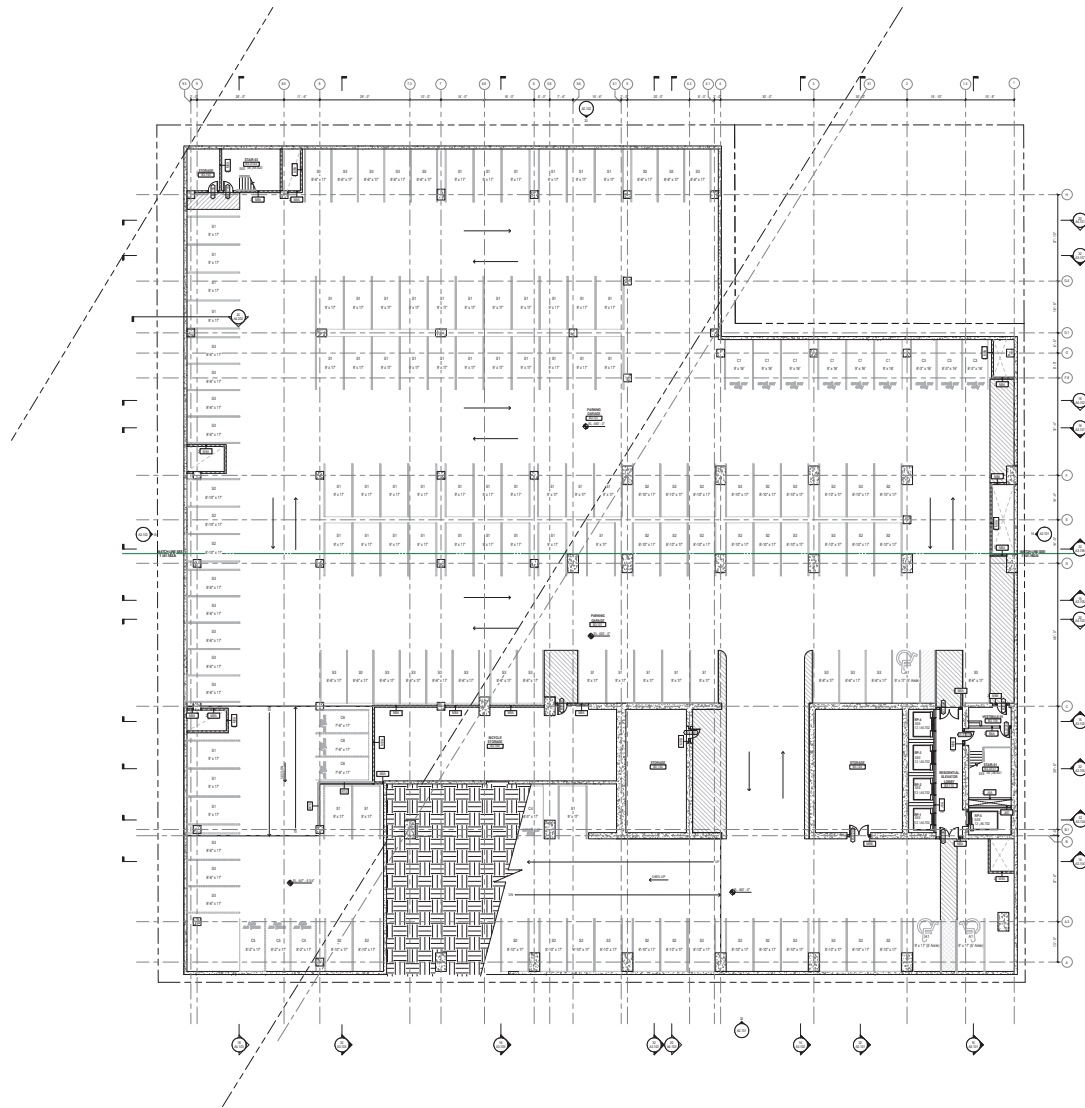
Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.

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

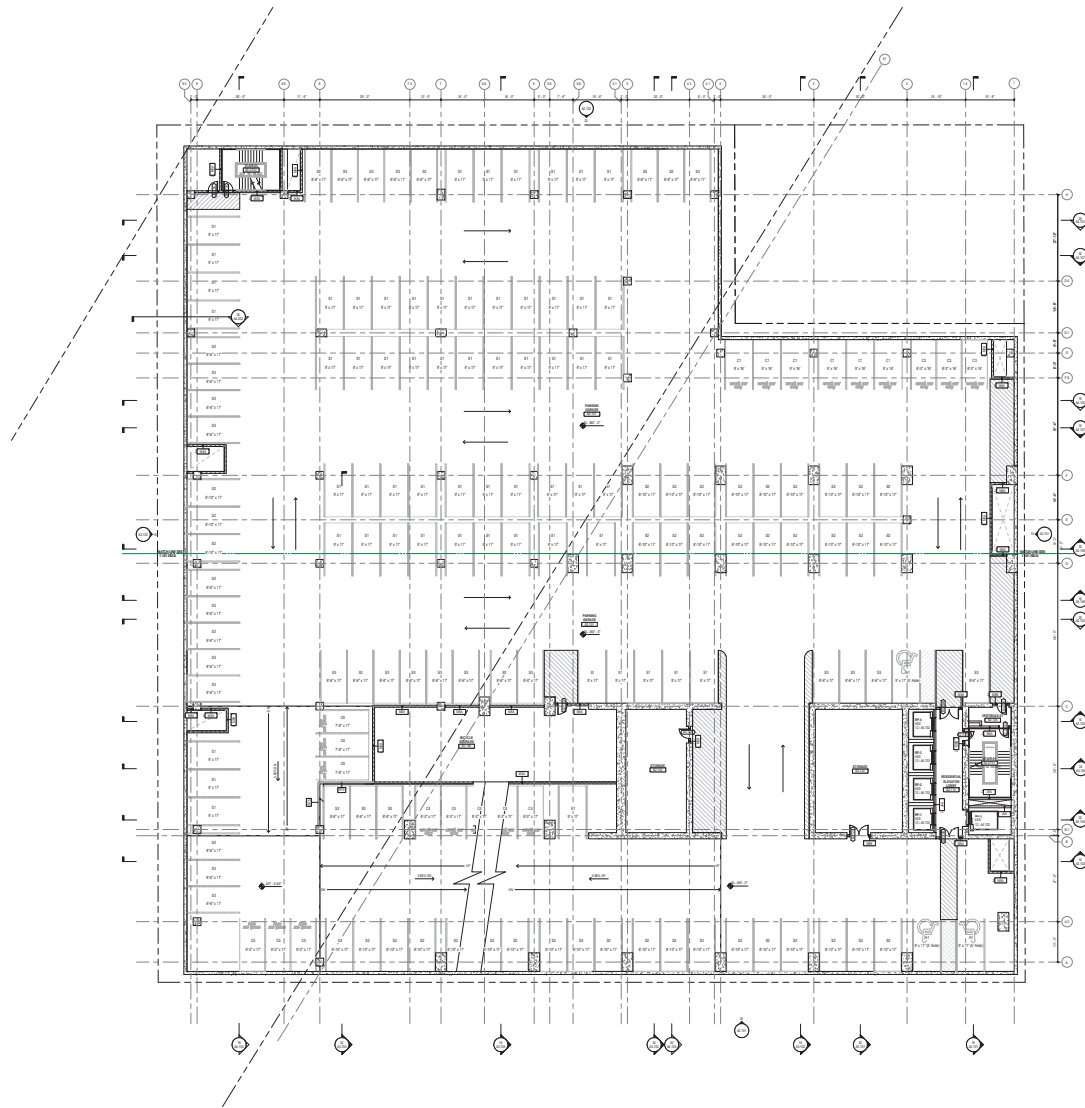
6TH + GUADALUPE



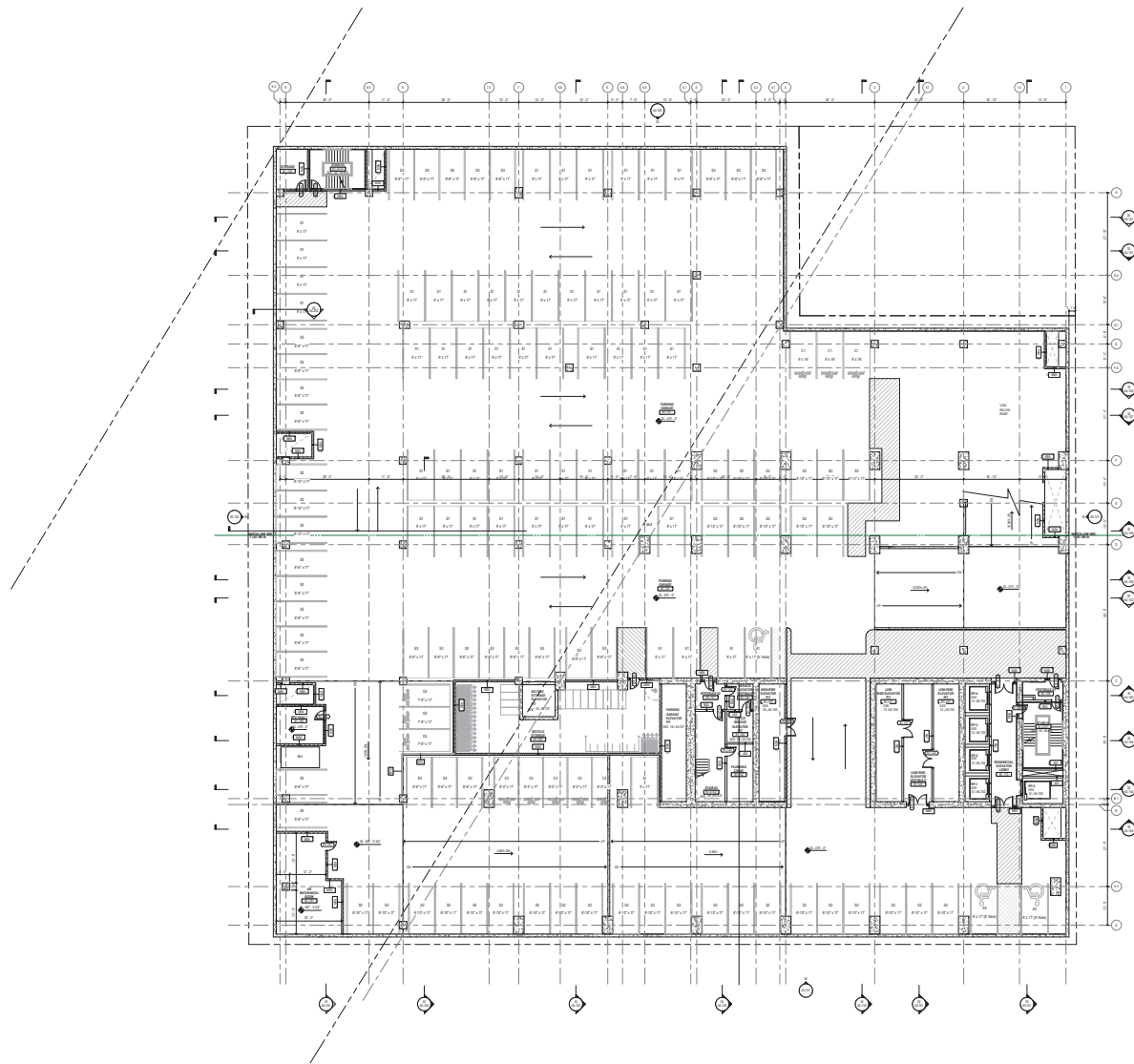
SITE - AERIAL



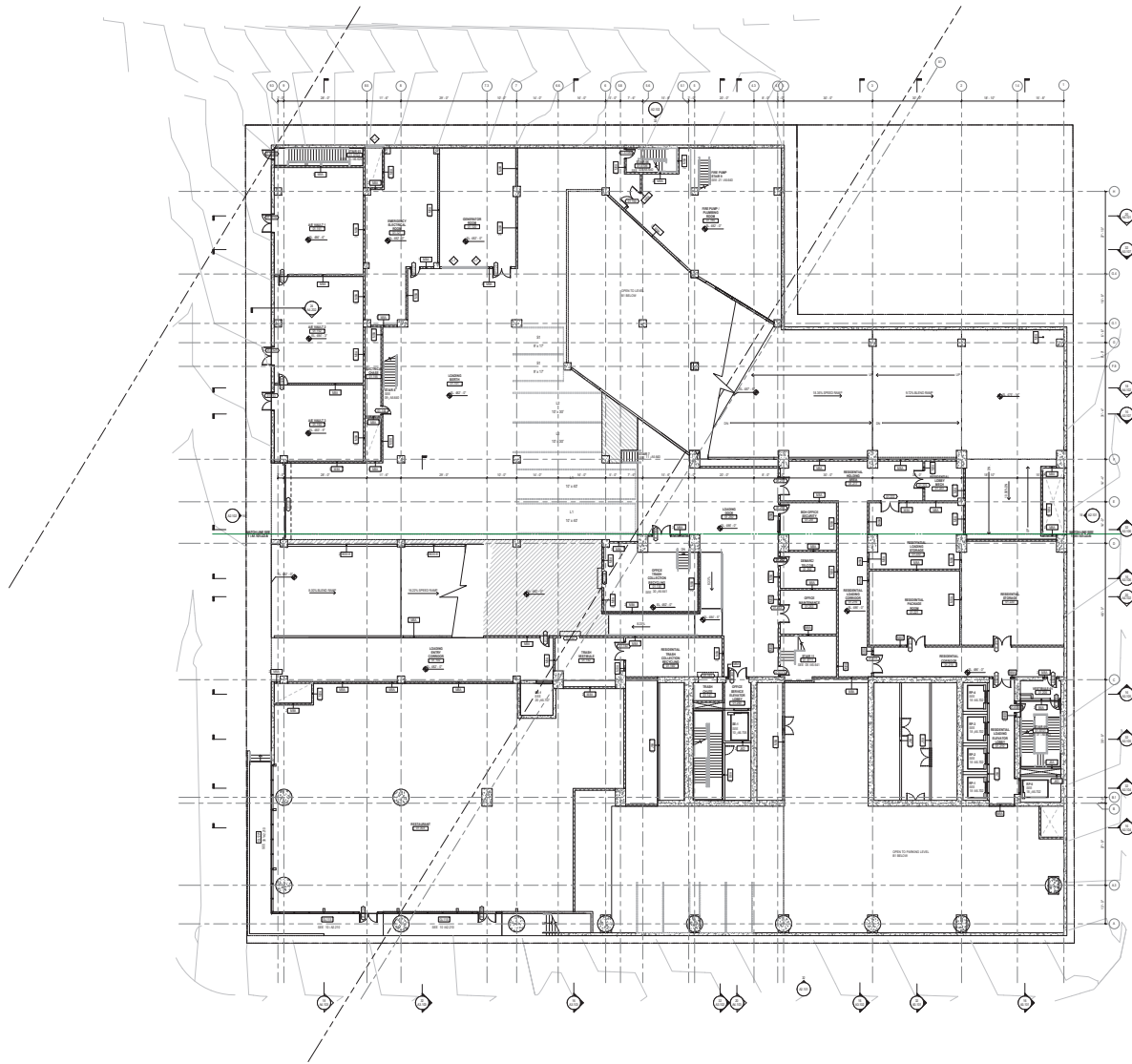
LEVEL B3 - BELOW GRADE PARKING



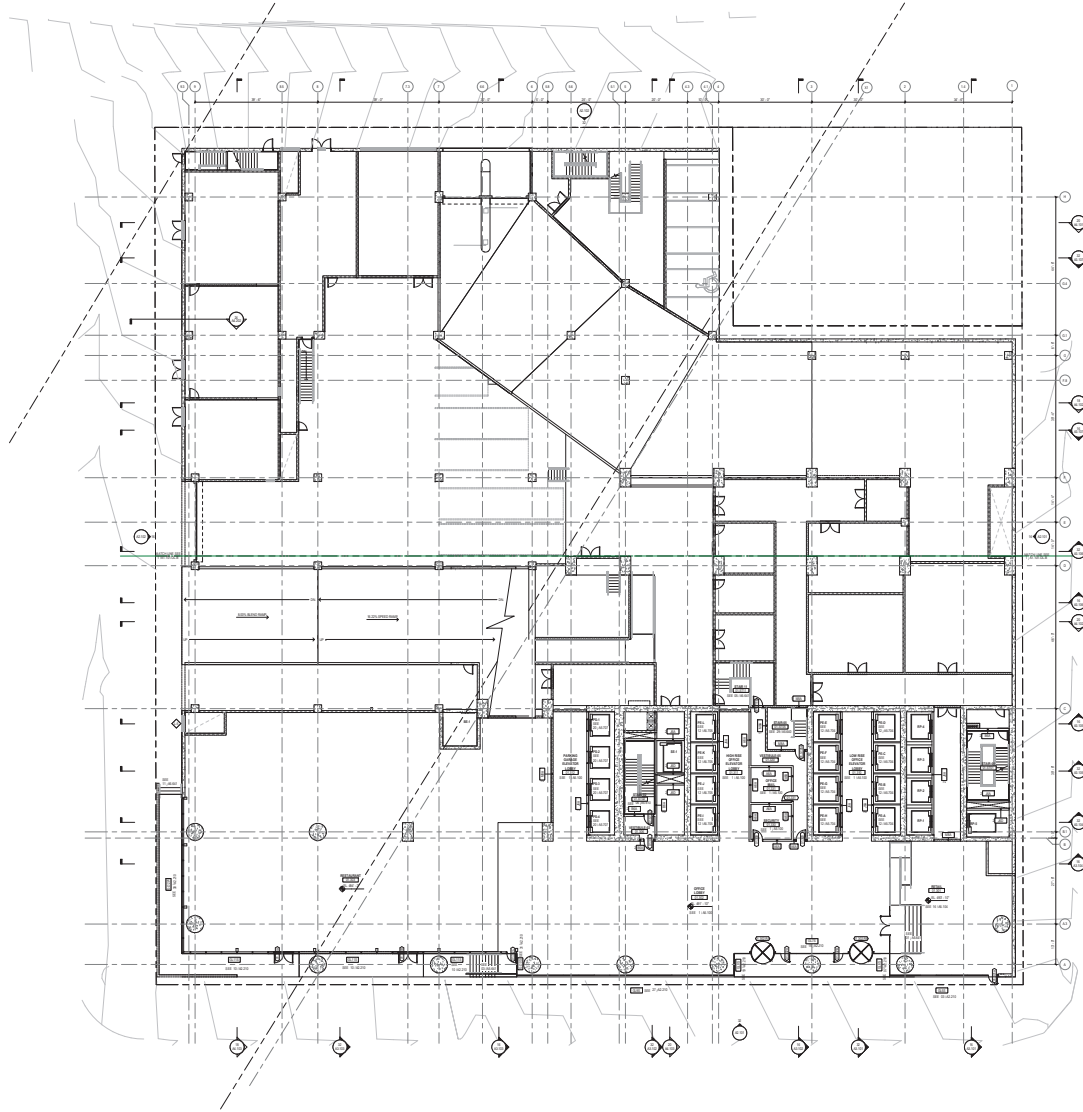
LEVEL B2 - BELOW GRADE PARKING



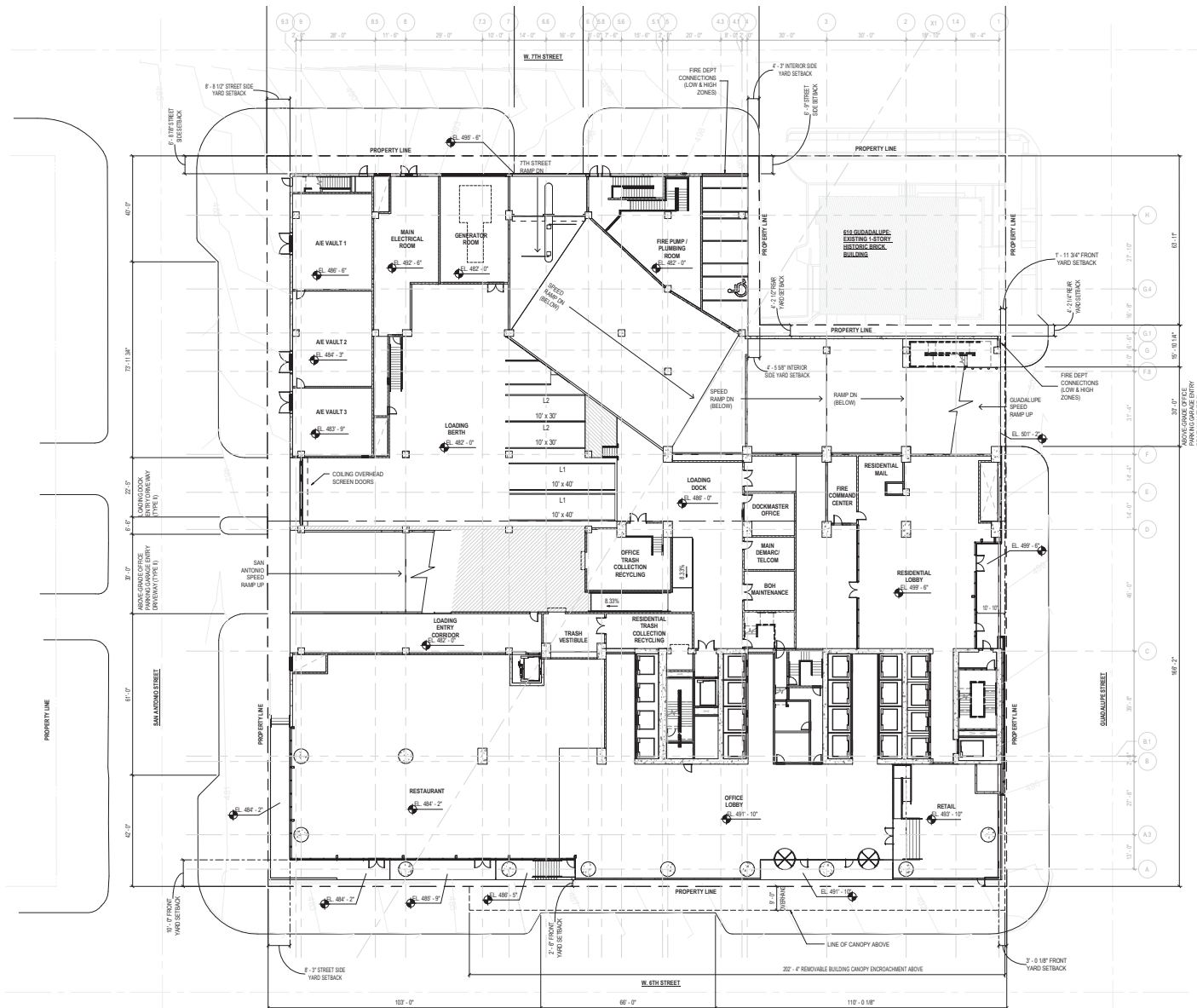
LEVEL B1 - BELOW GRADE PARKING



LEVEL 1 - LOADING DOCK



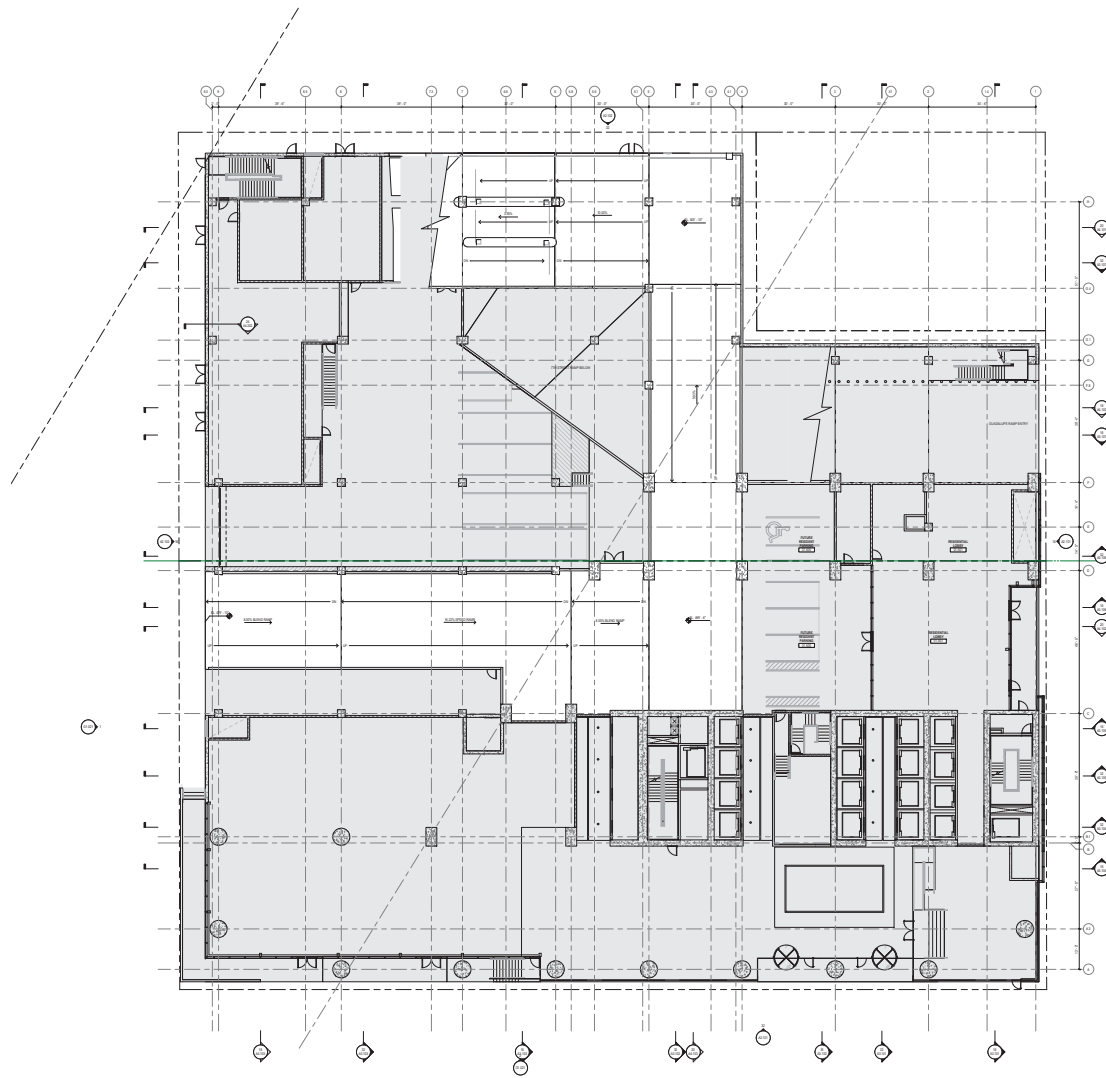
LEVEL 1 - OFFICE LOBBY



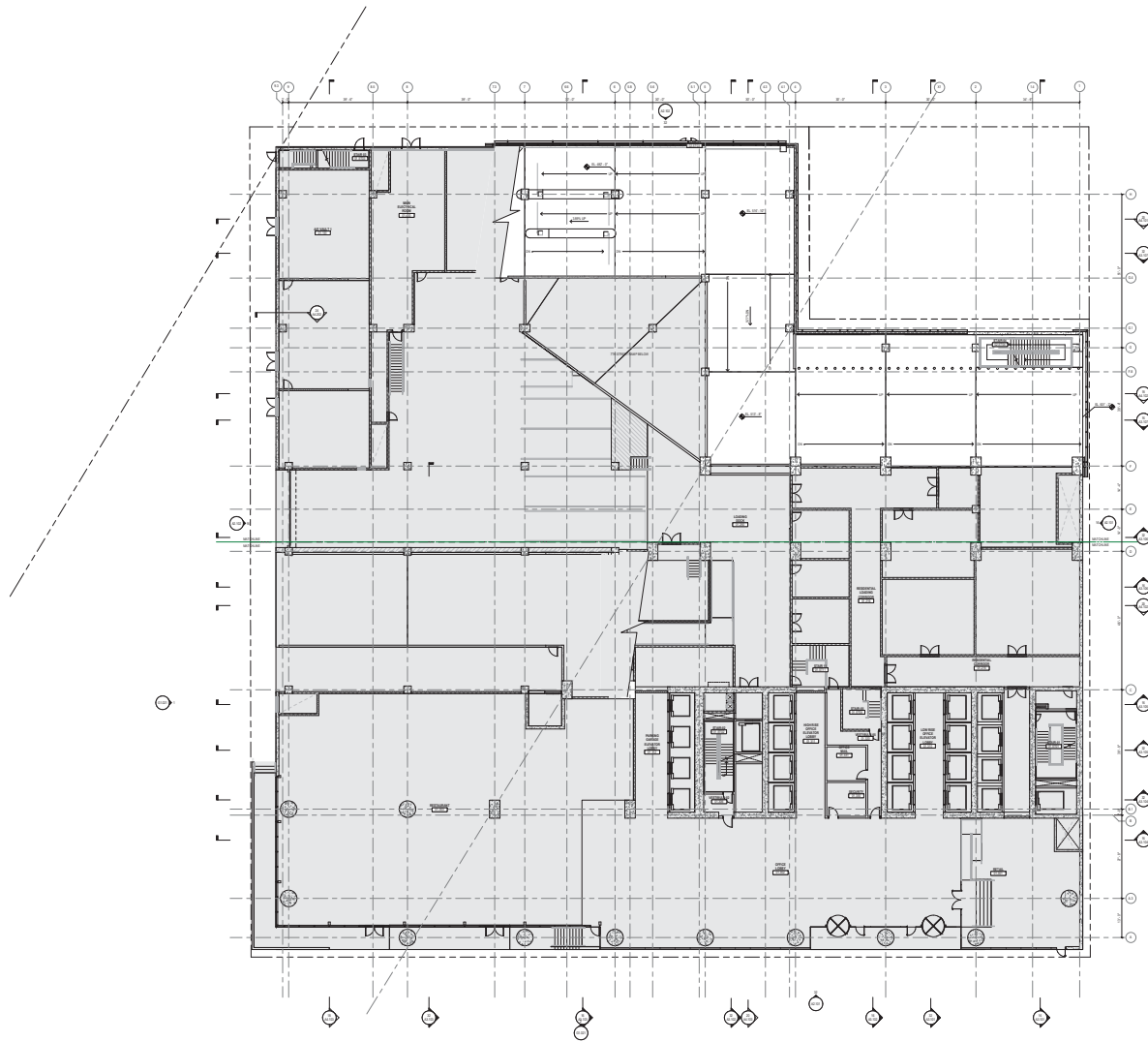
LEVEL 1 - SITE PLAN



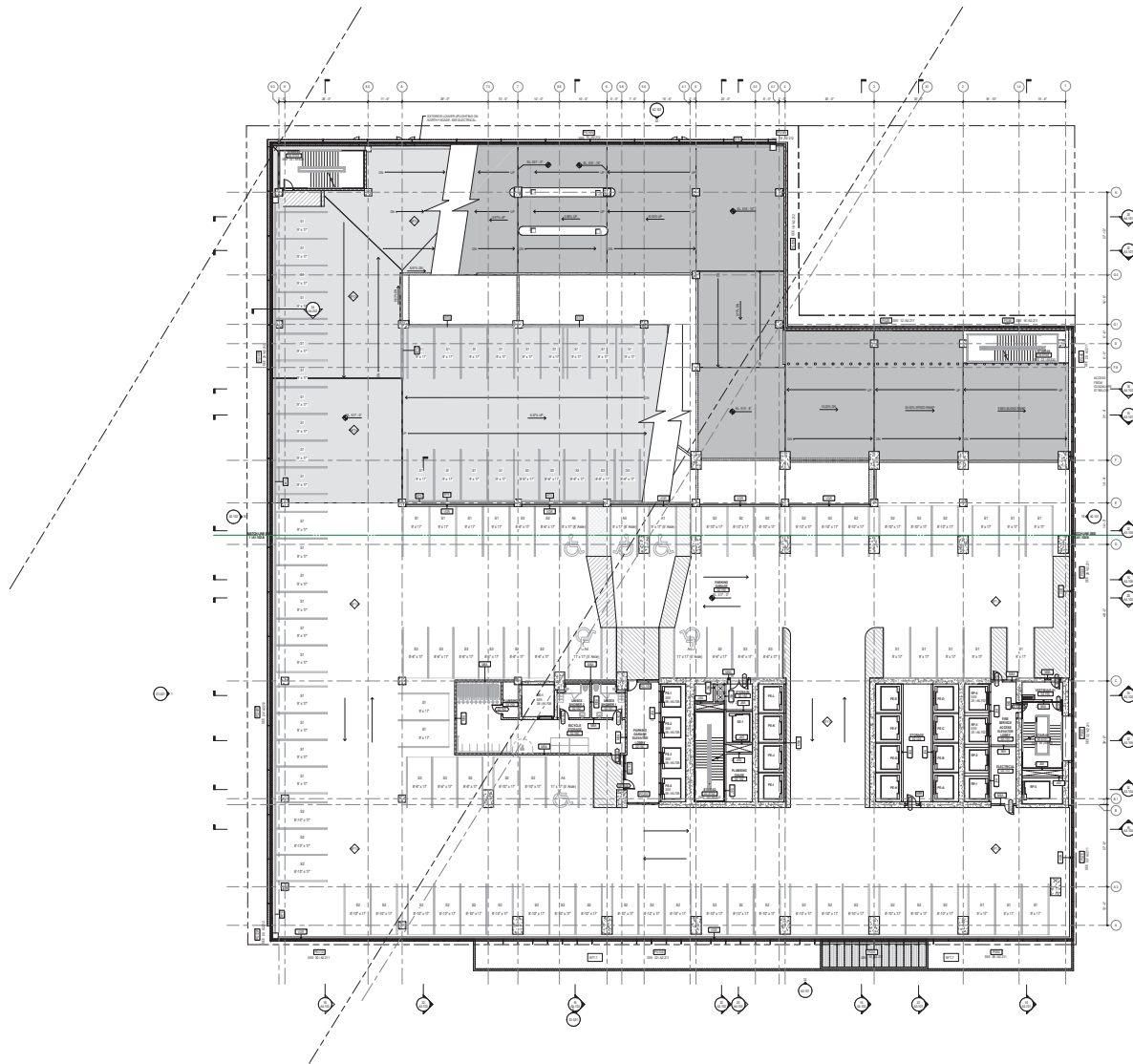
LEVEL 1 -GROUND LEVEL



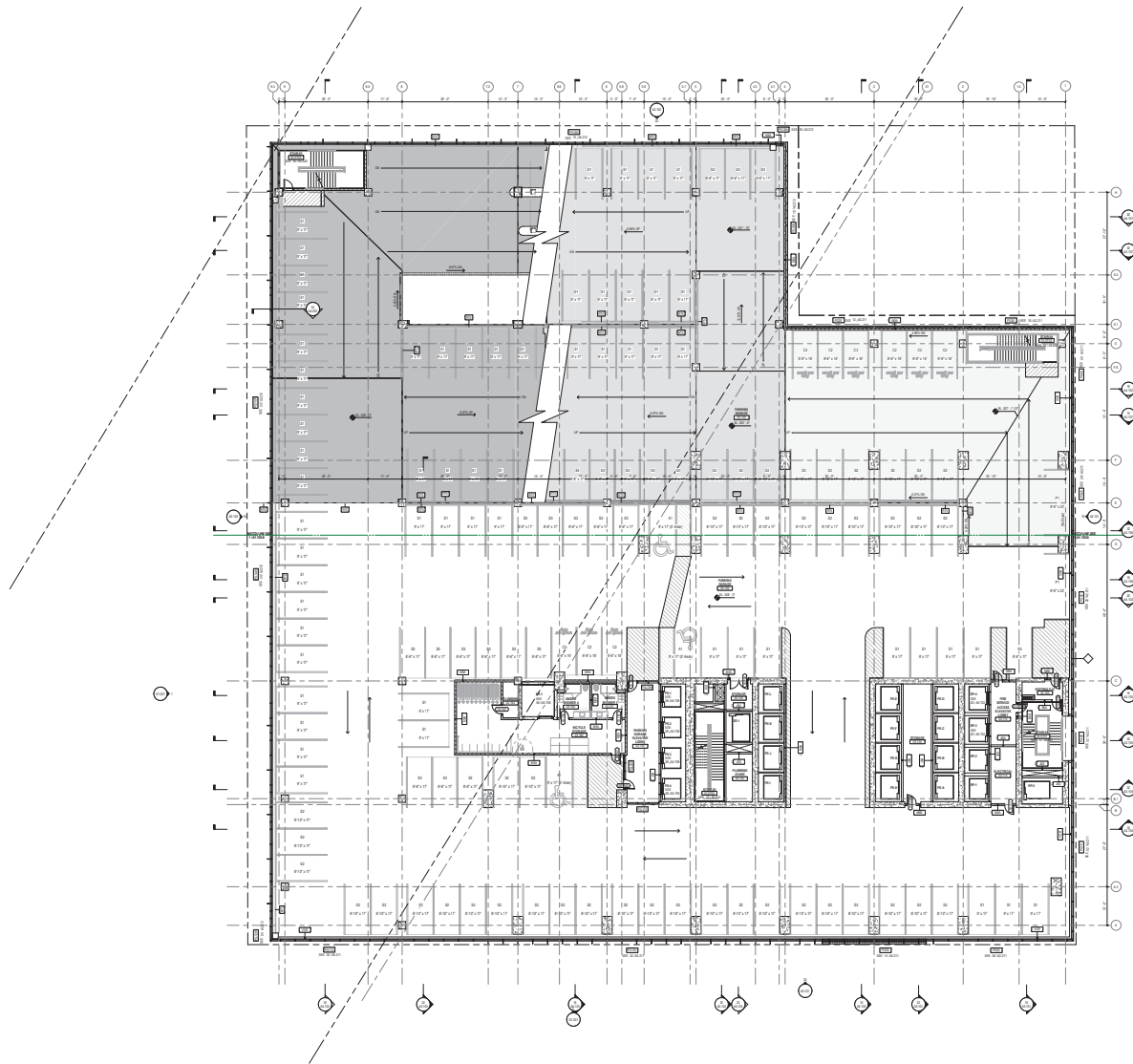
LEVEL 1 - SAN ANTONIO RAMP



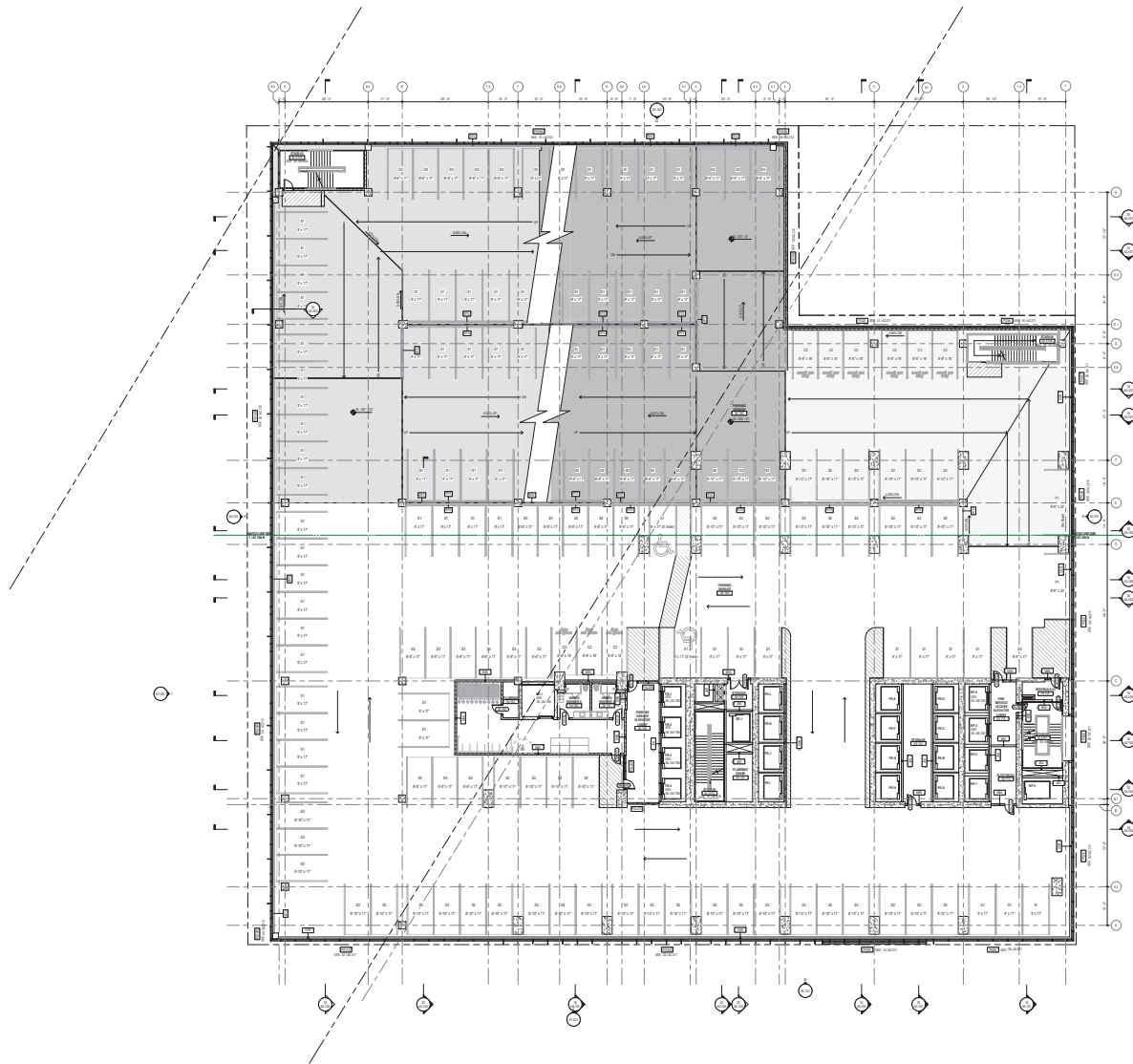
LEVEL 1 - GUADALUPE RAMP



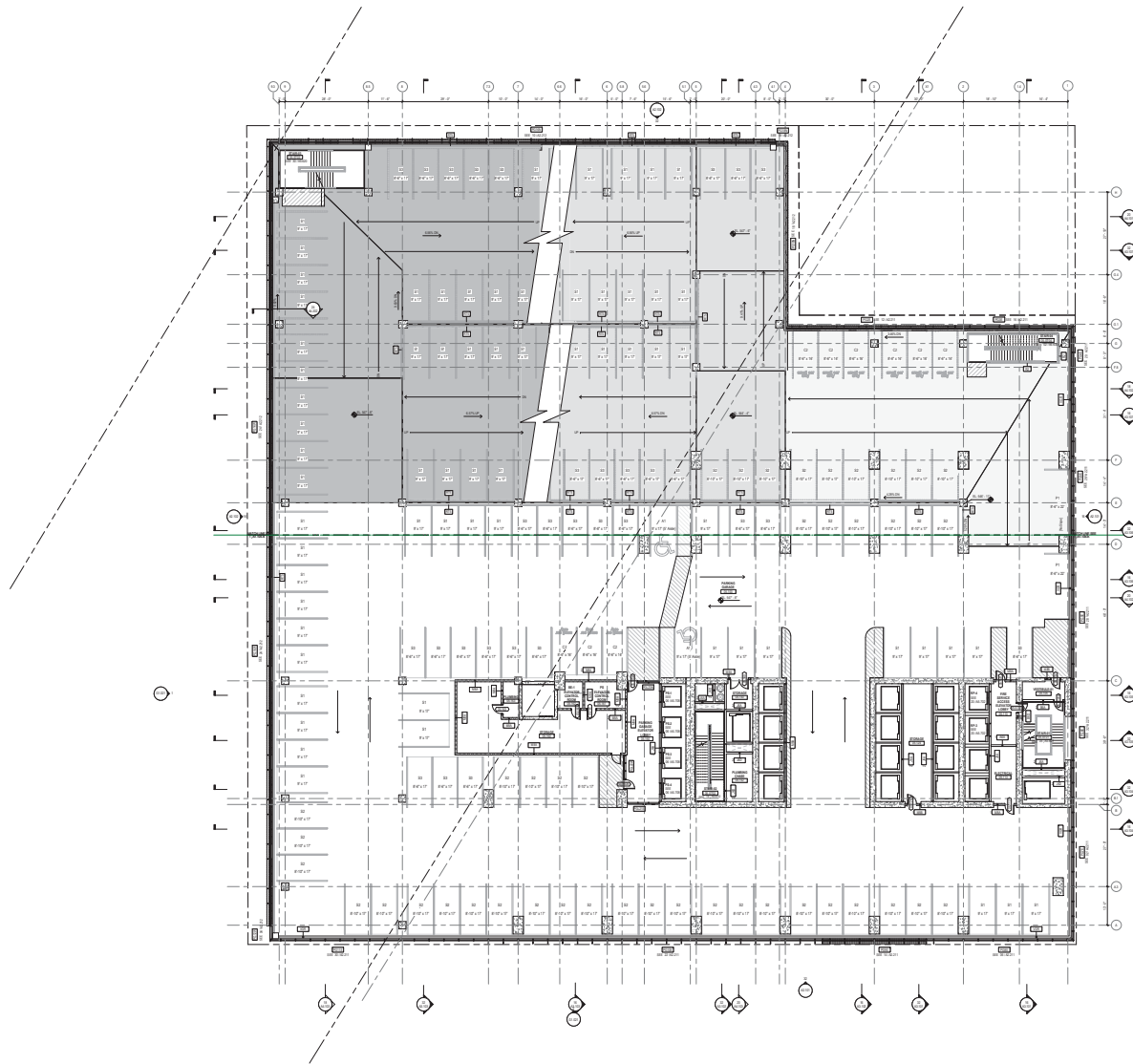
LEVEL 2 - P1 ABOVE GRADE PARKING



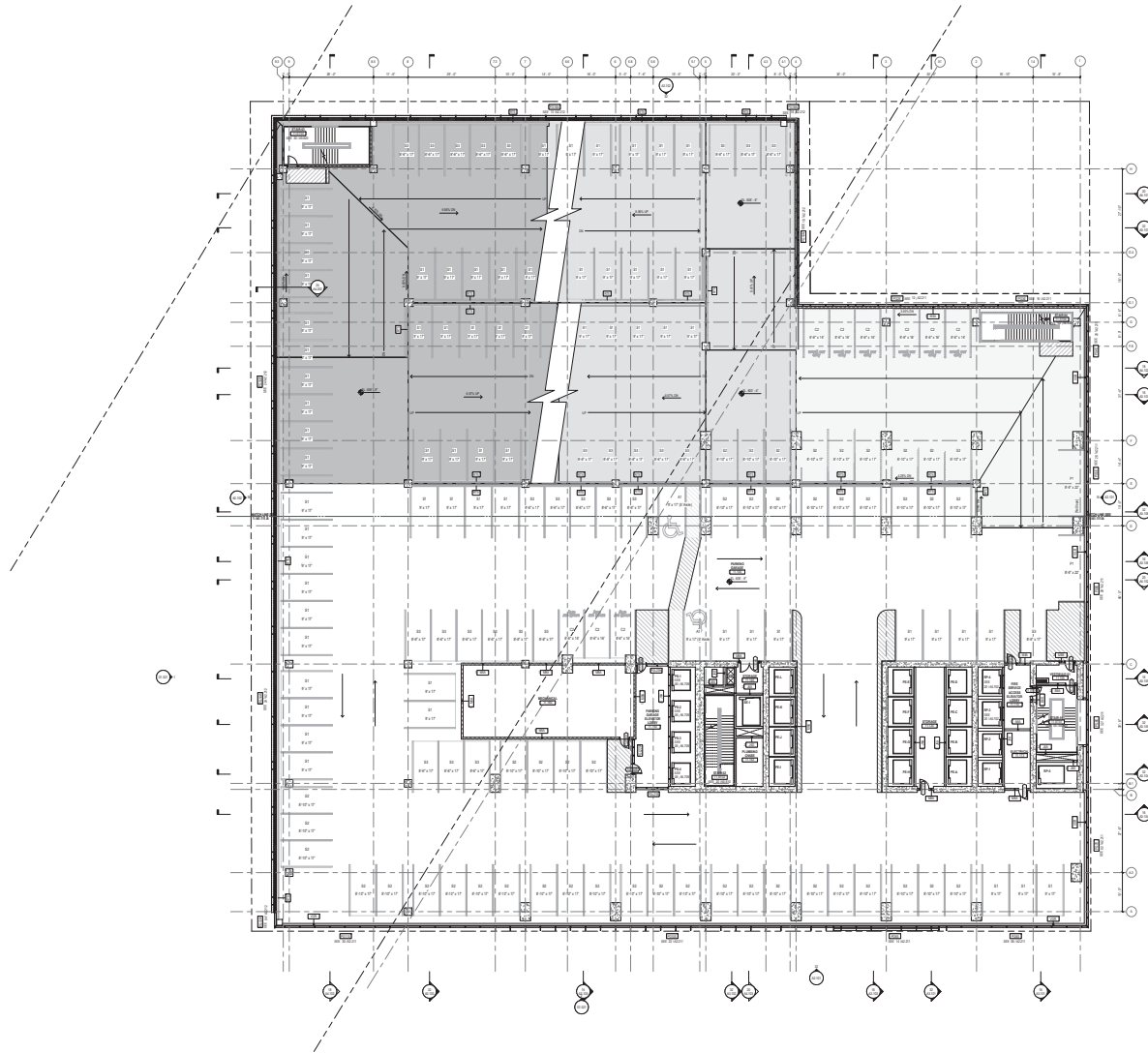
LEVEL 3 - P2 ABOVE GRADE PARKING



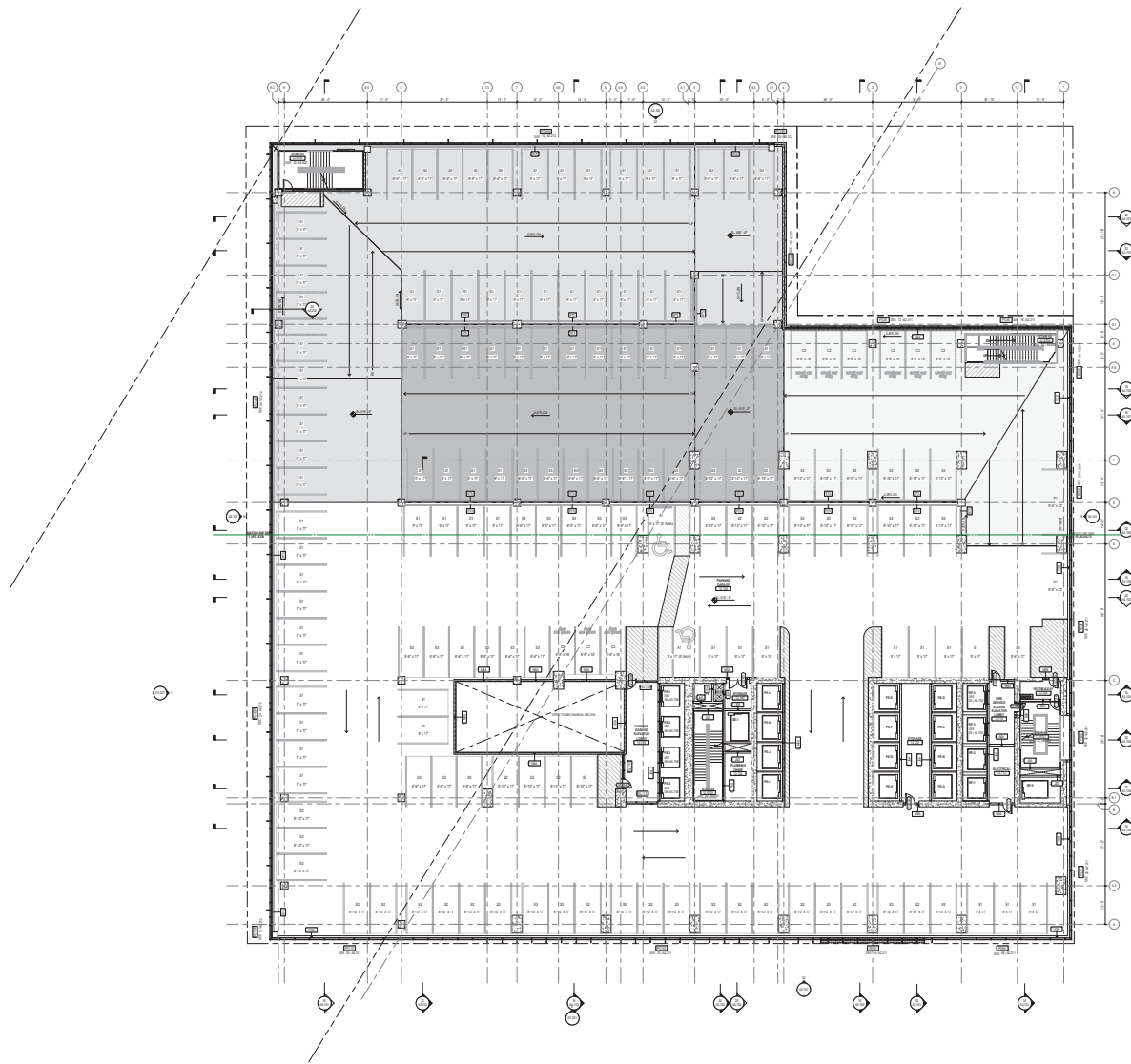
LEVEL 4 - P3 ABOVE GRADE PARKING



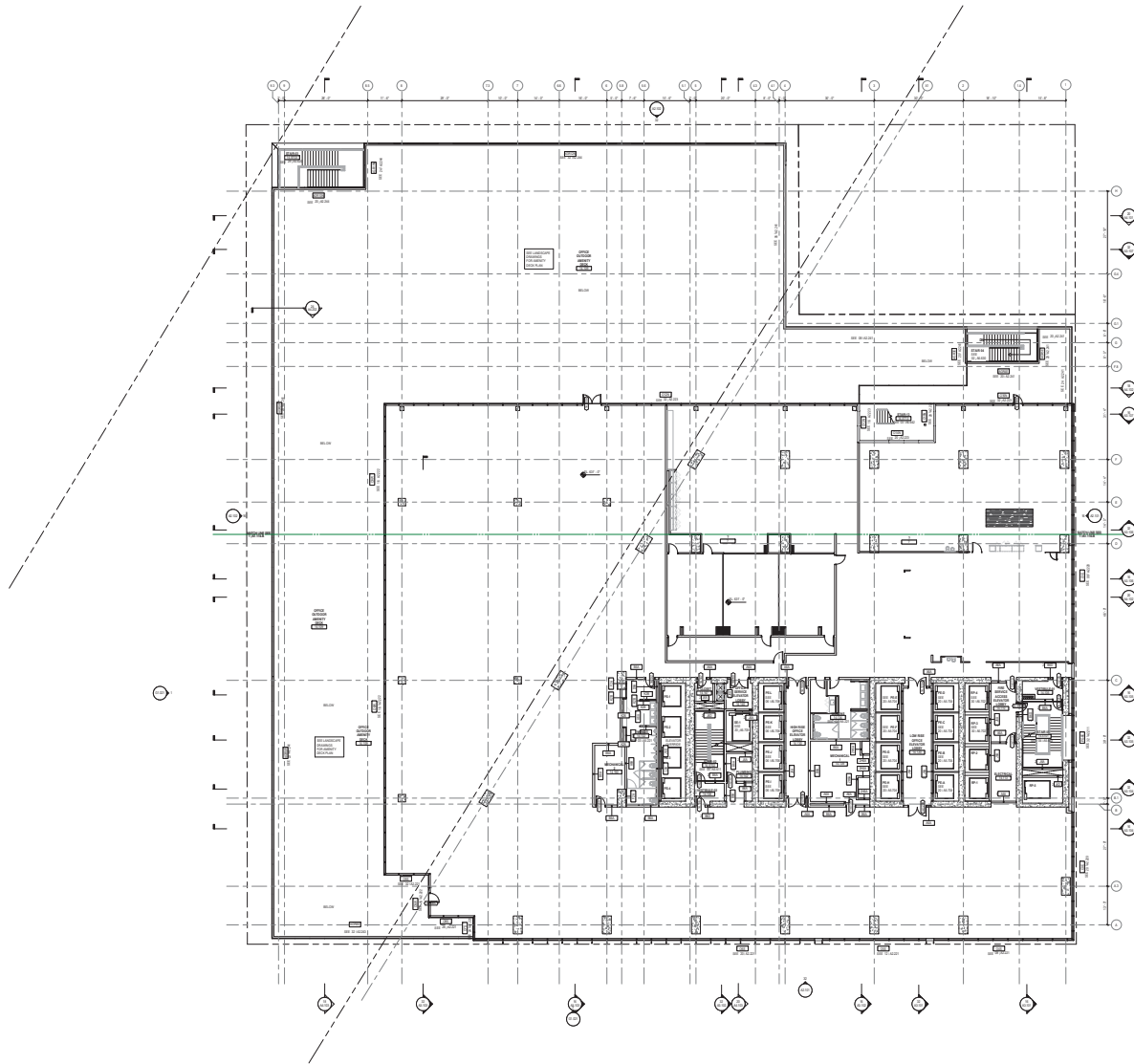
LEVEL 5-10 - P4-P9 ABOVE GRADE PARKING



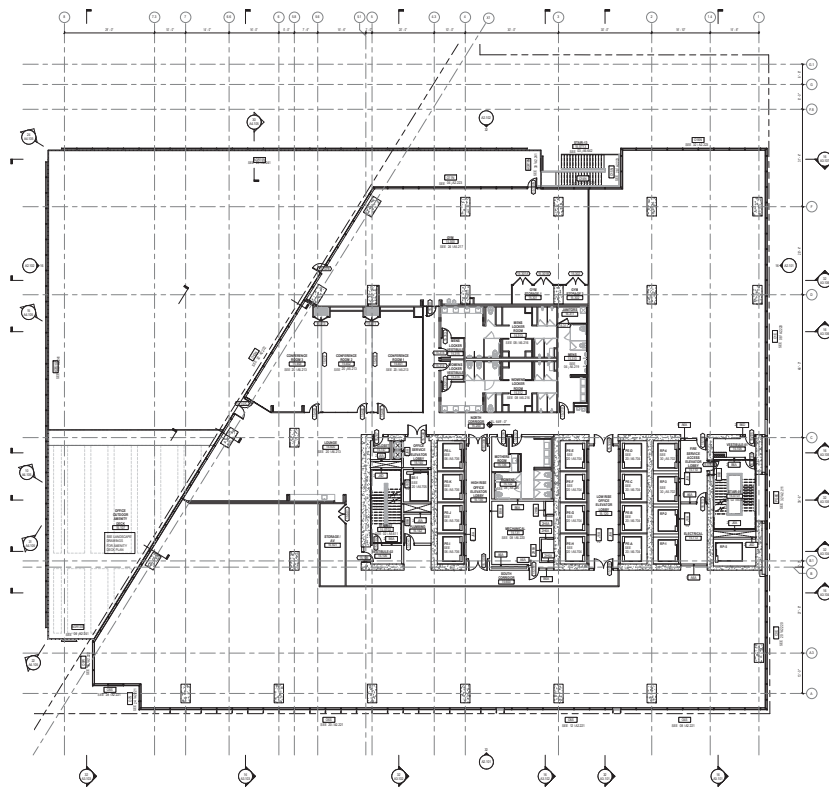
LEVEL 11 - P10 ABOVE GRADE PARKING



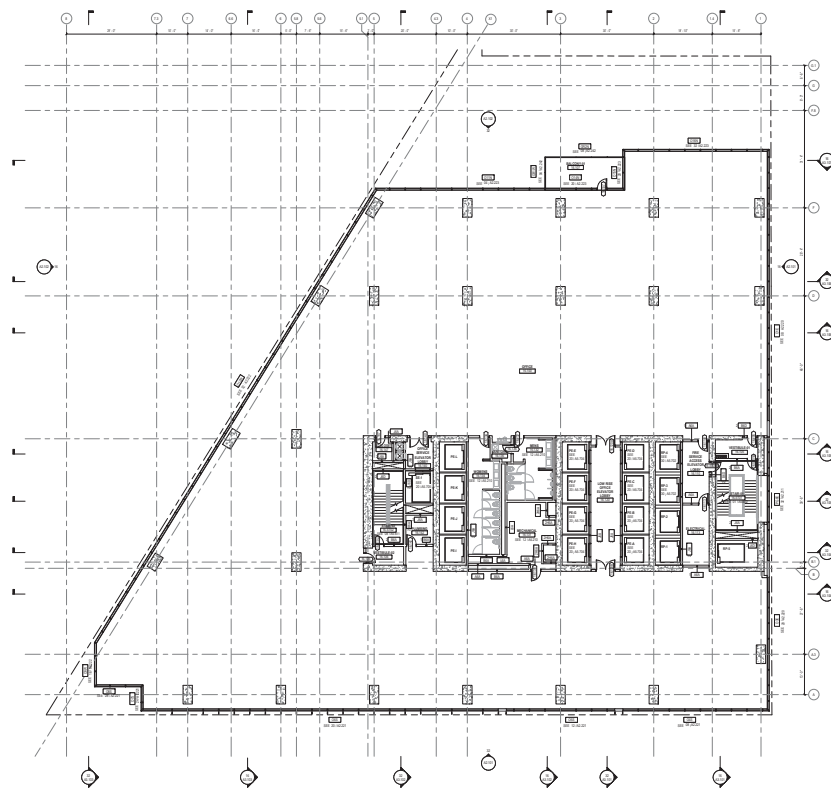
LEVEL 12 - P11 ABOVE GRADE PARKING



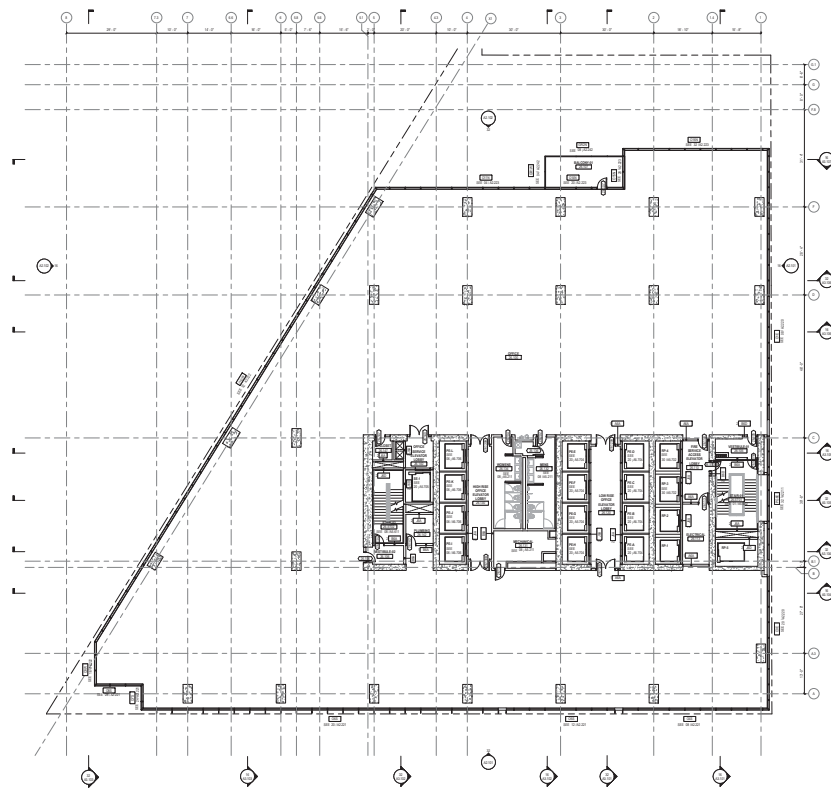
LEVEL 14 - O1 OFFICE



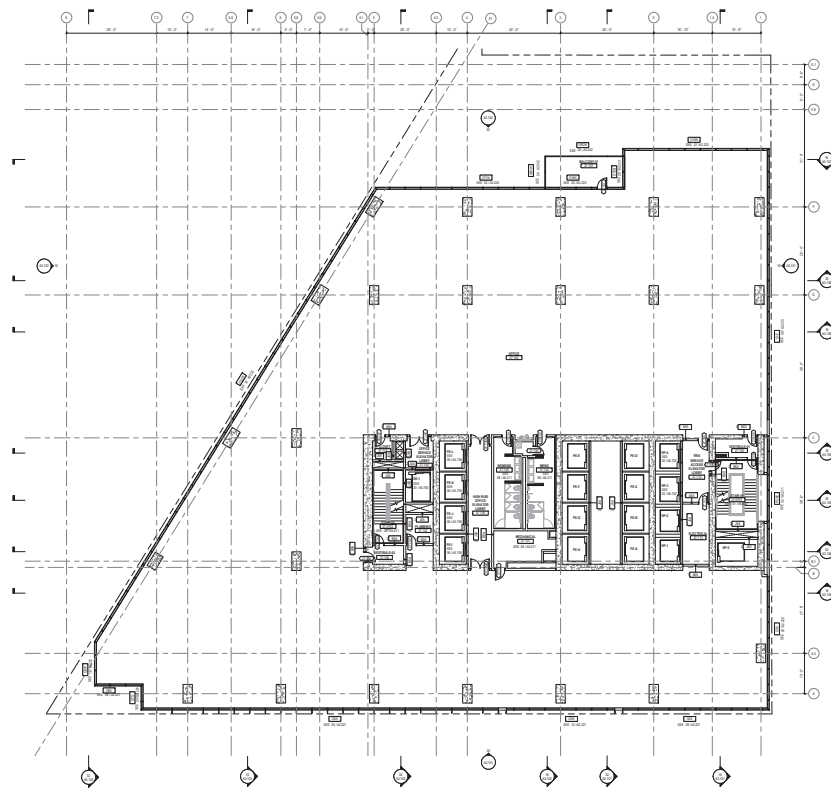
LEVEL 15 - O2 OFFICE AMENITY



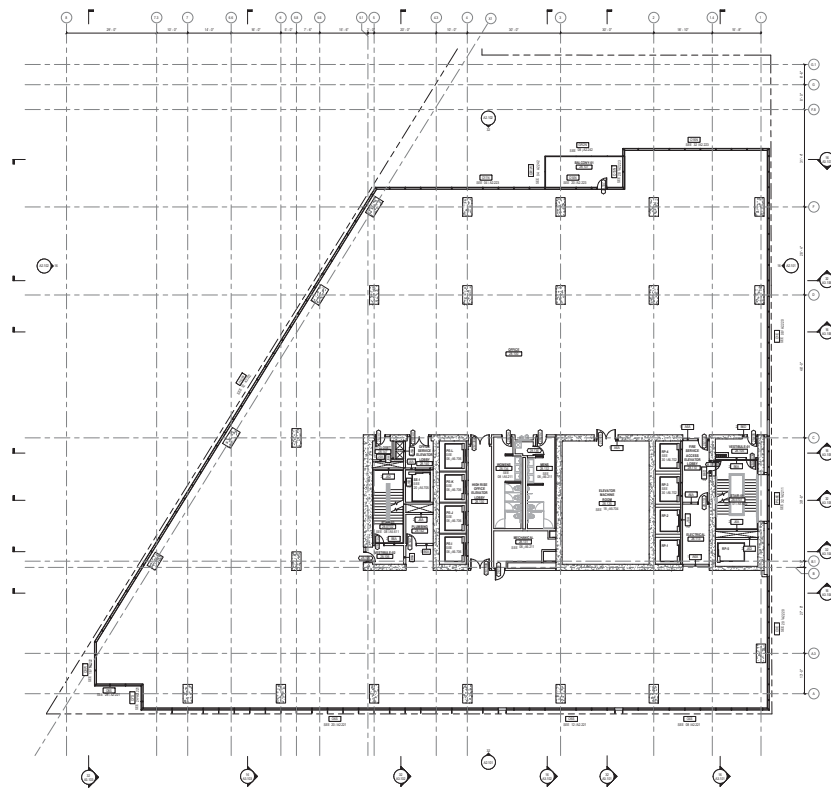
LEVEL 16-25 - O3-O12 LOW RISE OFFICE



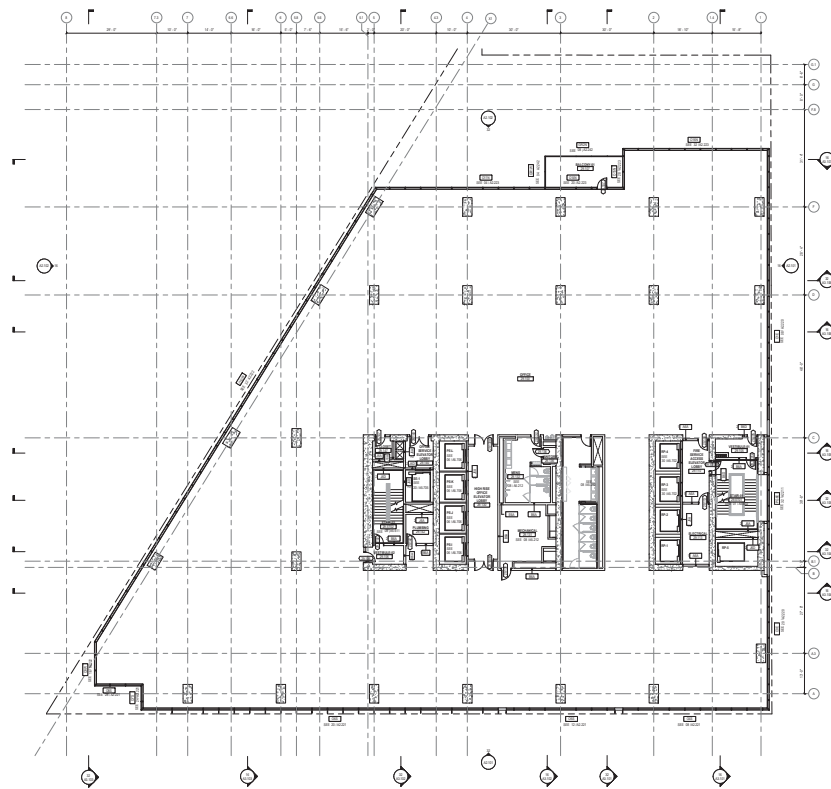
LEVEL 26 - O13 OFFICE



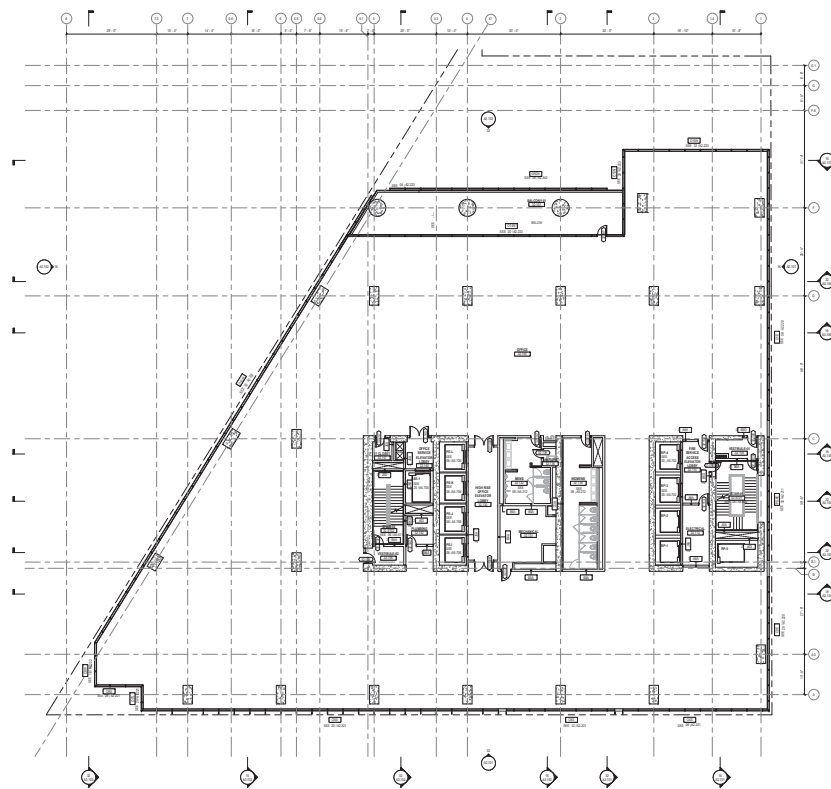
LEVEL 27 - O14 OFFICE



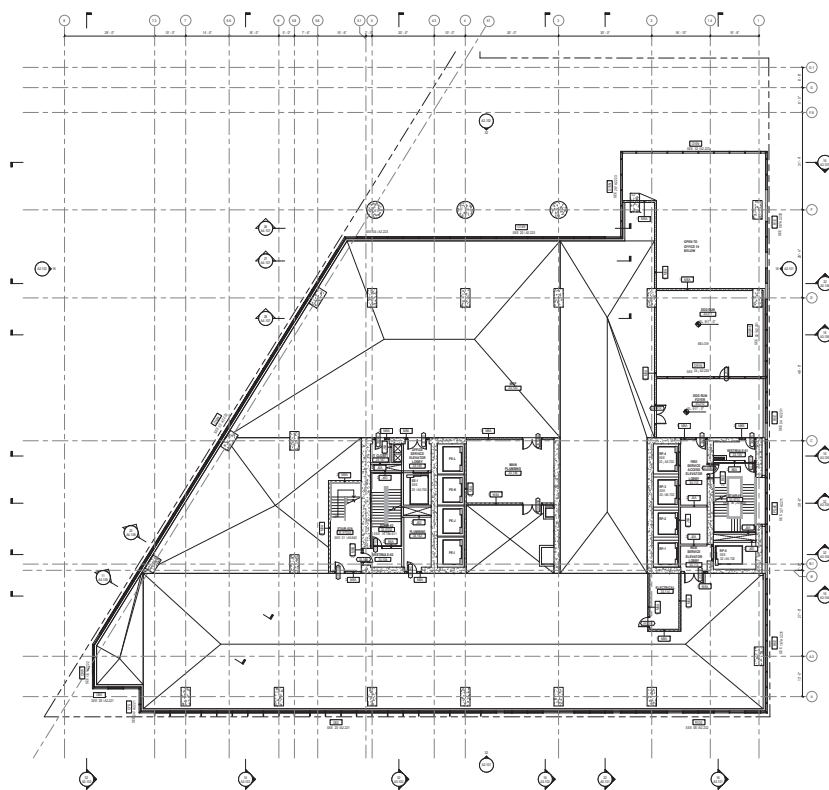
LEVEL 28 - O15 OFFICE



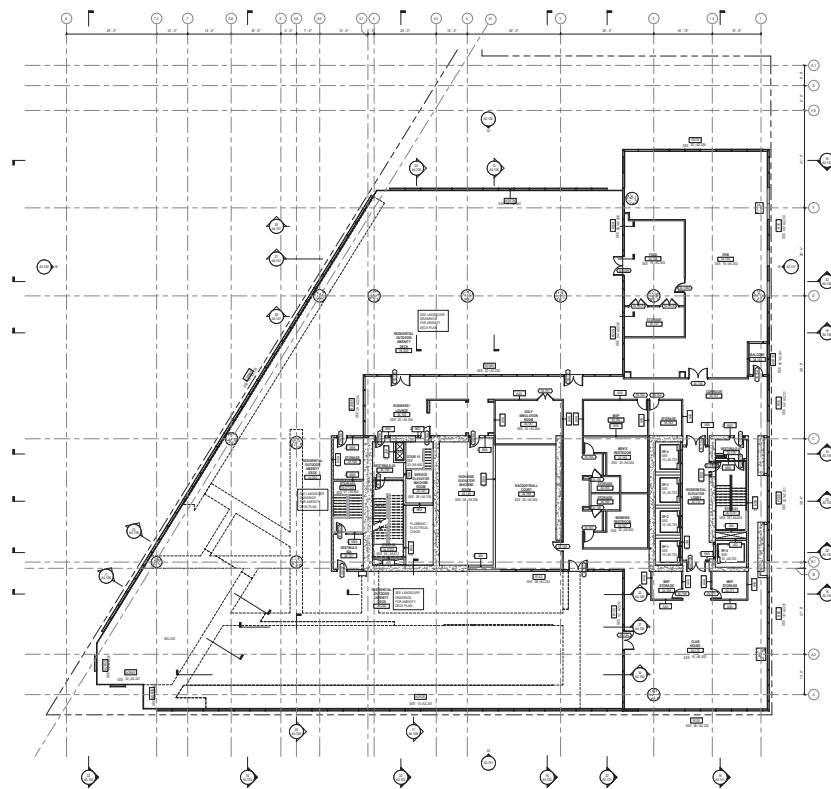
LEVEL 29-31 - O16-O18 HIGH RISE OFFICE



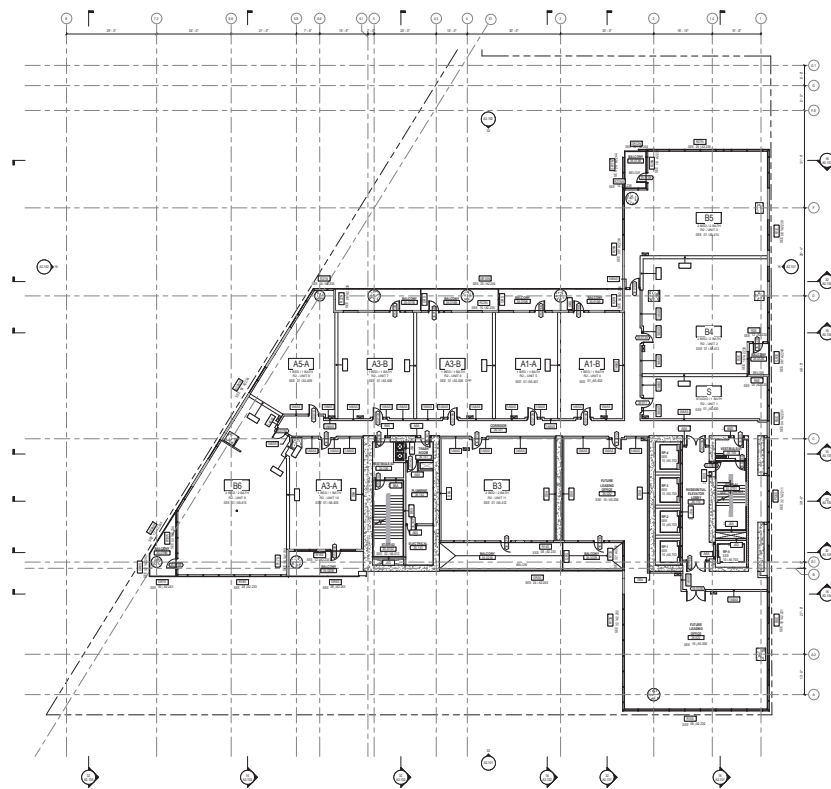
LEVEL 32 - O19 OFFICE



LEVEL 33 - MEP MEZZANINE

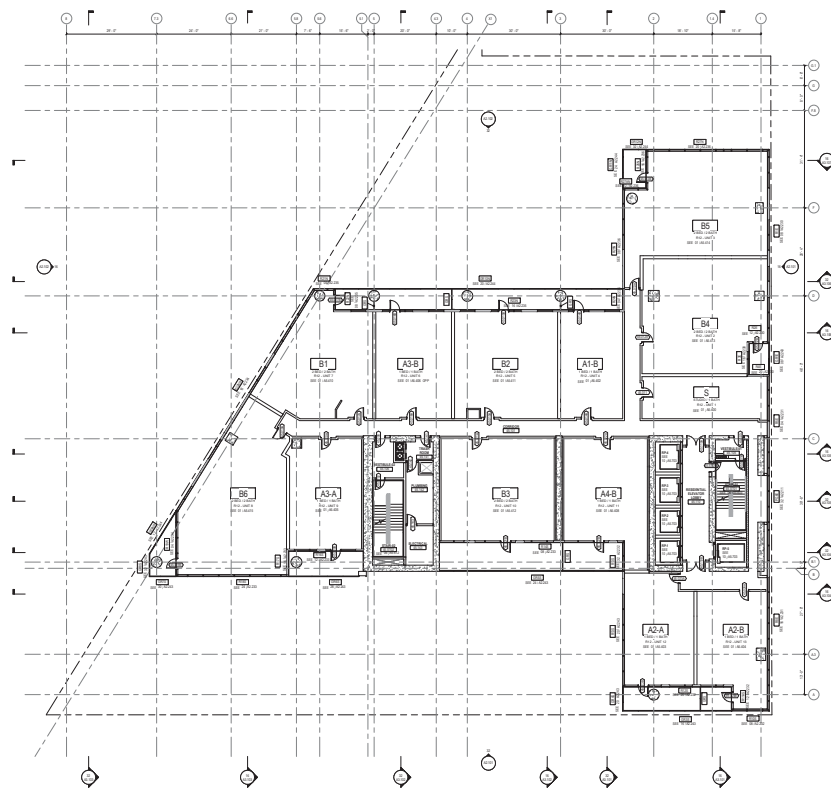


LEVEL 34 - R1 RESIDENTIAL AMENITY

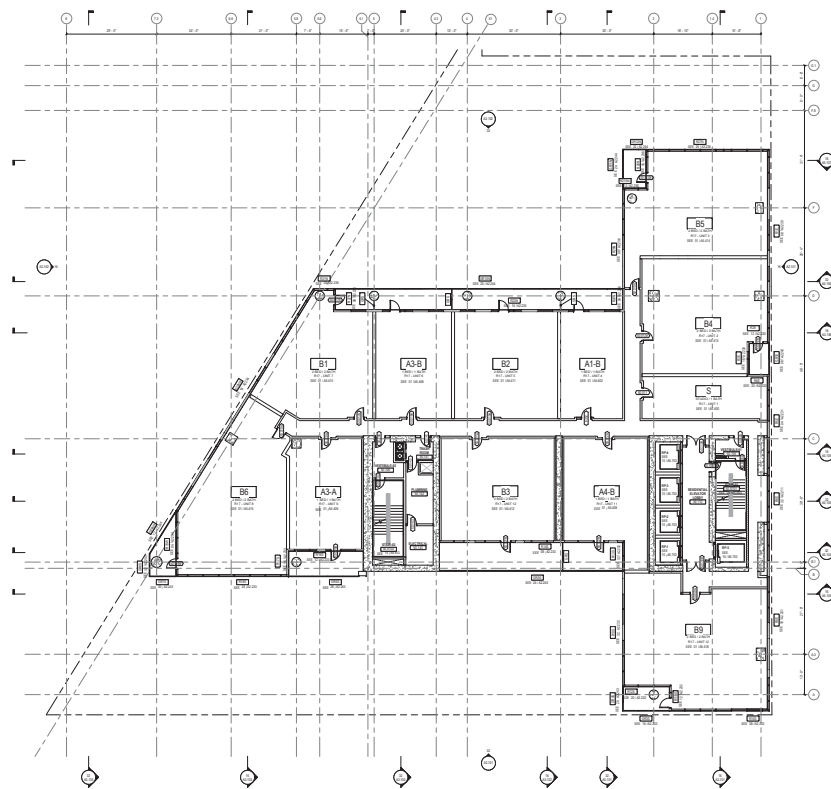


LEVEL 35 - R2 RESIDENTIAL



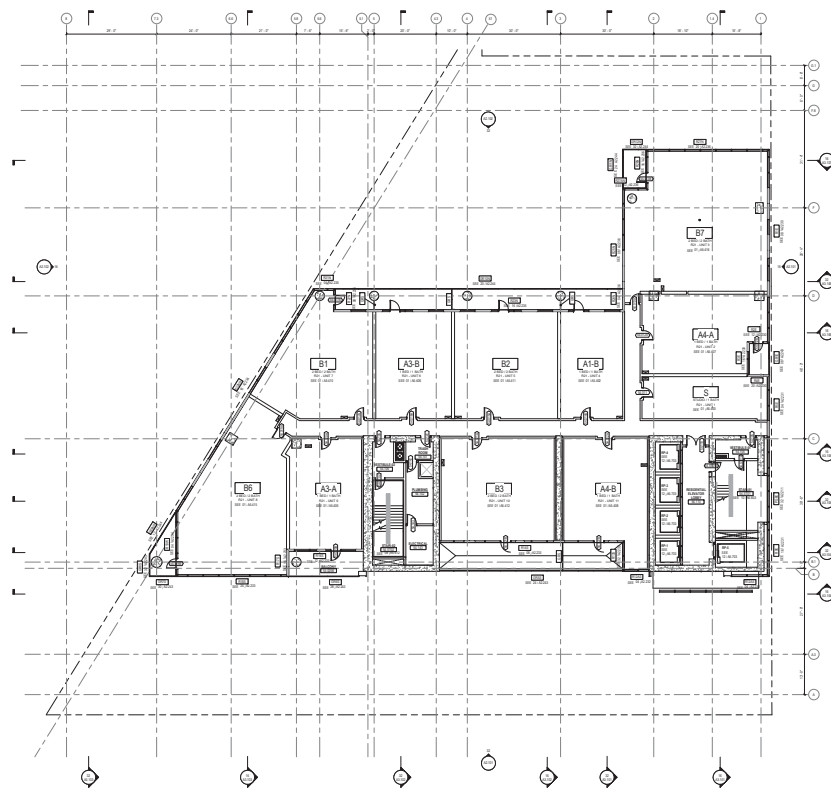


LEVEL 45-49 - R12-R16 RESIDENTIAL

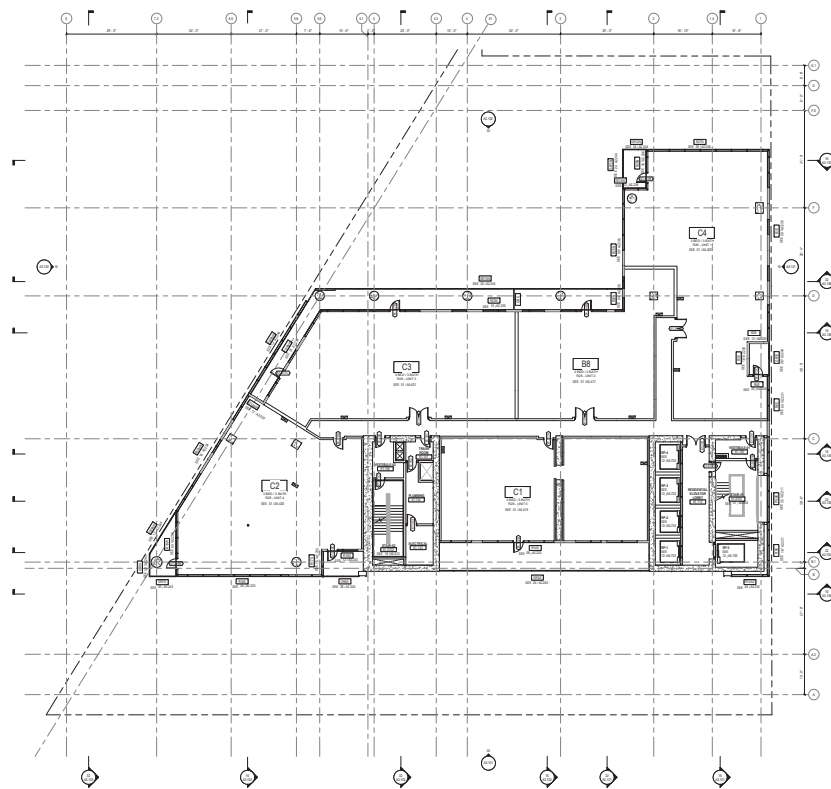


LEVEL 50-52 - R17-R19 RESIDENTIAL

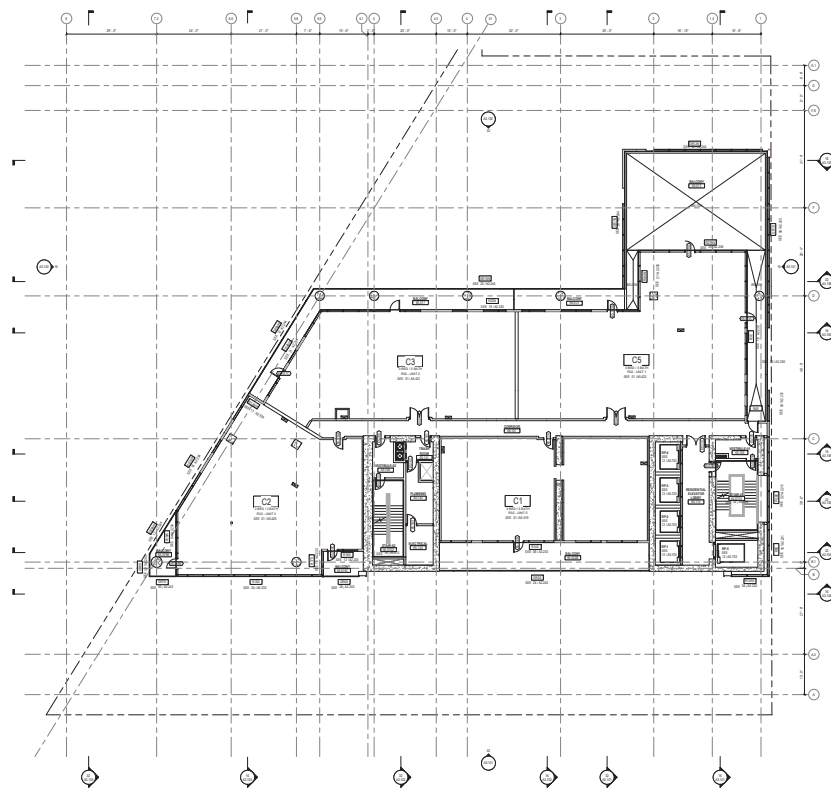




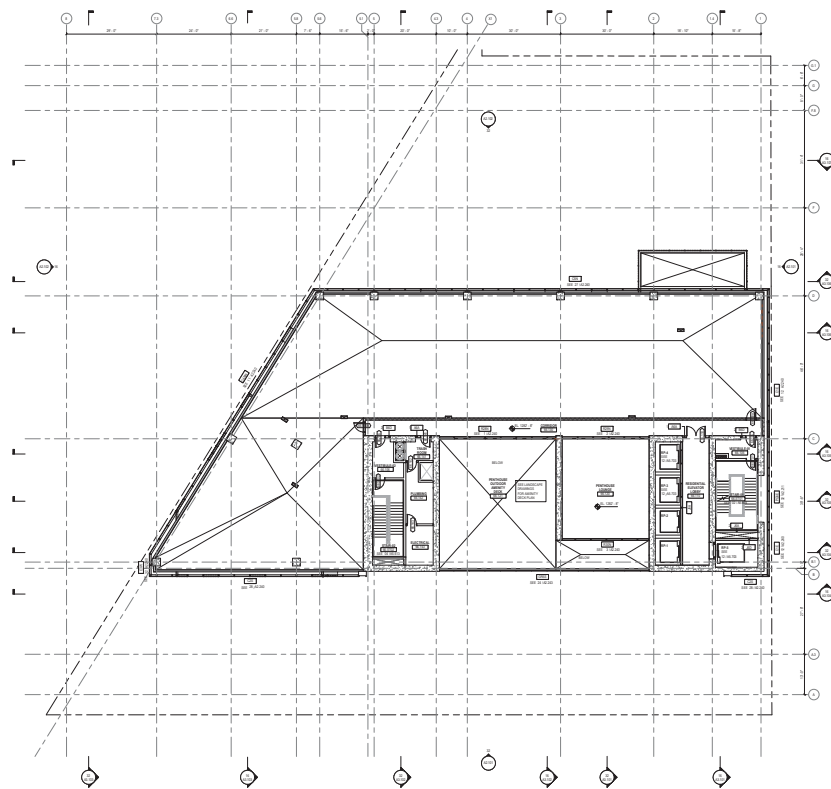
LEVEL 54-60 - R21-R27 RESIDENTIAL



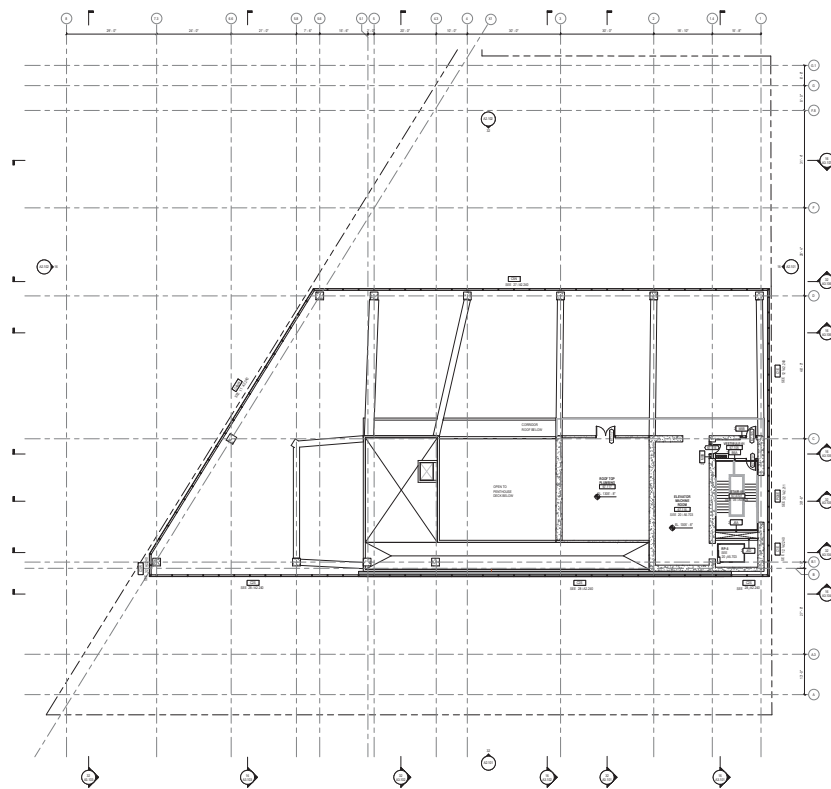
LEVEL 61-64 - 28-31 RESIDENTIAL



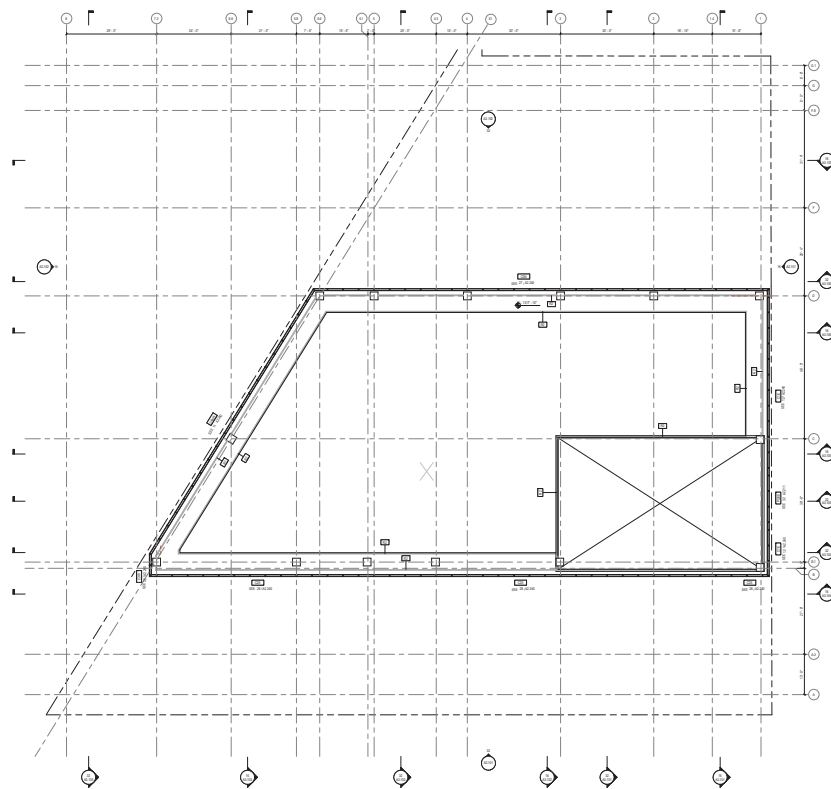
LEVEL 65 - R32 RESIDENTIAL



LEVEL 66 - ROOF

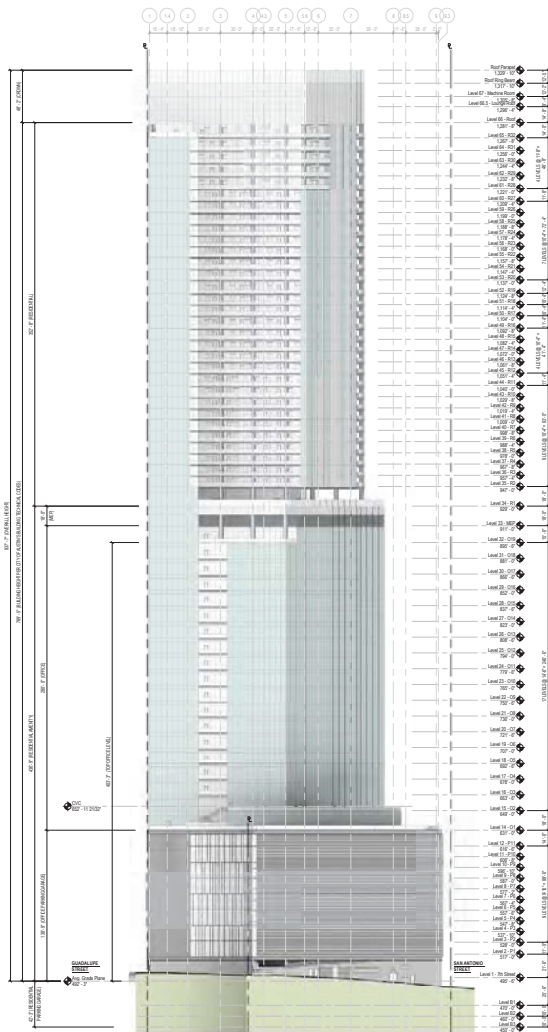


LEVEL 67 - ELEVATOR MACHINE ROOM

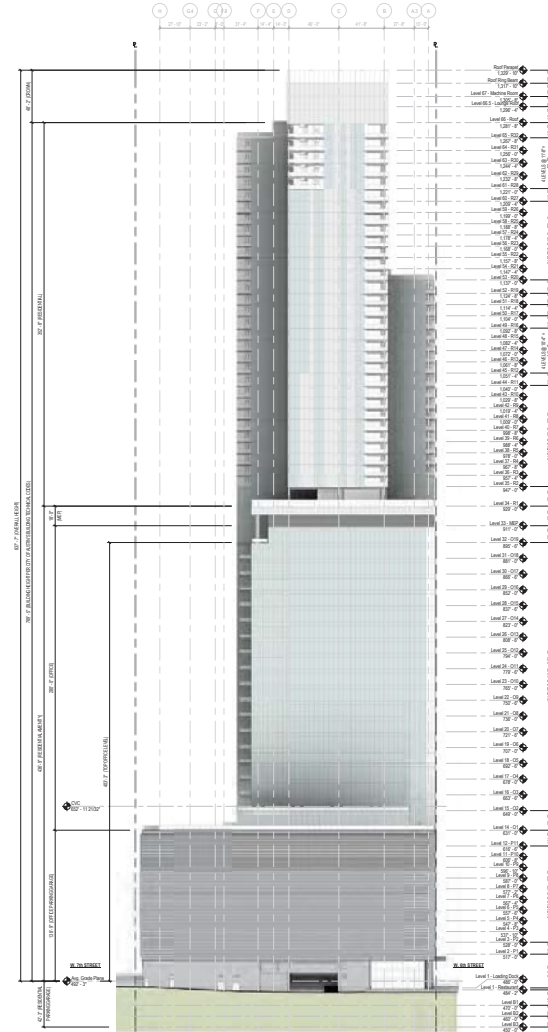


ROOF PARAPET

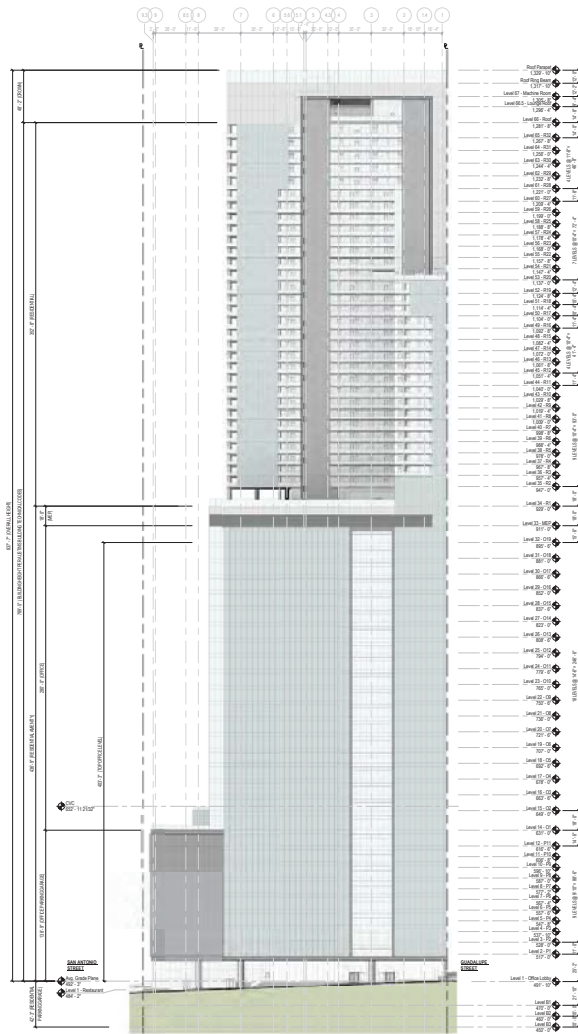




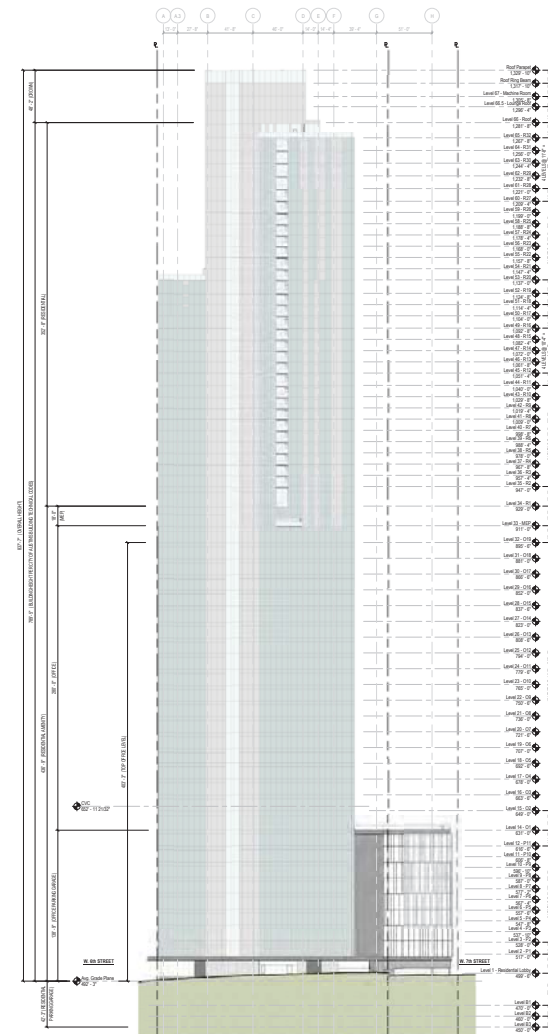
ELEVATION - NORTH



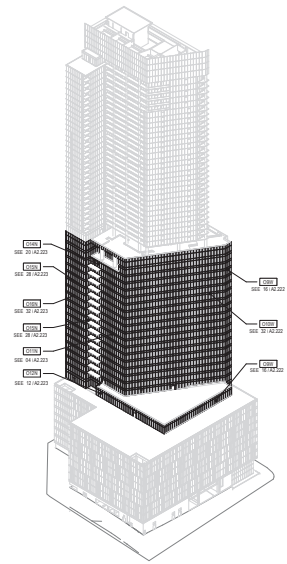
ELEVATION - WEST



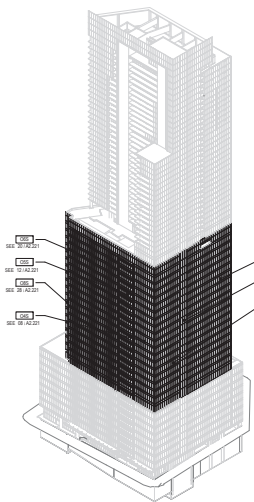
ELEVATION - SOUTH



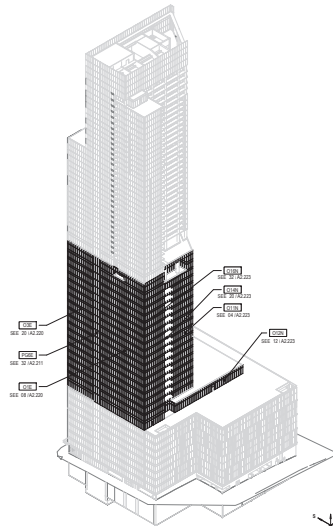
ELEVATION - EAST

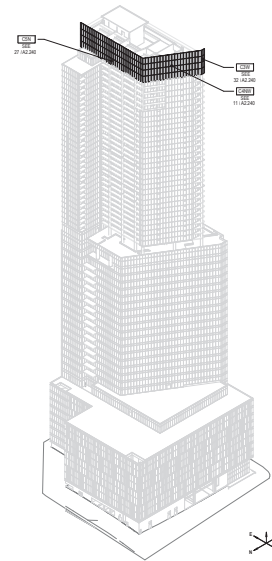


30 OFFICE TOWER AXON - NORTHWEST VIEW

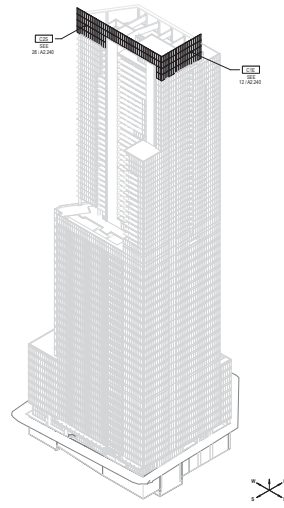


22 OFFICE TOWER AXON - SOUTHEAST VIEW

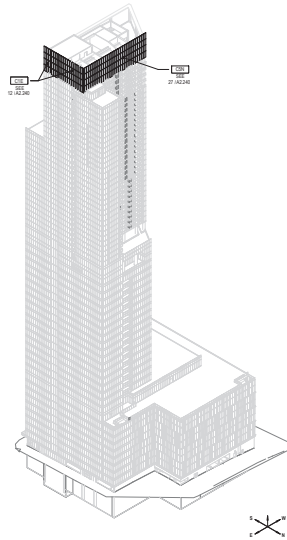




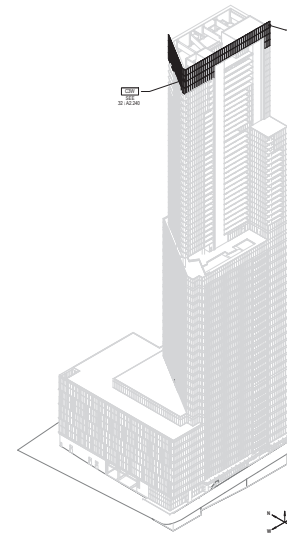
30 CROWN AXON - NORTHWEST VIEW
SCALE: 1/8"=1'-0"



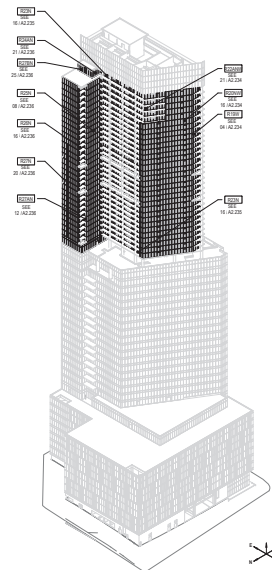
22 CROWN AXON - SOUTHEAST VIEW
SCALE: 1/8"=1'-0"



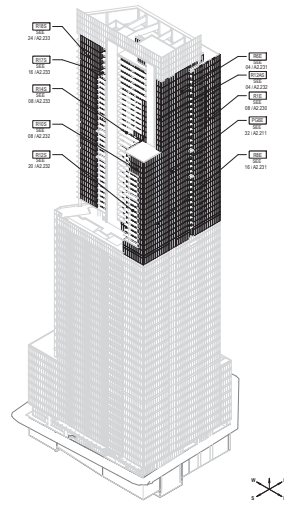
14 CROWN AXON - NORTHEAST VIEW
SCALE: 1/8"=1'-0"



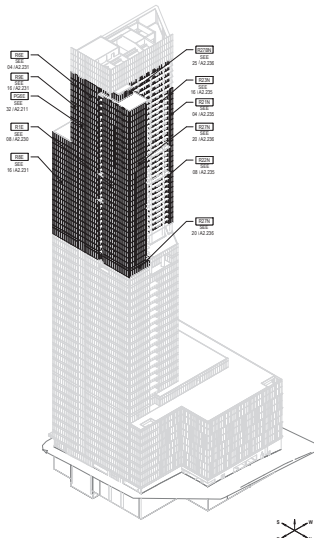
06 CROWN AXON - SOUTHWEST VIEW
SCALE: 1/8"=1'-0"



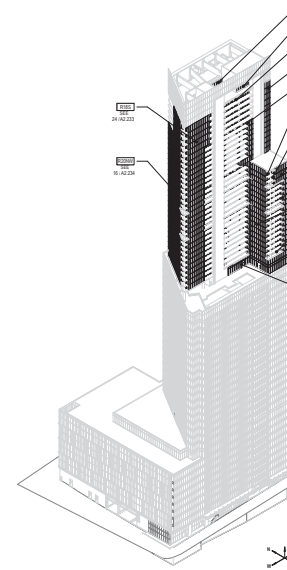
32 RESIDENTIAL TOWER AXON - NORTHWEST VIEW
SCALE: 1/8"=1'-0"



24 RESIDENTIAL TOWER AXON - SOUTHEAST VIEW
SCALE: 1/8"=1'-0"



16 RESIDENTIAL TOWER AXON - NORTHEAST VIEW
SCALE: 1/8"=1'-0"



08 RESIDENTIAL TOWER AXON - SOUTHWEST VIEW
SCALE: 1/8"=1'-0"

SHEET NOTES

KAIROI RESIDENTIAL |
LINCOLN PROPERTY
COMPANY

Gensler

215 E. 10th Street, Suite 200
Austin, TX 78701
United States

761.551.8871
761.551.8871
761.551.8871

GENERAL NOTES

1. Date: 03/01/18
2. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

3. Not for Construction

4. Project Name: 600 GUADALUPE STREET
AUSTIN, TX 78701

5. Project Number: 25.1371.000

6. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

7. Scale: 1/8"=1'-0"

8. Date: 03/01/18

9. Project Name: 600 GUADALUPE STREET

10. Project Number: 25.1371.000

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12. Scale: 1/8"=1'-0"

13. Date: 03/01/18

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15. Project Number: 25.1371.000

16. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

17. Scale: 1/8"=1'-0"

18. Date: 03/01/18

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21. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

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23. Date: 03/01/18

24. Project Name: 600 GUADALUPE STREET

25. Project Number: 25.1371.000

26. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

27. Scale: 1/8"=1'-0"

28. Date: 03/01/18

29. Project Name: 600 GUADALUPE STREET

30. Project Number: 25.1371.000

31. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

32. Scale: 1/8"=1'-0"

33. Date: 03/01/18

34. Project Name: 600 GUADALUPE STREET

35. Project Number: 25.1371.000

36. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

37. Scale: 1/8"=1'-0"

38. Date: 03/01/18

39. Project Name: 600 GUADALUPE STREET

40. Project Number: 25.1371.000

41. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

42. Scale: 1/8"=1'-0"

43. Date: 03/01/18

44. Project Name: 600 GUADALUPE STREET

45. Project Number: 25.1371.000

46. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

47. Scale: 1/8"=1'-0"

48. Date: 03/01/18

49. Project Name: 600 GUADALUPE STREET

50. Project Number: 25.1371.000

51. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

52. Scale: 1/8"=1'-0"

53. Date: 03/01/18

54. Project Name: 600 GUADALUPE STREET

55. Project Number: 25.1371.000

56. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

57. Scale: 1/8"=1'-0"

58. Date: 03/01/18

59. Project Name: 600 GUADALUPE STREET

60. Project Number: 25.1371.000

61. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

62. Scale: 1/8"=1'-0"

63. Date: 03/01/18

64. Project Name: 600 GUADALUPE STREET

65. Project Number: 25.1371.000

66. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

67. Scale: 1/8"=1'-0"

68. Date: 03/01/18

69. Project Name: 600 GUADALUPE STREET

70. Project Number: 25.1371.000

71. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

72. Scale: 1/8"=1'-0"

73. Date: 03/01/18

74. Project Name: 600 GUADALUPE STREET

75. Project Number: 25.1371.000

76. Description: 3D AXONOMETRIC VIEWS - RESIDENTIAL & CROWN

77. Scale: 1/8"=1'-0"

78. Date: 03/01/18

RESIDENTIAL UNITS



RESIDENTIAL [LEVEL 35] R2



RESIDENTIAL [LEVEL 36-44] R3-R11



RESIDENTIAL [LEVEL 45-49] R12-R16



RESIDENTIAL [LEVEL 50-52] R17-R19



RESIDENTIAL [LEVEL 53] R20 AMENITY



RESIDENTIAL [LEVEL 54-60] R21-R27

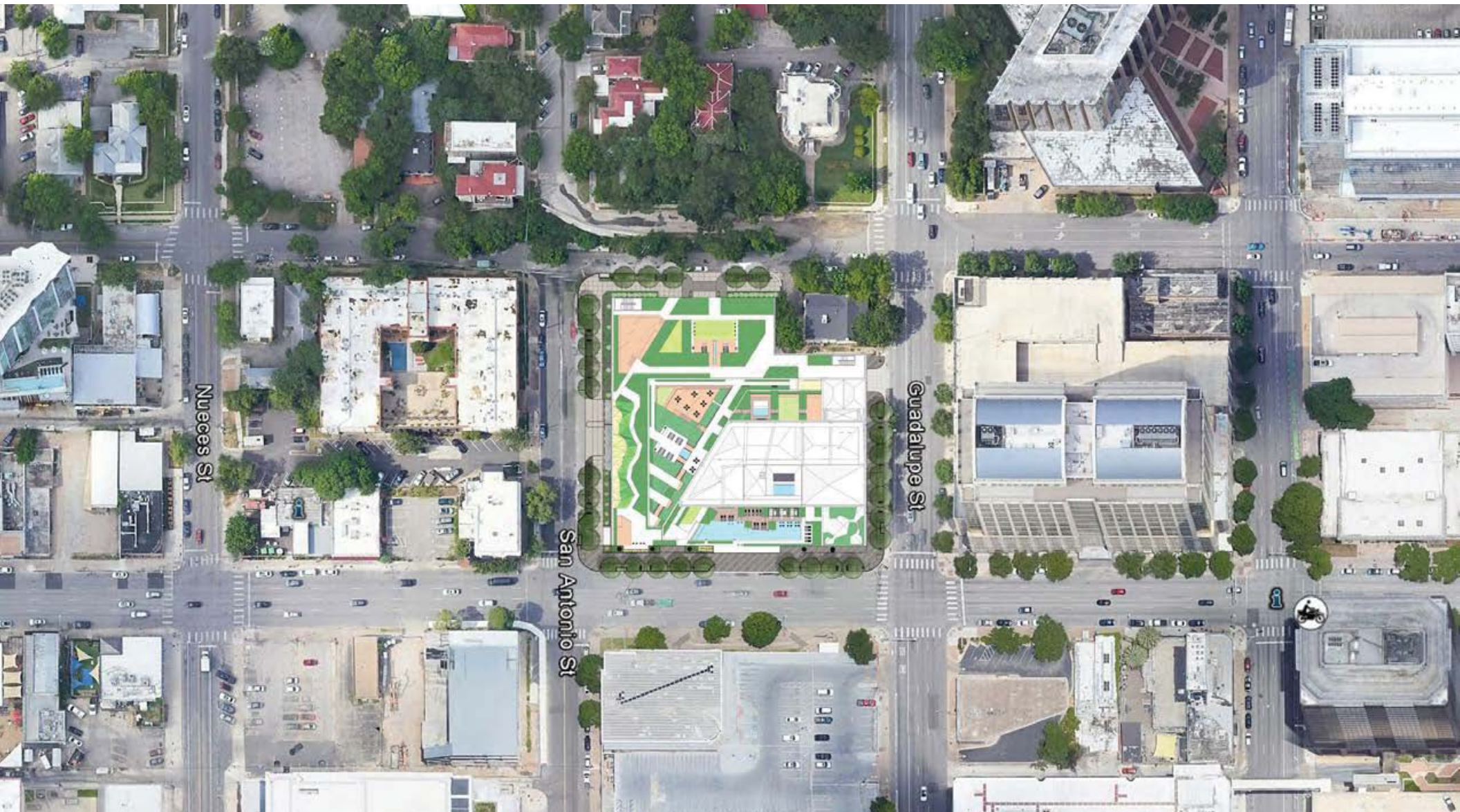


RESIDENTIAL [LEVEL 61-64] R28-R31



RESIDENTIAL [LEVEL 65] R32

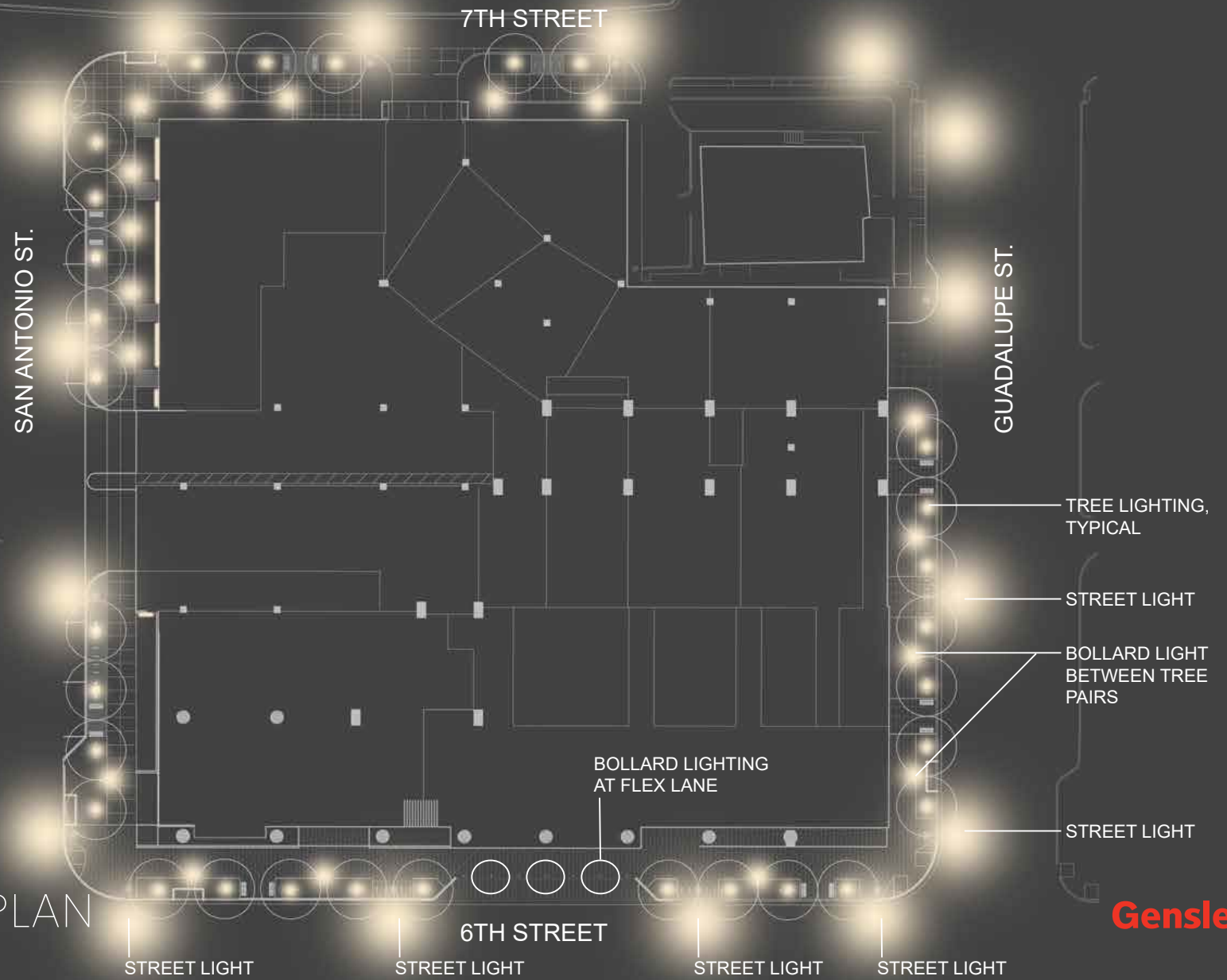
6TH + GUADALUPE



SITE PLAN

Gensler

SITE LIGHTING PLAN





EXISTING STOP-
ROUTES 4 (LOCAL), 103 (FLIER) AND 484 (NIGHT OWL)

BOLLARDS AT 7' O.C.

BUS STOP

7.5' CLEAR

6TH STREET

GREAT STREET PLAN



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler



CONTEXT - BREMOND DISTRICT

Gensler

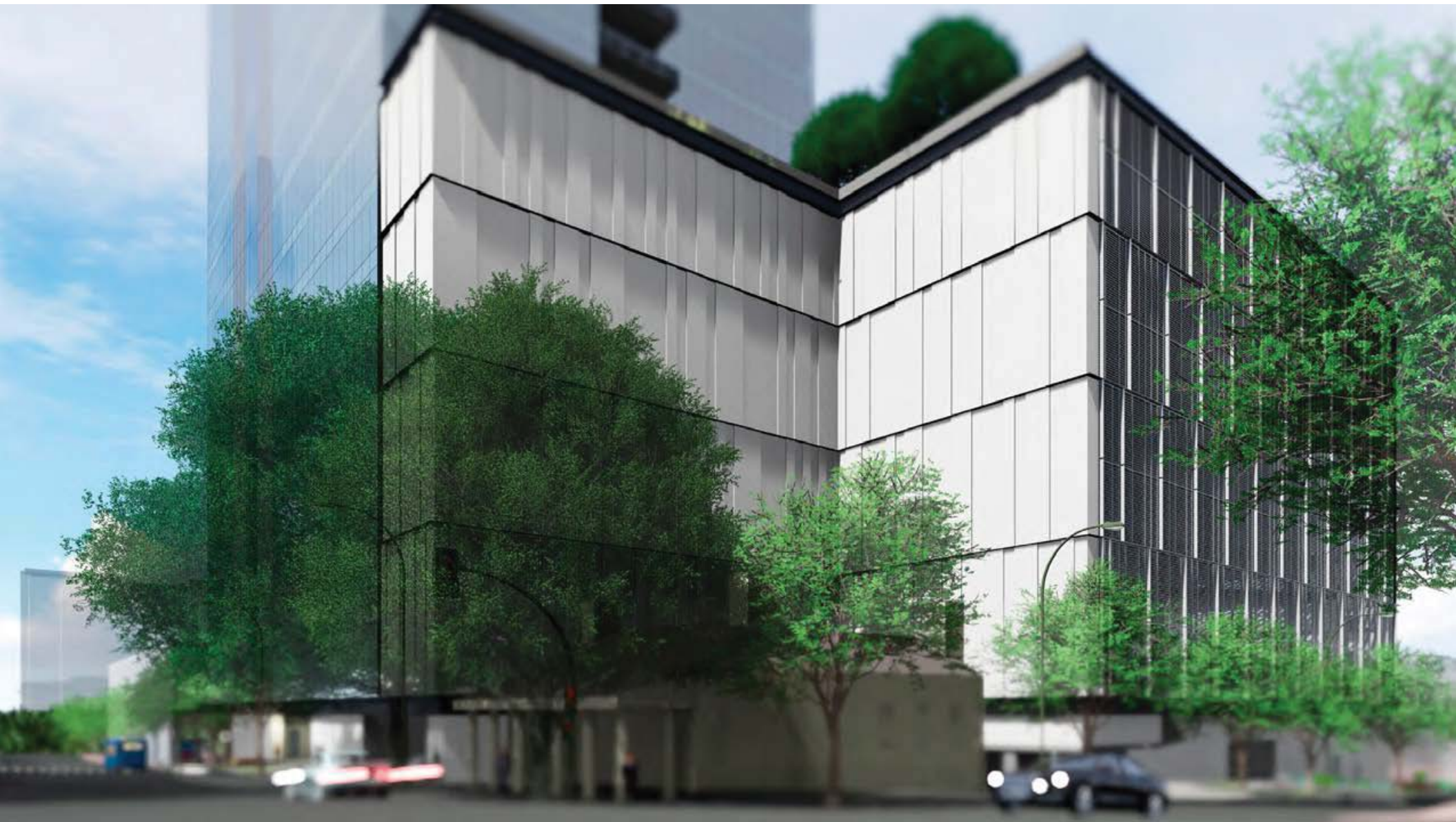


REVISED HISTORIC CORNER OPTION 1



REVISED HISTORIC CORNER OPTION 1

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REVISED HISTORIC CORNER OPTION 1



6TH AND GUADALUPE CORNER PEDESTRAIN EXPERIENCE



6TH AND GUADALUPE CORNER POTENTIAL TENANT

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6TH AND SAN ANTONIO CORNER PEDESTRAIN EXPERIENCE

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6TH STREET SIDEWALK



GUADALUPE STREET SIDEWALK



CURRENT CANOPY DESIGN

Gensler



CURRENT CANOPY DESIGN

Gensler



CURRENT CANOPY DESIGN

Gensler



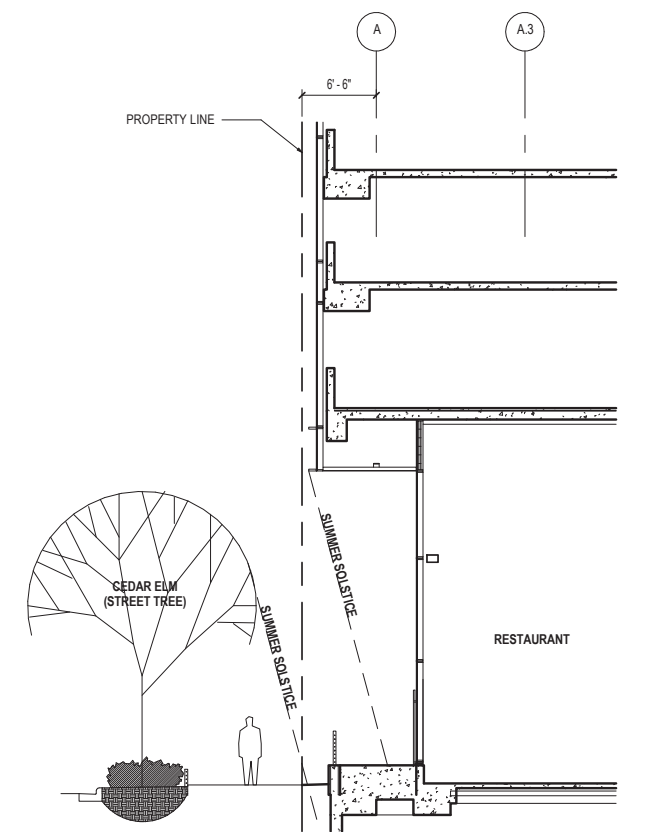
CURRENT CANOPY DESIGN

Gensler

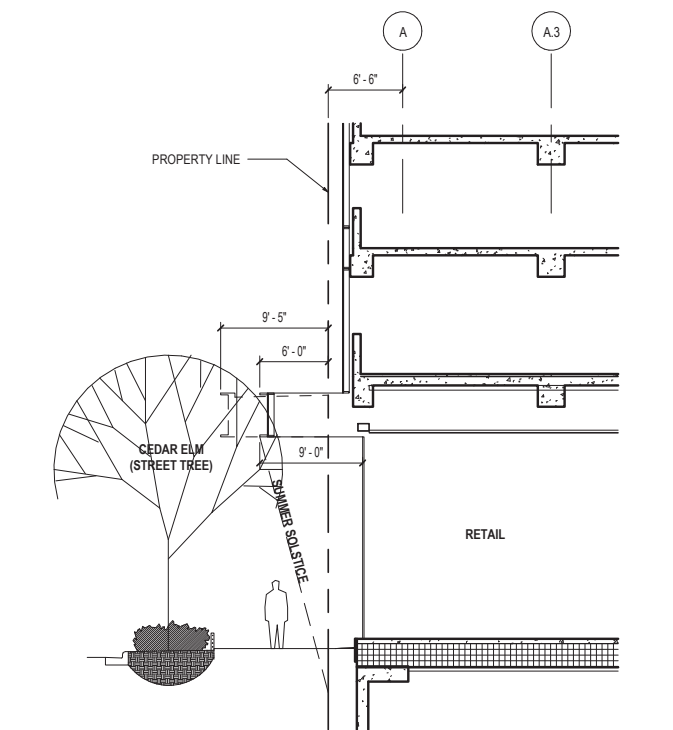


CURRENT CANOPY DESIGN

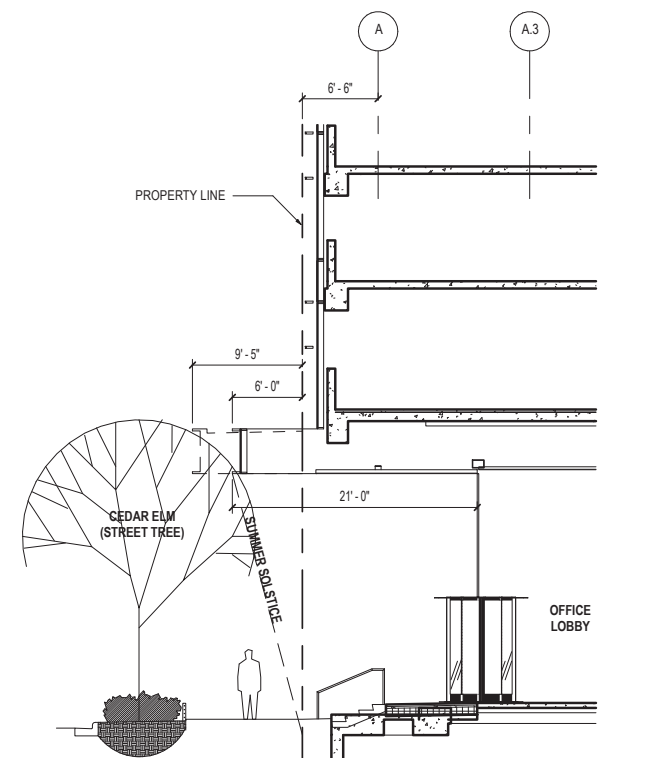
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Section at West Retail South



Section at East Retail South



Section at Office Entry_South