



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

1. Project Name

2. Case Number

3. Property Owner

Name:

Address:

Phone:

E-mail:

4. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

5. Anticipated Project Address:

6. Site Information

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

77,227 SF

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

CBD
The property is also located in the Downtown Parks Overlay.

- c. Existing entitlements:

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

8:1

- II. Current height limitation (in feet) :

None for CBD; 120-ft in Downtown Parks Overlay.

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

7. Existing Deed Restrictions

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

8. Building Information

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

706,894 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 - 687,471 GSF
Retail - 19,423 GSF

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

NA

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

NA

- e. Number of floors:

38

- f. Height:

586'-0"

- g. FAR requested:

9.15:1

- h. Number of parking spaces:

1,644

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 substantially complies with the Urban Design Guidelines, as described in Item 12 below.

In addition, the project has included a schematic site plan, building elevations, and other documents to show the project in relation to its surroundings.

The project shall execute a restrictive covenant committing to streetscape improvements consistent with Great Streets standards.

Lastly, the project shall achieve a minimum two star rating under the Austin Energy Green Building program. A copy of the Letter of Intent is included with this submittal.

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 proposed use is an office, which allows obtaining additional density by meeting the Gatekeeper requirements. The project proposes to meet the Gatekeeper requirements.

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 office project proposes to meet the Gatekeeper requirements.

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 matrix detailing how the project will comply with the Urban Design 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


Richard T. Suttle, Jr.

Date Submitted

06/21/2018

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@austintx.com

June 21, 2018

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

Re: Downtown Density Bonus Application for 401 W. 4th Street (the "Application")

Dear Mr. Guernsey:

This letter, along with the Application is submitted on behalf of LO/PPC OP GUADALUPE, LLC ("LO/PPC") to apply for a density bonus for property located at 401 W. 4th Street (the "Property"). LO/PPC has leased the Property from Travis County in order to develop a mixed-use project.

The Property is approximately 1.773 acres and is currently developed as a surface parking lot. Vehicular access to the site is located along 3rd Street, 4th Street, and San Antonio Street. The Property is zoned Central Business District ("CBD") and within the Core Waterfront District established by the Downtown Austin Plan. The site is adjacent to Republic Park and subject to the Downtown Parks Overlay. The maximum floor-to-area ratio ("FAR") within CBD is 8:1 with no height limitation. On a 1.773-acre site this would yield approximately 617,855 square feet of building area.

The purpose of this Application is to request a density bonus to exceed the 8:1 FAR limitation to construct a 38-story office building with ground floor retail and structured parking (the "Project"). The building will be approximately 586 feet tall, which includes a penthouse and a structured roof to screen the mechanical equipment. Please note there is not a residential component to this Project. The density bonus, if approved, would allow a 9.15:1 FAR, which would yield approximately 706,894 square feet of building area. This is an increase of approximately 89,039 square feet.

The Project shall adhere to Section 25-2-586 by meeting all of the Gatekeeper requirements. This includes, (i) a restrictive covenant committing to streetscape improvements consistent with Great Street standards, (ii) a commitment to achieve a minimum two-star rating under the Austin Energy Green Building program, and (iii) substantially compliance with the Urban Design Guidelines as outlined in the attached matrix worksheet.

A site plan has been filed with the City under Case No. SP-2018-0167C that provides streetscape improvements along San Antonio Street, W. 3rd Street, and Guadalupe Street consistent with Great Streets Standards. In addition to incorporating great streets along the adjoining right of way, the Project will incorporate a large plaza adjacent to Republic Square along 4th Street. The average depth of the plaza is 60 feet from back of curb. The plaza will provide for outdoor seating and gathering areas around landscape features creating a warm and inviting atmosphere. The plaza will allow a direct connection with the park and encourage greater pedestrian activity by providing for a cohesive transition to Republic Square. As recommended by the Downtown Austin Plan, the Project will create a strong edge to Republic Square, "creating greater contrast and focusing the public's attention on these unique urban features."

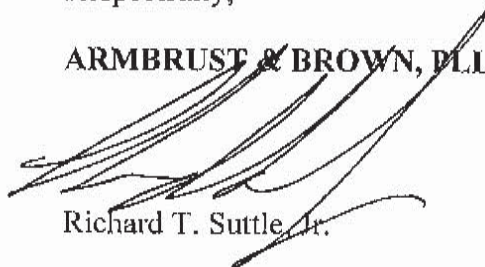
In addition to the plaza, the sites location provides an intermodal benefit to businesses with over ten bus routes and two bike-share facilities within a two-block radius. With the existing residential buildings and more planned or under construction in downtown, the site offers substantial walkable employment opportunities.

In summary, the request is to increase the allowed FAR from 8:1 to 9.15:1 in order to develop a pedestrian friendly project that enhances the public realm experience adjacent to Republic Park.

We appreciate your consideration of our project and look forward to meeting with you to answer any questions and provide further details.

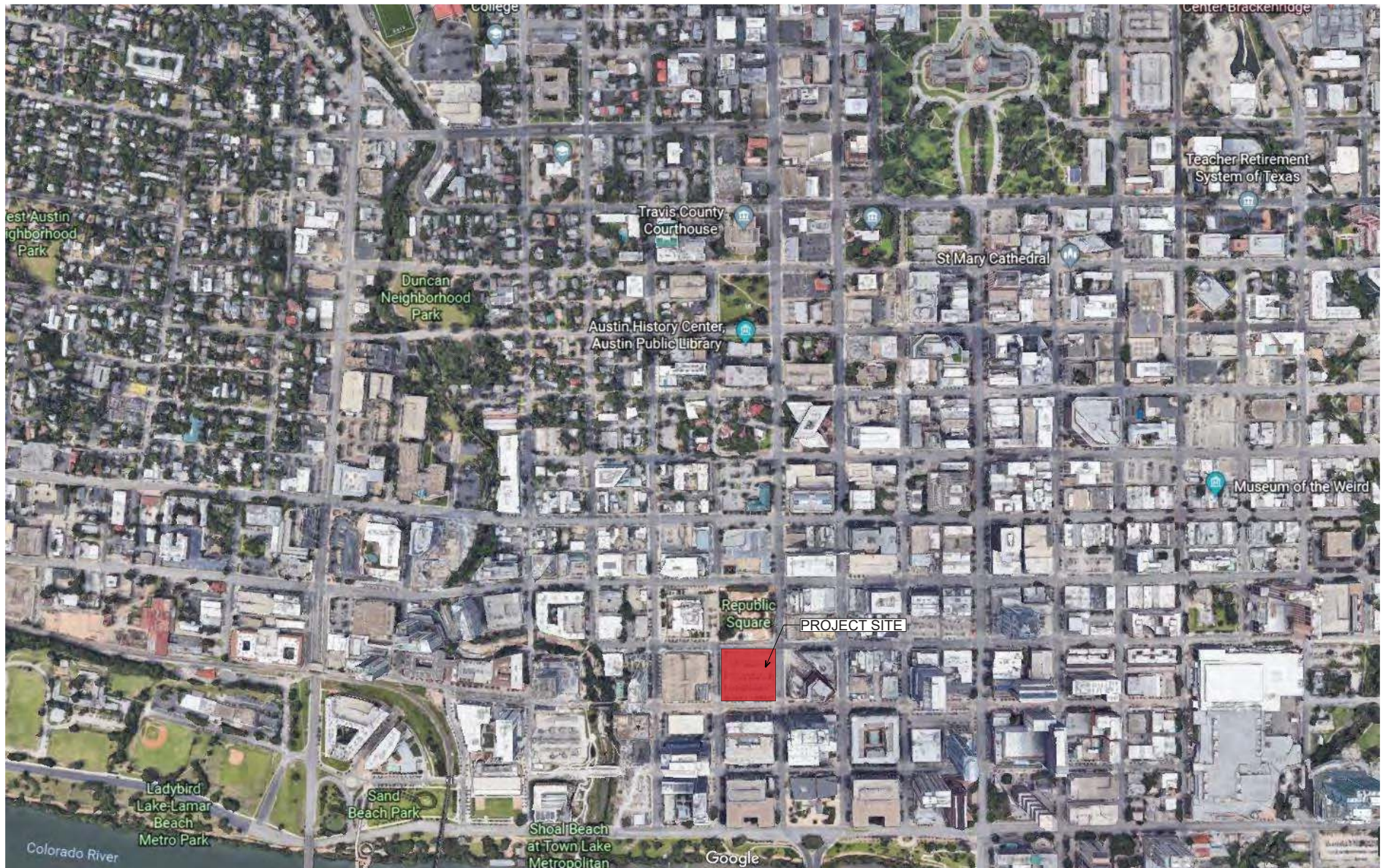
Respectfully,

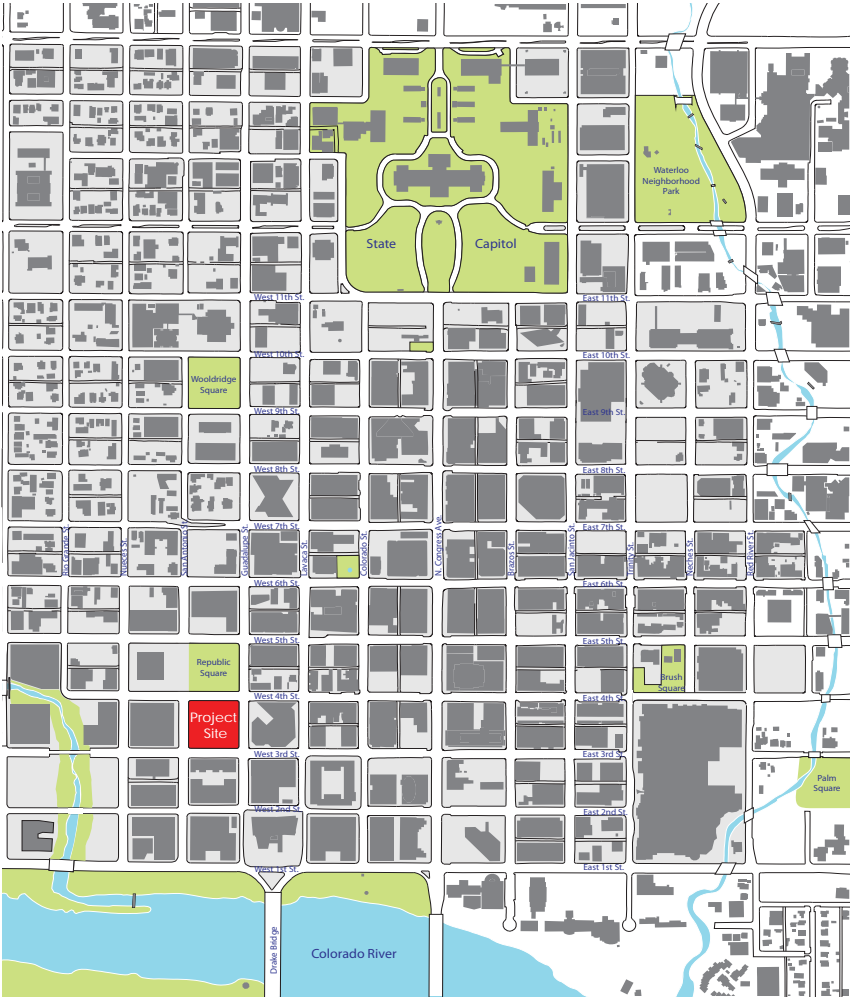
ARMBRUST & BROWN, PLLC

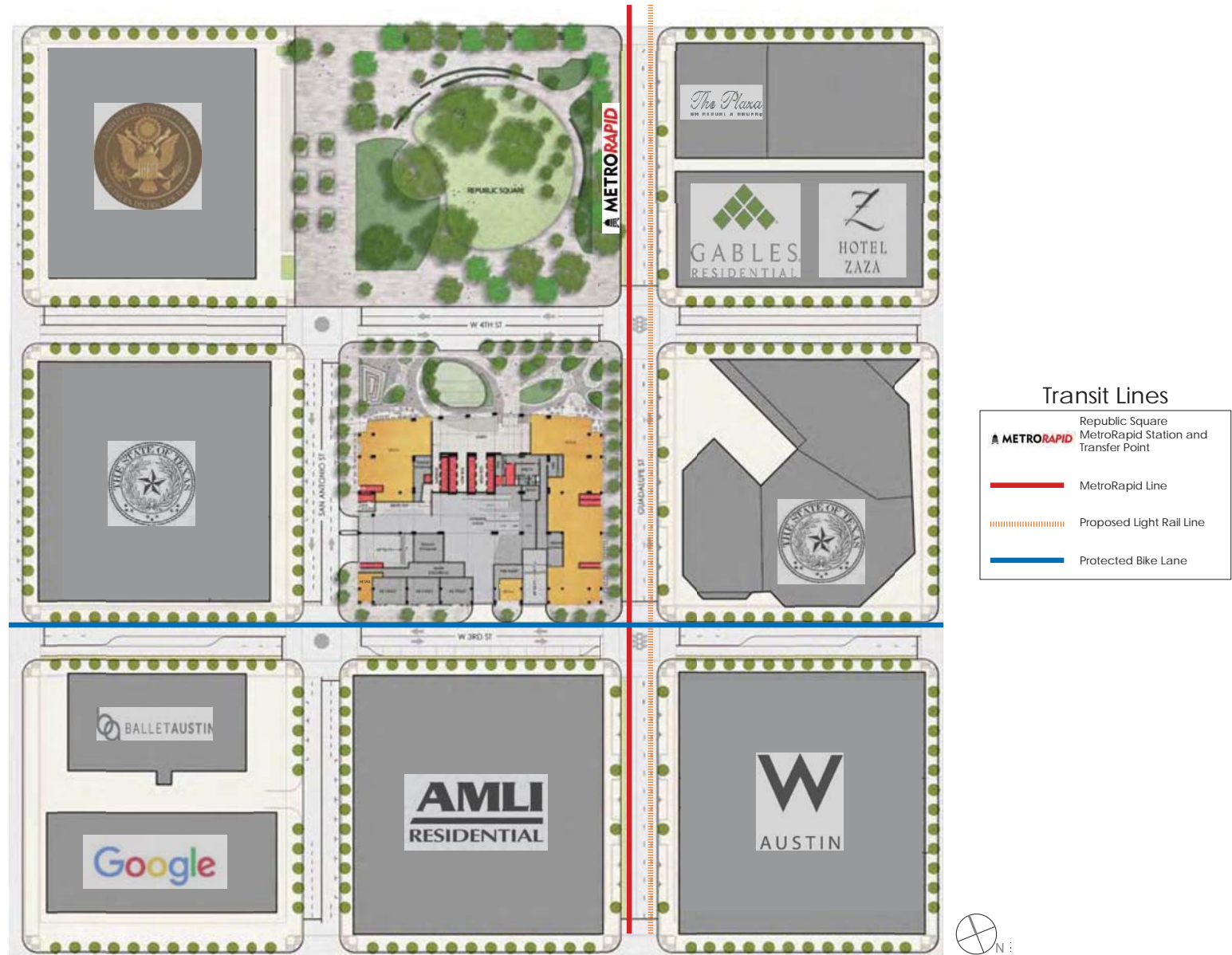
A handwritten signature in black ink, appearing to read "Richard T. Suttle, Jr.", is written over the printed name. The signature is stylized with long, sweeping strokes.

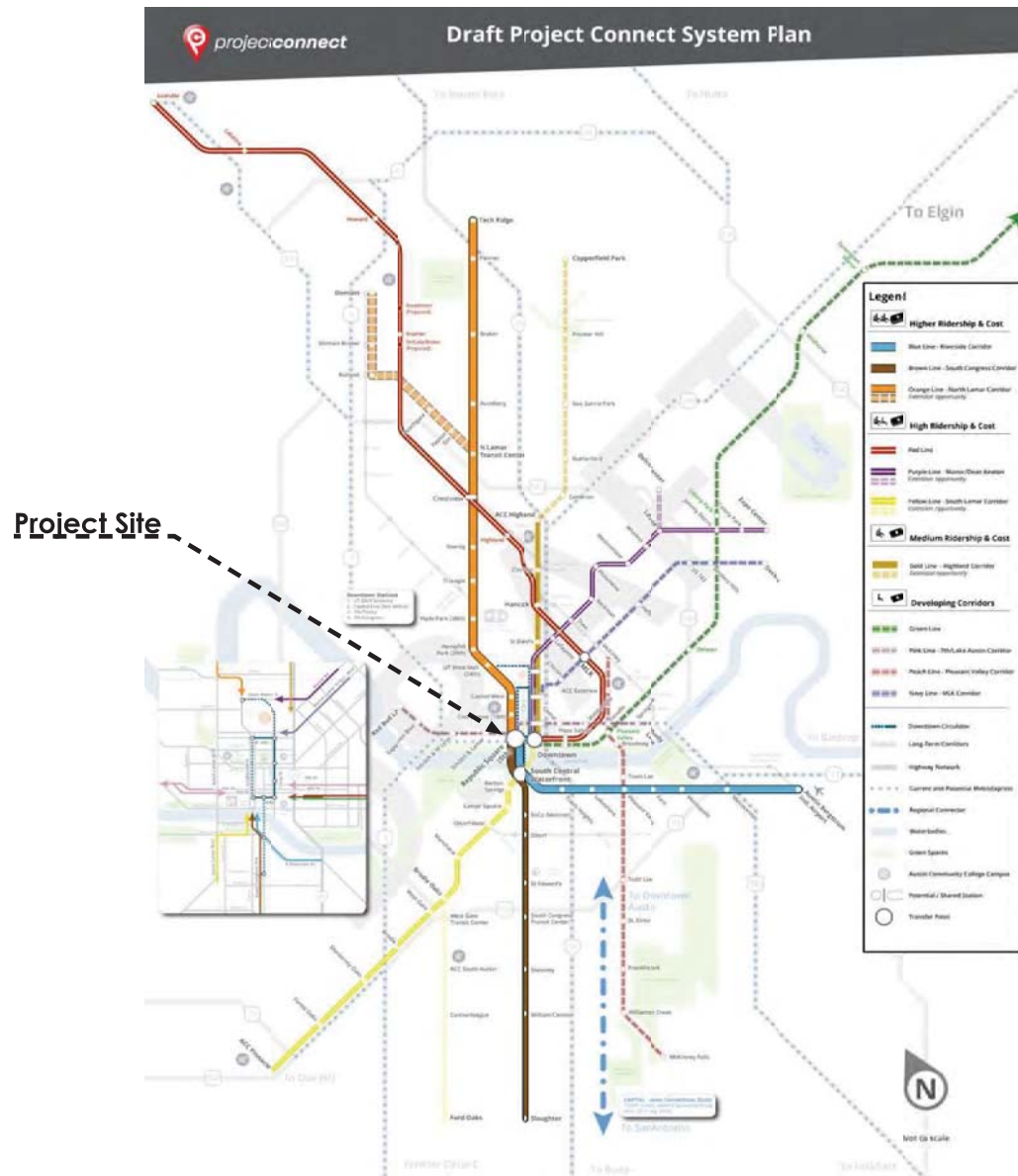
Richard T. Suttle, Jr.

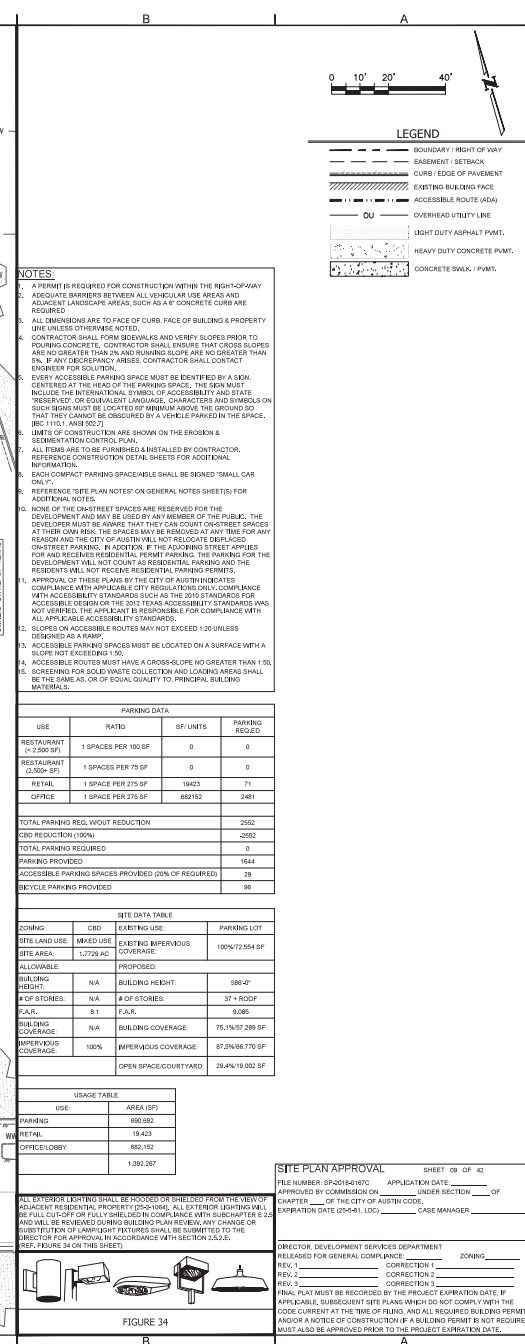
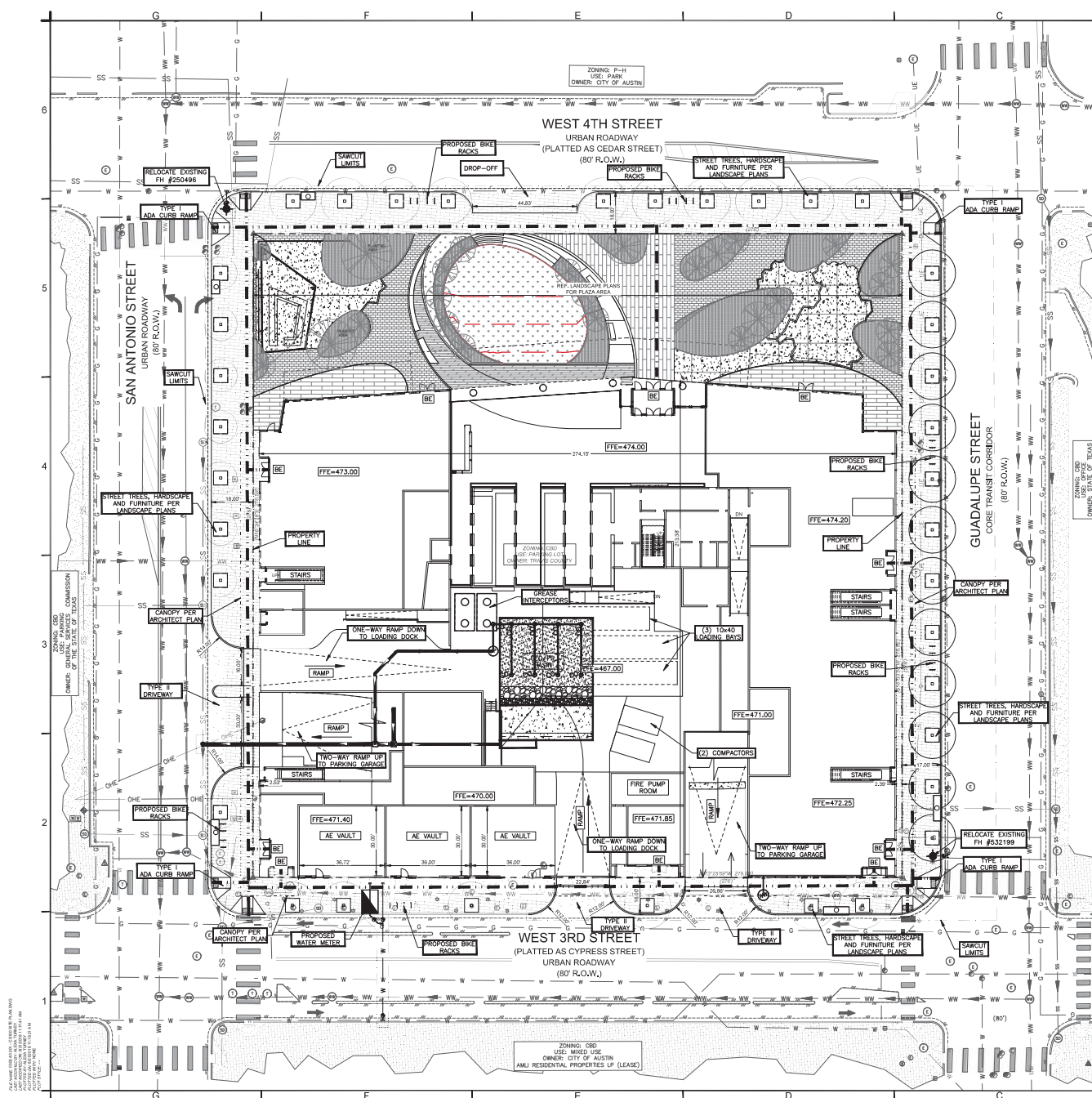
cc: Amanda Morrow
Chris Jessee
Seth Johnston

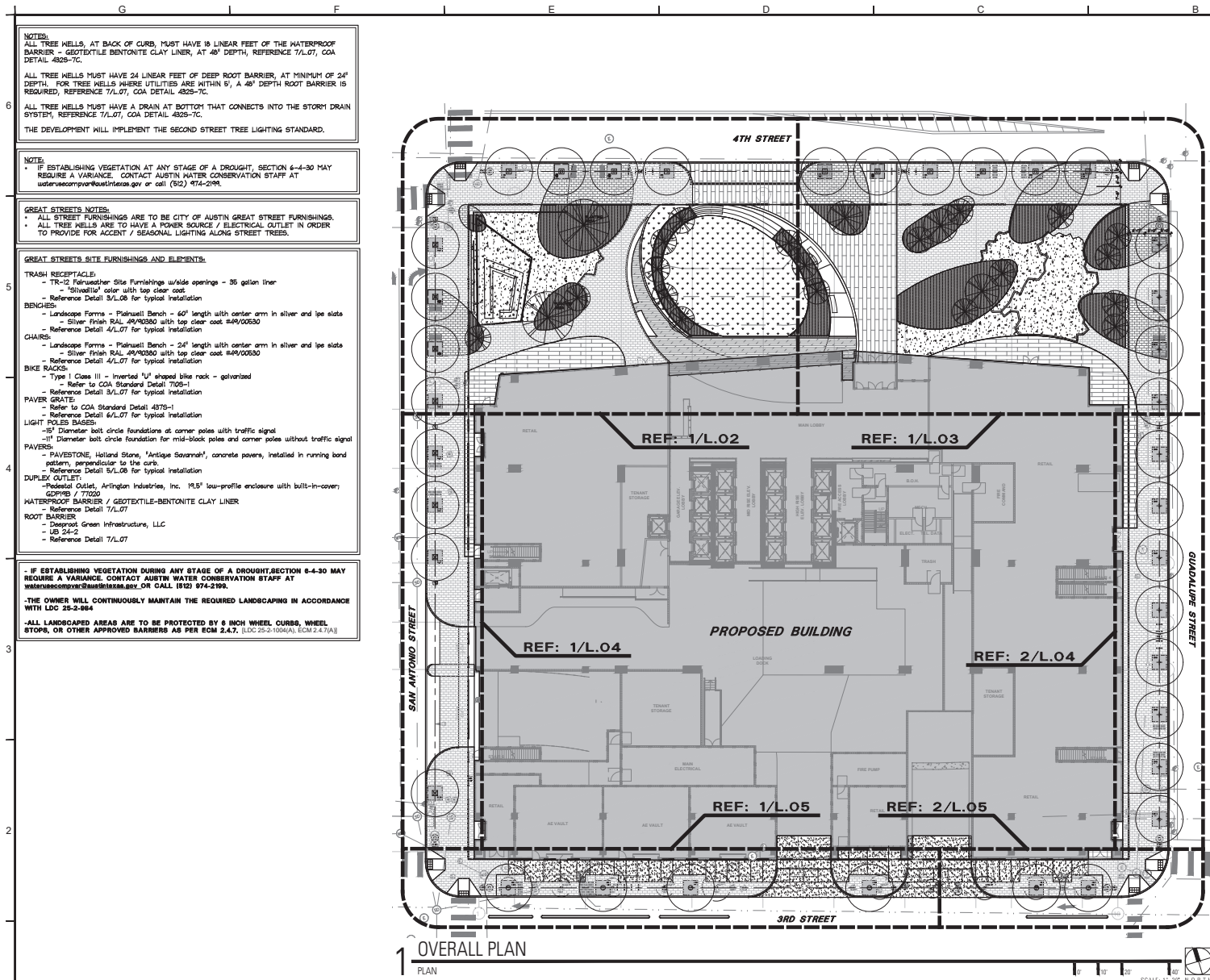


















TREE LEGEND:			
SYMBOL	QTY (SY)	TOTAL	SPECIES & SIZE
	4	12	BIGTOOTH MAPLE <i>Acer grandidentatum</i> 5" CALIPER, 14' HEIGHT, 8' SPREAD MIN.
	1	8	RED OAK <i>Quercus laevis</i> 5" CALIPER, 14' HEIGHT, 6' SPREAD MIN.
	10	10	CEDAR ELM <i>Ulmus crassifolia</i> 5" CALIPER, 14' HEIGHT, 6' SPREAD MIN.
	1	6	DRAKE ELM <i>Ulmus parvifolia</i> 5" CALIPER, 14' HEIGHT, 6' SPREAD MIN.
	STREETYARD TREE		
	1019 EXISTING TREE TO BE REMOVED		
"SY" SYMBOL REPRESENTS STREET YARD TREES			
ALL PROPOSED TREES HAVE BEEN COUNTED TOWARDS BUFFER (B), STREETYARD (SY) OR REPLACEMENT (R) REQUIREMENTS. REFERENCE LANDSCAPE CALCULATION TABLES ON SHEET L-7.			

SITE PLAN APPROVAL		SHEET OF	
FILE NUMBER: SP-2017-XXXX	APPROVED BY COMMISSION ON	APPLICATION DATE: _____	UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.	EXPIRATION DATE: (25-9-81, LOC) _____	CASE MANAGER: _____	
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT RELEASED FOR GENERAL COMPLAINTS: _____ ZONING _____ 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 OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.			

LANDSCAPE CERTIFICATION BLOCK

I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25-2, ARTICLE 9 OF THE LOC HAVE BEEN MET.

ELLIOTT GIERLE, ASLA

08/09/16
DATE

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



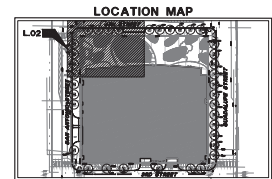
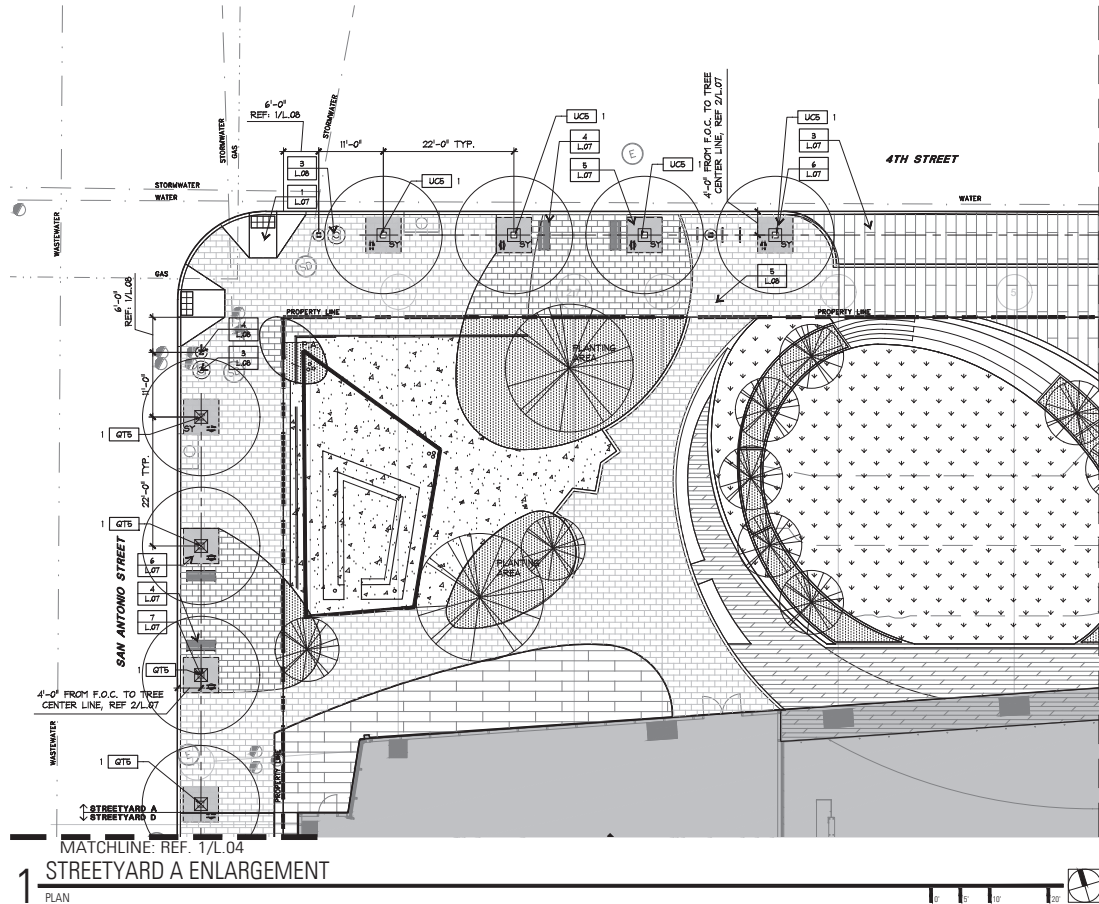
THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701







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OF

SP-2017-XXXX

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FILE NUMBER: SP-2018-	APPROVED BY COMMISSION ON	APPLICATION DATE:	INDEX SECTION OF
CHAPTER OF THE CITY OF AUSTIN CODE.	EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER	
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT			
RELEASED FOR GENERAL COMPLAINTS			
REV. 1	CORRECTION 1	ZONING	
REV. 2	CORRECTION 2		
REV. 3	CORRECTION 3		
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ELLIOTT DOERLE, ASLA
06/06/16
DATE

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THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: SHEET
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OF

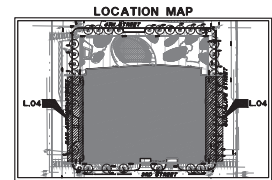
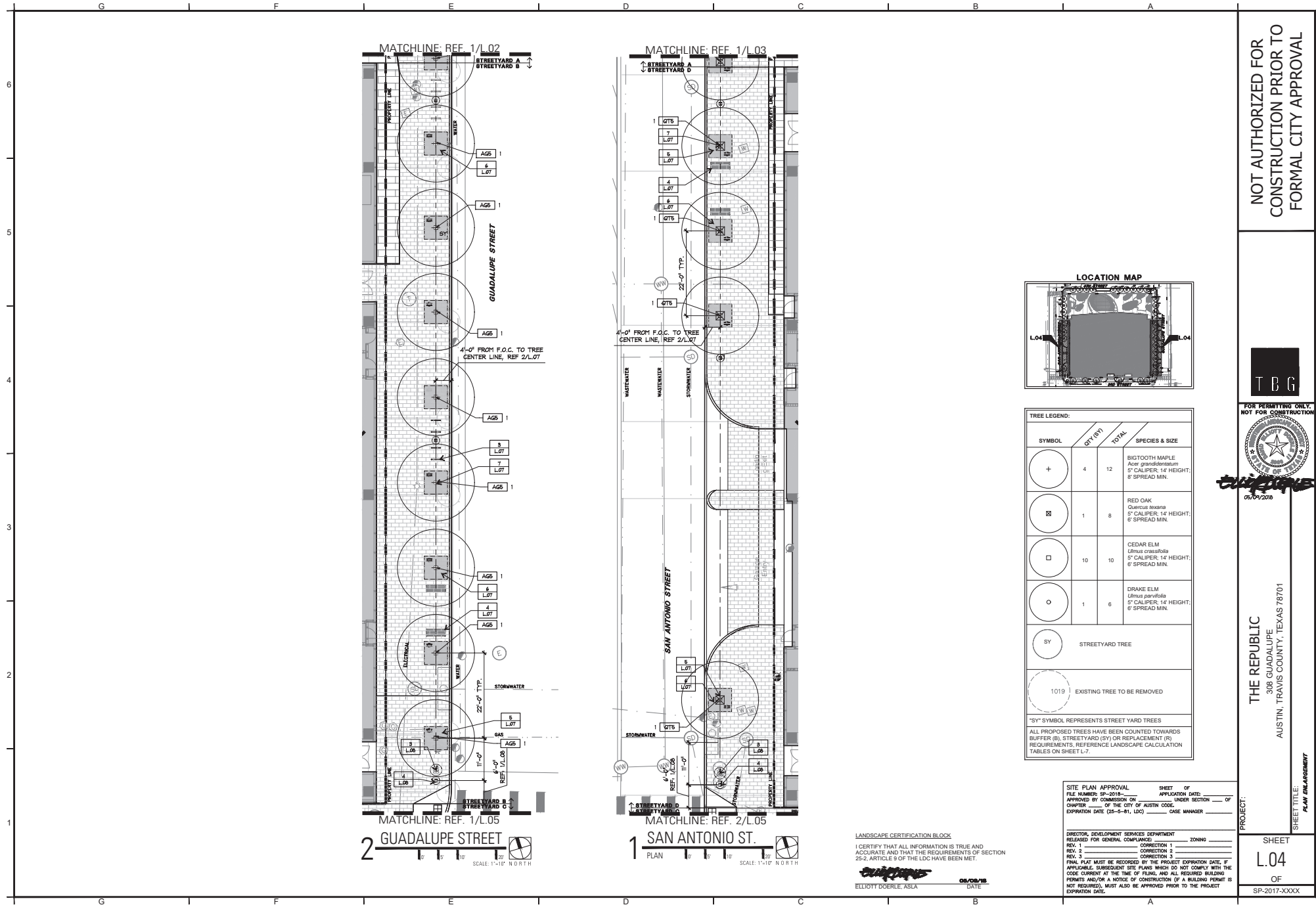
SP-2017-XXXX

SP-2017-XXXX

SITE PLAN APPROVAL **SHEET OF**
FILE NUMBER: 19-2018- APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: (25-31-11, L20) CASE MANAGER _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
REV. 1 _____ CORRECTION _____
REV. 2 _____ CORRECTION _____
REV. 3 _____ CORRECTION _____

FINAL PLAN MUST BE RECORDED _____ BY THE PROJECT EXPIRATION DATE, IF
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LANDSCAPE CERTIFICATION BLOCK

I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25-2, ARTICLE 9 OF THE LDC HAVE BEEN MET.

ELLIOTT DOERLE, ASLA

DATE 06/08/18

SITE PLAN APPROVAL

FILE NUMBER: SP-2018-_____ APPLICATION DATE: _____ UNDER SECTION _____ OF _____

APPROVED BY COMMISSION ON _____ CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE: (25-9-81, LDC) _____ CASE MANAGER _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLAINTS _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

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NOT AUTHORIZED FOR
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THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: _____ SHEET: _____
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OF
SP-2017-XXXX



SITE PLAN APPROVAL **SHEET OF**
FILE NUMBER: SP-2018-_____ **APPLICATION DATE: _____**
APPROVED BY COMMISSION ON _____ **UNDER SECTION _____ OF**
CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81, LDC) _____ **CASE MANAGER _____**

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
 REV. 1 _____ CONNECTION 1 _____
 REV. 2 _____ CONNECTION 2 _____
 REV. 3 _____ CONNECTION 3 _____
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF
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SP-2017-XXXX

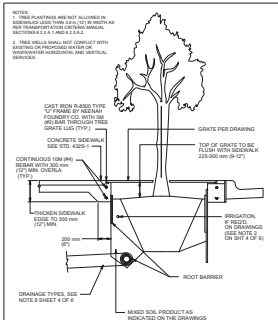
LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPE AREAS WITHIN PROPERTY LINE TO RECEIVE 100% HEAD TO HEAD IRRIGATION COVERAGE.
2. ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE SHALL BE PROTECTED BY MIN. 6" HI. WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS PER ECM 2.4.7.
3. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LDC SECTION 25-2-984
4. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE ALL NEW LANDSCAPE MATERIAL WITH TURF ZONES SEPARATED FROM PLANTING ZONES. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION IRRIGATION SYSTEM REQUIREMENTS AS REQUIRED IN THE **ENVIRONMENTAL CRITERIA MANUAL**.
5. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FUNCTIONAL AT THE TIME OF THE LANDSCAPE INSPECTION.
6. REFERENCE TREE STAKING DETAIL FOR ALL NEW TREES.
7. A MINIMUM OF 6" OF PERMEABLE SOIL IS REQUIRED FOR TURF AND LANDSCAPE AREAS.
8. THE IRRIGATION SYSTEM SHALL BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF EXIST. TREES.
9. PROOF OF PAYMENT OF THE LANDSCAPE INSPECTION FEE IN THE AMOUNT REQUIRED BY CHAPTER 6-4, ARTICLE 2, DIVISION 2 REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.
10. IF ESTABLISHING VEGETATION IN ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPLIANCE@AUSTIN.TX.GOV OR CALL (512) 974-2199.
11. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.
12. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7. [LDC 25-2-100(A), ECM 2.4.7(A)]
13. THE IRRIGATION WILL COMPLY WITH CITY CODE CHAPTER 6-4, ARTICLE 2, DIVISION 2 REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

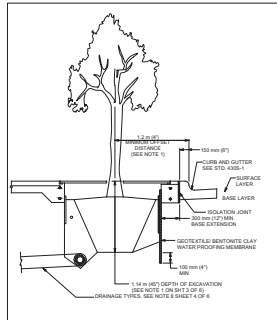
IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - A. THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS
 - B. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIAN, BUFFER STRIPS, AND PARKING LOT ISLANDS)
 - C. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES
 - D. THE IRRIGATION SYSTEM HAS A MASTER VALVE
 - E. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS
 - F. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE
 - G. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS
 - H. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
 - I. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
 2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
 3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - A. A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE
 - B. THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
 4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

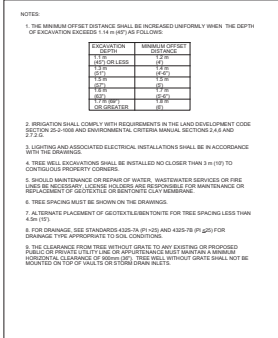
TREE LIST / MITIGATION CALCULATIONS												
STREET	YARD	TREE ID	SPECIES	CAL					CAL	CAL	CAL	CAL
				1	2	3	4	5				
HERITAGE	YARD 1	5001	Crata Elm	4					4			
		5002	Crata Elm	4					4			
		5003	Crata Elm	4					4			
		5004	Crata Elm	4					4			
		5005	Crata Elm	4					4			
		5006	Crata Elm	4					4			
		5007	Crata Elm	4					4			
		5008	Crata Elm	4					4			
		5009	Crata Elm	4					4			
		5010	Crata Elm	4					4			
Total cal. inch removed per category:												
Grand Total Cal. Inch Removed												
CDA Minimum Replacement												
Subtotal Replacement inches												
Total Replacement cal. inches												
Tree Removal Accounting Summary												
Total Caliper Inches Survived 48												
Total Appendix F Inches Survived 48												
Total cal. inches removed, Appendix F 18" < 18"												
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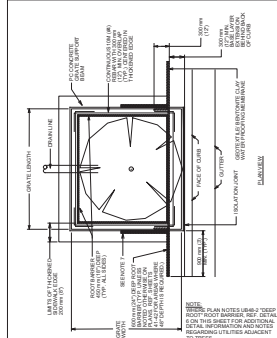
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APPROVED



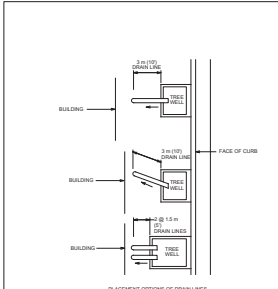
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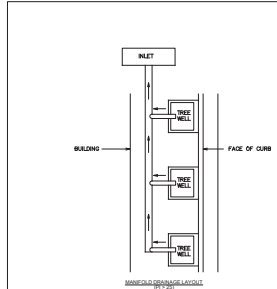
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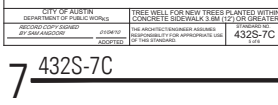
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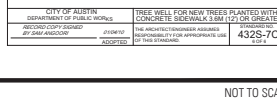
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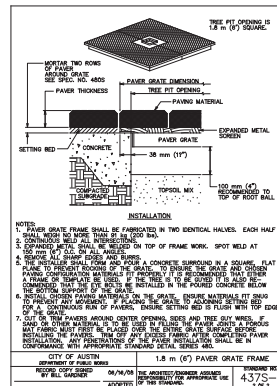
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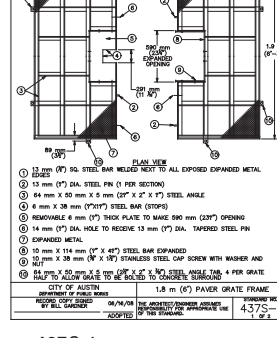
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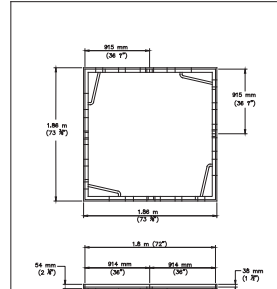
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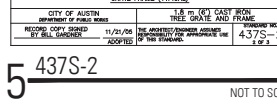
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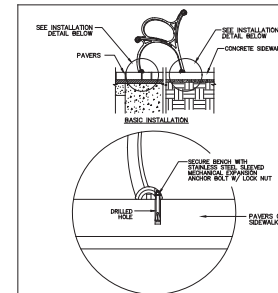
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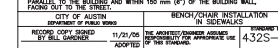
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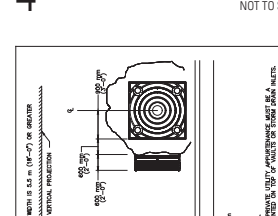
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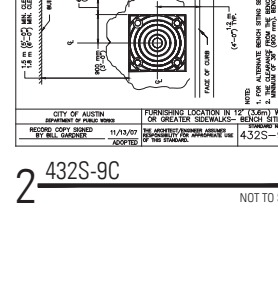
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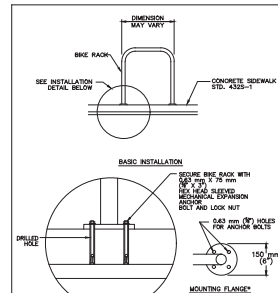
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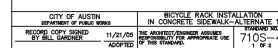
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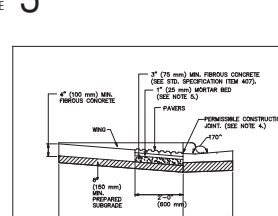
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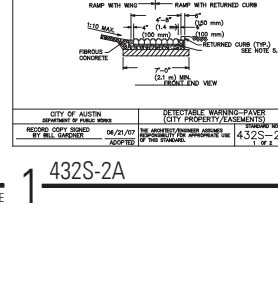
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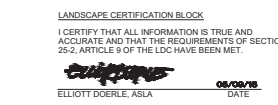
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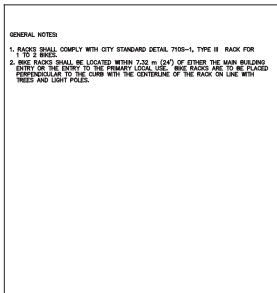
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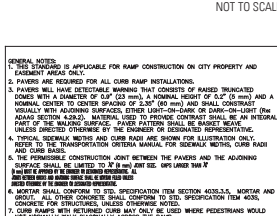
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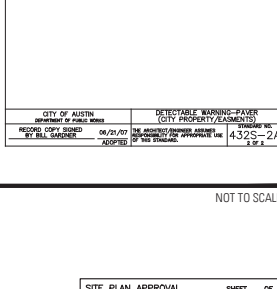
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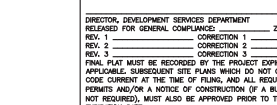
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NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



FOR PERMITTING ONLY,
NOT FOR CONSTRUCTION



06/07/2016

THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT:
SHEET
L.07
OF

SP-2017-XXXX

SITE PLAN APPROVAL

FILE NUMBER: SP-2017-XXXX

APPROVED BY COMMISSION ON: 06/07/2016

CHAPTER: 00 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE: (20-21-22, LDC) CASE MANAGER: _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLAINTS

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

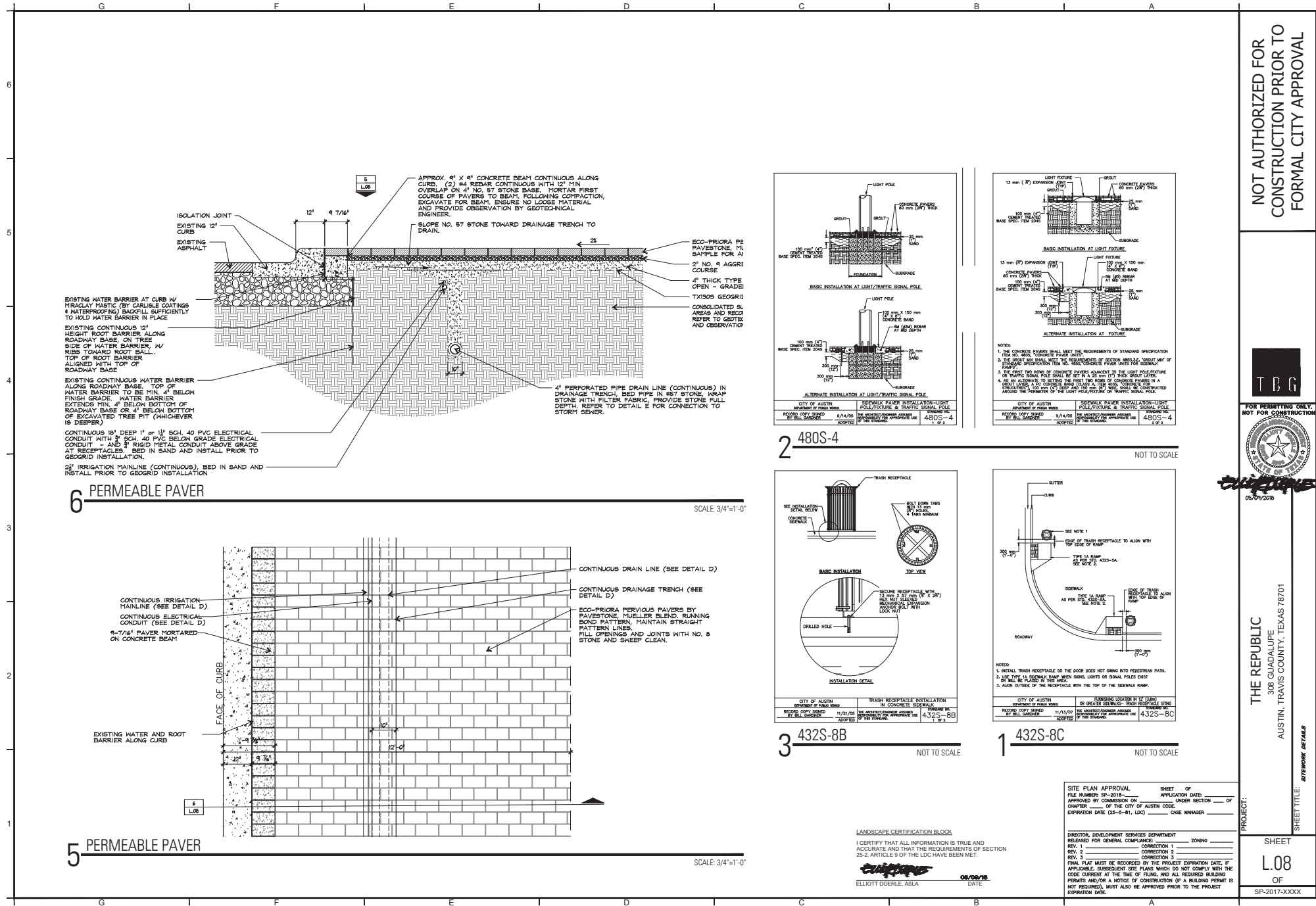
REV. 3 CORRECTION 3

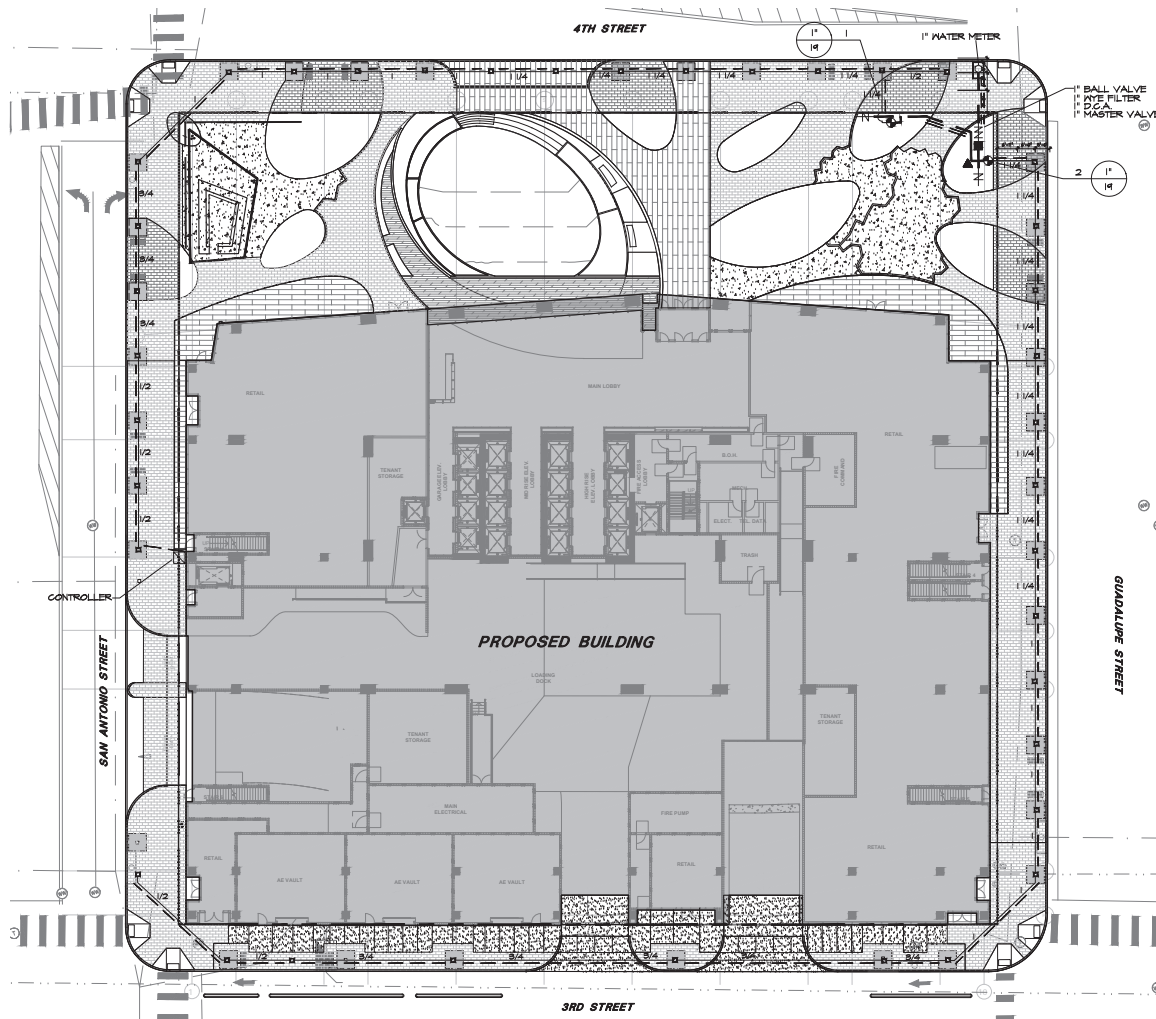
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT RECORDED, MUST ALSO BE APPROVED PRIOR TO THE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

LANDSCAPE CERTIFICATION BLOCK

I CERTIFY THAT ALL INFORMATION IS TRUE AND ACCURATE AND THAT THE REQUIREMENTS OF SECTION 25-2, ARTICLE 9 OF THE LOC HAVE BEEN MET.

ELLIOTT GIERLE, ASLA
DATE: 06/07/2016

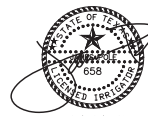




1 IRRIGATION PLAN
PLAN

LEGEND

- HANTER PROS-06-NSI-PRSSO SERIES POP UP SPRAY HEADS WITH HANTER MSN-SOH STREAM BUBBLER NOZZLES. (TWO PER TREE)
- ▲ HANTER 10V SERIES ELECTRIC REMOTE CONTROL VALVE
- ▲ HANTER HQ-88-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- LASCO 1/2"IN SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- WILKINS 880 SERIES D.G.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 880 SERIES BRONZE
- BALL VALVE AND WILKINS 78 SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- HANTER IC-800-M SERIES AUTOMATIC CONTROLLER WITH RRFC WIRELESS RAIN / FREEZE SENSOR
- LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- MASTER ELECTRIC VALVE (SAME SIZE AS WATER METER)
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH 805) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE UNLESS NOTED OTHERWISE
- TWO 4" CLASS 200 SLEEVE PIPES UNLESS NOTED OTHERWISE



05 / 05 / 2019

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (140178) P.O. BOX 8087 T.C.E.Q. 19 FEB SITE ID: 19017802017808



SCALE: 1"=20' N O T H

James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
PHONE: 460-248-2864
FAX: 460-280-2478
james@jamespoleirrigation.com

SITE PLAN APPROVAL		SHEET OF	
FILE NUMBER: SP-2018-	APPLICATION DATE:	UNDER SECTION OF	
APPROVED BY COMMISSION ON	CHAPTER OF THE CITY OF AUSTIN CODE	CASE MANAGER	
EXPIRATION DATE (25-9-81, LDC)			
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT		ZONING	
RELEASED FOR GENERAL COMPLAINTS			
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.			

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

T B G
FOR PERMITTING ONLY.
NOT FOR CONSTRUCTION

THE REPUBLIC
308 GUADALUPE
AUSTIN, TRAVIS COUNTY, TEXAS 78701

PROJECT: IRRIGATION PLAN
SHEET
LI.01
OF
SP-2017-XXXX



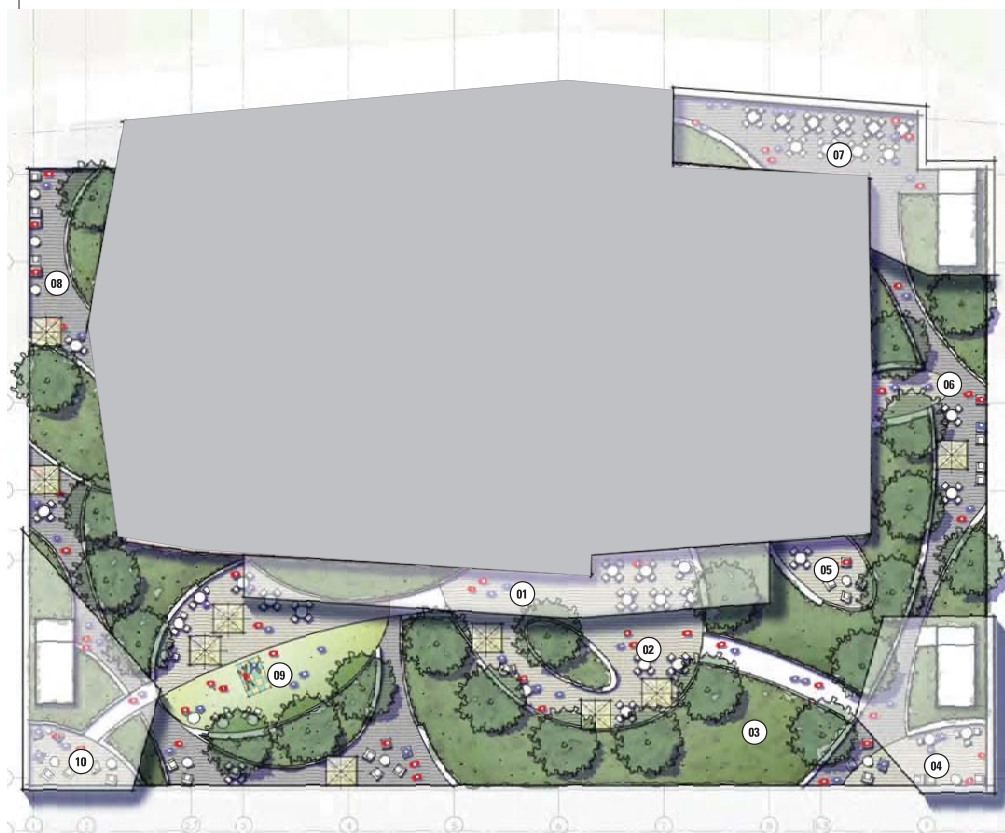
FOR REVIEW PURPOSES ONLY



The top image shows a modern building with a green roof. A wooden deck extends from the building, and a person is sitting on a bench. The middle image shows a curved wooden deck on a green roof, overlooking a body of water and a city. The bottom image shows a green roof with a large white pergola structure and a person sitting on a bench.

LEGEND

01. ENTRY FOCAL POINT FROM BUILDING
02. OUTDOOR DINING AND FLEX SPACE FOR LARGE EVENTS
03. PLANTING AREA
04. SEATING AND OVERLOOK AREA AT SOUTH EAST CORNER WITH SHADE STRUCTURE
05. SMALL SEATING AND CO-WORKING SPACE
06. BREAK OUT SPACES FOR CONFERENCE ROOMS
07. EVENT SPACE FOR BAR AND LOUNGE AREA OVERLOOKING THE PARK
08. PRIVATE TERRACE FOR OFFICE TENANT
09. LARGE SYNTHETIC TURF AREA FOR FITNESS AND EVENTS
10. SEATING OVERLOOK ON SOUTH WEST CORNER WITH SHADE STRUCTURE



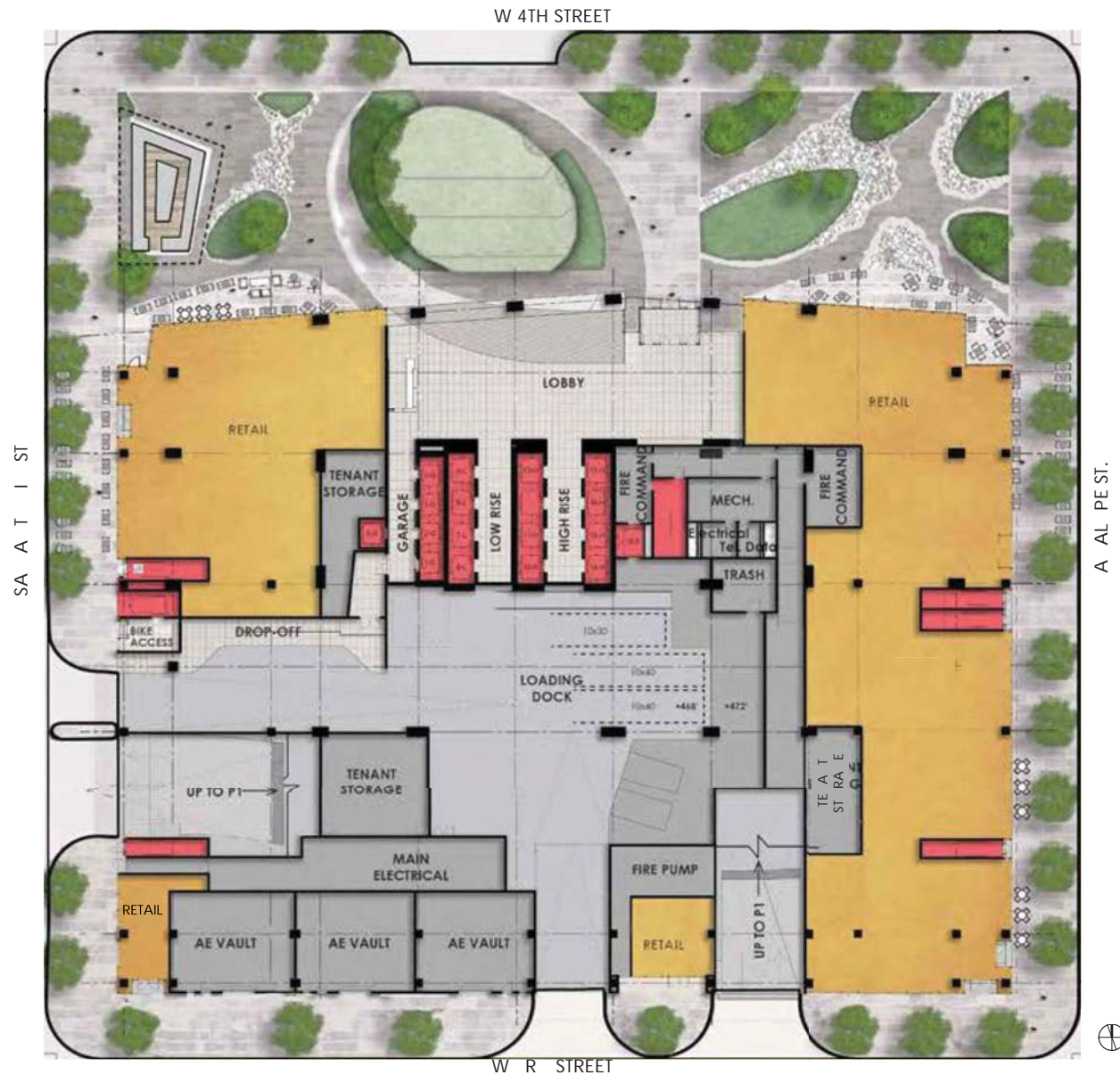
terrace - current layout



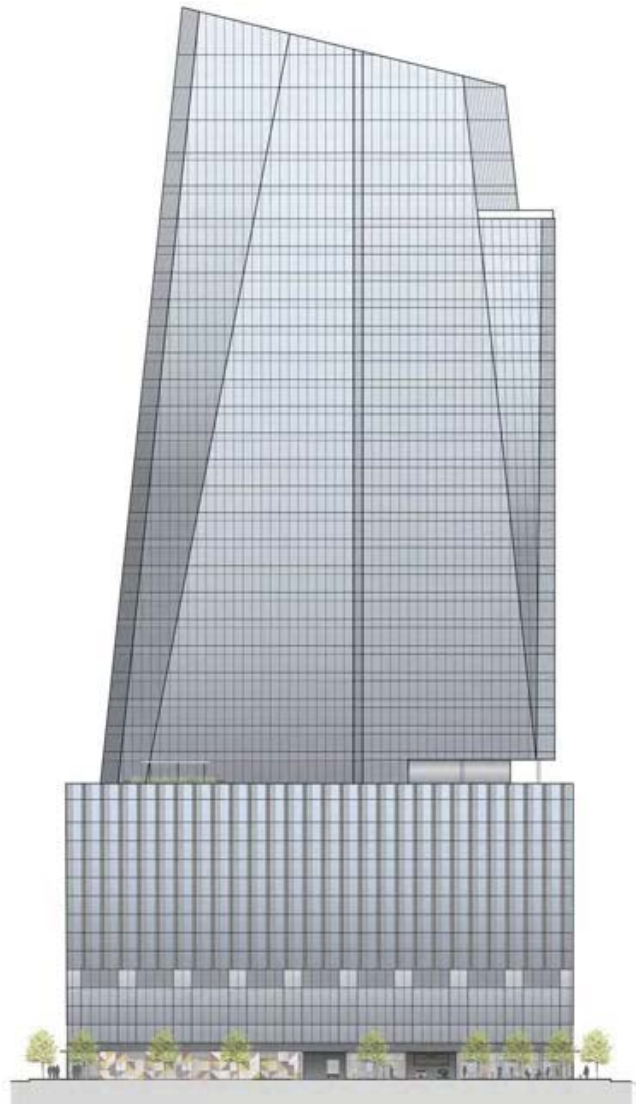
TBG THE REPUBLIC SCHEMATIC DESIGN Austin, TX Lincoln 18 April, 2018

[illegible]

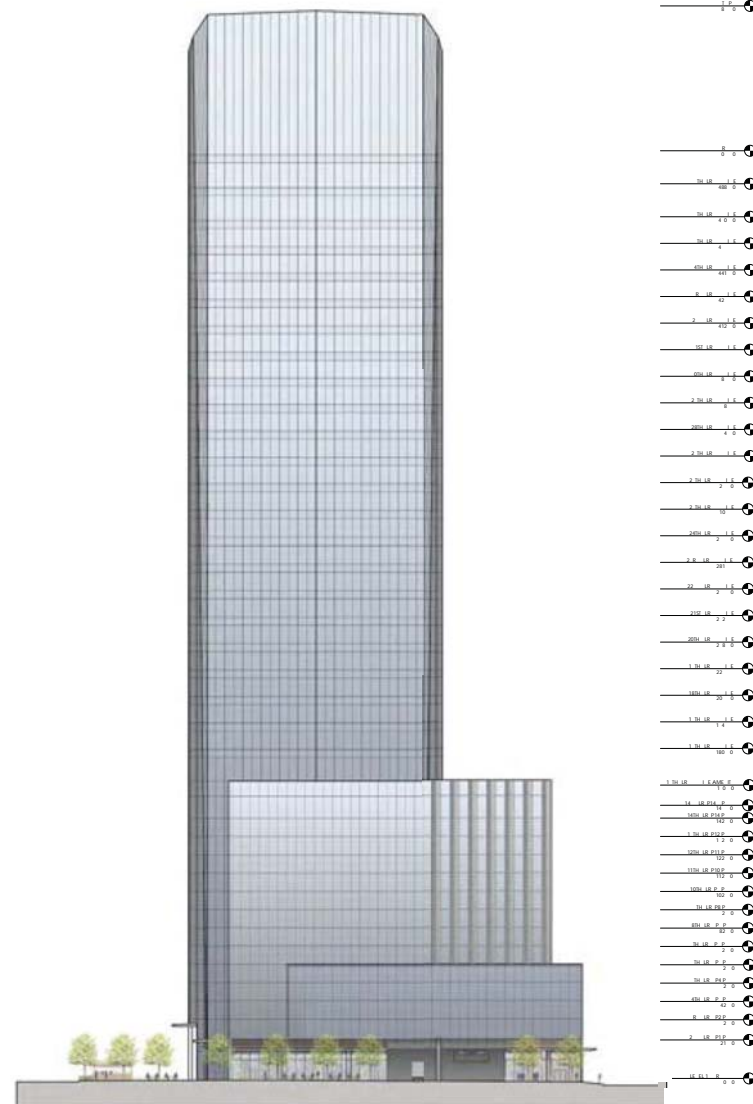
L 28.00







South Elevation



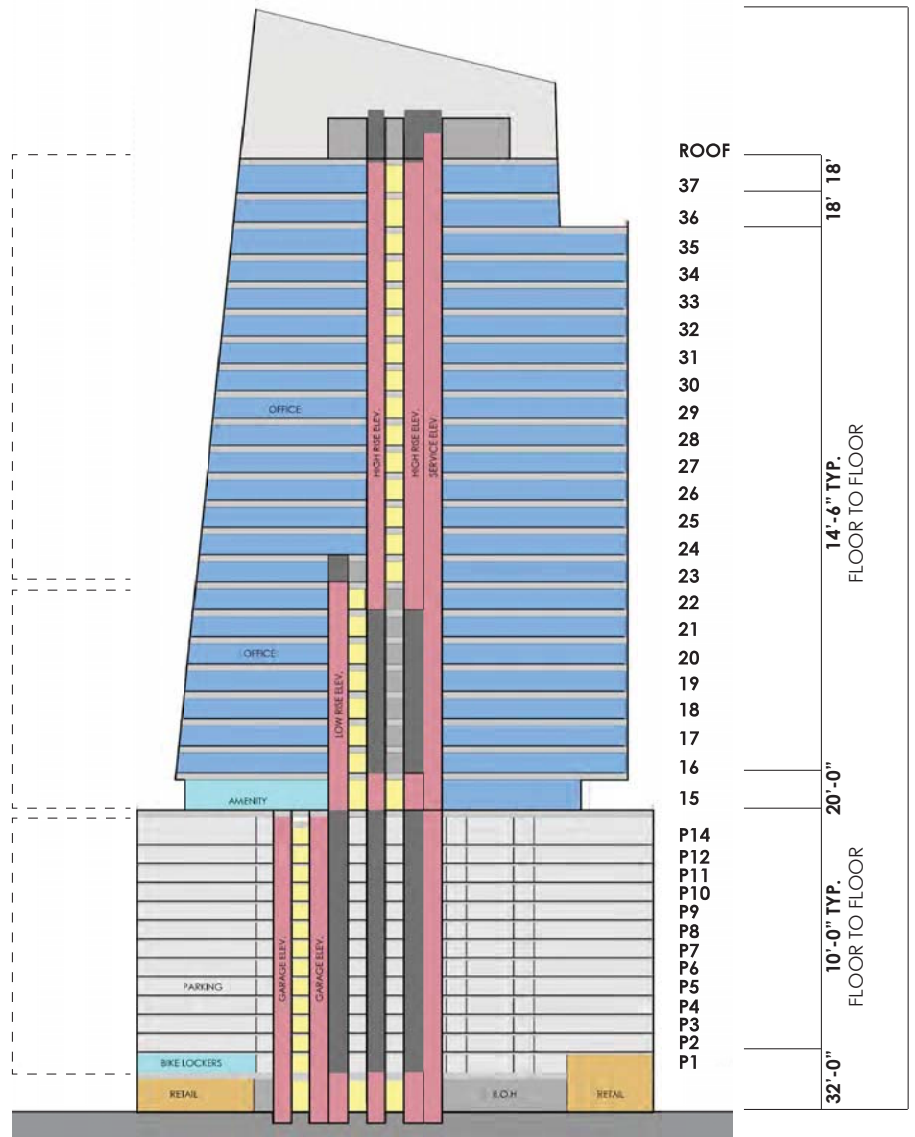
West Elevation

15 Floors High Rise
(Level 23 to Level 37)

8 Floors Mid Rise
(Level 15 to Level 22)

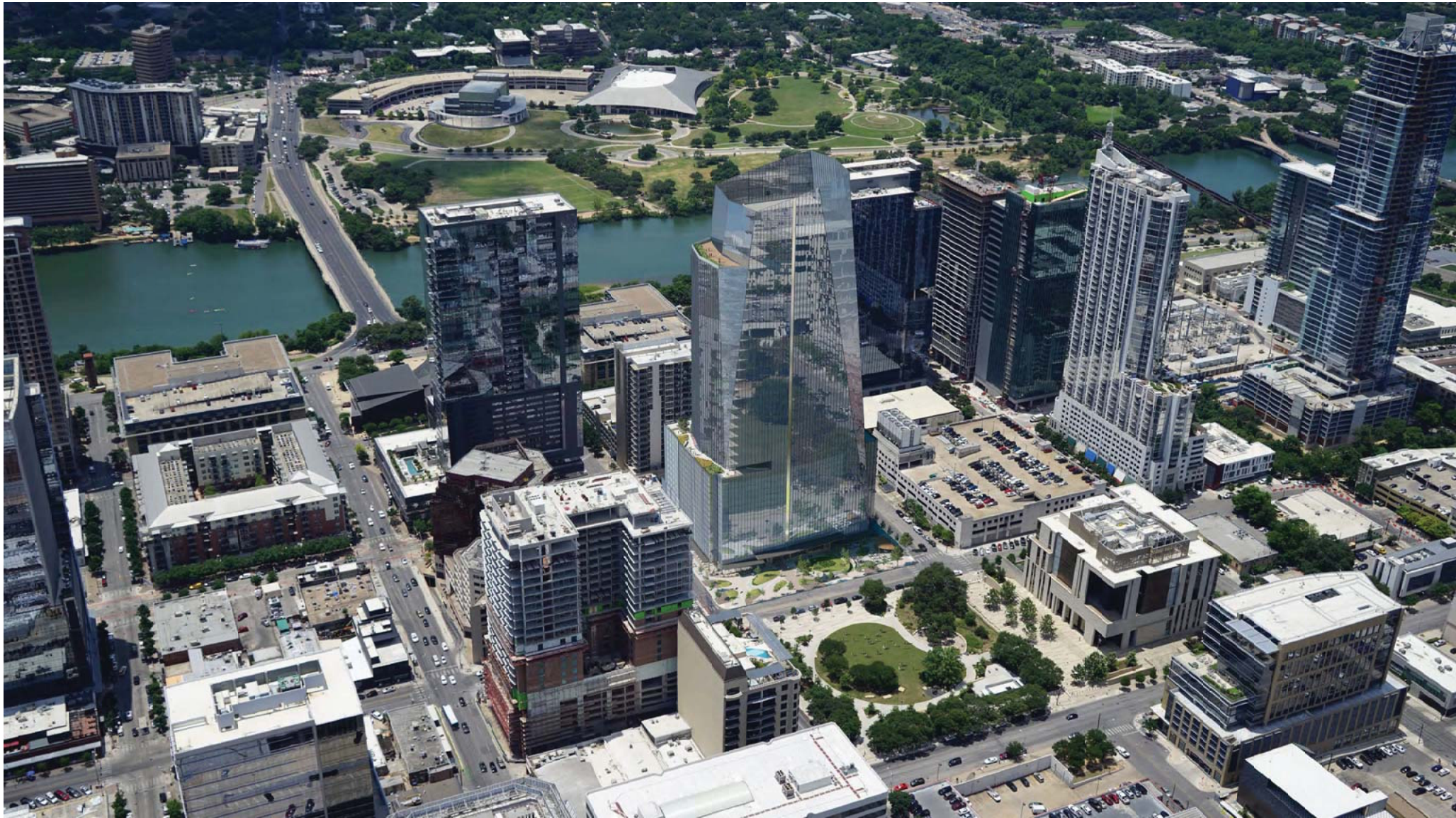
13 Levels Parking

Ground Floor



401 W 4TH STREET





Building View

401 W 4TH STREET



Building View

401 W 4TH STREET



















THE REPUBLIC / 3RD STREET - CONCEPTUAL SCREENING DESIGN OF VAULTS



📍 Austin, Texas 🧑 Lincoln Property 📅 20 June 2018



THE REPUBLIC / 3RD STREET - CONCEPTUAL SCREENING DESIGN OF VAULTS



📍 Austin, Texas 🧑 Lincoln Property 📅 20 June 2018

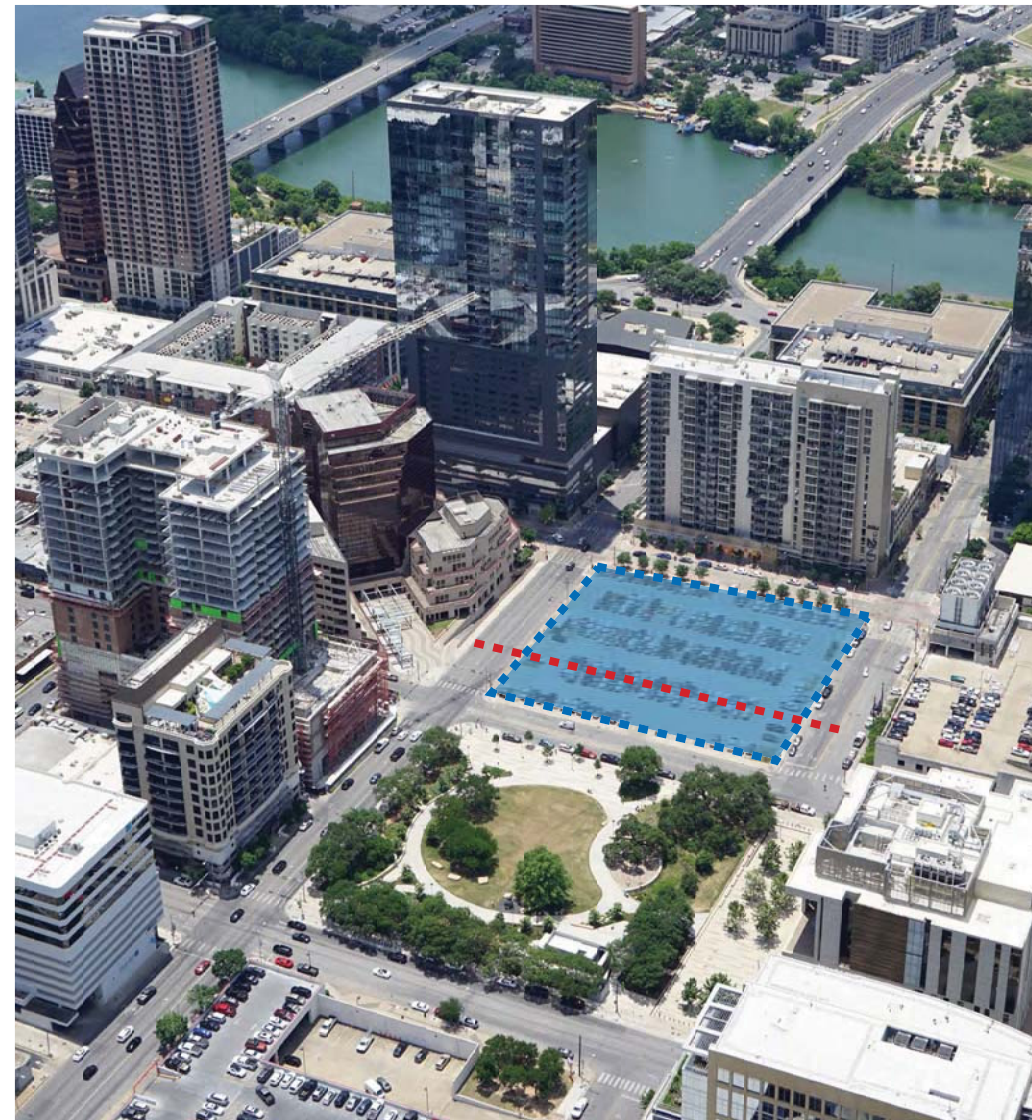
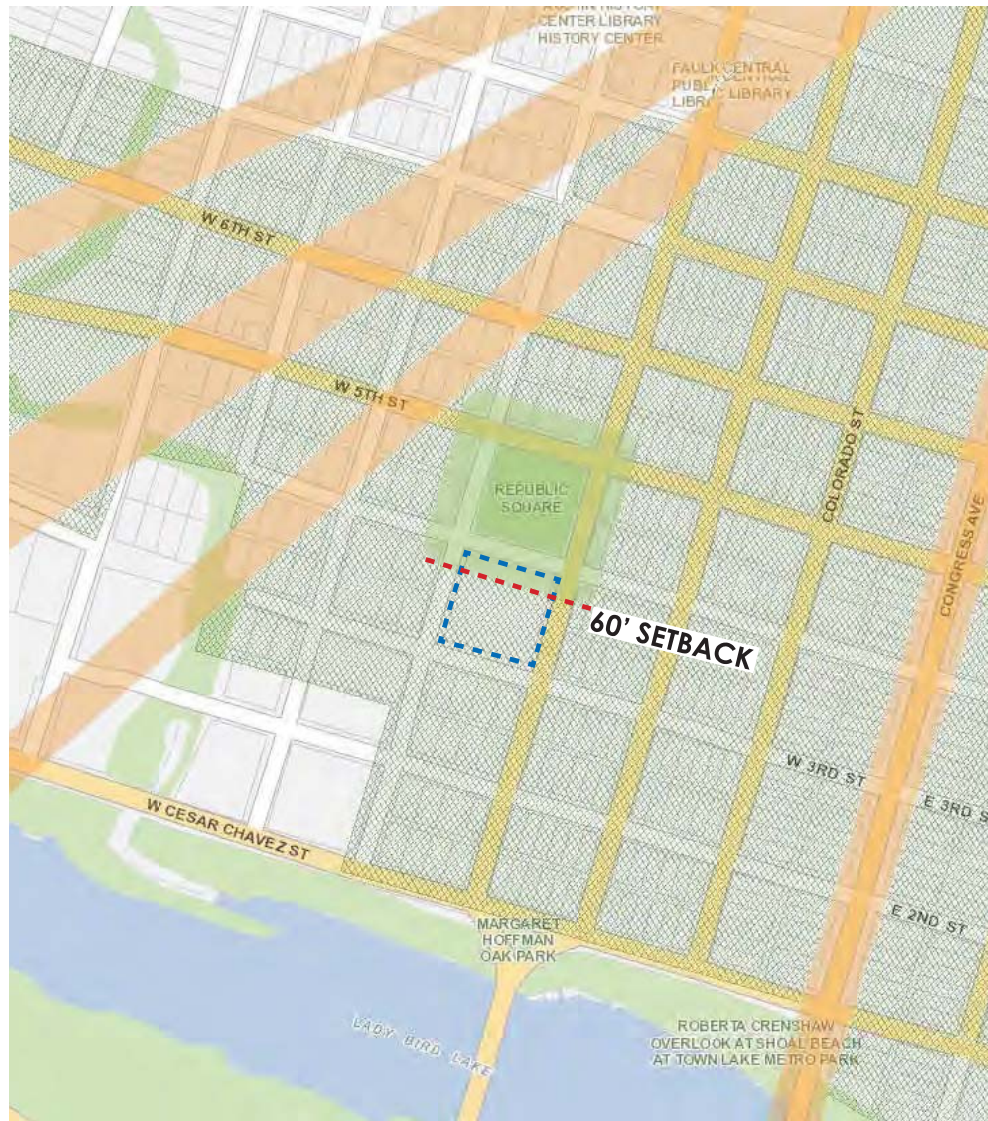




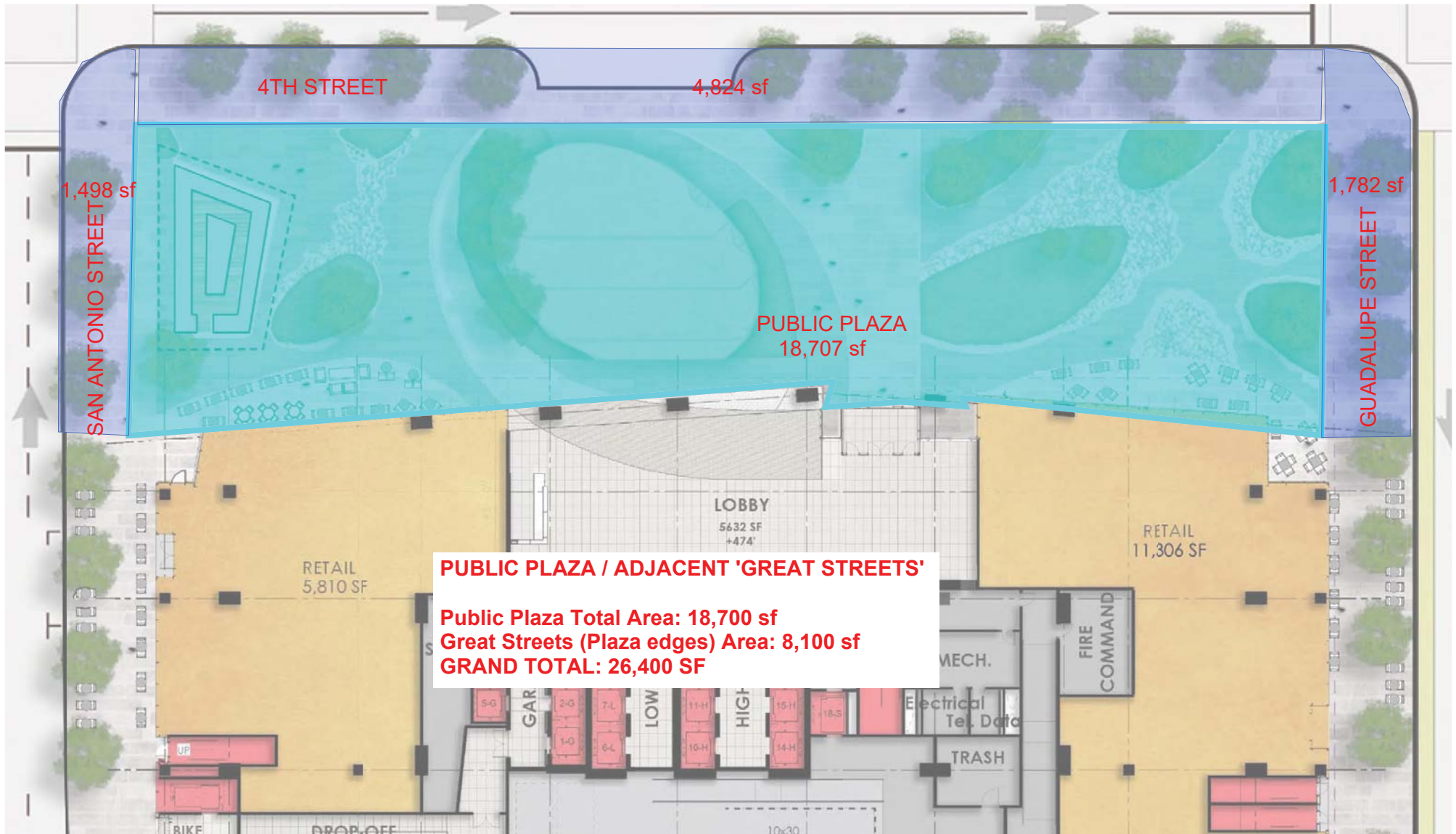


Capital View Corridor and Parks Overlay
Zoning Diagram

401 W 4TH STREET





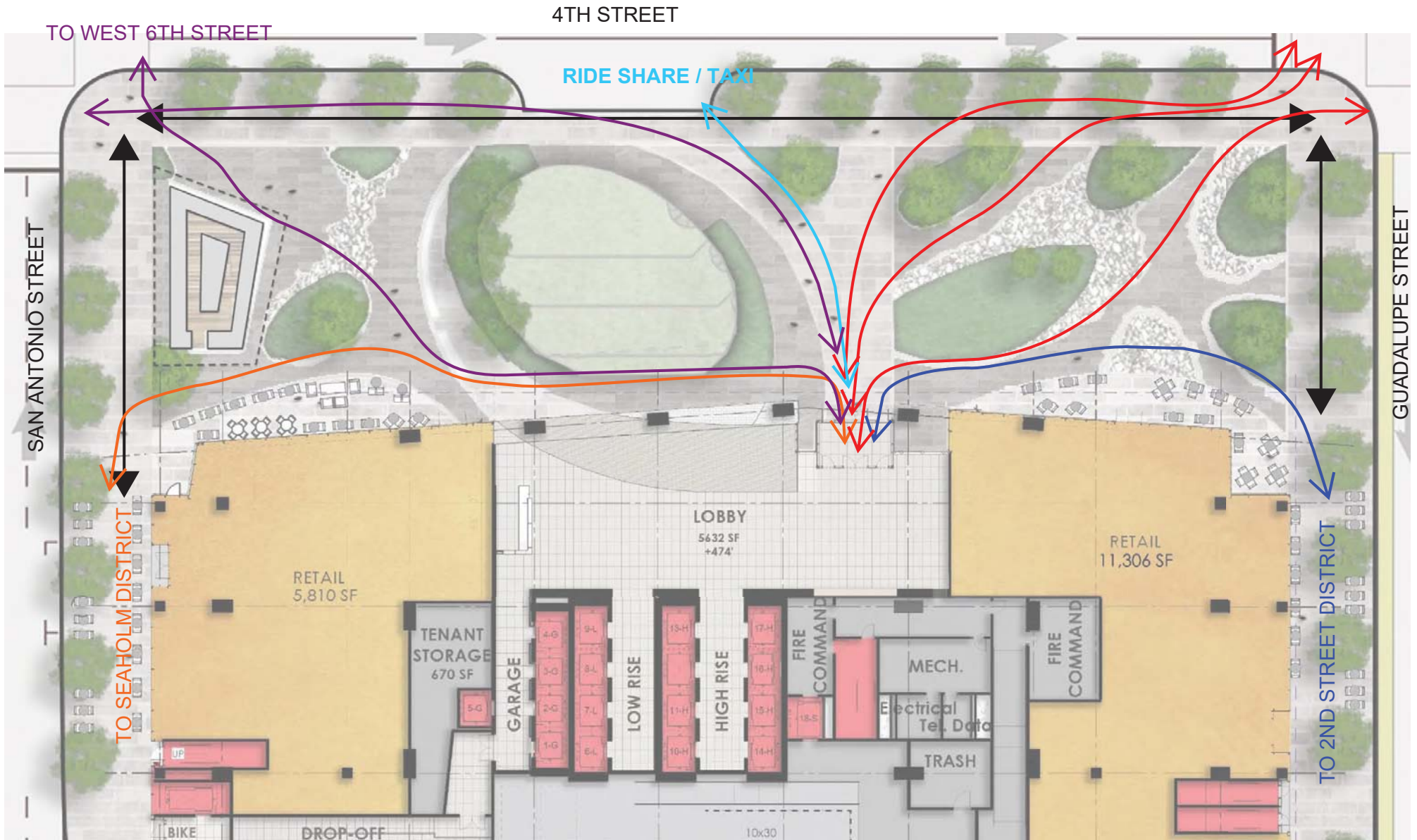


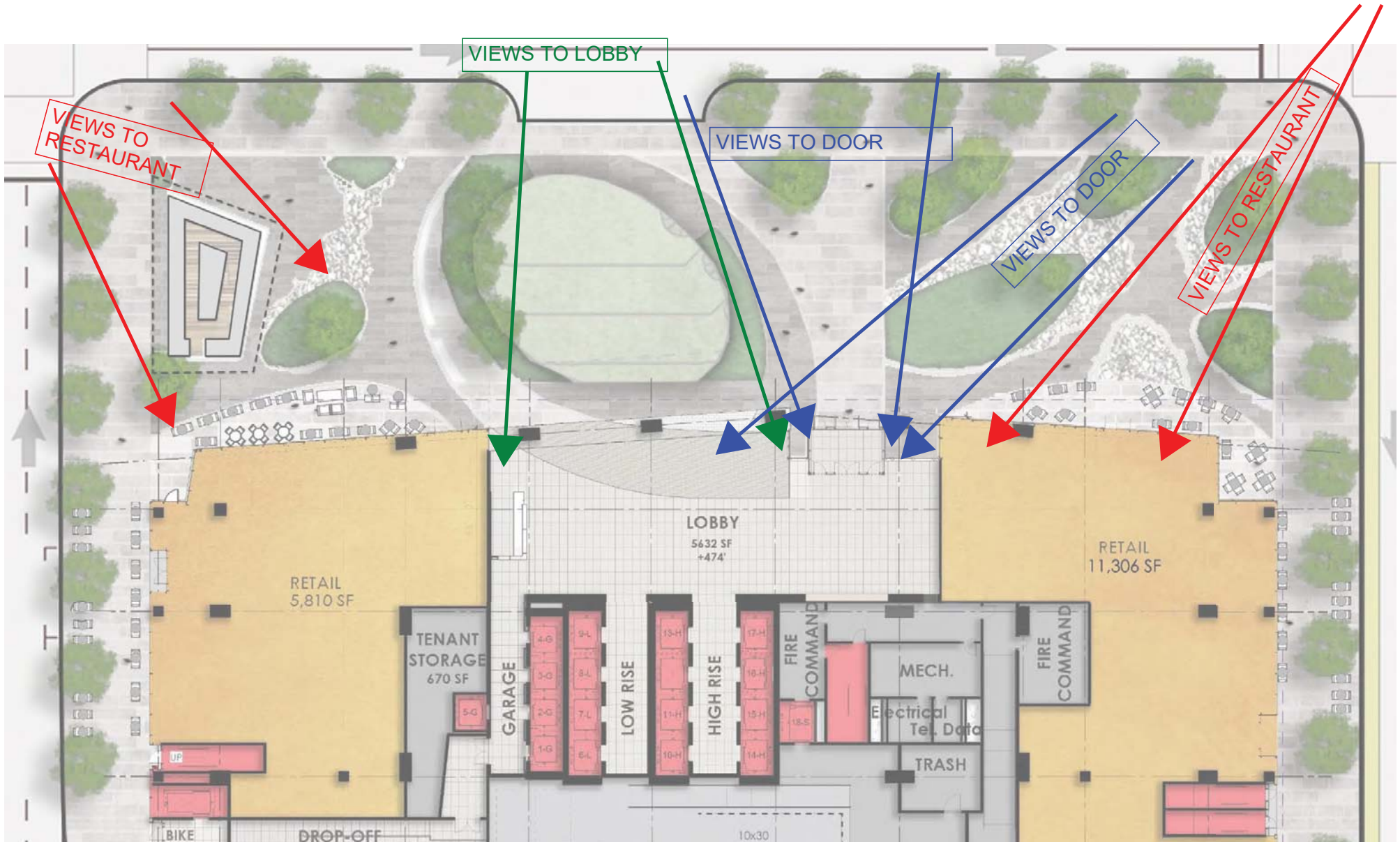
THE REPUBLIC / PROPOSED PUBLIC PLAZA - DIMENSIONS

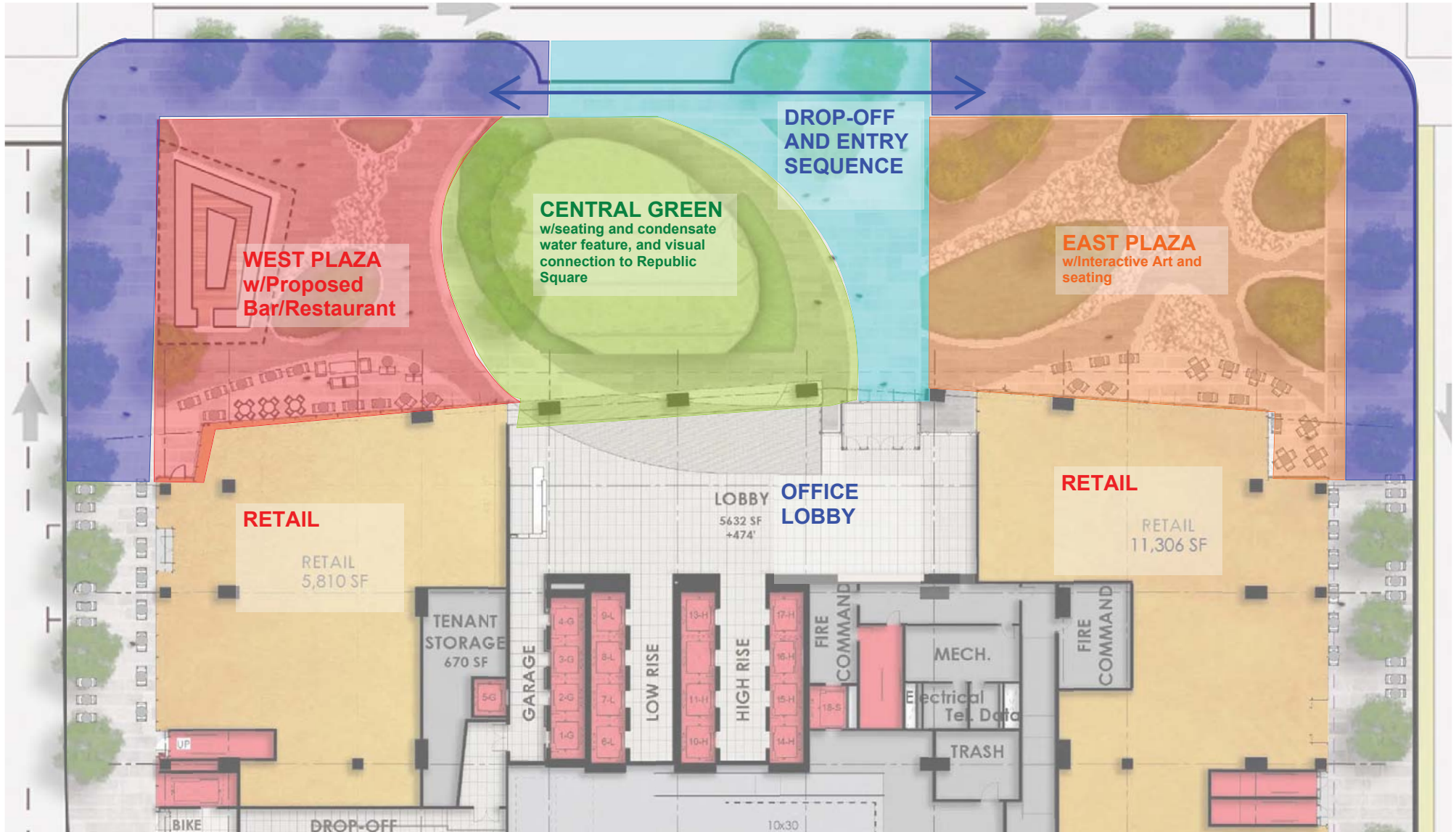


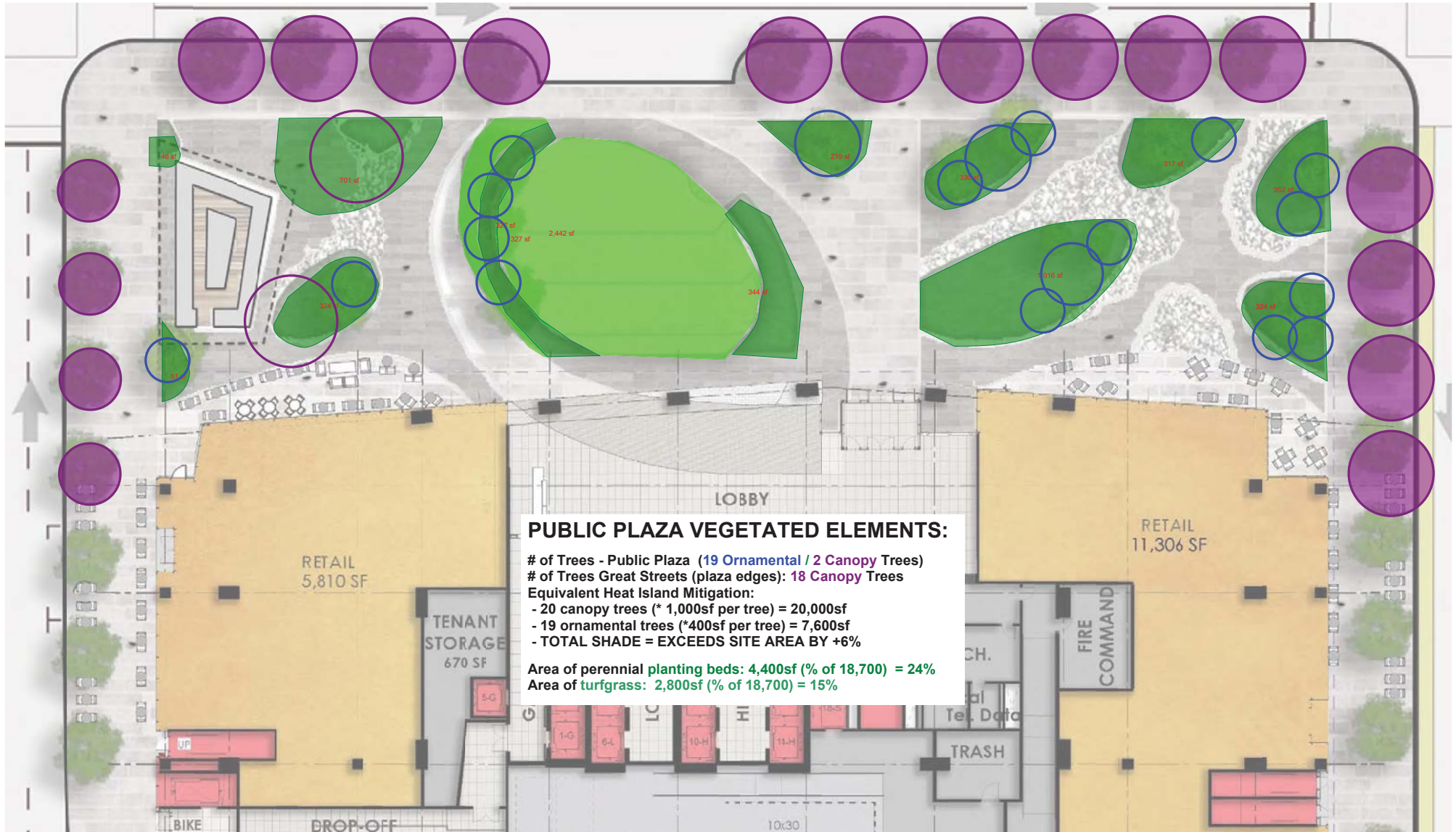
📍 Austin, Texas 🧑 Lincoln Property 📅 20 June 2018

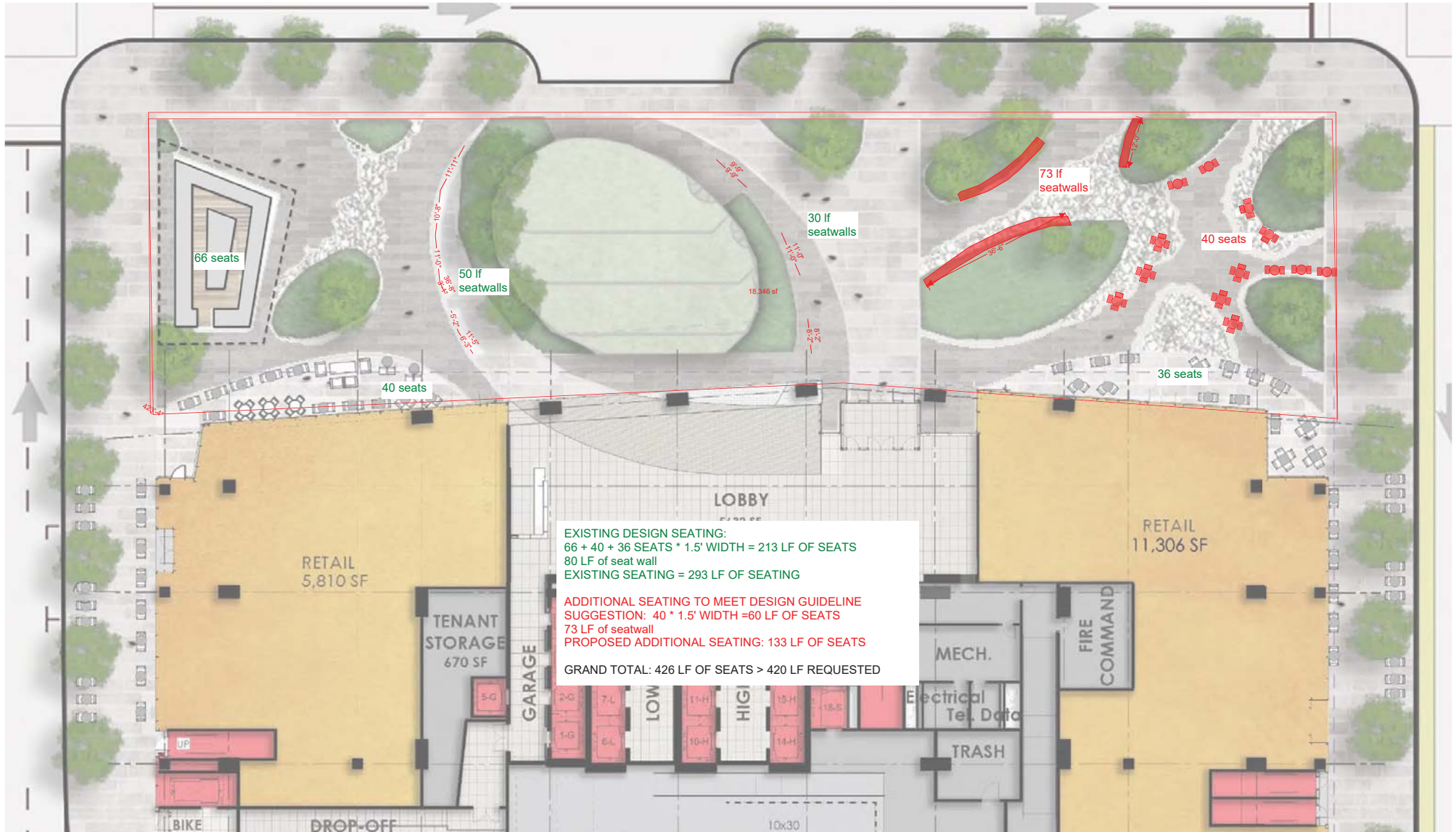














City of Austin - Design Commission Project Review Application

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The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

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The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

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https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

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The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
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PROJECT REVIEW PROCESS: CITY PROJECTS

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1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
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PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
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Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission.

Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons:

Executive Liaison: Katie.Mulholland@austintexas.gov, (512) 974-3362

Staff Liaison: Nichole.Koerth@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect (acting): Raymundo.Minjarez@austintexas.gov, (512) 974-1618
Office of the City Architect, Public Works Department, 9th floor

Density Bonus Liaison: Anne.Milne@austintexas.gov, (512) 974-2868
Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

The Republic - 401 W. 4th Street

Project Type:

☐ Infrastructure ☐ City building & site ☒ Density bonus
☐ Private project ☐ Other

Project Location/Address

401 W. 4th Street

Applicant

Richard Suttle - Armbrust & Brown, PLLC

Property Owner

LO/PPC OP GUADALUPE, LLC
(authorized by Travis County)

Applicant Mailing Address

100 Congress Avenue, Suite 1300
Austin, Texas 78701

Property Owner Mailing Address

2000 McKinney Avenue, Suite 1000
Dallas, Texas 75201

Applicant Telephone Number

512-435-2300

Property Owner Telephone Number

Project Start Date

2019

Project Completion Date

2021/2022

Applicant's Architect

Duda Paine Architects, LLC
333 Liggett St
Durham, NC 27701

Applicant's Engineer

Big Red Dog Engineering & Consulting
2021 E 5th St #200
Austin, TX 78702

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

Yes, the project is seeking participation in the Downtown Density Bonus Program. The Downtown Density Bonus application was submitted on June 21, 2018.

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

Confirmation that the project substantially complies with the Design Guidelines in order to grant an FAR of 9.15 for the project.

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

The Site Plan is currently under review at the City under site plan # SP-2018-0167C.

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?

The Site Plan is currently under review at the City under site plan # SP-2018-0167C. The property is zoned CBD therefore no zoning application will be required.

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

Yes, the project complies with Subchapter E. However, with regards to sidewalks the project complies with Great Streets standards. The project also substantially complies with Urban Design Guidelines and meets the Downtown Density Bonus gatekeeper 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.

The matrix submitted as part of the Downtown Density Bonus Application explains in detail how the project substantially complies with the Urban Design Guidelines.

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

We have contacted the Downtown Austin Alliance and are currently coordinating a time to meet.

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

Yes. The Downtown Density Bonus Application was submitted on June 21, 2018. A copy of the submittal is included with this 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.

Yes, the site plan is currently in review under site plan # SP-2018-0167C.

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?

N/A

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.

Yes, the project complies with ADA requirements. The site is well served by existing public transit and the Republic Square MetroRapid Station along Guadalupe. The Lance Armstrong Protected Bikelane also runs adjacent to the project along 3rd Street. The project will enhance these two transit routes by implementing Great Streets and providing amenities and retail space between the two areas. Please reference the Transit Plans that were included with the Downtown Density Bonus application.

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.

N/A

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.)

The project is within the Core Waterfront District of the Downtown Austin Planning (DAP) area. The project proposes 23 levels of office with ground floor retail on all four streets to promote a mix of ground-level retail uses throughout the district and incentivize office uses in the district. The project will maintain the existing Great Street enhancements along 3rd Street and fully comply with Great Street standards along Guadalupe, 4th Street, and San Antonio to improve the pedestrian experience. The public plaza along 4th Street will expand and enhance the many activities that already take place in the historic Republic Square. A portion of the project is also within the Downtown Parks overlay as the property is directly adjacent to Republic Square Park. This proximity, coupled with the Downtown Parks combining district requirements, led to the design of a building setback that creates a generous open space plaza at ground level. This plaza extends the park across 4th Street and serves as a gateway for the office lobby's front entrances and retail areas facing it.

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

Vehicular access to this site is restricted to 3rd Street and San Antonio due to the adjacency of Republic Park and Guadalupe having a dedicated bus lane.

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?

The matrix submitted with Downtown Density Bonus application explains in detail how the project promotes the shared values outlined in the Urban Design Guidelines. A copy of the matrix is included with this application.

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?

Yes. The building provides continuous overhead cover with an 8' canopy at the right-of-way on Guadalupe, 3rd, and San Antonio. Where the building is set back at 4th Street, overhead coverage will be continued at the office lobby and retail entrances by projecting canopies. Continuous street tree coverage will be provided at the right-of-way at all four sides of the project. Street level activity will be encouraged and reinforced by the large public plaza that will interface with Republic Square Park and provide pedestrian circulation to the building's lobby entrance. Retail space will flank the plaza with active open seating and sidewalk cafe frontage. Along with the required Great Streets seating, there will be benches, movable tables and chairs in the plaza as well as built-in seat walls.

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 maintain the existing Great Street enhancements along 3rd Street and fully comply with Great Street standards along Guadalupe, 4th Street, and San Antonio. The public plaza along 4th Street is designed in a way to expand and enhance the many activities that already take place in Republic Square and provide new amenities to the many employees and residents that live and work in the area. The activated streetscapes on the remaining three streets provide pleasant connections to the Lance Armstrong Bikeway, the active 2nd Street development, the Seaholm District, and the Ann and Roy Butler Hike and Bike Trail — all located within a few blocks of the project.

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.

At this time, the project will be built to a minimum two star rating under the Austin Energy Green Building program. From an architectural standpoint, the shaded canopies at the street level and amenity level as well as the high performance building envelope and glazing systems will help to improve the overall energy efficiency of the building.

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.

Minimum LEED Silver.

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

N/A

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.



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Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission. Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons:

Executive Liaison: Katie.Mulholland@austintexas.gov, (512) 974-3362

Staff Liaison: Nichole.Koerth@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

**Density Bonus
Program Coordinator:** Anne.Milne@austintexas.gov, (512) 974-2868
Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

The Republic - 401 W. 4th Street

Project Type:

☐ Infrastructure ☐ City building & site ☒ Density bonus
☐ Private project ☐ Other

Project Location/Address

401 W. 4th Street

Applicant

Richard Suttle - Armbrust & Brown, PLLC

Property Owner

LO/PPC OP GUADALUPE, LLC
(authorized by Travis County)

Applicant Mailing Address

100 Congress Avenue, Suite 1300
Austin, Texas 78701

Property Owner Mailing Address

2000 McKinney Avenue, Suite 1000
Dallas, Texas 75201

Applicant Telephone Number

512-435-2300

Property Owner Telephone Number

Project Start Date

2019

Project Completion Date

2021/2022

Applicant's Architect

Duda Paine Architects, LLC
333 Liggett St
Durham, NC 27701

Applicant's Engineer

Big Red Dog Engineering & Consulting
2021 E 5th St #200
Austin, TX 78702

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

Yes, the project is seeking participation in the Downtown Density Bonus Program. The Downtown Density Bonus application was submitted on June 21, 2018.

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

Confirmation that the project substantially complies with the Design Guidelines in order to grant an FAR of 9.15 for the project.

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

The Site Plan is currently under review at the City under site plan # SP-2018-0167C.

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?

The Site Plan is currently under review at the City under site plan # SP-2018-0167C. The property is zoned CBD therefore no zoning application will be required.

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

Yes, the project complies with Subchapter E. However, with regards to sidewalks the project complies with Great Streets standards. The project also substantially complies with Urban Design Guidelines and meets the Downtown Density Bonus gatekeeper 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.

The matrix submitted as part of the Downtown Density Bonus Application explains in detail how the project substantially complies with the Urban Design Guidelines.

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

We have contacted the Downtown Austin Alliance and are currently coordinating a time to meet.

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

Yes. The Downtown Density Bonus Application was submitted on June 21, 2018. A copy of the submittal is included with this 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.

Yes, the site plan is currently in review under site plan # SP-2018-0167C.

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?

N/A

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.

Yes, the project complies with ADA requirements. The site is well served by existing public transit and the Republic Square MetroRapid Station along Guadalupe. The Lance Armstrong Protected Bikeline also runs adjacent to the project along 3rd Street. The project will enhance these two transit routes by implementing Great Streets and providing amenities and retail space between the two areas. Please reference the Transit Plans that were included with the Downtown Density Bonus application.

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.

N/A

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.)

The project is within the Core Waterfront District of the Downtown Austin Planning (DAP) area. The project proposes 23 levels of office with ground floor retail on all four streets to promote a mix of ground-level retail uses throughout the district and incentivize office uses in the district. The project will maintain the existing Great Street enhancements along 3rd Street and fully comply with Great Street standards along Guadalupe, 4th Street, and San Antonio to improve the pedestrian experience. The public plaza along 4th Street will expand and enhance the many activities that already take place in the historic Republic Square. A ➕

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

Vehicular access to this site is restricted to 3rd Street and San Antonio due to the adjacency of Republic Park and Guadalupe having a dedicated bus lane.

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?

The matrix submitted with Downtown Density Bonus application explains in detail how the project promotes the shared values outlined in the Urban Design Guidelines. A copy of the matrix is included with this application.

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?

Yes. The building provides continuous overhead cover with an 8' canopy at the right-of-way on Guadalupe, 3rd, and San Antonio. Where the building is set back at 4th Street, overhead coverage will be continued at the office lobby and retail entrances by projecting canopies. Continuous street tree coverage will be provided at the right-of-way at all four sides of the project. Street level activity will be encouraged and reinforced by the large public plaza that will interface with Republic Square Park and provide pedestrian circulation to the building's lobby entrance. Retail space will flank the plaza with active open seating and sidewalk cafe frontage. Along with the required Great Streets seating, there will be benches, movable tables and chairs in the plaza as well as built-in seat walls.

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 maintain the existing Great Street enhancements along 3rd Street and fully comply with Great Street standards along Guadalupe, 4th Street, and San Antonio. The public plaza along 4th Street is designed in a way to expand and enhance the many activities that already take place in Republic Square and provide new amenities to the many employees and residents that live and work in the area. The activated streetscapes on the remaining three streets provide pleasant connections to the Lance Armstrong Bikeway, the active 2nd Street development, the Seaholm District, and the Ann and Roy Butler Hike and Bike Trail — all located within a few blocks of the project.

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.

At this time, the project will be built to a minimum two star rating under the Austin Energy Green Building program. From an architectural standpoint, the shaded canopies at the street level and amenity level as well as the high performance building envelope and glazing systems will help to improve the overall energy efficiency of the building.

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.

Minimum LEED Silver.

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

N/A

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

Zilker Metro Park Maintenance Barn Replacement

Design Commission Project Review Submittal
July 2018



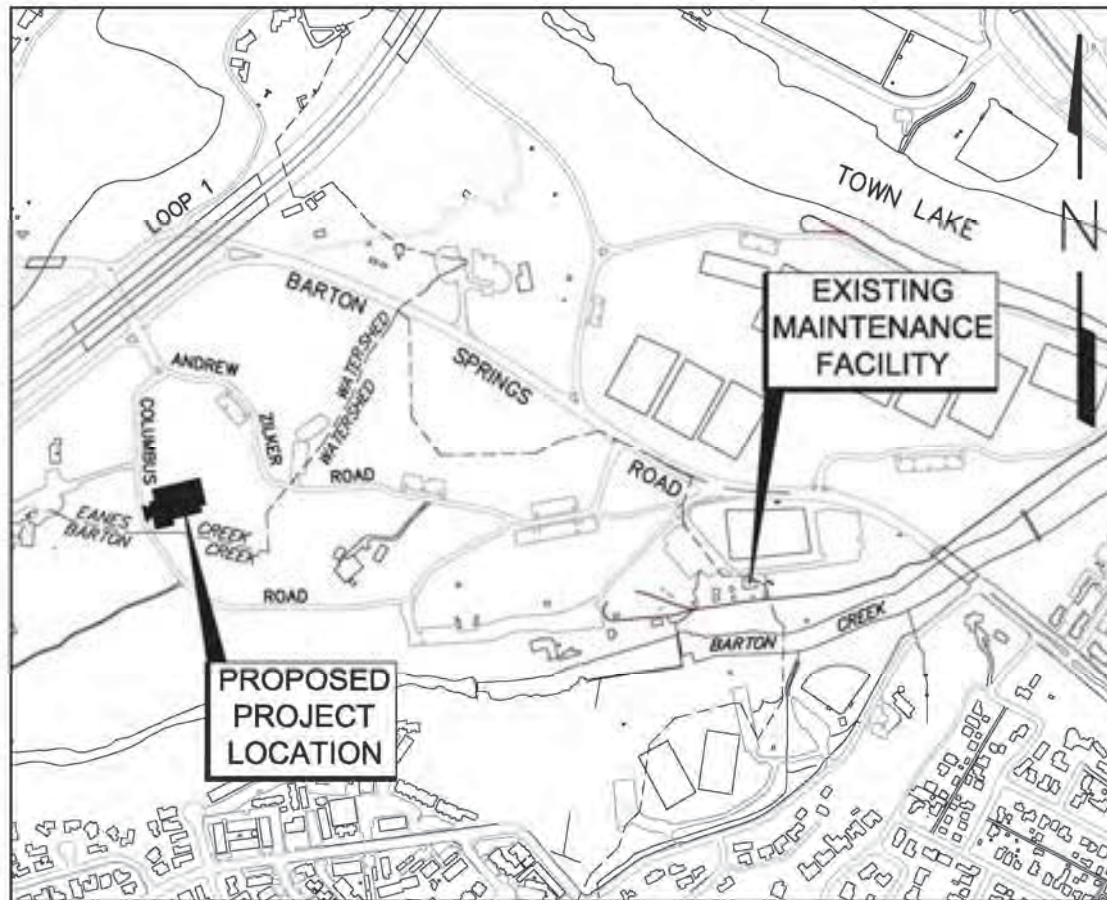


Project Description

- The Parks and Recreation Department's (PARD) existing maintenance barn is undersized for Zilker Park maintenance staff's current needs. The barn is also located within the Barton Creek Watershed, very near Barton Springs Pool.
- The maintenance barn staff is responsible to maintain the entire Zilker Park including the pool, grounds and buildings.
- The new maintenance barn will be located within the Eanes Creek Watershed, in a less-trafficked area of Zilker Park and will consist of more office space, work space, and storage space.
- The building is expected to achieve LEED Silver.



Project Location

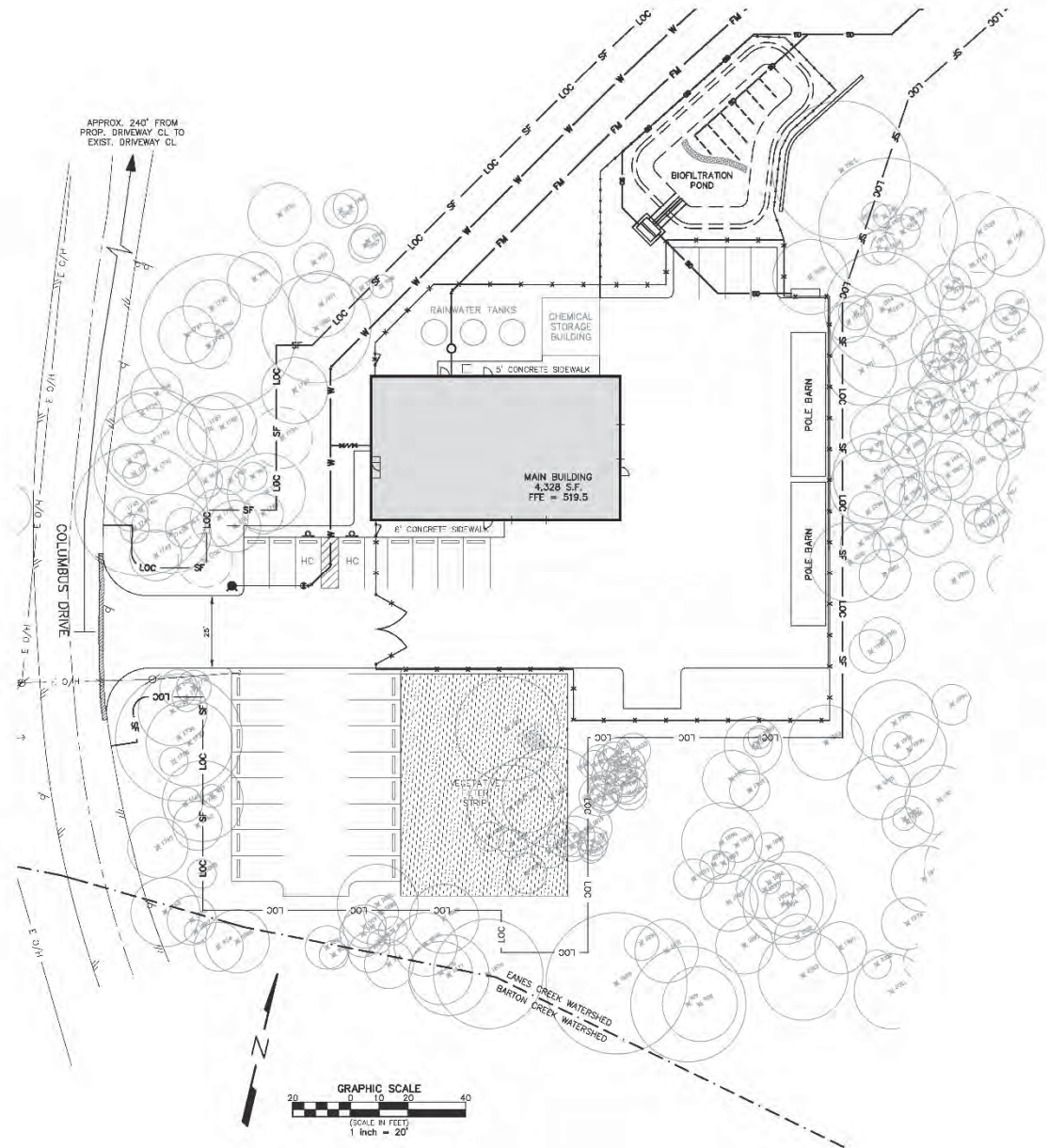


Project Location with Aerial



Site Plan

- 1,780 SF office space
- 2,548 SF maintenance bay
- 2 pole barns for storage
- Biofiltration pond for stormwater quality
- Parking for staff
- Vegetative Filter Strips
- Rainwater collection and solar power in progress

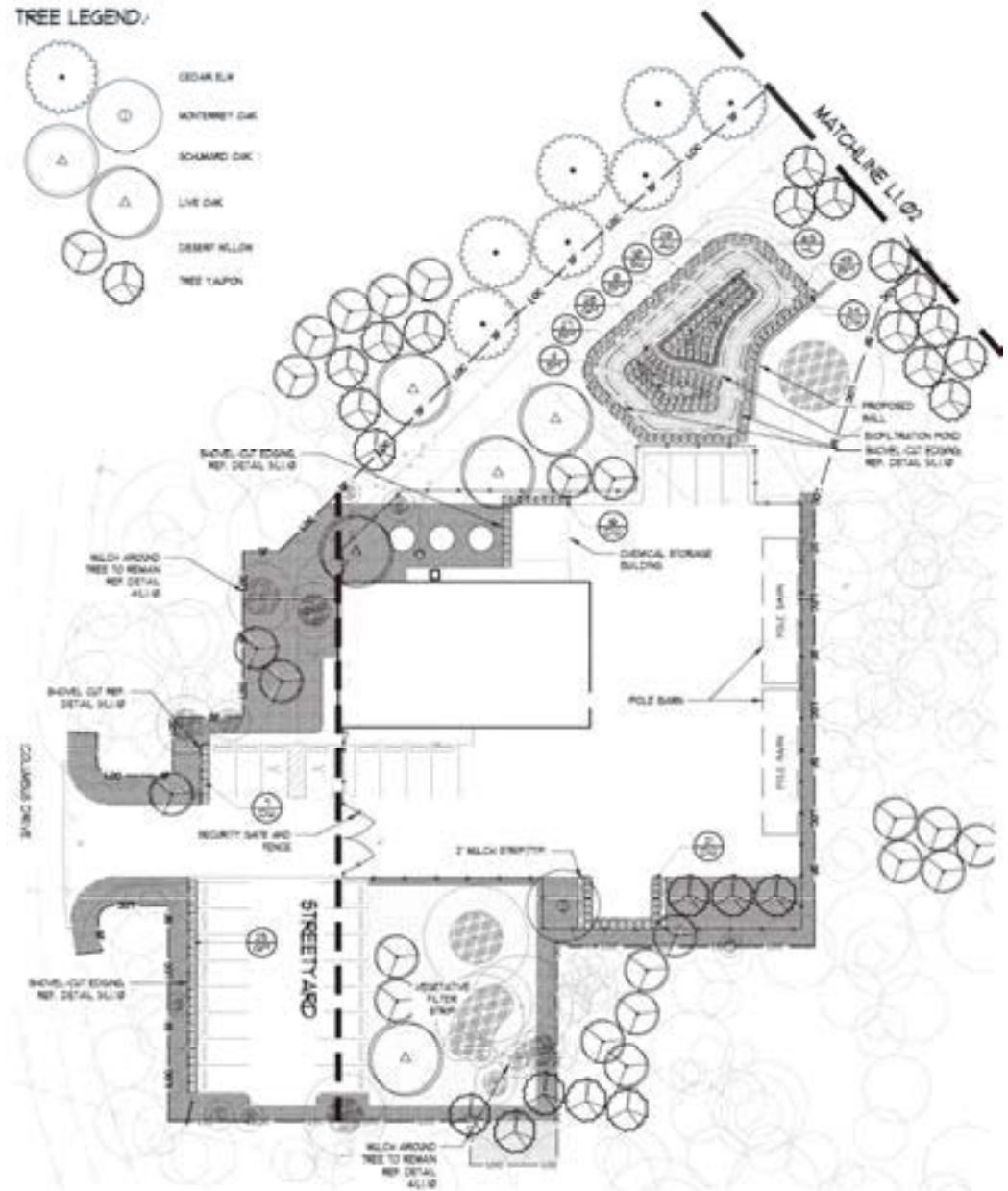


Site Views

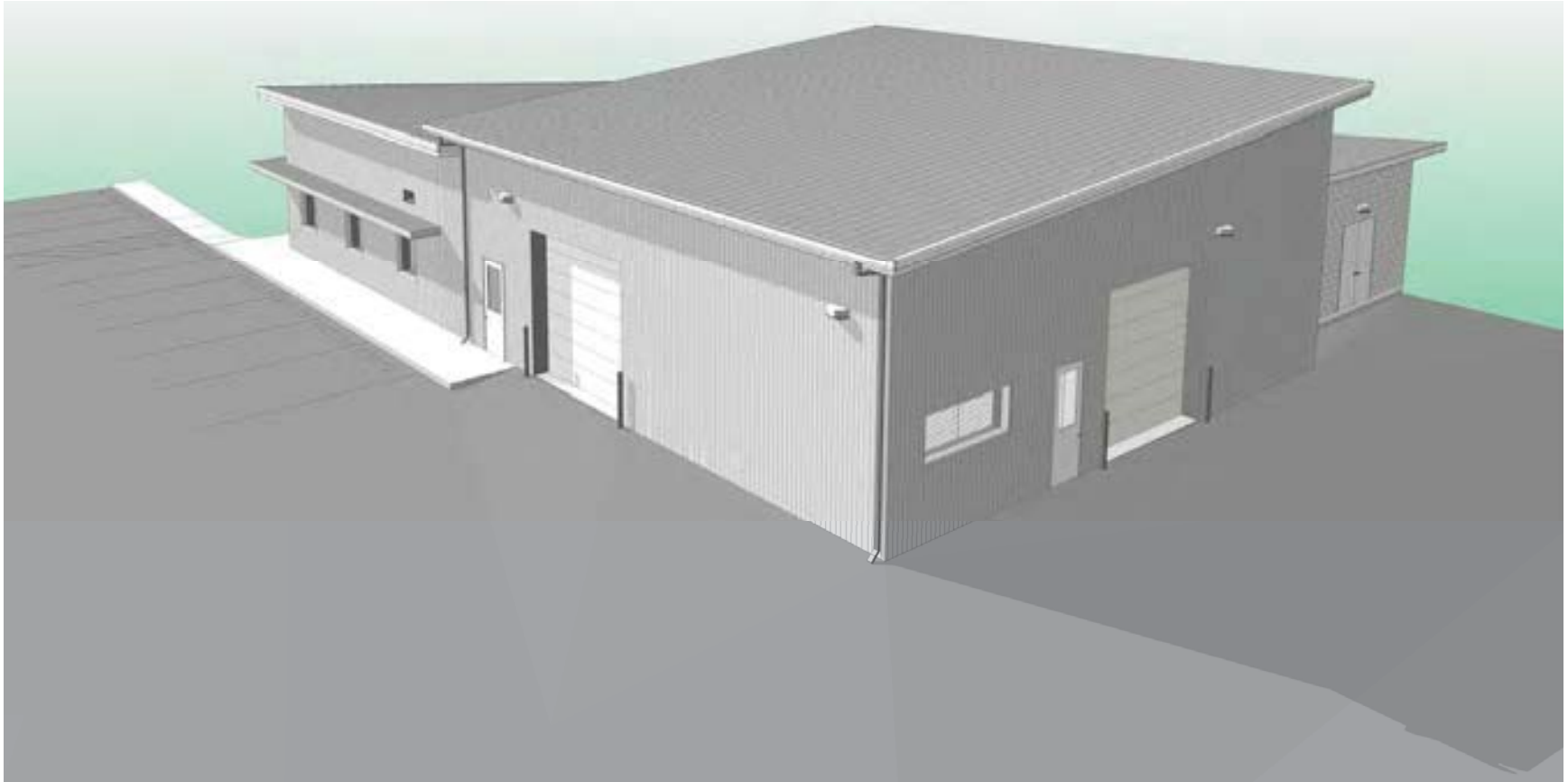


Landscaping Plan

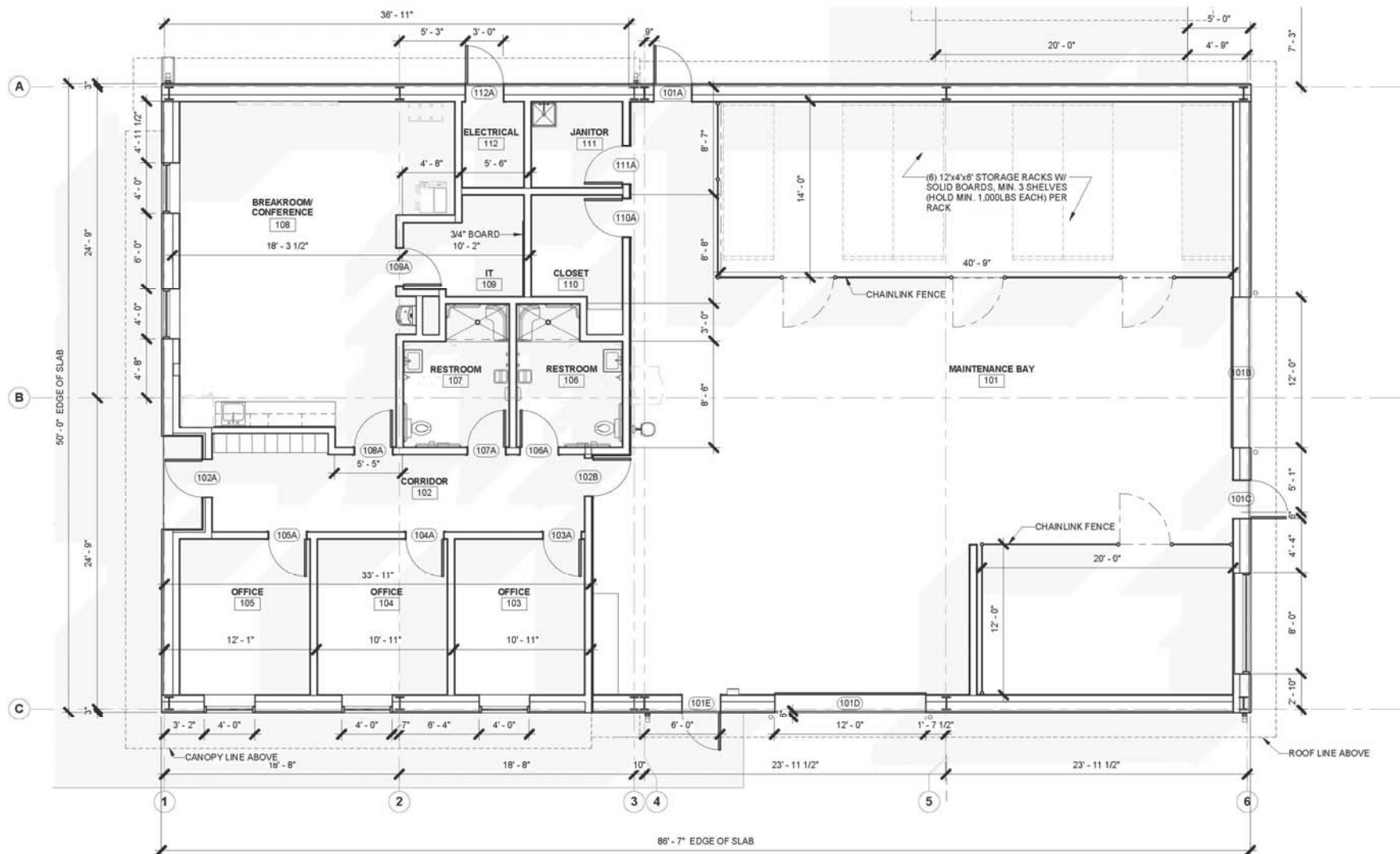
Trees removed to accommodate the construction of the facility will be replaced at rates indicated by the Environmental Criteria Manual. No heritage trees will be removed.



Building Perspective View



Building Floor Plan



Building Exterior Elevations

South
View

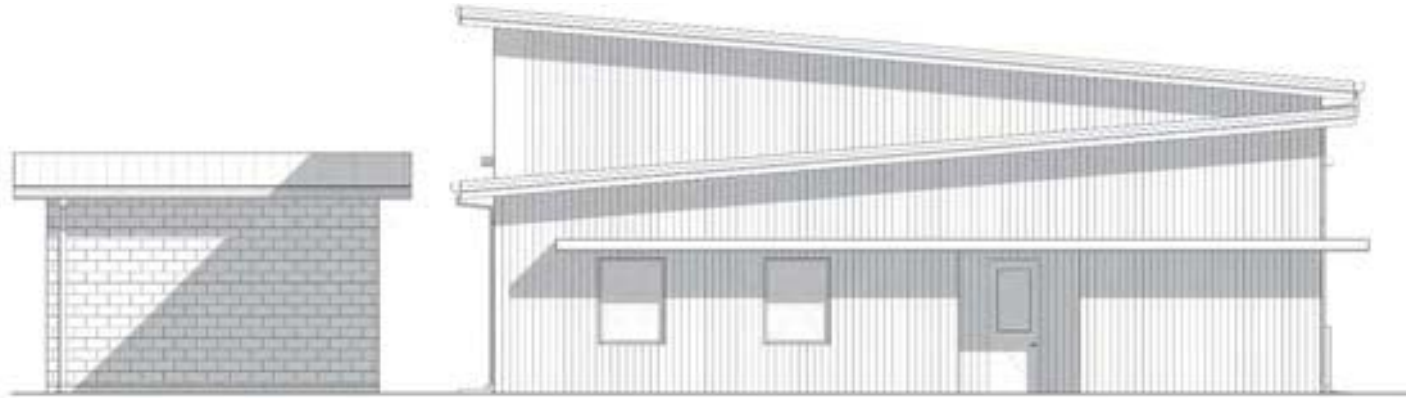


North
View



Building Exterior Elevations

West View,
front door



East View



Sustainable Construction and Design

- Bicycle racks and showers for PARD staff
- Stormwater quality protected with biofiltration pond
- Electric vehicle charging station
- Native and non-invasive adapted, drought-tolerant landscaping
- High-reflectance roofing
- Using concrete as a Heat Island Reduction instead of asphalt
- Indoor and outdoor water use reduction
- Improved energy performance
- Recycling collection
- Occupant-controlled lighting
- Ample daylight in the office space
- During construction, use products with recycled content and regional sourcing
- FSC-certified wood
- Low-emitting materials, including paint, adhesives/sealants/coatings, and flooring systems
- Dark-sky compliant outdoor light fixtures
- 75% of construction waste to be recycled or salvaged

