

# DRENNER GROUP

May 24, 2018

Mr. Greg Guernsey  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

*Via Electronic Delivery*

Re: 6<sup>th</sup> + Guadalupe – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for an office and residential tower located at 600 Guadalupe Street related to site development permit application case SP-2017-0301C.

Dear Mr. Guernsey:

On behalf of the property owners, Alpine Guadalupe, LLC (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 600 Guadalupe Street in Austin, Texas (the “Property”).

The Owner is seeking to redevelop the Property with a 67-story tower consisting of 573,798.68 square feet of office space, 549,602.46 square feet of residential space, 8,401.07 square feet of restaurant space on the ground level and 1,627.84 square feet of retail on the ground floor. The total gross square footage of the project is projected to be approximately 1,133,430 square feet. The site development permit application associated with this project (SP-2017-0301C) plans for a primary structure 837.58 feet in height. The base floor-to-area ratio (“FAR”) for the Property is 8:1. The northern half of the Property is not eligible for participation in the DDBP; however, the southern portion of the Property may develop up to an FAR of 25:1. The gross site area for the Property is 1.63 acres or 77,002.8 square feet resulting in a base entitlement of 568,321.48 square feet. The project is seeking the maximum 25:1 FAR for the portion of the Property eligible for participation.

The Property is situated in the Core/Waterfront District of the Downtown Austin Plan, is zoned Central Business District (“CBD”) and is located partially within the South Lamar at La Casa Drive Capitol View Corridor (“CVC”).

To achieve the bonus FAR, the project will meet the Gatekeeper Requirements as provided in Section 25-2-586 of the City of Austin Land Development Code (*Downtown Density Bonus Program*). Streetscape and sidewalk improvements proposed along 6<sup>th</sup> Street, 7<sup>th</sup> Street, Guadalupe Street and San Antonio Street are consistent with Great Streets Standards. In addition, the owner intends to achieve a minimum two-star rating under the Austin Energy Green Building (“AEGB”)

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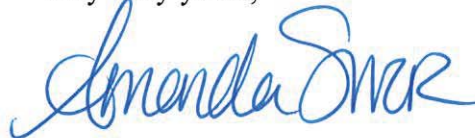
program. The redevelopment will also achieve substantial compliance with the City of Austin Urban Design Guidelines. To assist in the evaluation of this project, a detailed matrix is included with this submission which demonstrates how the project supports individual goals and objectives of the guidelines. Additionally, a copy of the AEGB Letter of Intent is included with this submission. In addition to compliance with the Gatekeeper Requirements, the project will comply with 25-2-586(E)(1)(iii) and pay a development bonus fee for the bonus square footage.

The location of the project supports the utilization of multimodal transportation options for tenants and guests. There are numerous transit facilities located in the immediate area, including two MetroRapid stops less than 2 blocks away; a map of CapMetro local, rapid, and express bus routes is included with this submission. A bicycle lane is located along Guadalupe Street and there are two Austin B-Cycle bike share facilities located within two blocks of the project.

We respectfully request that the project be reviewed by the City of Austin Design Commission on its merits within the context of the Urban Design Guidelines in order to provide City Staff with feedback and advice in order to qualify for the DDBP.

Please do not hesitate to contact me should you or your team have any further questions.

Very truly yours,



Amanda Swor

cc: Anne Milne, Planning and Zoning Department (*via electronic delivery*)  
Nikki Hoelter, Development Services Department (*via electronic delivery*)



## **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):
  - Site plan;
  - Landscape plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - 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](mailto:Anne.Milne@austintexas.gov))

☐ Yes

☐ No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

☐ Yes

☐ No

  
Signed: Owner or Applicant

Authorized Agent

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.



# City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

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.

3. **Advisory Recommendations for Private projects** (see page ii for process)

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.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

[https://www.austintexas.gov/sites/default/files/files/Boards\\_and\\_Commissions/Design\\_Commission\\_urban\\_design\\_guidelines\\_for\\_austin.pdf](https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf)

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

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
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

# PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects 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](#)).

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.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See and [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.



## 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.
  - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

## GENERAL CONSIDERATIONS

### *Incomplete Applications*

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

**Submissions without the required Adobe PDF electronic file shall be deemed incomplete.**

### *Public Notice*

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

### *Limits on Resubmissions*

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

### *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](mailto:Katie.Mulholland@austintexas.gov), (512) 974-3362

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

**City Architect:** [Janice.White@austintexas.gov](mailto:Janice.White@austintexas.gov), (512) 974-7997  
Office of the City Architect, Public Works Department, 9<sup>th</sup> floor

**Density Bonus  
Program Coordinator:** [Anne.Milne@austintexas.gov](mailto: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. A revised application was submitted on August 22, 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 11.92:1 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](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 revised Downtown Density Bonus Application was submitted on August 22, 2018. A copy of the revised 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 30 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.





## MEMORANDUM

Date: July 10, 2018  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Working Group Density Bonus Program review of 600 Guadalupe Street for substantial compliance with the Urban Design Guidelines.  
Meeting Date: June 28, 2018; 12:00 pm, One Texas Center, Room 500  
Applicant: Amanda Swor - Drenner Group PC  
Architect: Gensler

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The project location is 600 Guadalupe Street.

Existing zoning for the project is CBD. The project design includes 573,799 square feet of office space; 549,602 square feet of residential space, 8,401 square feet of restaurant space, and 1,628 square feet of retail space. The lot area is 1.63 acres and the total proposed project area is 1,133,430 sq. ft.

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

The proposed building height is 838 feet; 67 stories with 349 market rate residential units and 1,894 parking spaces

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

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

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

#### AREA WIDE GUIDELINES

1. Create dense development-  
1,133,430 square feet on 1.63 acres is a dense development. Note that this section specifically encourages walkability to reduce reliance on cars. Less parking and more habitable space is preferred. This project has an enormous amount of parking. Project complies with this section.
2. Create mixed-use development-  
The project has two main uses (office & residential), but they do not occur at street level. Parking is not an acceptable use. For a project of this size, less than 25% (approx.) of Ground Level retail/restaurant is not enough. A mix of various retail tenants, instead of one large restaurant would offer more variety and would generate more activity for the streetscapes. The Lobby appears to be underutilized in the rendering but could be a nice space if open to the public, like offering inexpensive public We Work type spaces. This project substantially complies with this section.
3. Limit development which closes downtown streets-  
No street closures planned. Project complies with this section

4. Buffer neighborhood edges-  
The historical house on the "leftover" corner of the block and the adjacent residential scale historic-similar structures to the north will be facing a smaller mass on the north side of the block along 7<sup>th</sup> Street. The project substantially complies with this section.
5. Incorporate civic art in both public and private development-  
Art in the Office Lobby does not adequately satisfy this section. It is not publicly available to everyone. This project does not comply with this section. Provide Civic Art for public to achieve this section.
6. Protect important public views-  
Project complies with CVC and does not encroach ROW. This project complies with this section.
7. Avoid historical misrepresentations-  
Project complies.
8. Respect adjacent historic buildings-  
Architecturally this structure has no architectural "nod" to its historical neighbors; either in architectural articulation, massing, materials, scale or "breathing room" (green space). This project does not comply with this section.
9. Acknowledge that rooftops are seen from other buildings and the street-  
Programmed amenity roof decks are a good part of this project. Mechanical equipment is screened. Project complies with this section.
10. Avoid the development of theme environments-  
Project complies.
11. Recycle existing building stock-  
Existing building materials will not be recycled. This project does not comply. Reuse or recycle existing building to comply

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

#### GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-  
Overhead protection is shown extending to tree canopy in ROW. The project complies with this section.
2. Minimize curb cuts-  
There are four curb cuts planned for this project plus a ribbon curb and adequate cover for pedestrians does not appear to be provided. Four curb cuts, although existing, is not minimal. This project does not comply with this section. Reduce the number of curb cuts to comply with this section.
3. Create a potential for two-way streets-  
Design of garage entries allows for two-way street. Project complies with this section.
4. Reinforce pedestrian activity-  
Because this project is somewhat on the edge of the CBD, and not really on a route to any special destinations, pedestrian activity will not be as vibrant as it should. And if so much parking is provided, the office workers and resident might never go out on the street....they will go directly from their cars to their destination by elevator. More retail (and more variety) would help as per AW2. This is the type of bldg. you might see in NYC or LA, minus the abundant pedestrian activity. The street level facades are handsome, but don't really enhance the pedestrian realm. Project does not comply.
5. Enhance key transit stops-  
Project is working with Cap Metro to improve existing bus stop. Project complies with this section. presentation regarding it.
6. Enhance the streetscape-  
Incorporation of Great Streets enhances streetscape. The lack of Great Streets at the ribbon curb is not ideal. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment-  
Vaults are not on Guadalupe or 6<sup>th</sup> Street. There are no conflicts. Project complies with this section.

8. Install street trees-  
Street trees included with incorporation of Great Streets. Project complies with this section
9. Provide pedestrian-scaled lighting-  
Lighting Plan shows pole lights and bollards will be provided on all sides. Project complies with this section.
10. Provide protection from cars/promote curbside parking-  
Bollards are located at ribbon curb drop off area to protect pedestrians. Project complies.
11. Screen mechanical and utility equipment-  
Equipment is screened and/or within building envelope. Project complies.
12. Provide generous street-level windows-  
Full height windows provided on 6<sup>th</sup> street and part of Guadalupe. Project complies
13. Install pedestrian-friendly materials at street level-  
While the transparency of 100% glass is a strong visual connection between street and lobby; this expansive exposure of glass does not meet the intent of pedestrian friendly. Pedestrian comfort is a concern due to heat, glare, and "too much of a good thing" - too much exposure? (too much glass?) Tree plantings on 30' (great streets) are not enough to create pedestrian friendly where the building meets the public realm. Great Streets is required; the intent is to do something in ADDITION to Great Streets to meet this guideline. Project does not comply.

\*Project complies with 10 of the 13 Guidelines for Public Streetscape.

#### GUIDELINES FOR PLAZAS AND OPEN SPACE

Project not applicable to this section.

#### GUIDELINES FOR BUILDINGS

1. Build to the street-  
Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-  
Project provides multi-tenant but lacks pedestrian-oriented development as envisioned in UDG. For a project of this massive size, there is very little space designated to pedestrian oriented uses. Restaurant has limited hours of operation. Project minimally complies.
3. Accentuate primary entrances-  
The canopy appears to span much more than the primary entrances. The entries are understated; integrated into the glass curtainwall expression. They are not accentuated. Project complies but no special effort to create public appeal. The entrances are typical and an extension of the façade materials.
4. Encourage the inclusion of local character-  
The building is beautiful but does not have any discernible expression of local Austin character. As the applicant states; the local character could be achieved by activation provided by tenants; not the architecture itself. Project does not comply. Provide better examples of Austin's unique character to comply with this section.
5. Control on-site parking-  
Project controls parking with on-site screened garage, but less parking and more inhabited and multi-use space is preferred. Parking is open to the public, which is great. Project complies.
6. Create quality construction-  
Project appears to comply.
7. Create buildings with human scale-  
The building is 67 stories. The canopy at the ground level looks to be 30 feet high with tall glass windows with no mullions. This configuration does not provide any street level human scale. Only Great Streets will provide human scale. Project does not comply.

\*Project complies with 5 of the 7 Guidelines for Buildings.

This building excels in its architectural elegance, extensive environmental stewardship in the form of functioning green roof-top infrastructure, and private-use amenities. However, there are still several significant deficiencies in its provision of critical components in meeting the intent of the Downtown Austin Design Guidelines. We are concerned about the size of the building and the simple fact that it's out of scale with its surrounding historic buildings. The guidelines that are missing or deficient that are most concerning are the respect to historic buildings, the lack of activation of 3 street edges and pedestrian friendly materials (comfort and aesthetic). Lack of public access to the building along one entire block is a concern as well. Lastly, please clarify the bus stop enhancements /improvements as conflicting information has been provided.

We have determined that this project, as presented, is in substantial compliance with the Urban Design Guidelines, however since this project only just barely complies we would strongly suggest that you address some of the issues above before presenting to the full Commission to achieve the recommendation of the majority. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,



David Carroll, Chair  
City of Austin Design Commission

cc: Working Group Commissioners- Evan Taniguchi, Ben Luckens, Samuel Franco  
Benjamin Campbell, Executive Liaison to the Design Commission  
Anne Milne, Density Bonus Program Coordinator



## MEMORANDUM

Date: June 07, 2018  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Working Group Density Bonus Program review of 600 Guadalupe Street for substantial compliance with the Urban Design Guidelines.  
Meeting Date: June 1, 2018; 12:00 pm, One Texas Center, Room 500  
Applicant: Amanda Swor - Drenner Group PC  
Architect: Gensler

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The project location is 600 Guadalupe Street.

Existing zoning for the project is CBD. The project design includes 573,799 square feet of office space; 549,602 square feet of residential space, 8,401 square feet of restaurant space, and 1,628 square feet of retail space. The lot area is 1.63 acres and the total proposed project area is 1,133,430 sq. ft.

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

The proposed building height is 838 feet; 67 stories with 349 market rate residential units and 1,894 parking spaces

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

1. substantially comply with the Urban Design Guidelines,
  2. provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and
- commit to a minimum of 2-star Green Building rating.

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

#### AREA WIDE GUIDELINES

1. Create dense development-  
1,133,430 square feet on 1.63 acres is a dense development. Note that this section specifically encourages walkability to reduce reliance on cars. Less parking and more habitable space is preferred. This project has an enormous amount of parking. Project complies with this section.
2. Create mixed-use development-  
The project has two main uses (office & residential), but they do not occur at street level. Parking is not an acceptable use. For a project of this size, less than 25% (approx.) of Ground Level retail/restaurant is not enough. A mix of various retail tenants, instead of one large restaurant would offer more variety and would generate more activity for the streetscapes. The Lobby appears to be underutilized in the rendering but could be a nice space if open to the public, like offering inexpensive public We Work type spaces. This project does not substantially comply with this section.
3. Limit development which closes downtown streets-

- No street closures planned. Project complies with this section
4. Buffer neighborhood edges-  
The historical house on the "leftover" corner of the block and the adjacent residential scale historic-similar structures to the north will be facing a 67-story wall with no scale-able/mitigating buffer. The solid stucco wall does not create an appropriate buffer. The project does not comply with this section.
  5. Incorporate civic art in both public and private development-  
Art in the Office Lobby does not adequately satisfy this section. It is not publicly available to everyone. This project does not comply with this section. Provide Civic Art for public to achieve this section.
  6. Protect important public views-  
Project complies with CVC and does not encroach ROW. This project complies with this section.
  7. Avoid historical misrepresentations-  
Project complies.
  8. Respect adjacent historic buildings-  
Architecturally this structure has no architectural "nod" to its historical neighbors; either in architectural articulation, massing, materials, scale or "breathing room" (green space). Even though the owner of the adjacent historic bldg. might be OK with this project it's almost scary how this huge bldg. dwarfs the adjacent historic structures. This project does not comply with this section.
  9. Acknowledge that rooftops are seen from other buildings and the street-  
Programmed amenity roof decks are a good part of this project. Mechanical equipment is screened. Project complies with this section.
  10. Avoid the development of theme environments-  
Project complies.
  11. Recycle existing building stock-  
Existing building materials will not be recycled. This project does not comply. Reuse or recycle existing building to comply

\*Project complies with 6 of the 11 Area Wide Guidelines.

#### GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-  
Overhead protection does not appear to be at least 8 feet deep. The project does not comply with this section. Increase depth of overhangs to comply with this section.
2. Minimize curb cuts-  
There are four curb cuts planned for this project plus a ribbon curb and adequate cover for pedestrians does not appear to be provided. Four curb cuts, although existing, is not minimal. This project does not comply with this section. Reduce the number of curb cuts to comply with this section.
3. Create a potential for two-way streets-  
Design of garage entries allows for two-way street. Project complies with this section.
4. Reinforce pedestrian activity-  
Because this project is somewhat on the edge of the CBD, and not really on a route to any special destinations, pedestrian activity will not be as vibrant as it should. And if so much parking is provided, the office workers and resident might never go out on the street....they will go directly from their cars to their destination by elevator. More retail (and more variety) would help as per AW2. This is the type of bldg. you might see in NYC or LA, minus the abundant pedestrian activity. The street level facades are handsome, but don't really enhance the pedestrian realm. Project does not comply.
5. Enhance key transit stops-  
Project is working with Cap Metro to improve existing bus stop. Project complies with this section. presentation regarding it.
6. Enhance the streetscape-  
Incorporation of Great Streets enhances streetscape. The lack of Great Streets at the ribbon curb is not ideal. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment-



- Vaults are not on Guadalupe or 6<sup>th</sup> Street. There are no conflicts. Project complies with this section.
8. Install street trees-  
Street trees included with incorporation of Great Streets. Project complies with this section
  9. Provide pedestrian-scaled lighting-  
It is unclear how this will be met. No lighting shown on plans or renderings. Project does not comply with this section.
  10. Provide protection from cars/promote curbside parking-  
Ribbon curb drop off creates conflict with automobiles and pedestrians. Project does not comply
  11. Screen mechanical and utility equipment-  
Equipment is screened and/or within building envelope. Project complies.
  12. Provide generous street-level windows-  
Full height windows provided on 6<sup>th</sup> street and part of Guadalupe. Project complies
  13. Install pedestrian-friendly materials at street level-  
While the transparency of 100% glass is a strong visual connection between street and lobby; this expansive exposure of glass does not meet the intent of pedestrian friendly. Pedestrian comfort is a concern due to heat, glare, and "too much of a good thing" - too much exposure? (too much glass?) Tree plantings on 30' (great streets) are not enough to create pedestrian friendly where the building meets the public realm. Great Streets is required; the intent is to do something in ADDITION to Great Streets to meet this guideline. Project does not comply.

\*Project complies with 7 of the 13 Guidelines for Public Streetscape.

#### GUIDELINES FOR PLAZAS AND OPEN SPACE

Project not applicable to this section.

#### GUIDELINES FOR BUILDINGS

1. Build to the street-  
Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-  
Project lacks pedestrian-oriented development as envisioned in UDG. For a project of this massive size, there is very little space designated to pedestrian oriented uses. Restaurant has limited hours of operation. Project does not comply. Provide multiple street level uses to comply with this section.
3. Accentuate primary entrances-  
The canopy appears to span much more than the primary entrances. The entries are understated; integrated into the glass curtainwall expression. They are not accentuated. Project complies but no special effort to create public appeal. The entrances are typical and an extension of the façade materials.
4. Encourage the inclusion of local character-  
The building is beautiful but does not have any discernible expression of local Austin character. As the applicant states; the local character could be achieved by activation provided by tenants; not the architecture itself. Project does not comply. Provide better examples of Austin's unique character to comply with this section.
5. Control on-site parking-  
Project controls parking with on-site screened garage, but less parking and more inhabited and multi-use space is preferred. Too many of these spaces will be unused in the evenings. Consider opening these up to the public at night. Project complies with this section
6. Create quality construction-  
Project appears to comply.
7. Create buildings with human scale-  
The building is 67 stories. The canopy at the ground level looks to be 30 feet high with tall glass windows with no mullions. This configuration does not provide any street level human scale. Only Great Streets will provide human scale. Project does not comply.

\*Project complies with 4 of the 7 Guidelines for Buildings.

This building excels in its architectural elegance, extensive environmental stewardship in the form of functioning green roof-top infrastructure, and private-use amenities. However, there are several significant deficiencies in its provision of critical components in meeting the intent of the Downtown Austin Design Guidelines. The guidelines that are missing or deficient that are most concerning are the neighborhood edges, respect to historic buildings, the lack of activation of 3 street edges and pedestrian friendly materials (comfort and aesthetic). Additionally, there are concerns about lack of shade on the south side of building with 30' tall overhangs and full height glass. For example, the JW Marriott embraces the sidewalk to provide shade and respite for users. The spaces also scale down the vertical building mass to a pedestrian friendly scale along the block. Lack of public access to the building along one entire block is a concern. Lastly, please clarify the following items: bus stop enhancements/improvements, paving improvements with lighting, and elevation of the historic building.

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

Respectfully submitted,

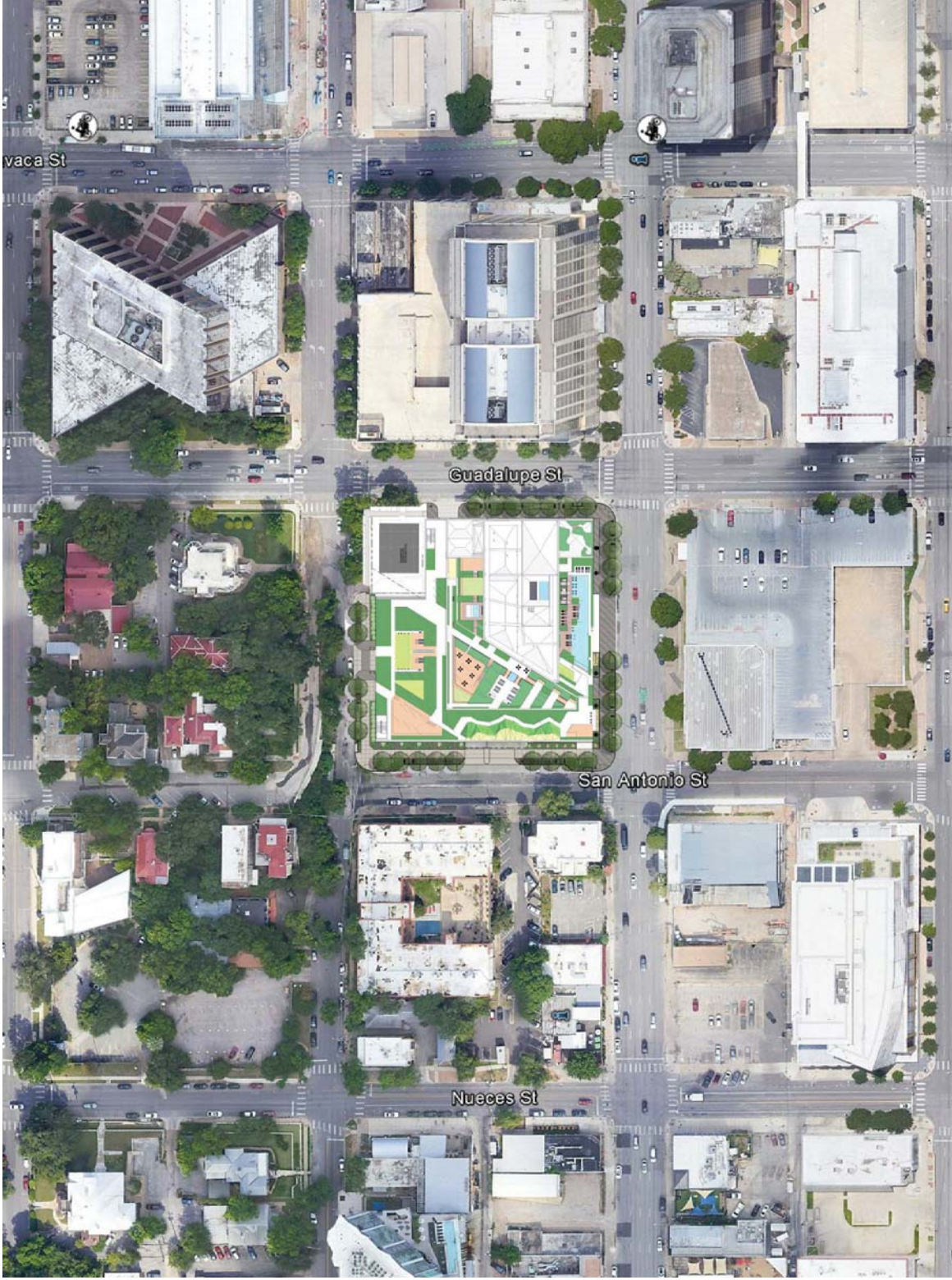


David Carroll, Chair  
City of Austin Design Commission

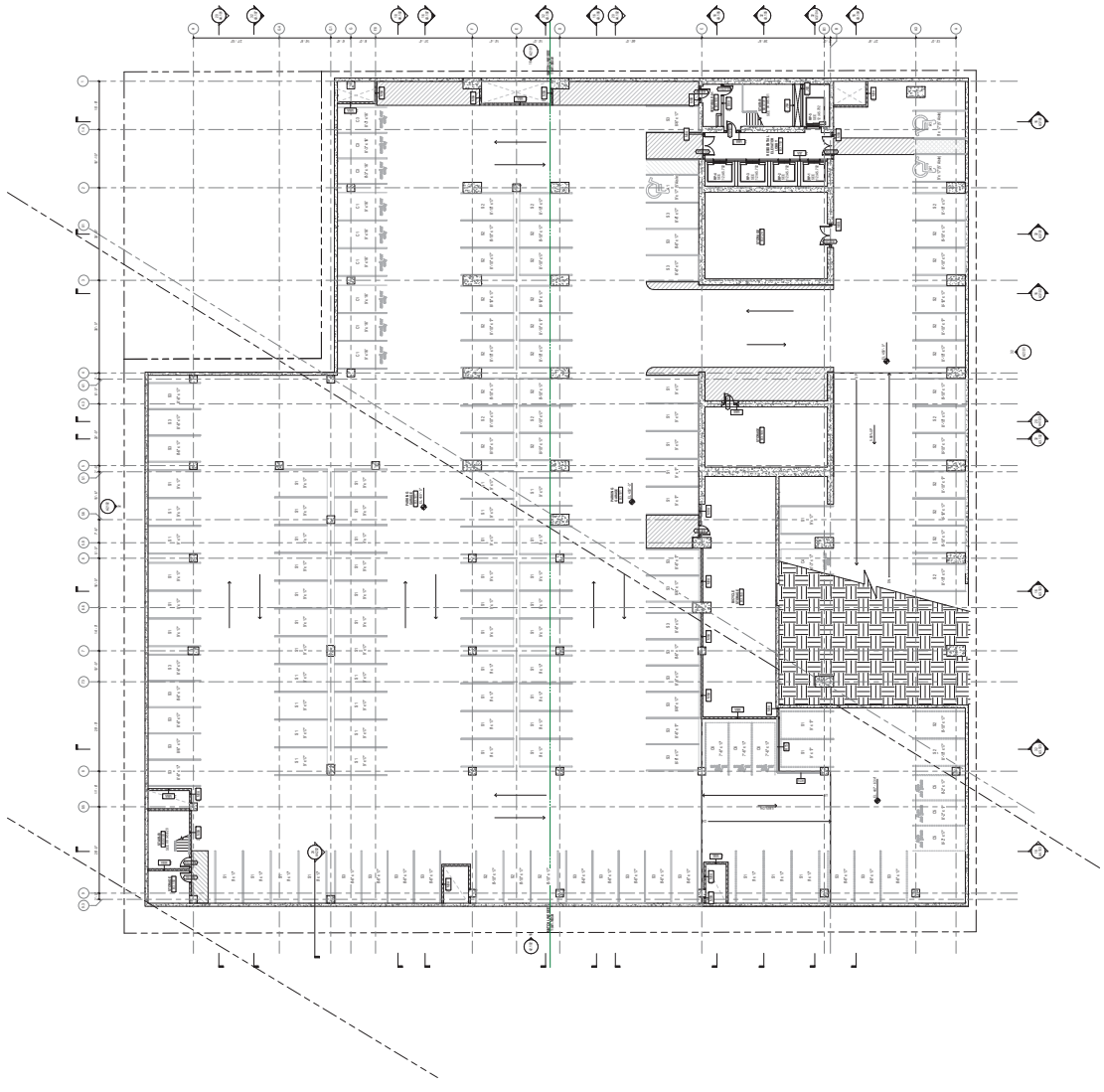
cc: Working Group Commissioners- Evan Taniguchi, Aan Coleman, Melissa Henao-Robledo

Benjamin Campbell, Executive Liaison to the Design Commission  
Anne Milne, Density Bonus Program Coordinator

6TH + GUADALUPE

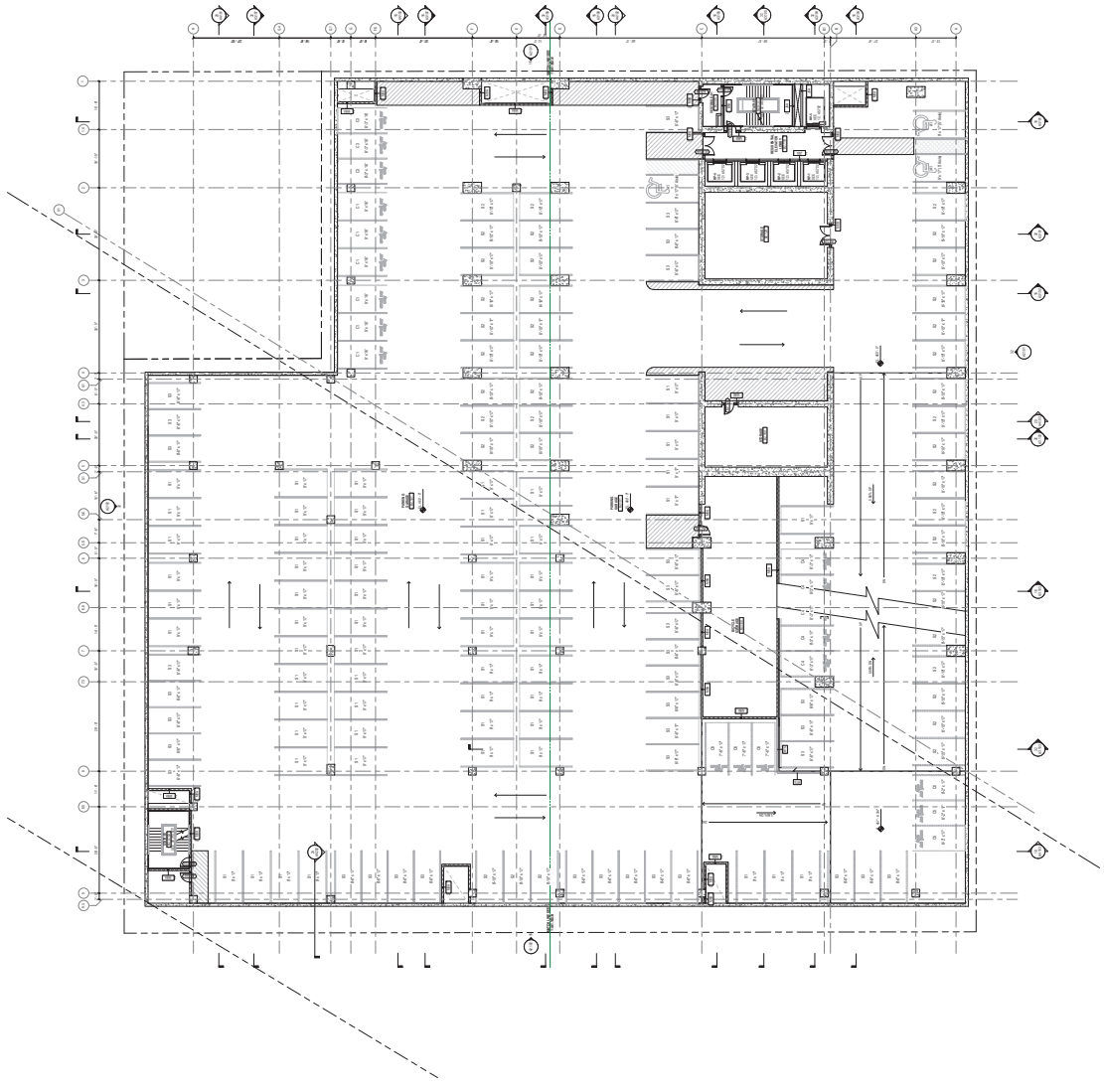


SITE - AERIAL



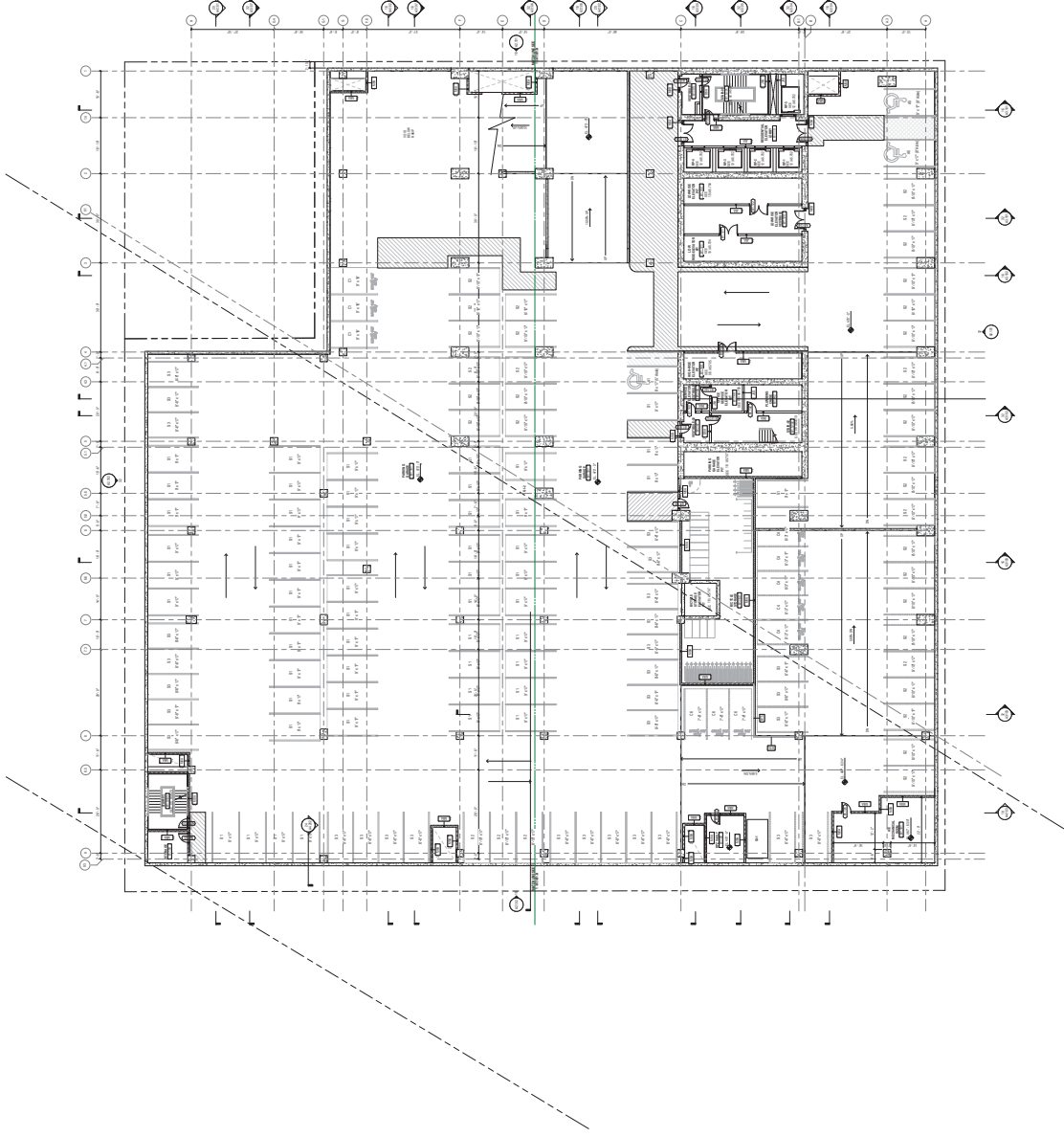
LEVEL B3 - BELOW GRADE PARKING



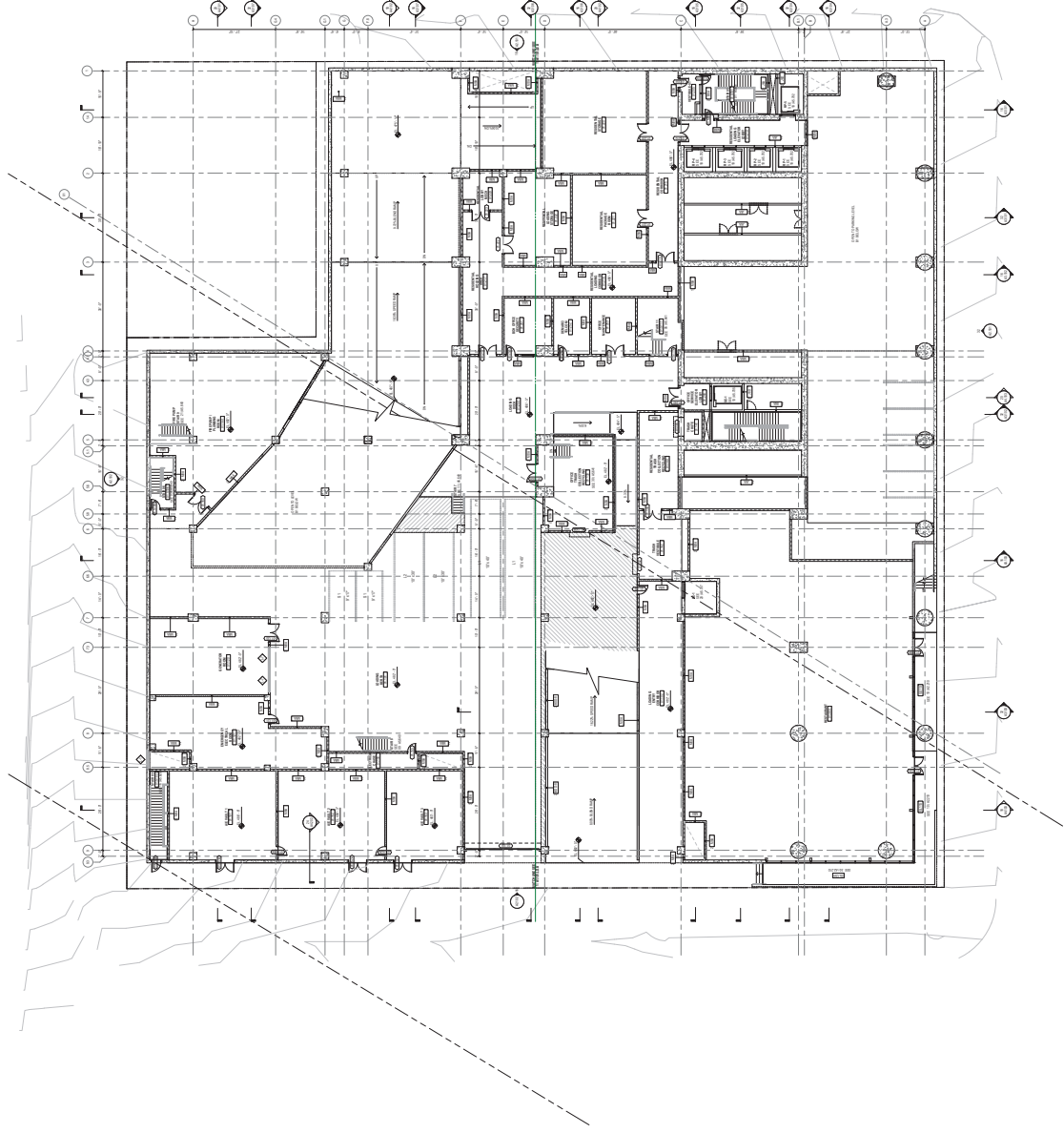


LEVEL B2 - BELOW GRADE PARKING

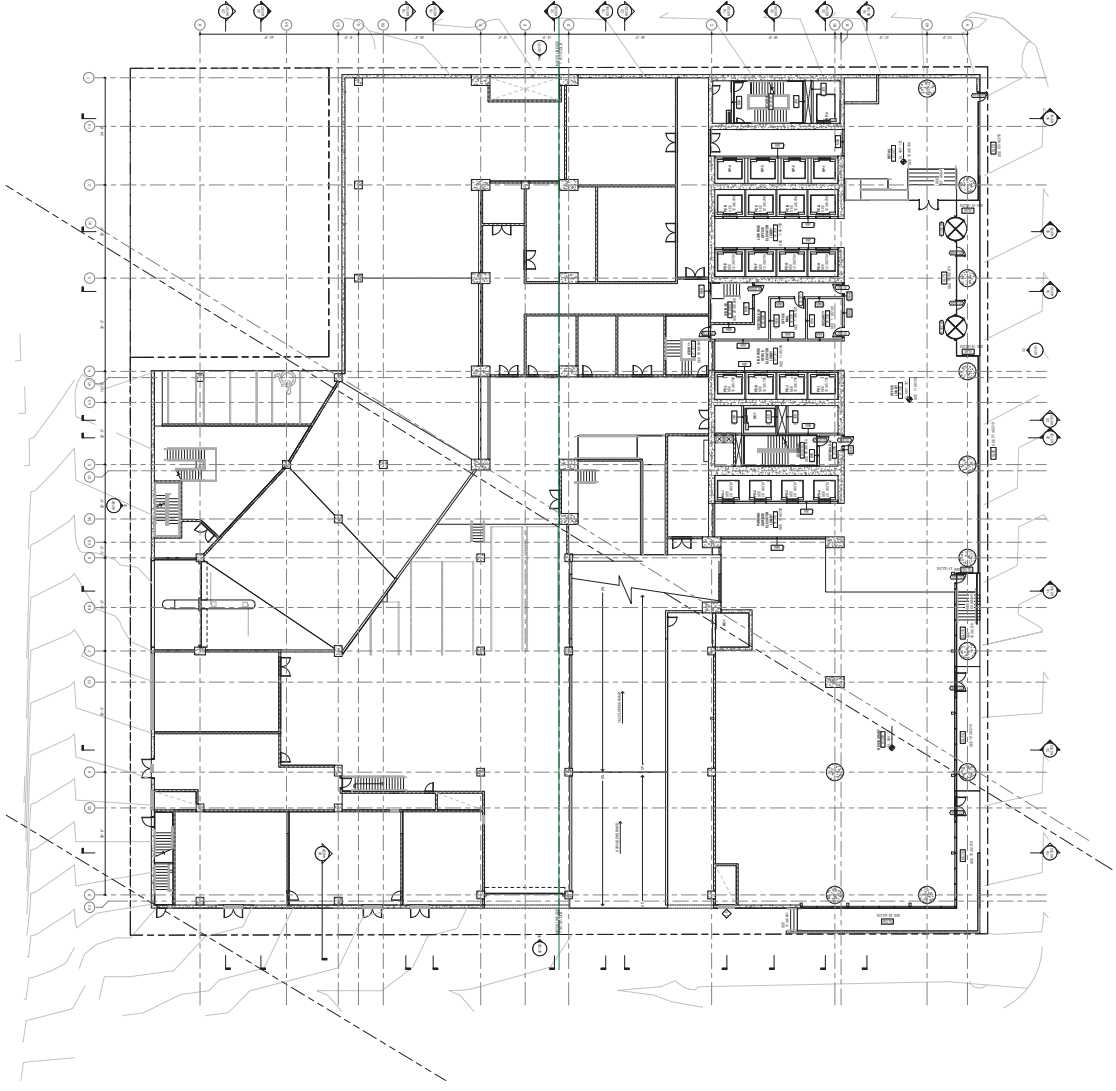




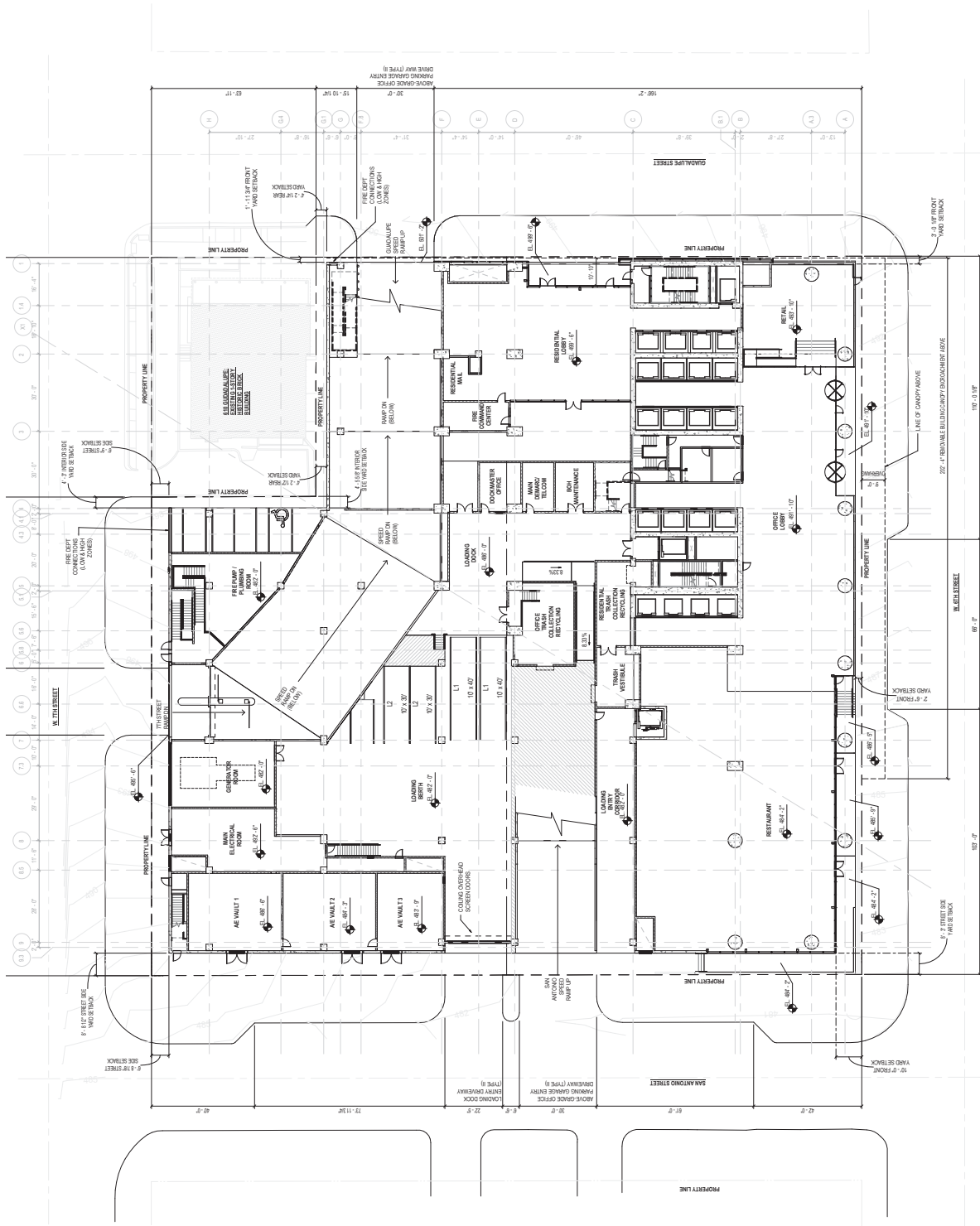
LEVEL B1 - BELOW GRADE PARKING



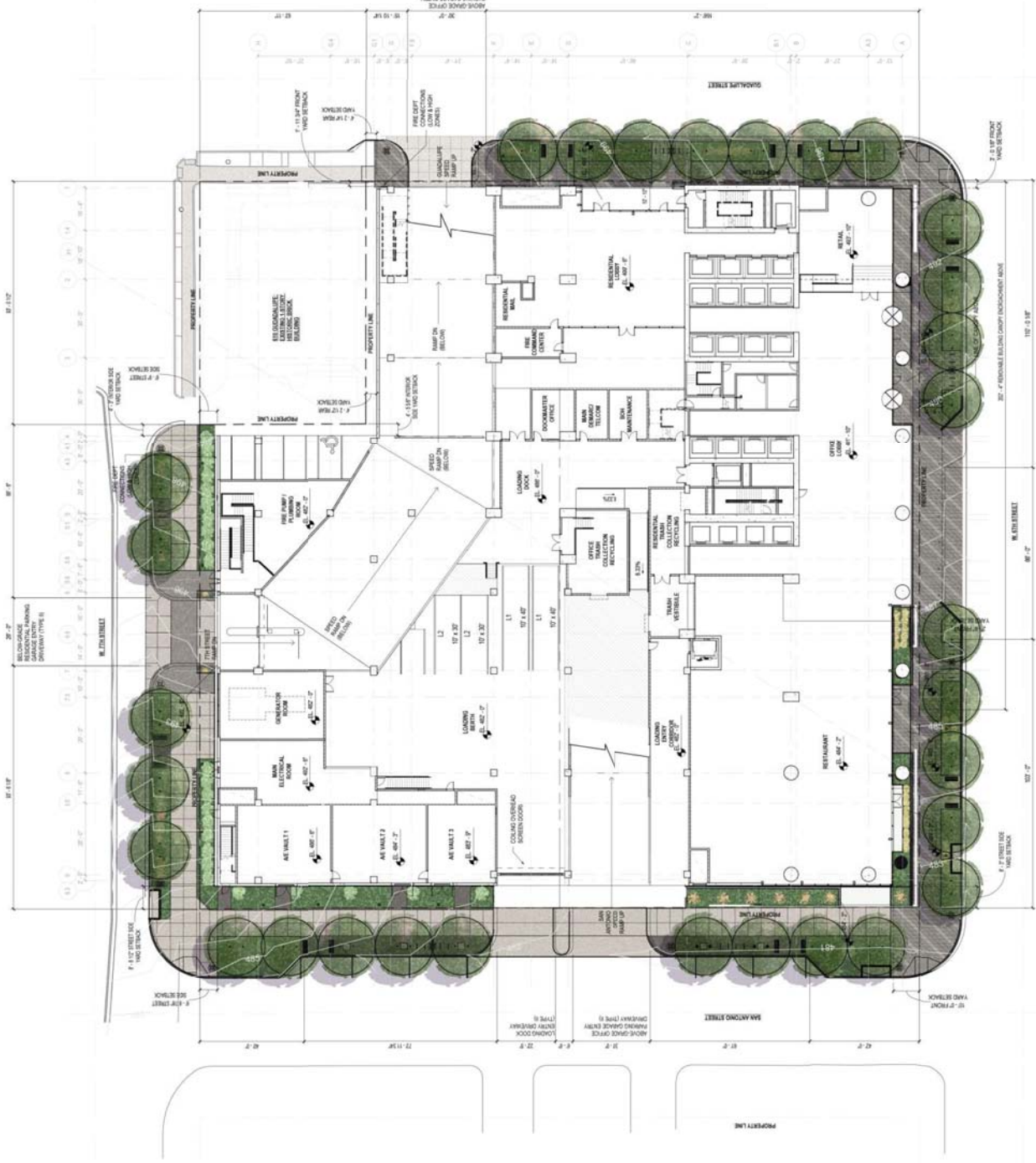
LEVEL 1 - LOADING DOCK



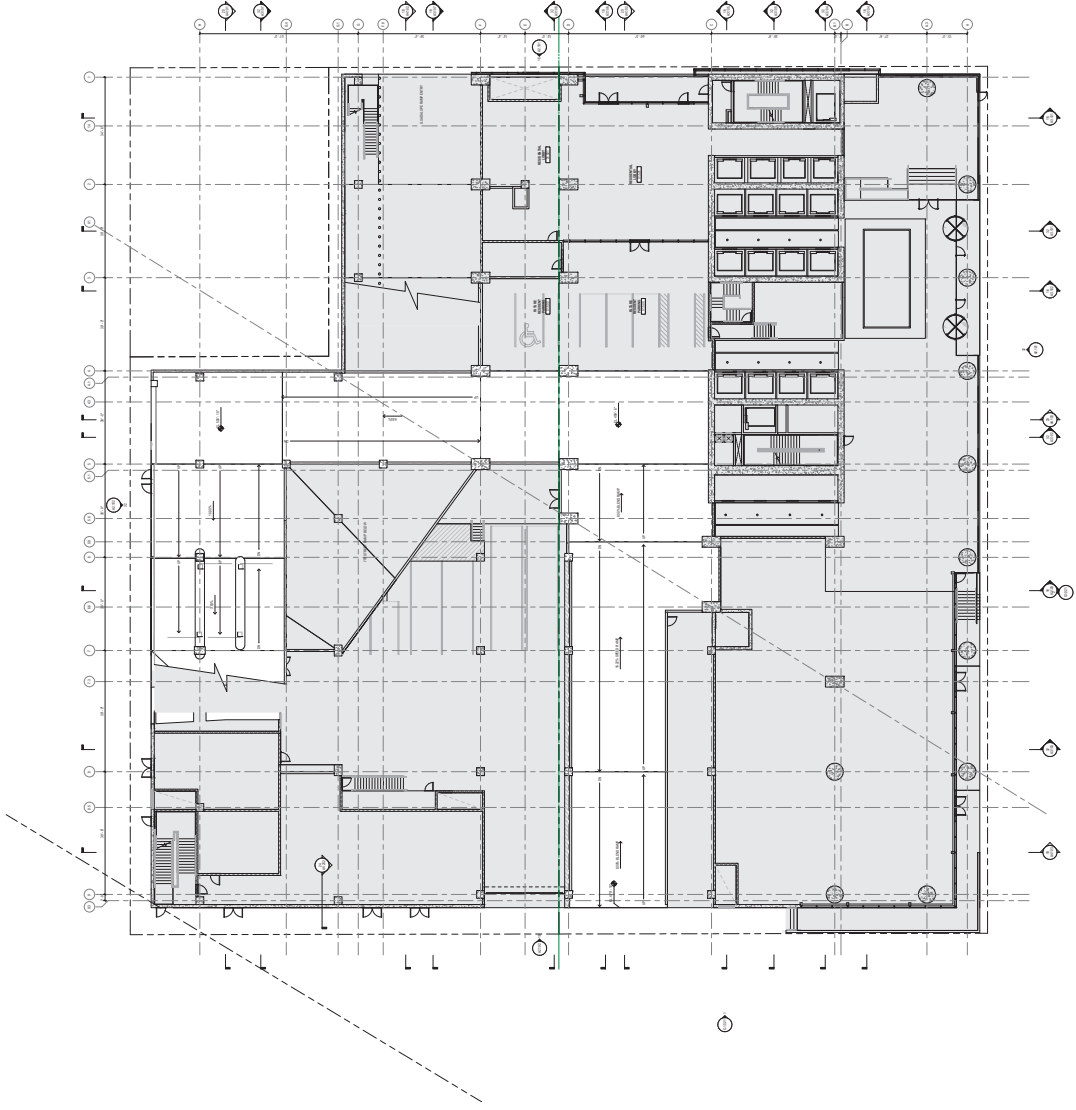
LEVEL 1 - OFFICE LOBBY



LEVEL 1 - SITE PLAN

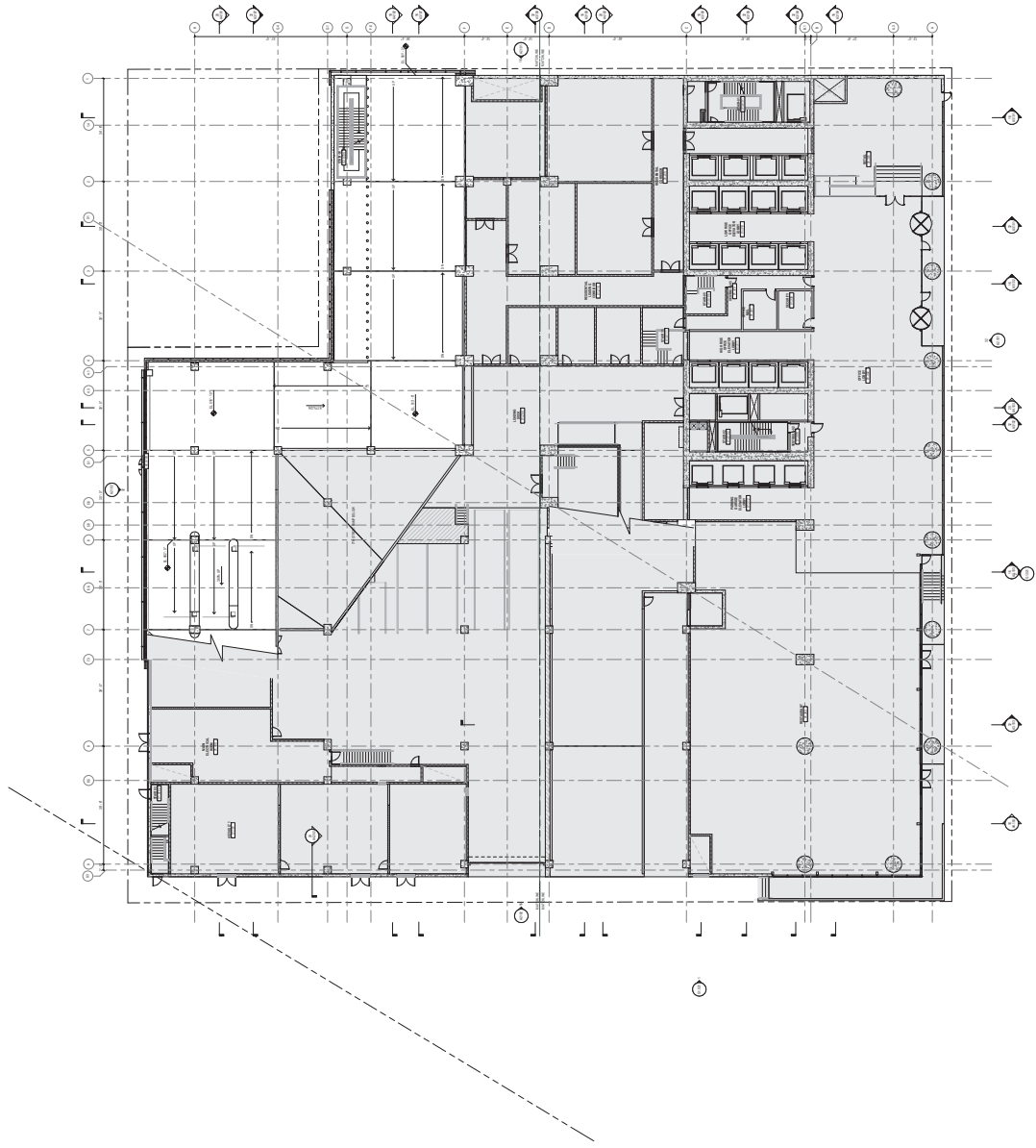


LEVEL 1 - GROUND LEVEL

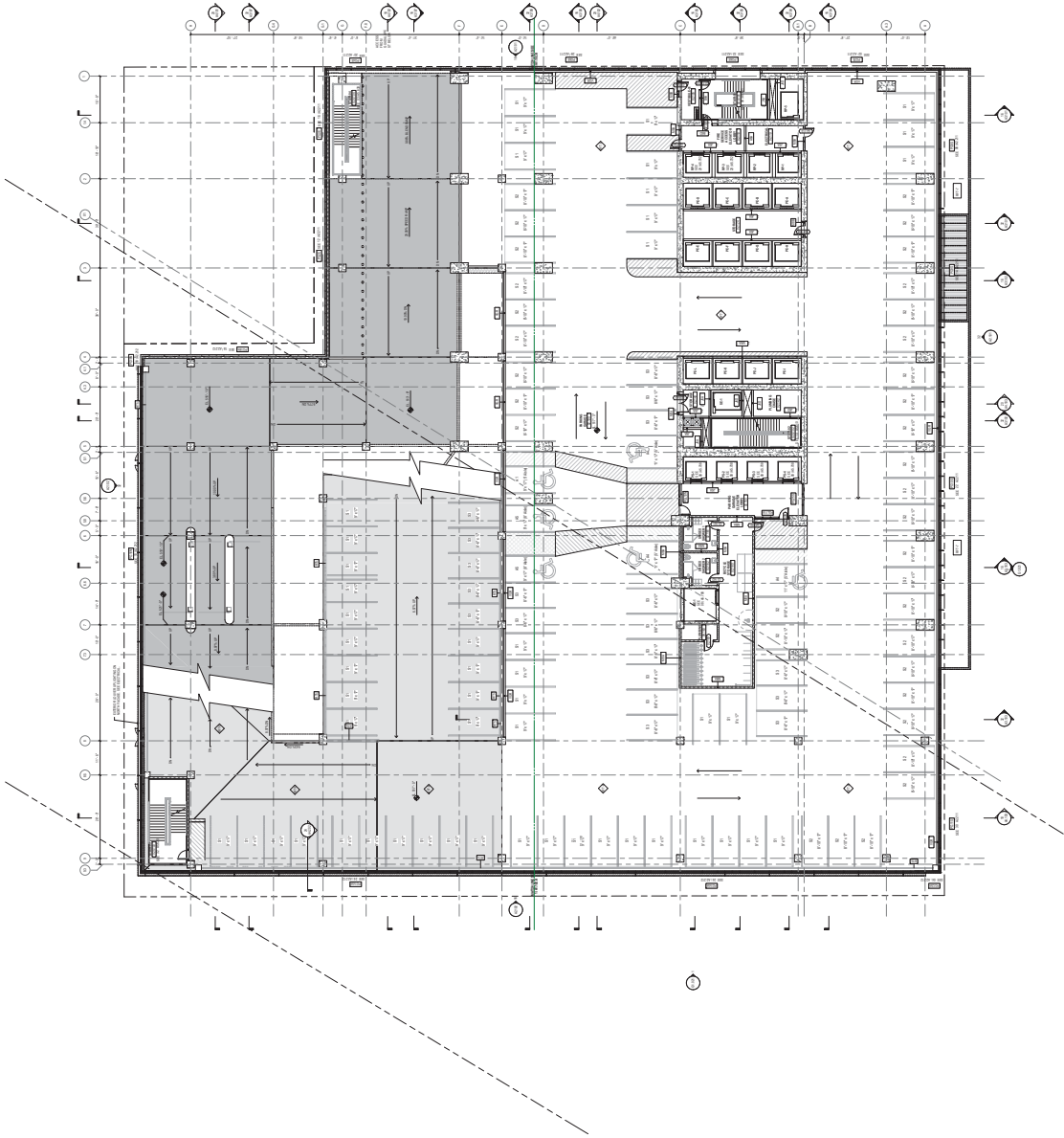


LEVEL 1 - SAN ANTONIO RAMP

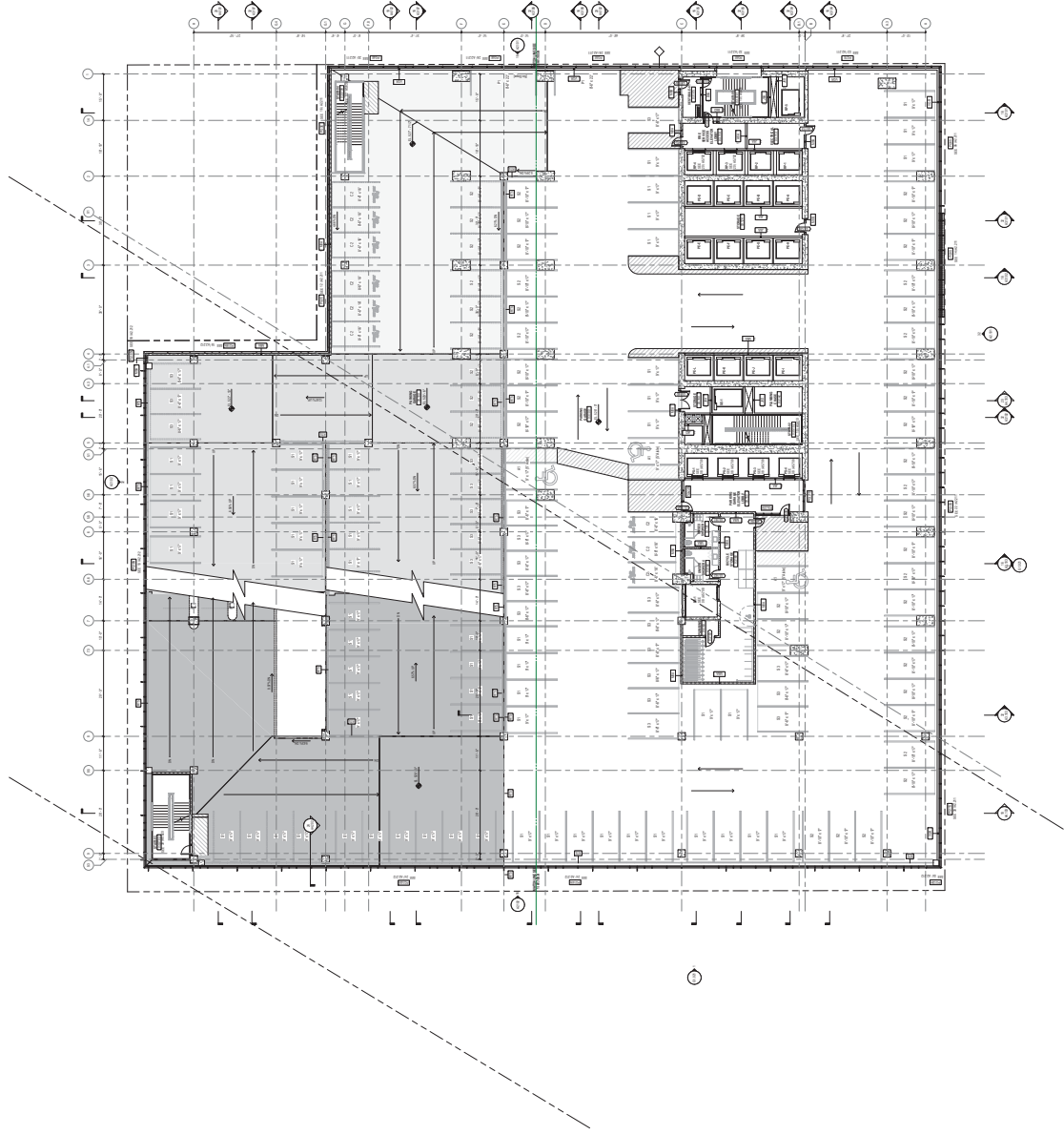




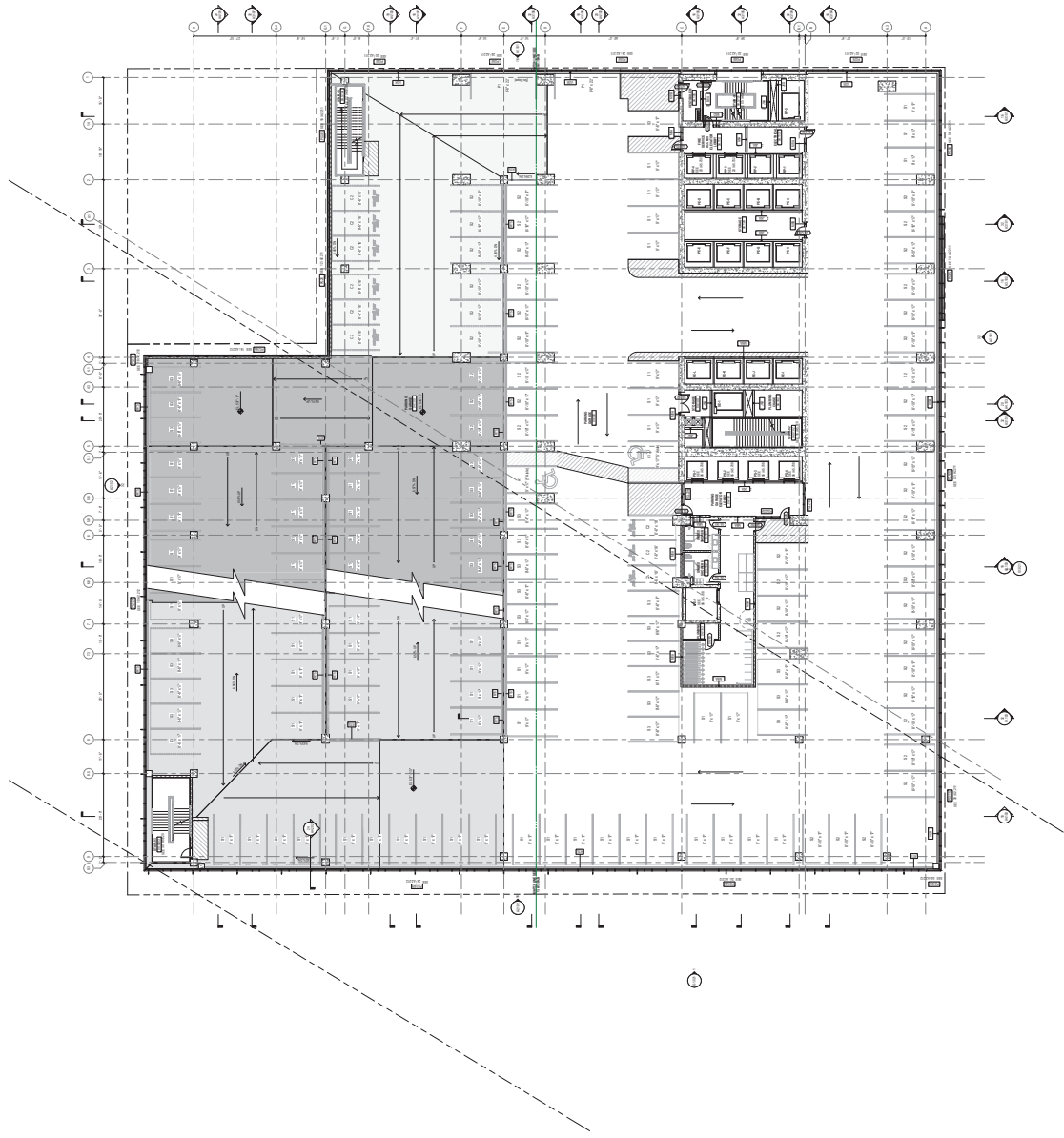
LEVEL 1 - GUADALUPE RAMP



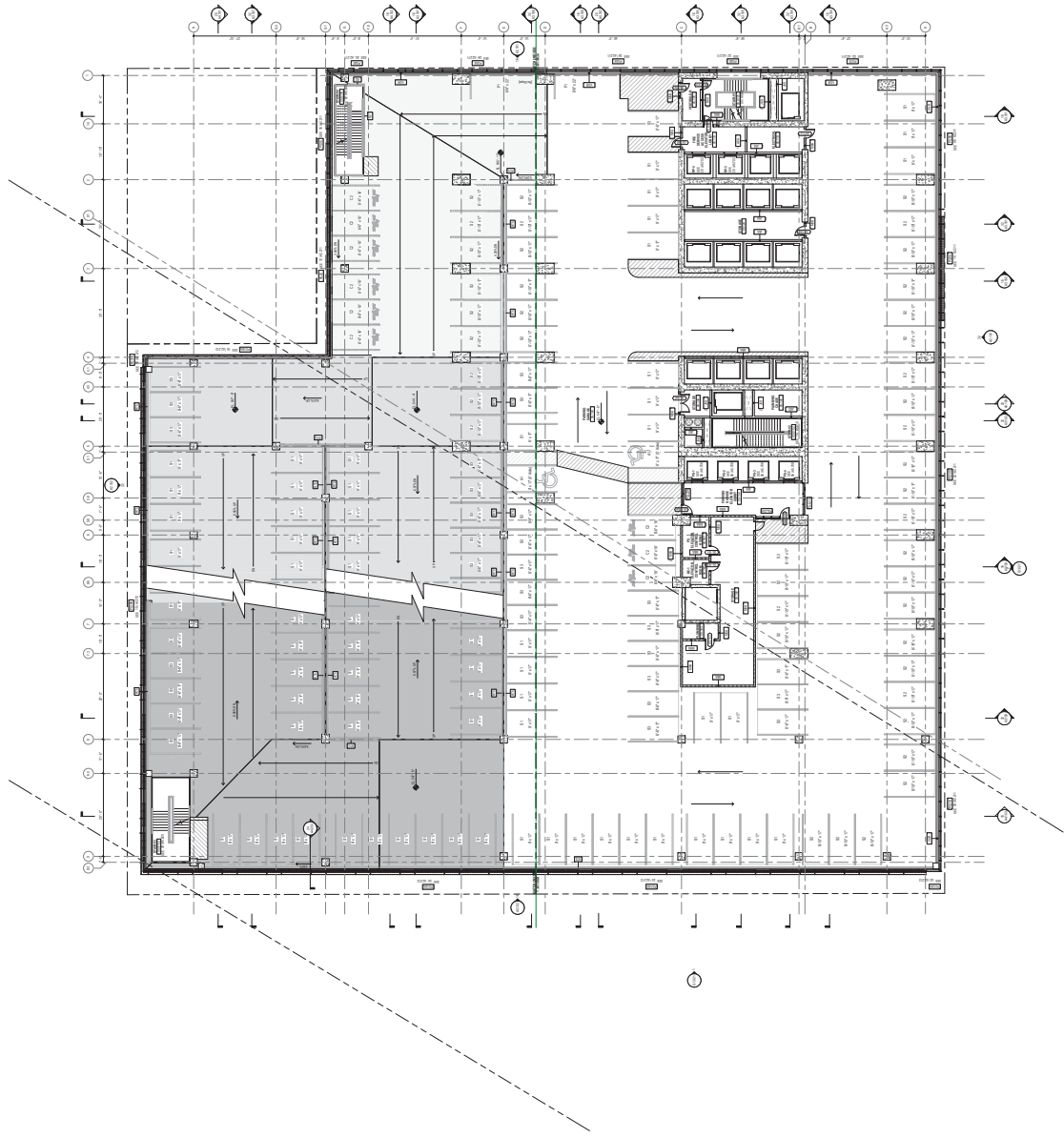
LEVEL 2 - P1 ABOVE GRADE PARKING



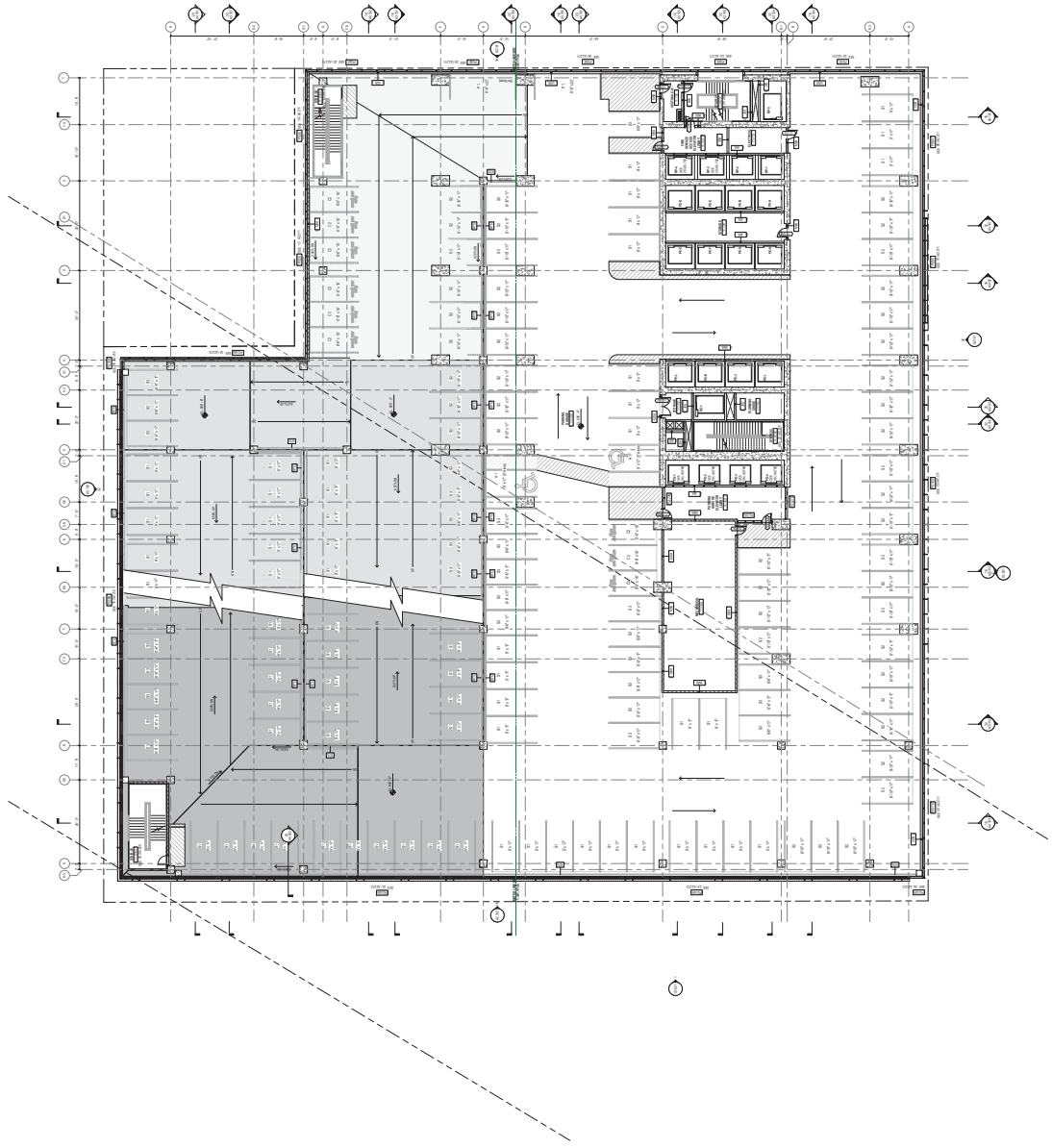
LEVEL 3 - P2 ABOVE GRADE PARKING



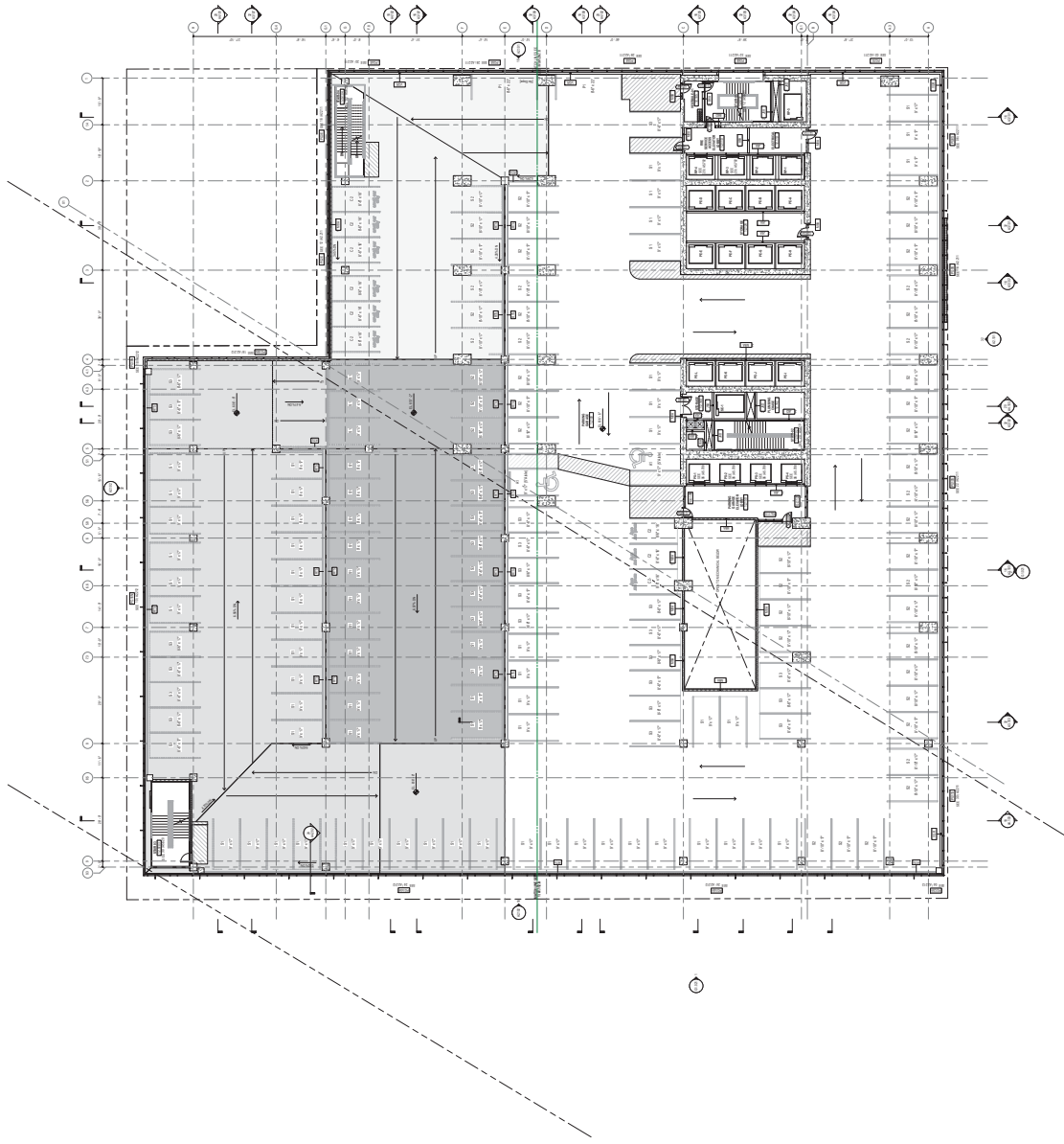
LEVEL 4 - P3 ABOVE GRADE PARKING



LEVEL 5-10 - P4-P9 ABOVE GRADE PARKING

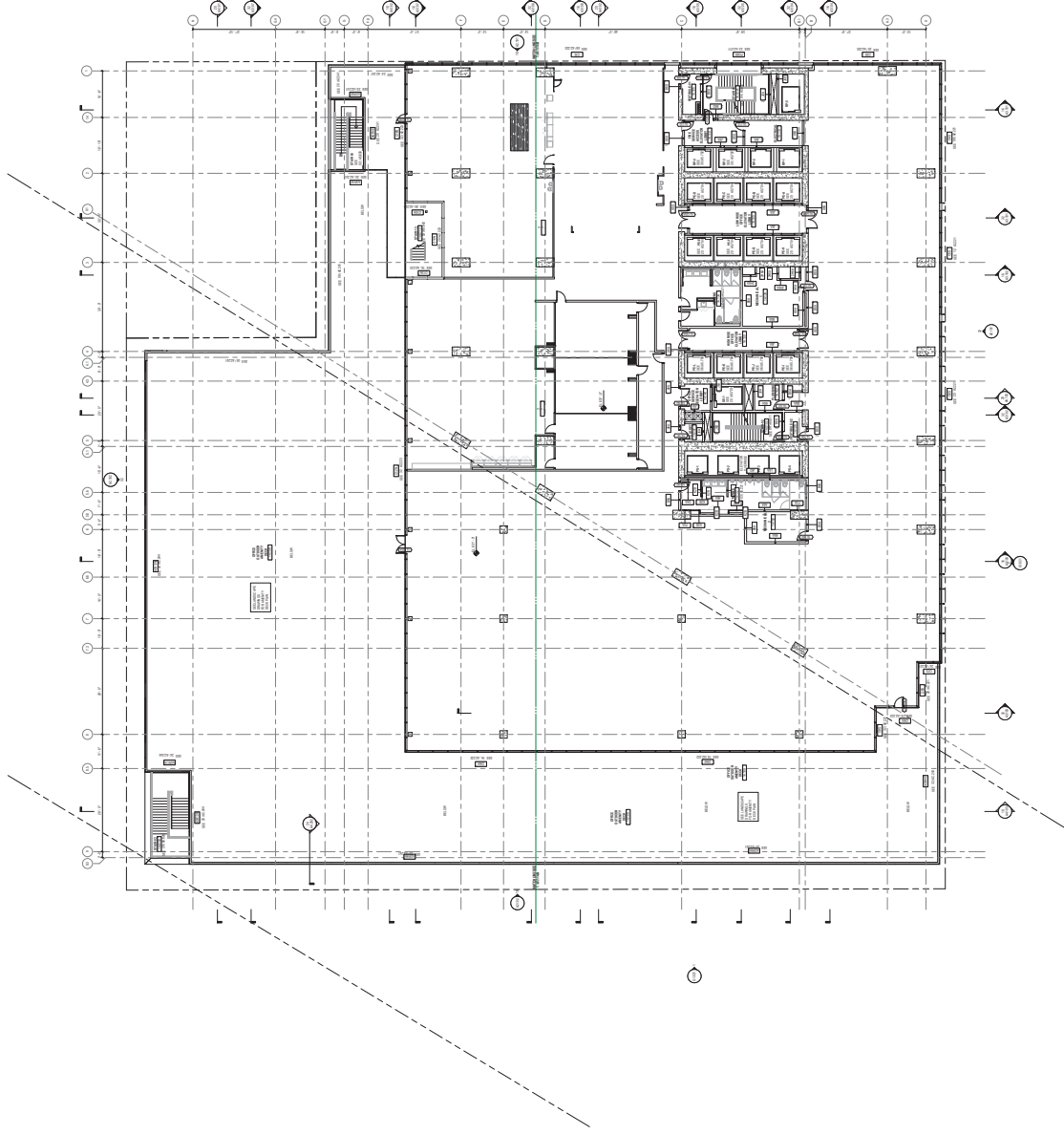


LEVEL 11 - P10 ABOVE GRADE PARKING

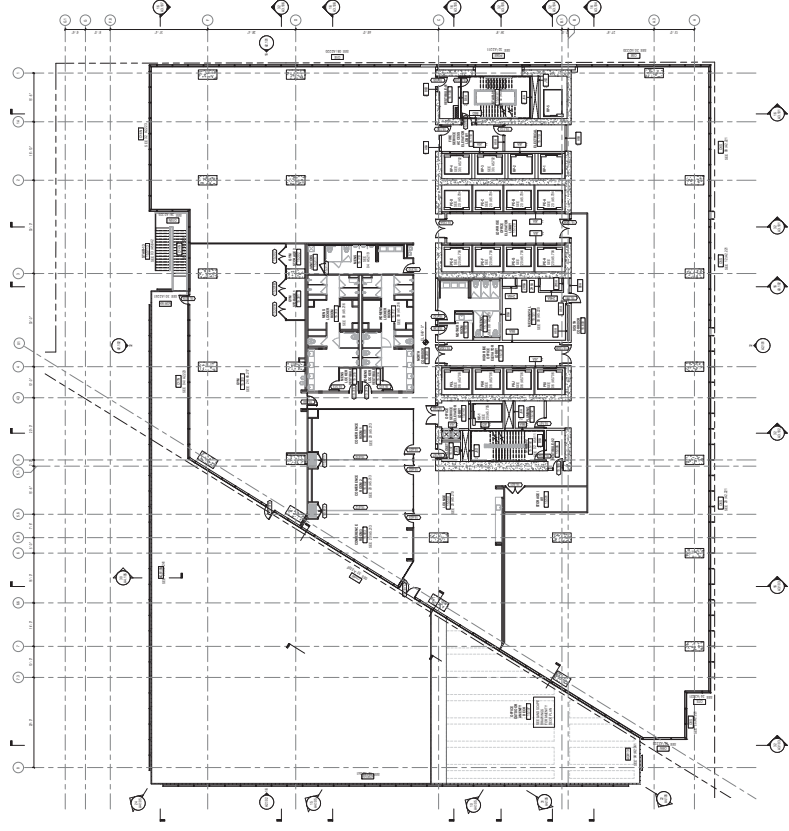


LEVEL 12 - P11 ABOVE GRADE PARKING

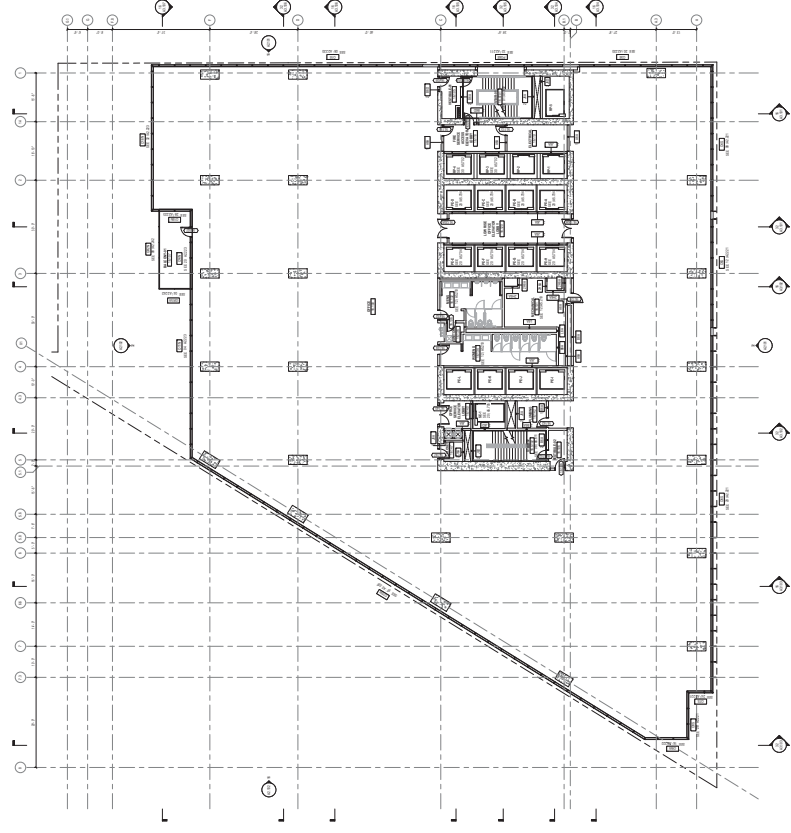




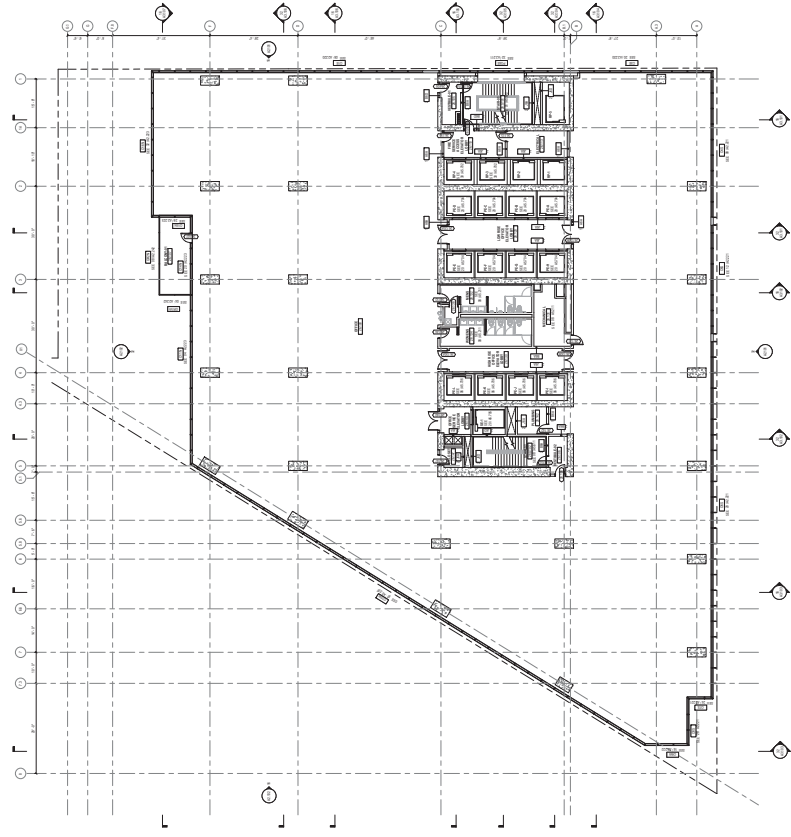
LEVEL 14 - O1 OFFICE



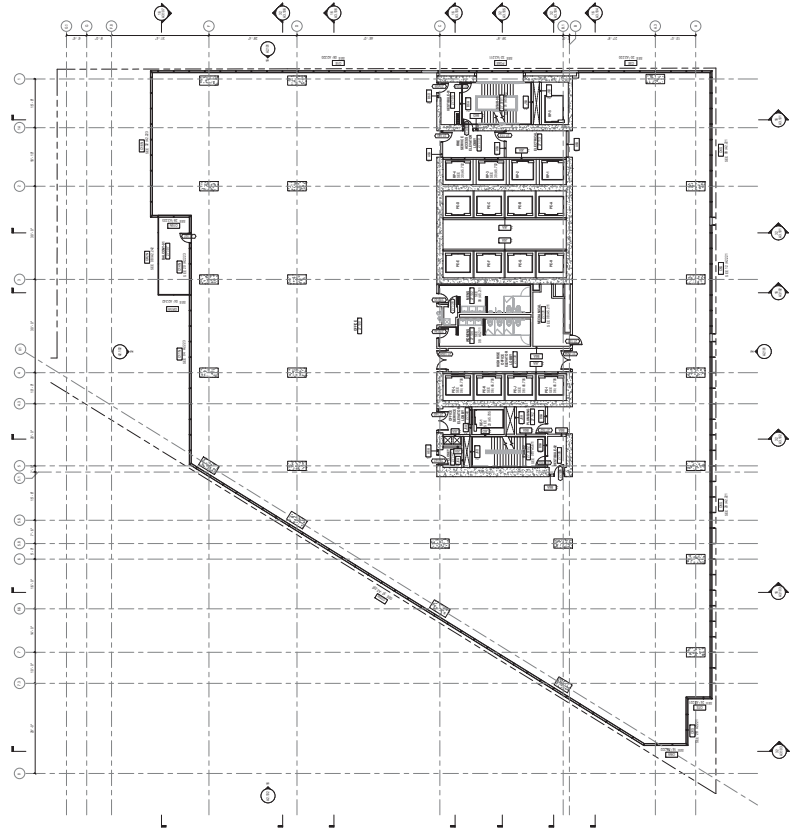
LEVEL 15 - O2 OFFICE AMENITY



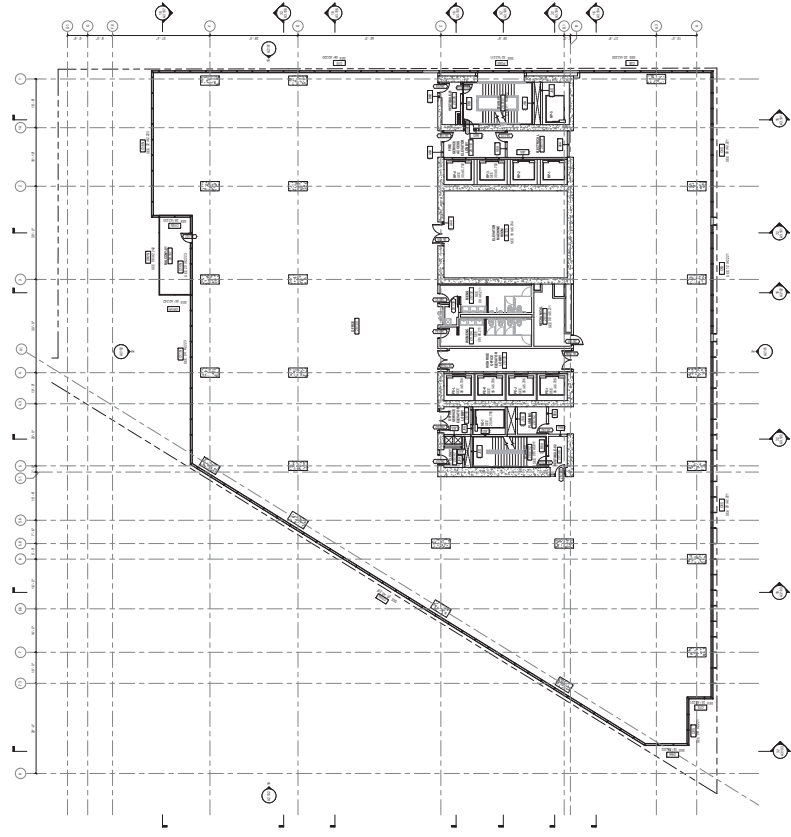
LEVEL 16-25 - O3-O12 LOW RISE OFFICE



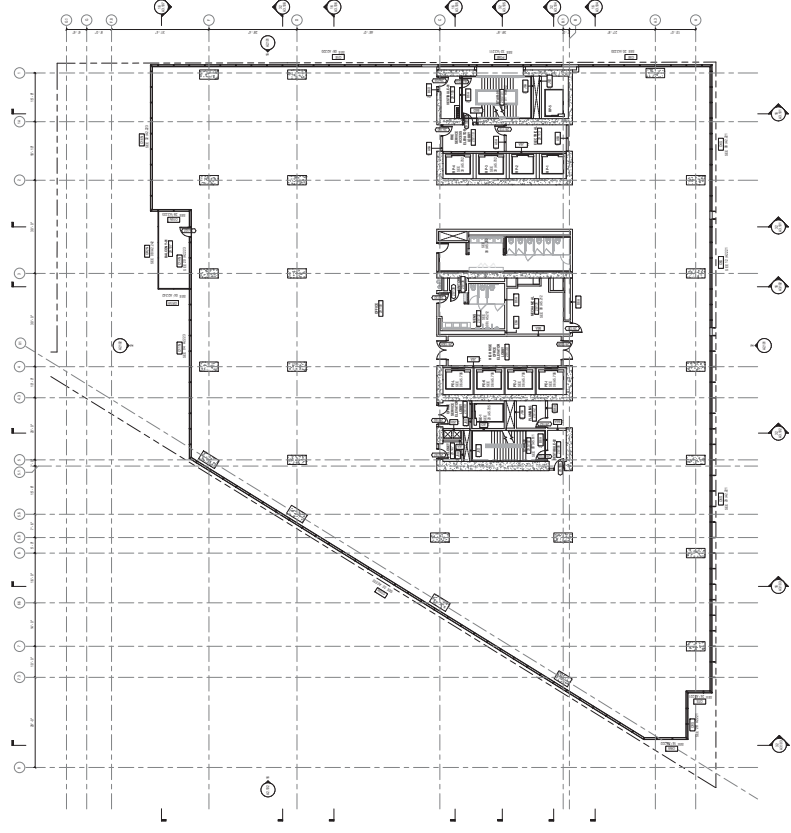
LEVEL 26 - 013 OFFICE



LEVEL 27 - O14 OFFICE

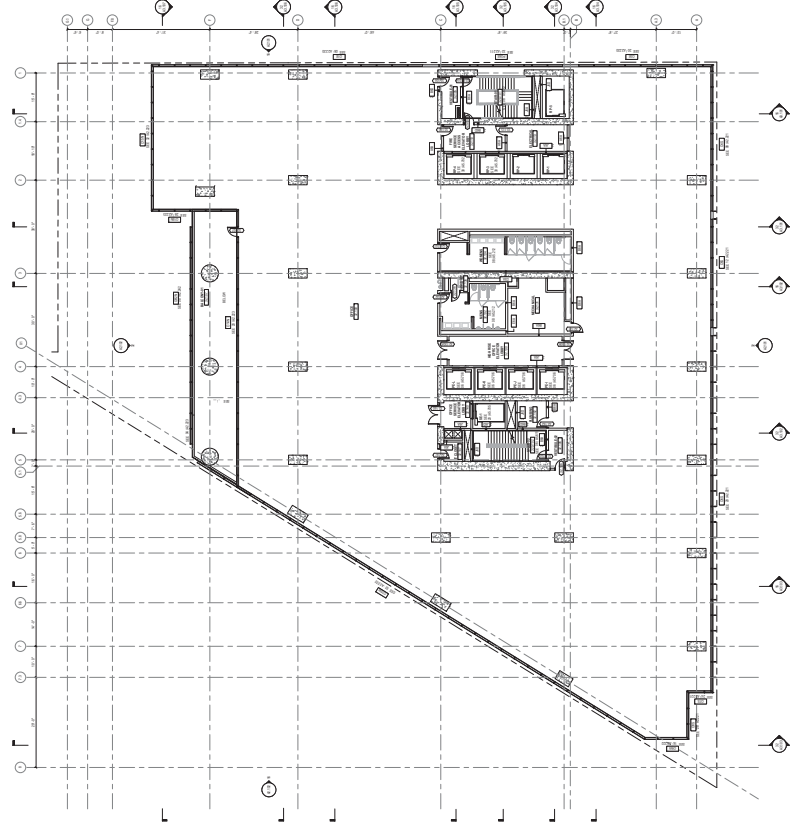


LEVEL 28 - 015 OFFICE

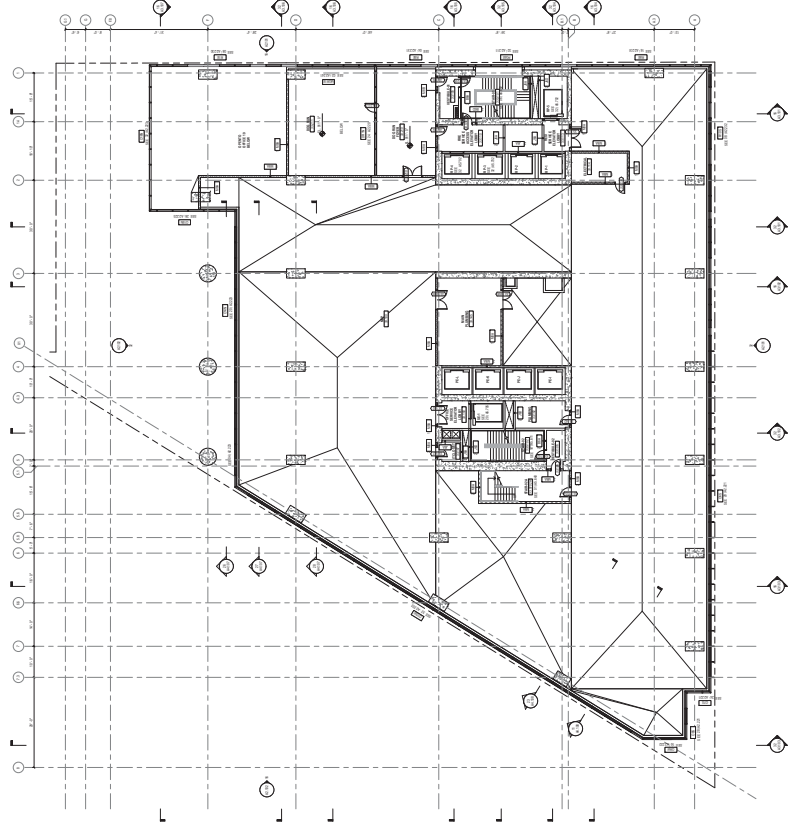


LEVEL 29-31 - 016-018 HIGH RISE OFFICE

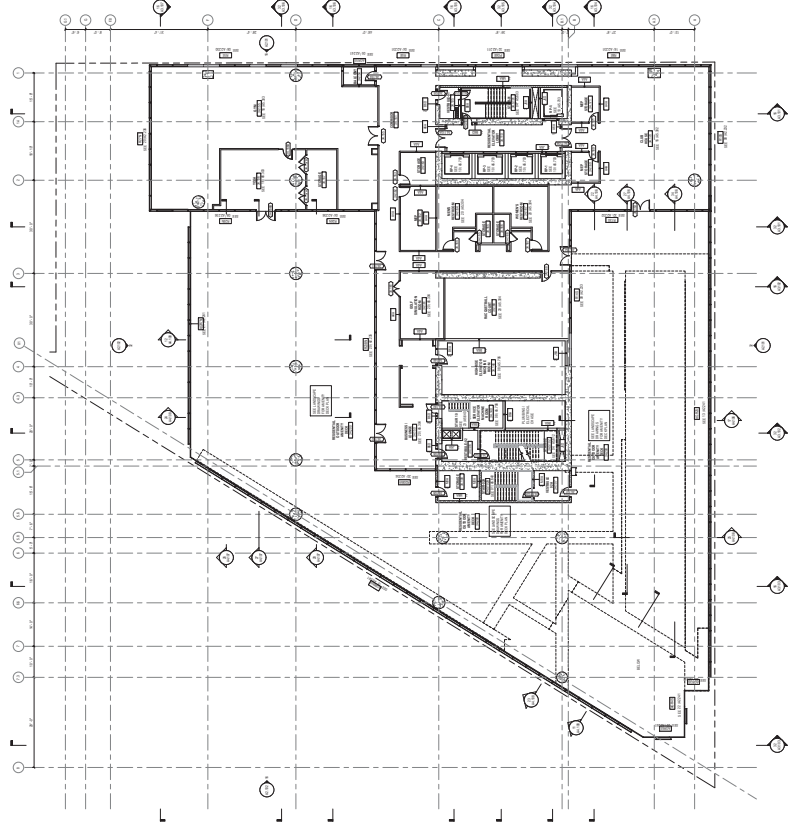




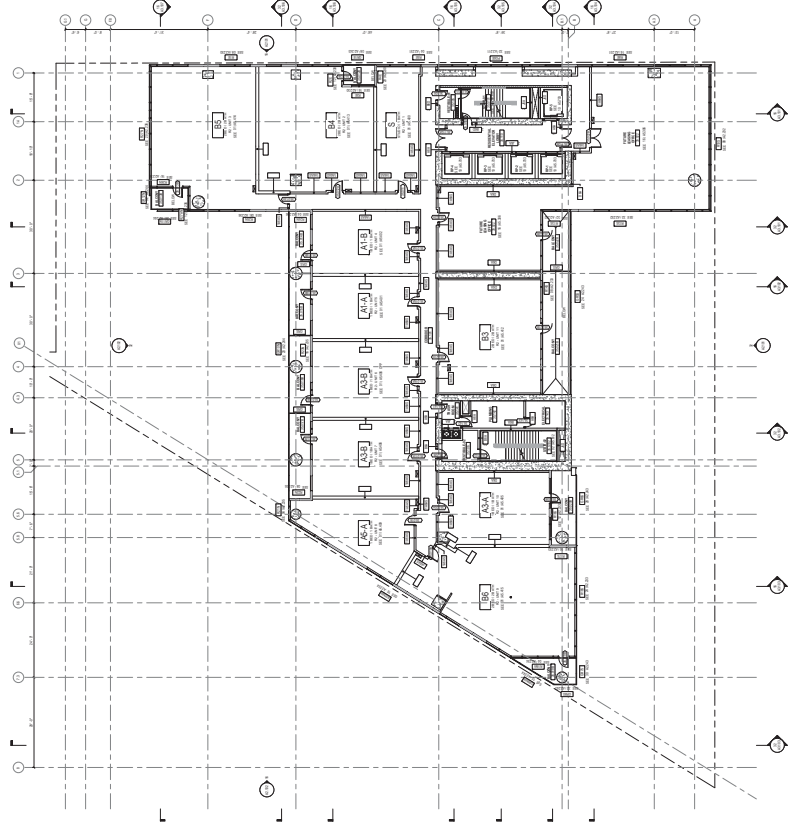
LEVEL 32 - O19 OFFICE



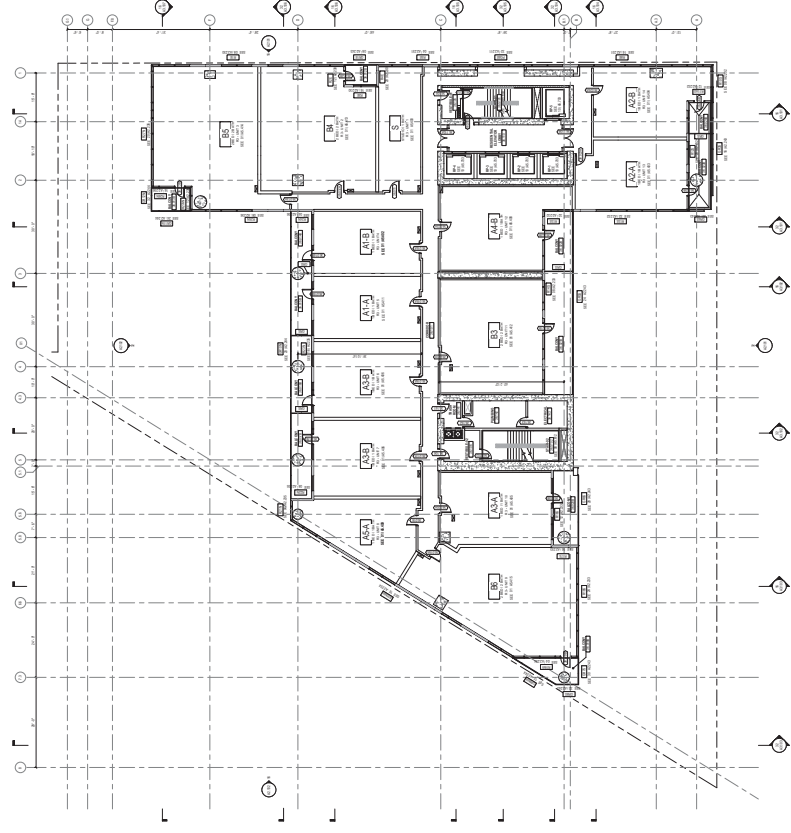
LEVEL 33 - MEP MEZZANINE



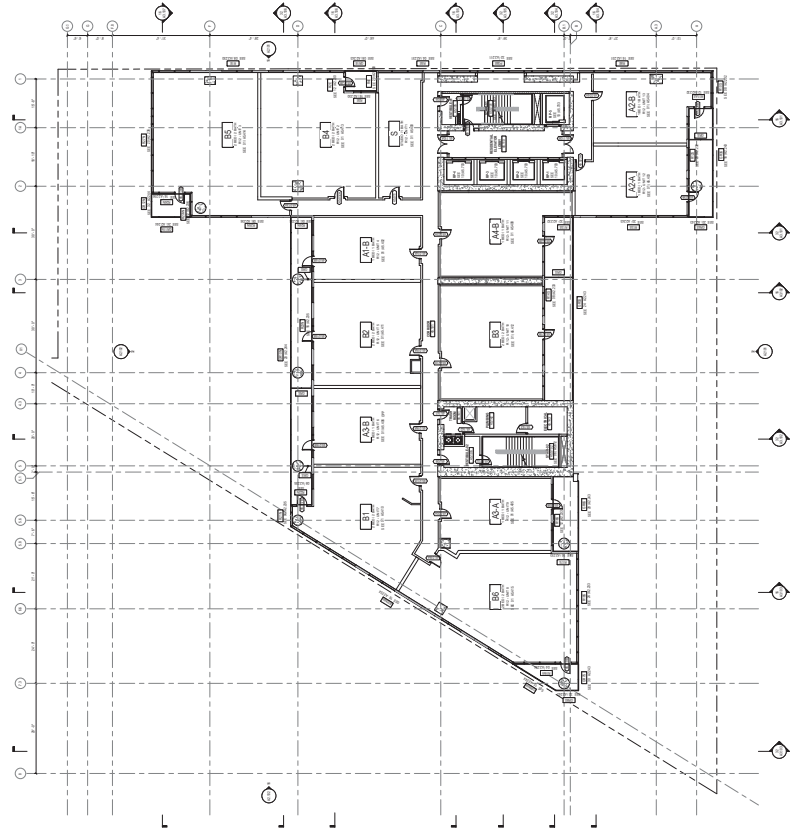
LEVEL 34 - R1 RESIDENTIAL AMENITY



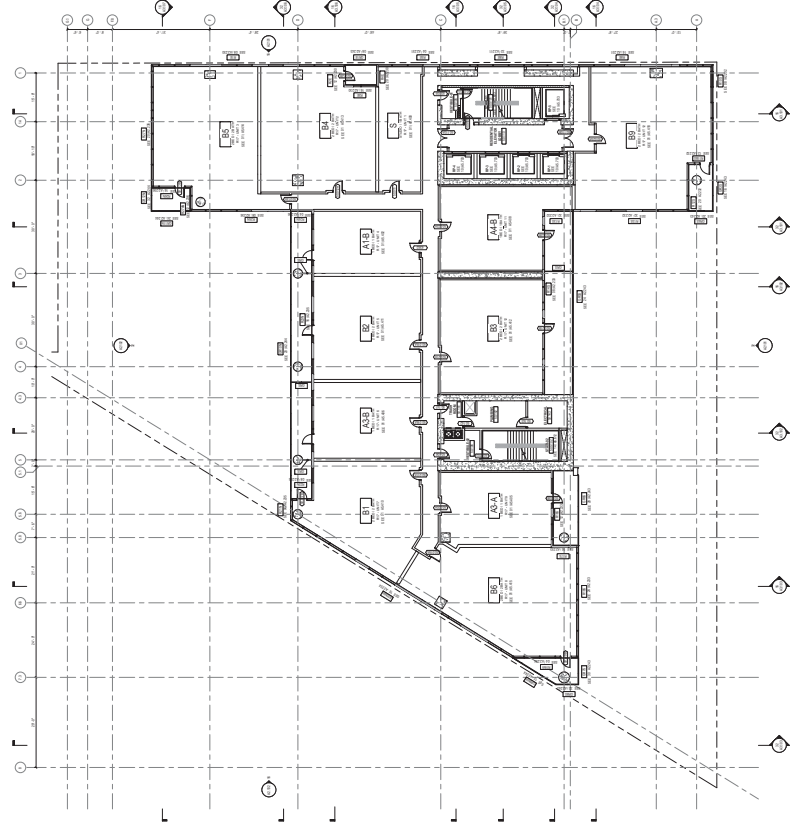
LEVEL 35 - R2 RESIDENTIAL



LEVEL 36-44 - R3-R11 RESIDENTIAL

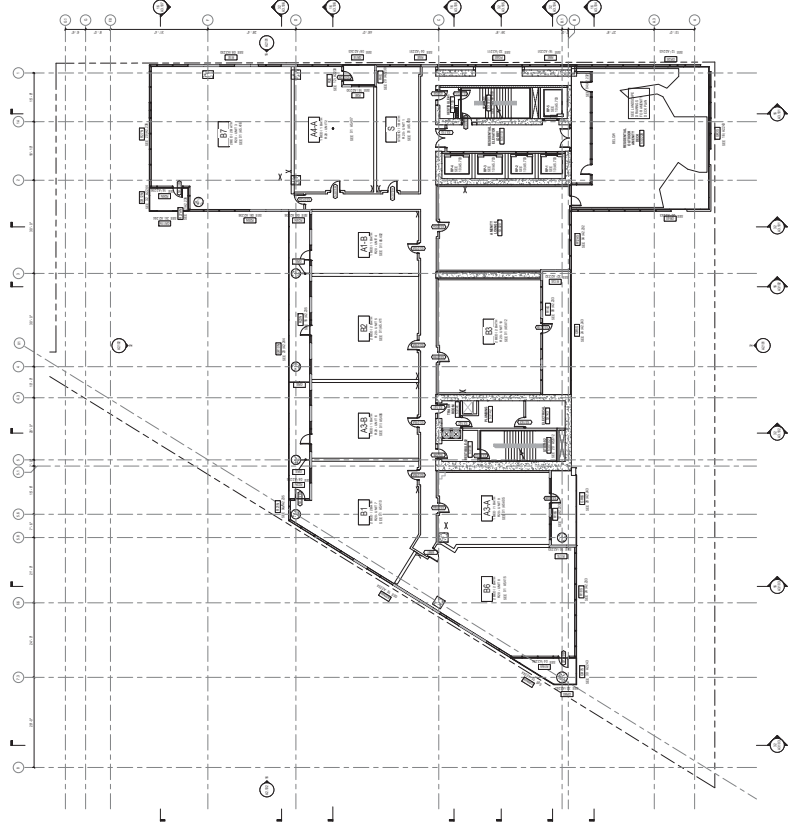


LEVEL 45-49 - R12-R16 RESIDENTIAL

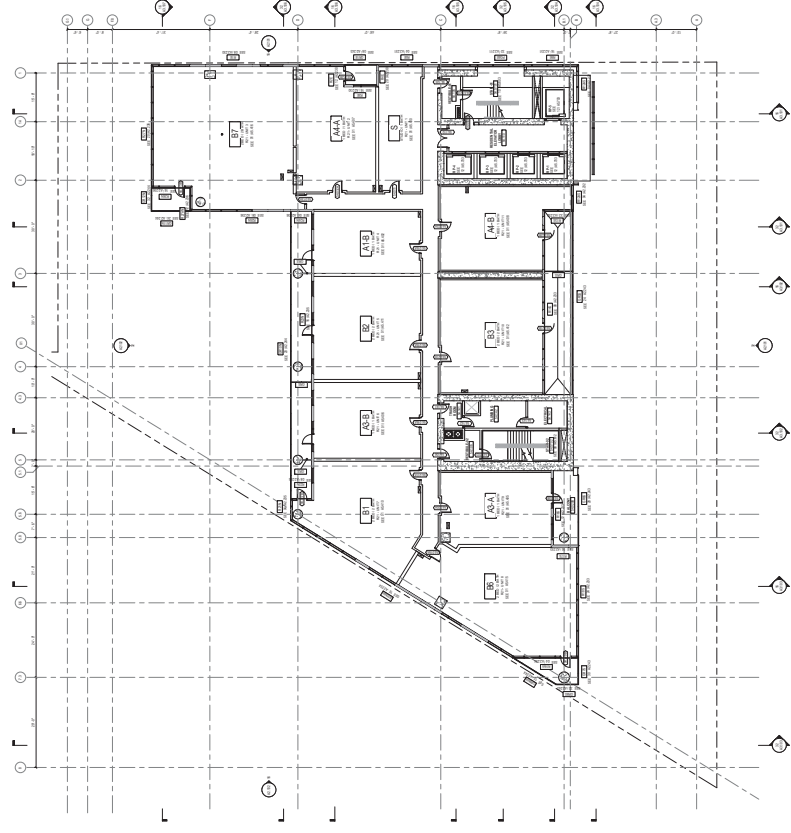


LEVEL 50-52 - R17-R19 RESIDENTIAL

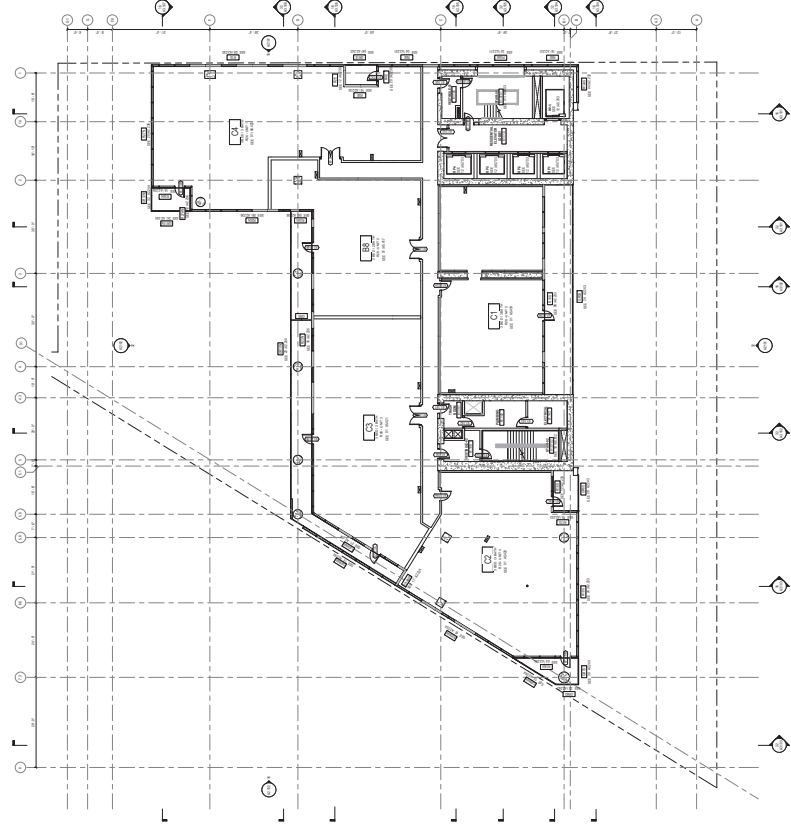




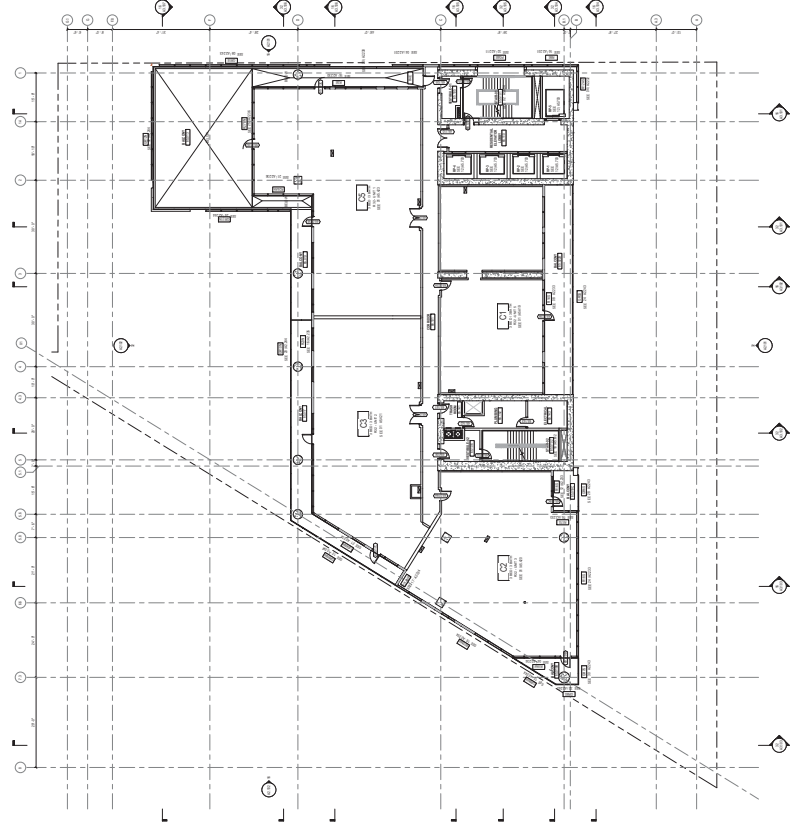
LEVEL 53 - R20 RESIDENTIAL



LEVEL 54-60 - R21-R27 RESIDENTIAL

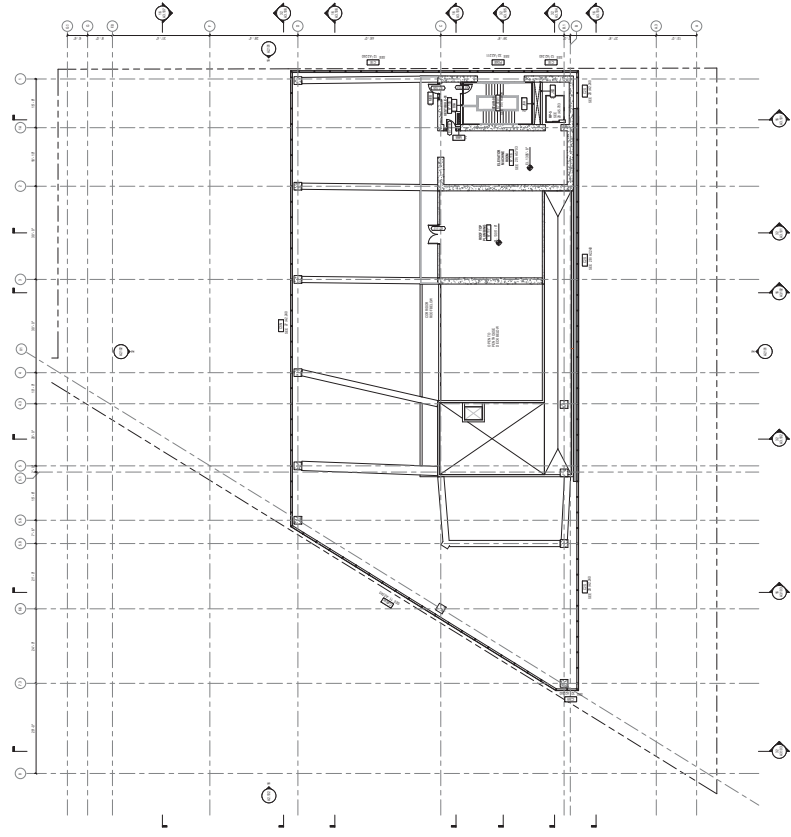


LEVEL 61-64 - 28-31 RESIDENTIAL

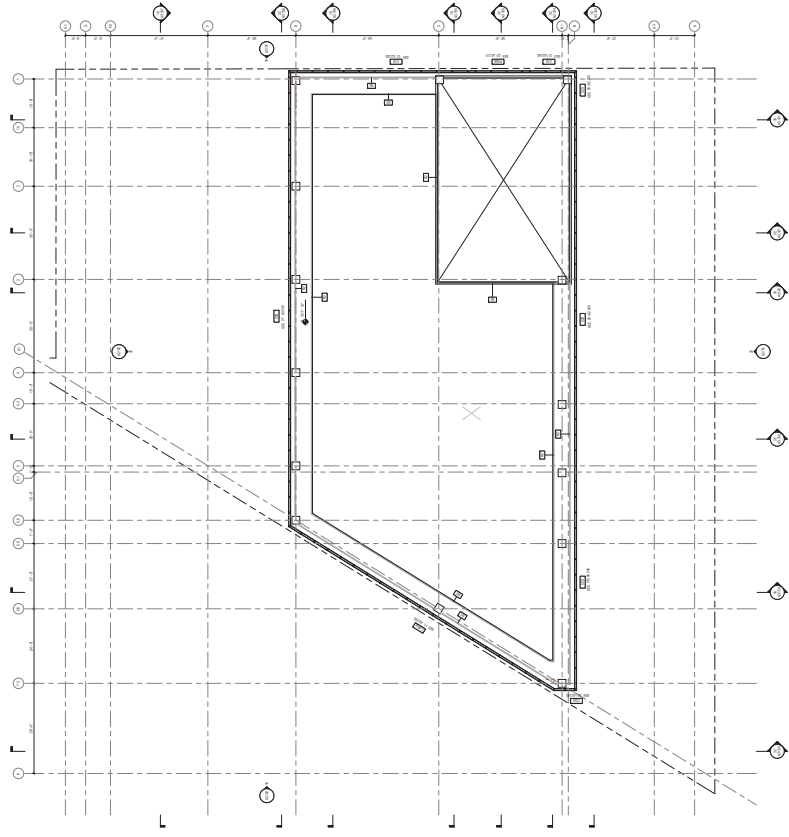


LEVEL 65 - R32 RESIDENTIAL



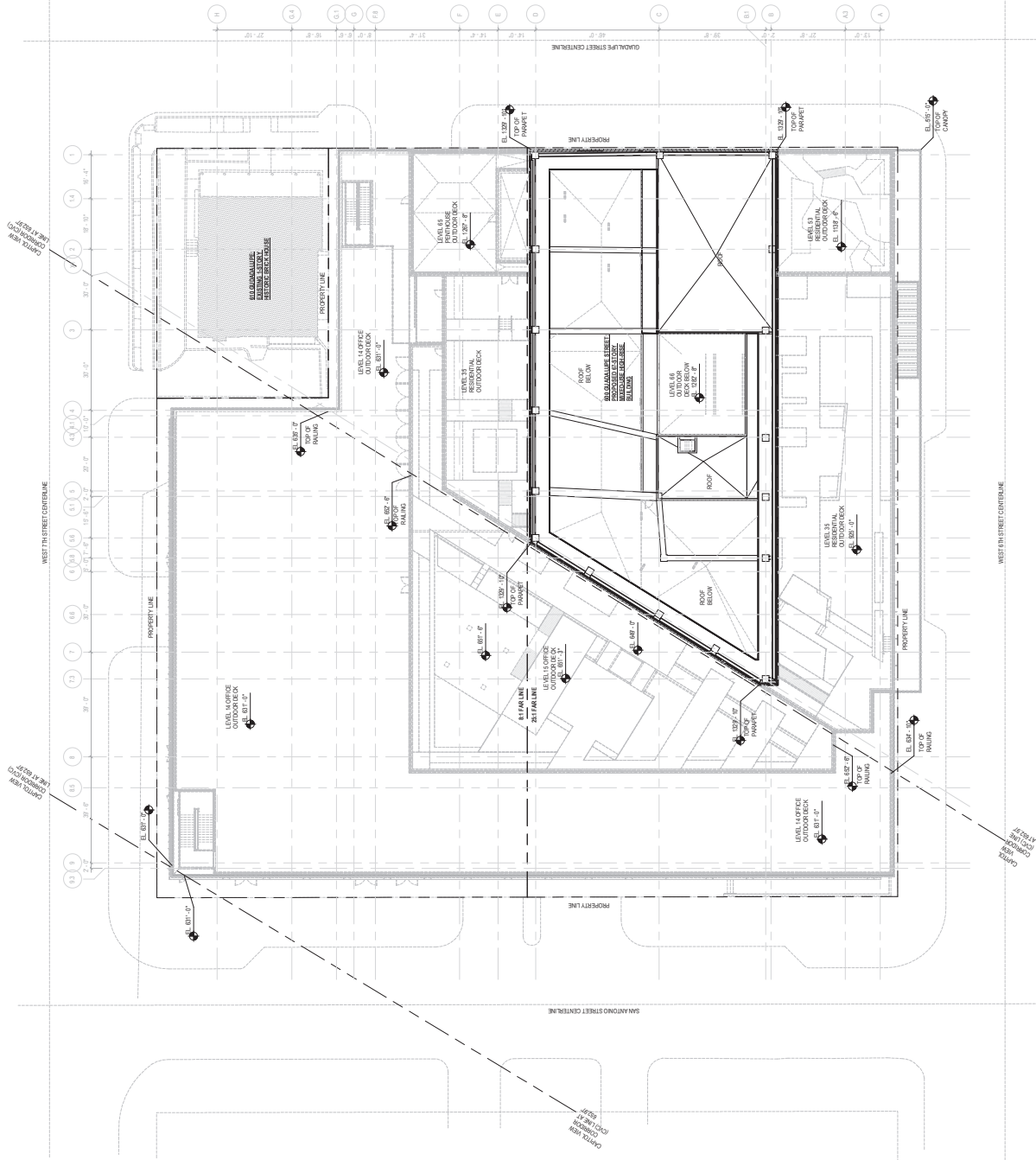


LEVEL 67 - ELEVATOR MACHINE ROOM

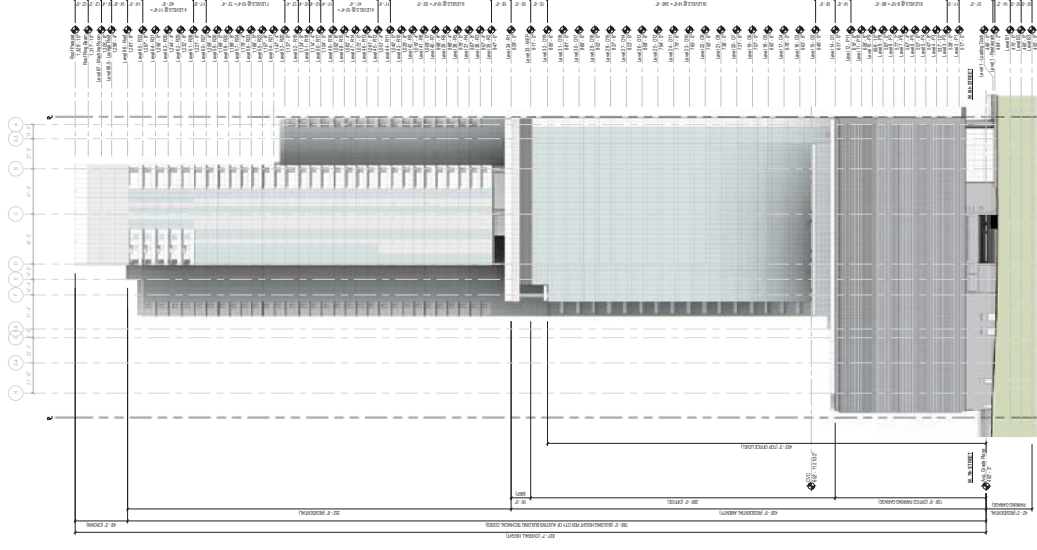


ROOF PARAPET

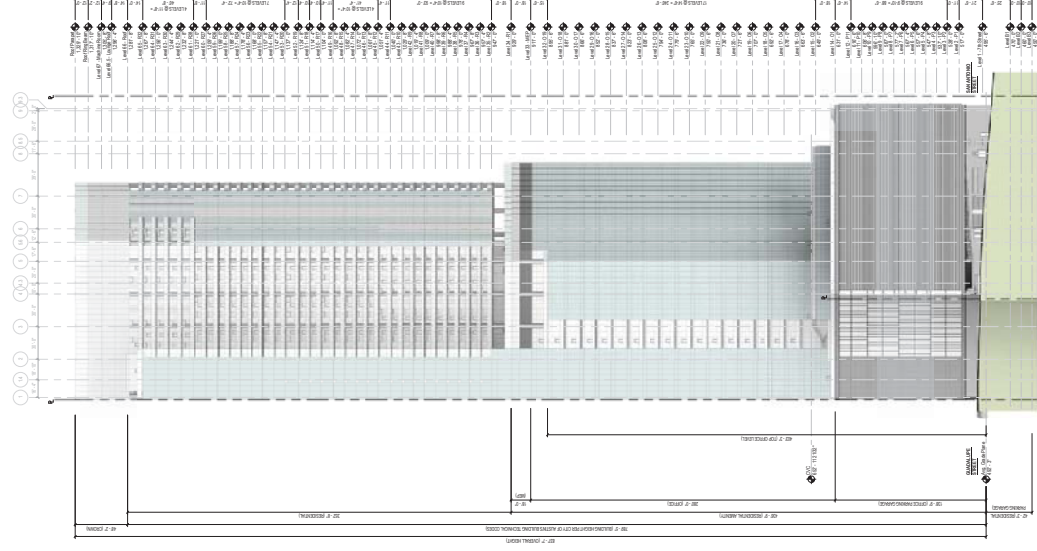




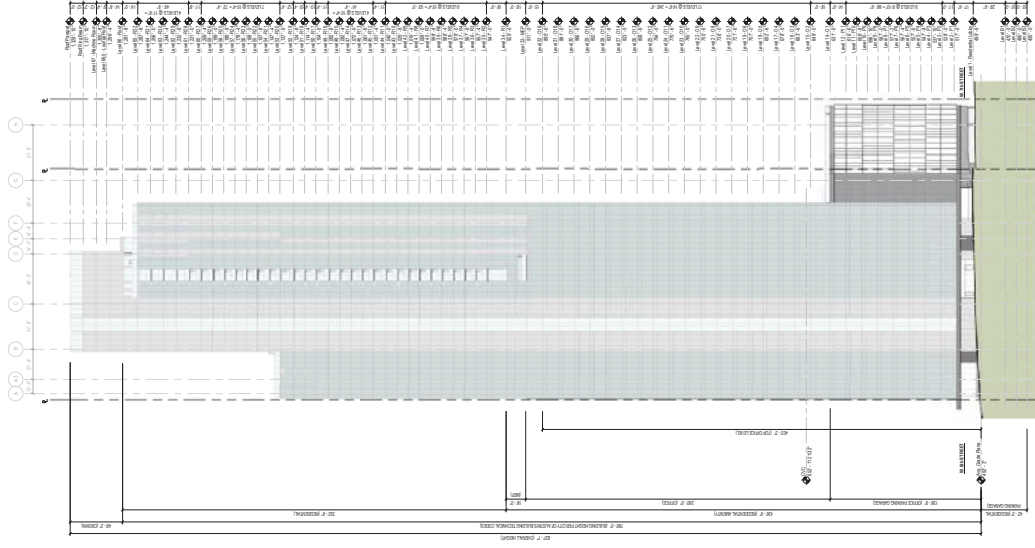
ROOF PLAN



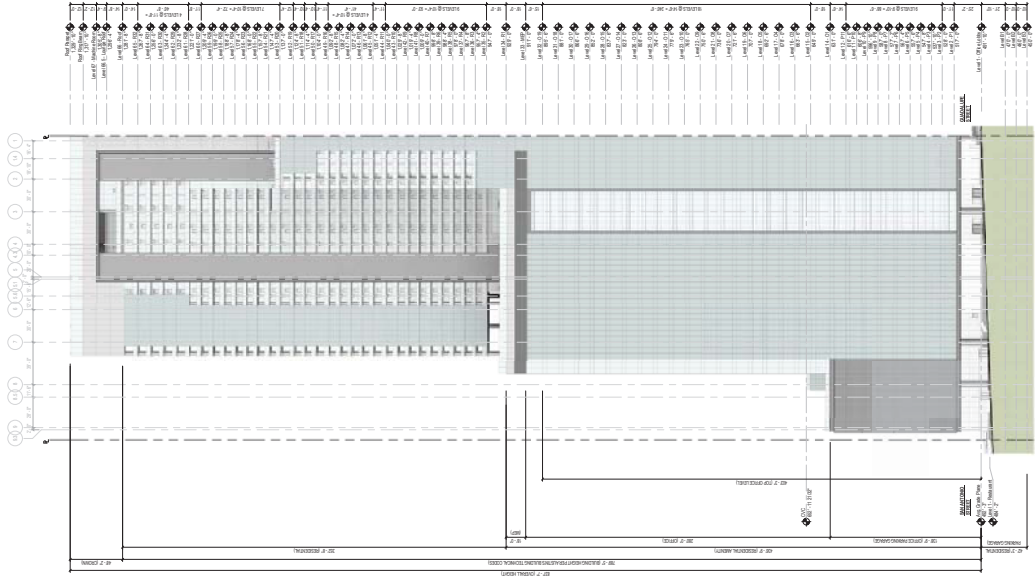
ELEVATION - WEST



ELEVATION - NORTH



ELEVATION - EAST

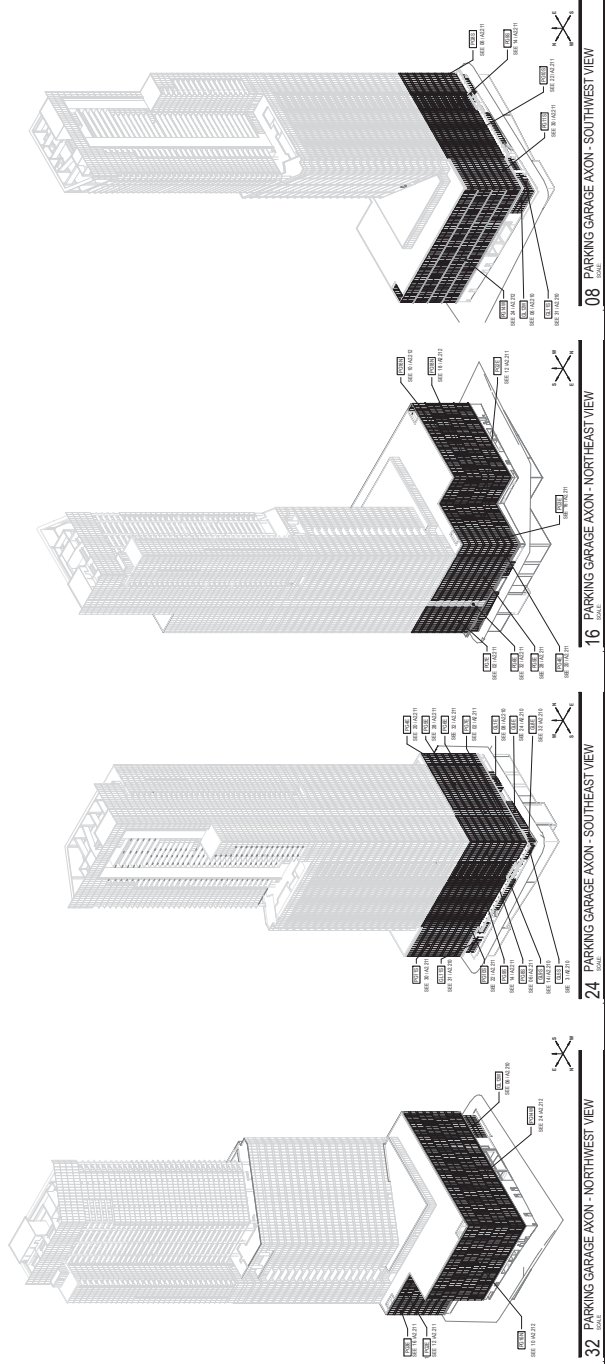
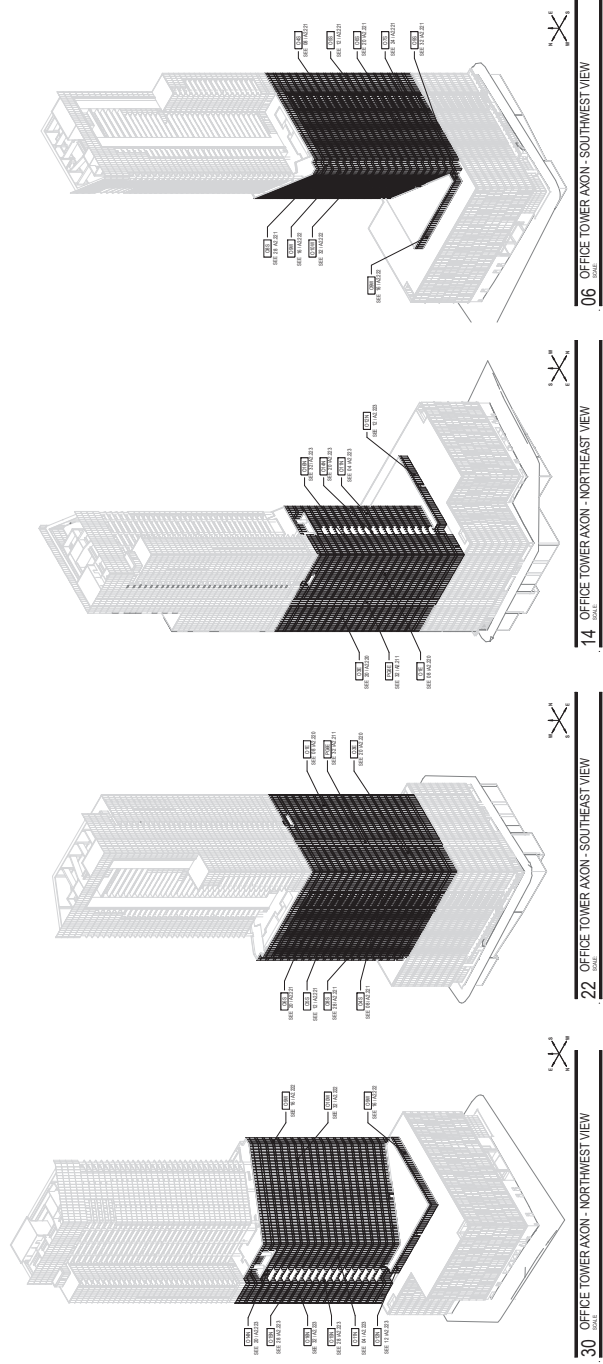


ELEVATION - SOUTH

SHEET NOTES

GENERAL NOTES

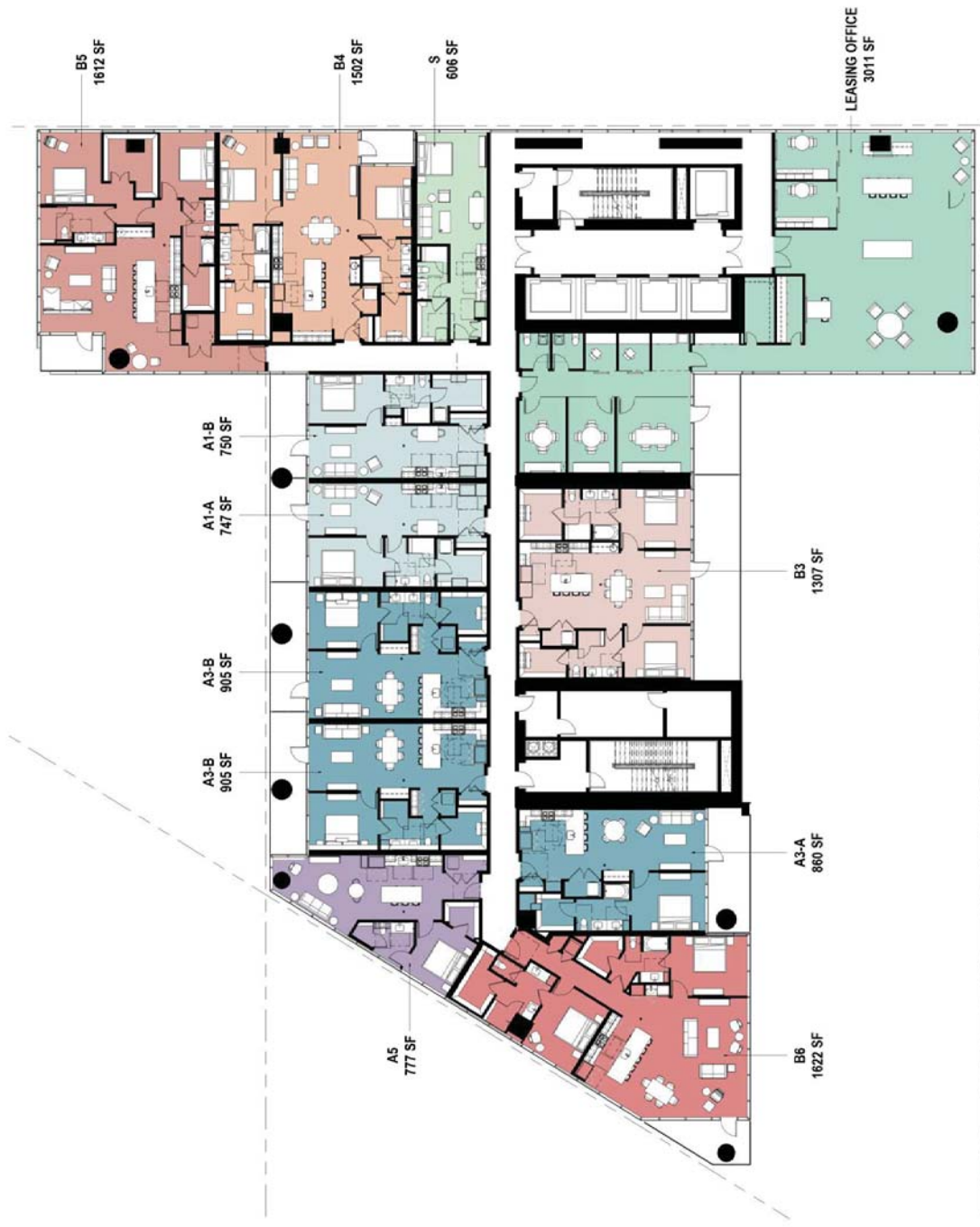
KEY PLAN





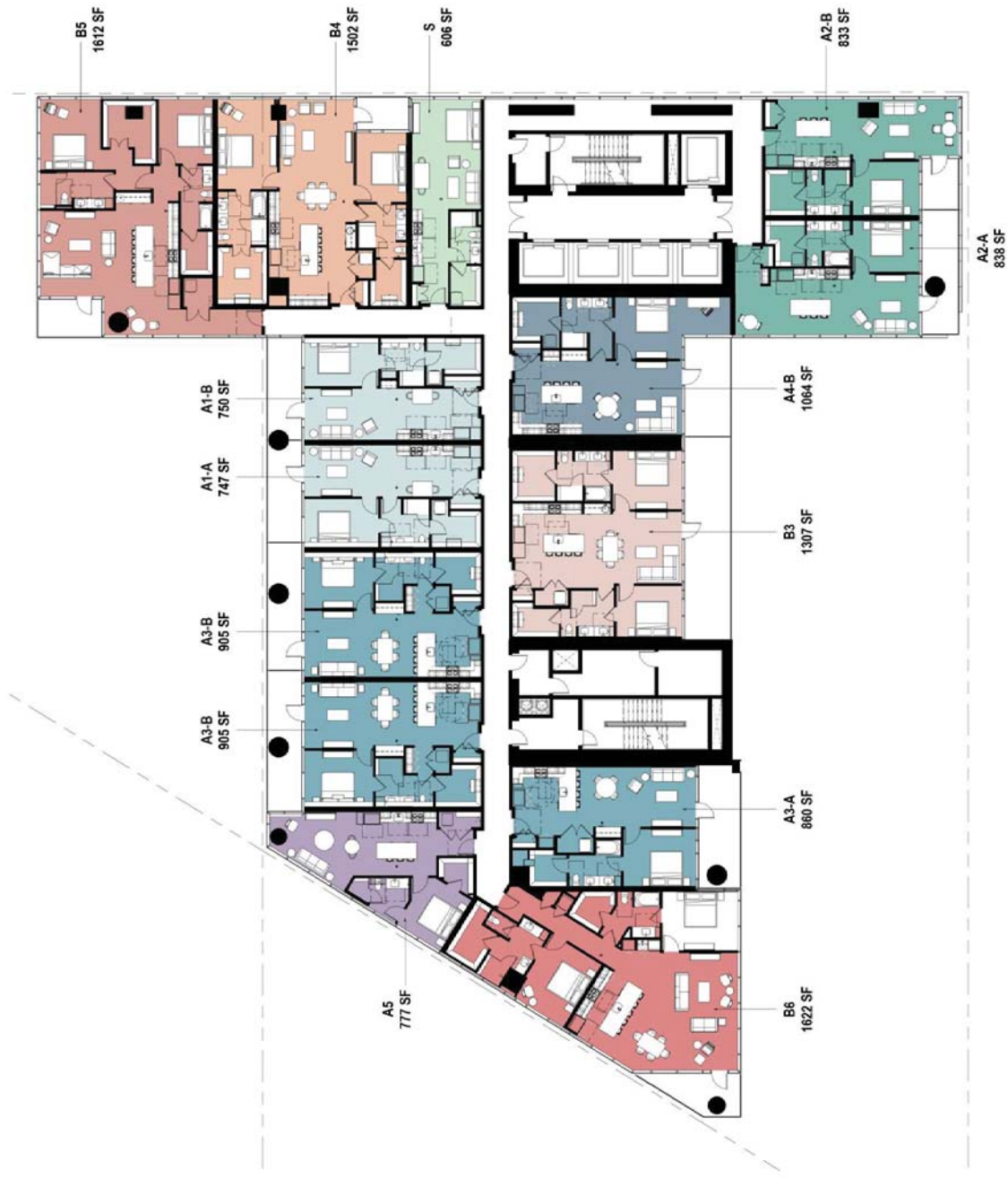
# RESIDENTIAL UNITS



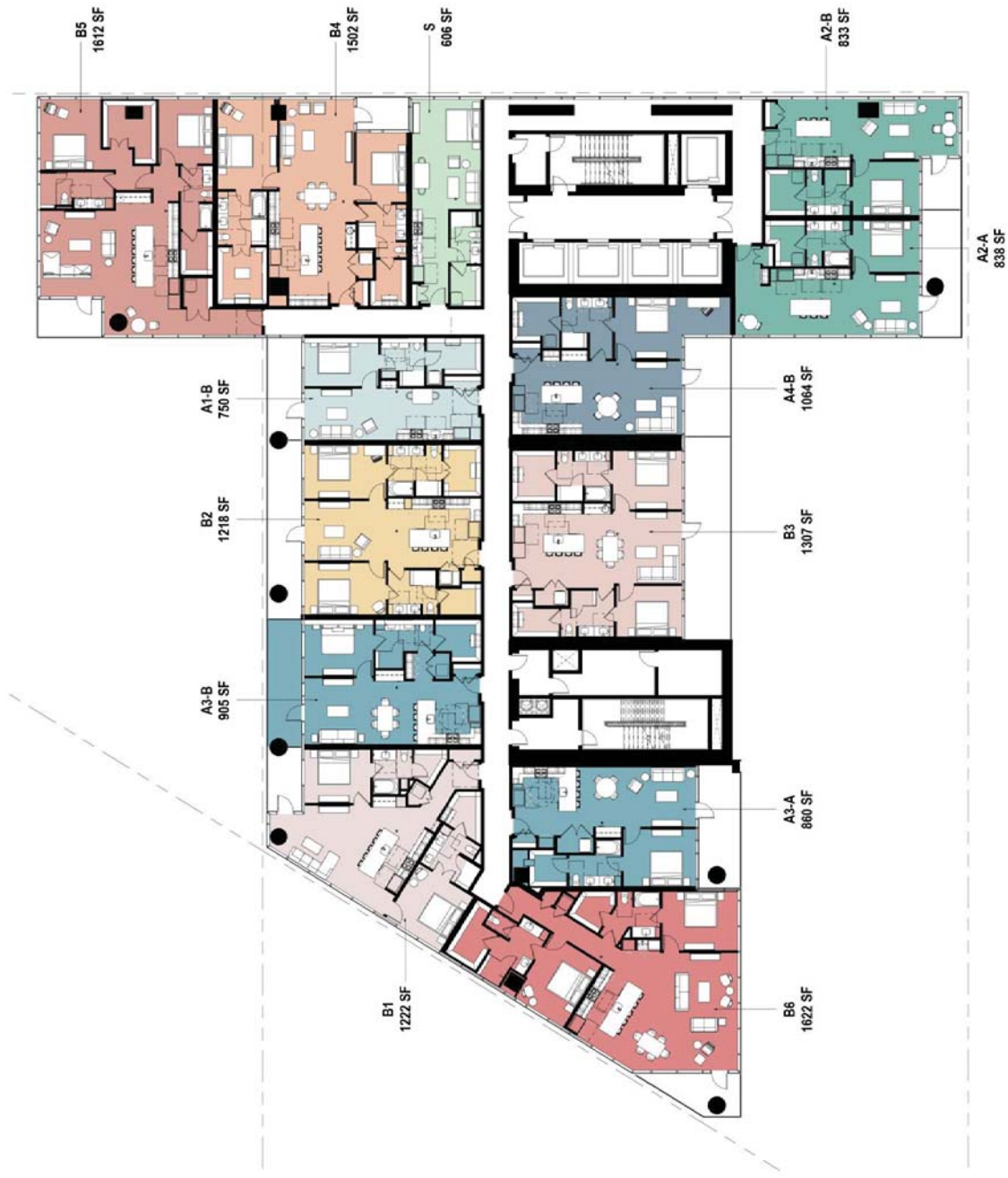


RESIDENTIAL [LEVEL 35] R2





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

