



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

**1. Project Name**

17th Street Hotel

**2. Case Number**

SP-2018-0204C

**3. Property Owner**

Name:

Sky Austin, LP

Address:

2110 B Boca Raton Drive, Ste 100

Phone:

(512) 282-6060

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@drennergrou.com

**5. Anticipated Project Address:**

1620-1624 Lavaca Street

**6. Site Information**

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

0.20

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):

DMU

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

5:1

II. Current height limitation (in feet) :

120 feet

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

Yes

No

If yes, please provide specify height allowed under CVC:

N/A

**7. Existing Deed Restrictions**

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

None 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 \(45\)](#):

127,929 square feet

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

Hotel: 126,029 square feet  
Restaurant: 1,900 square feet

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

N/A

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

214

- e. Number of floors:

18

- f. Height:

220 feet

- g. FAR requested:

15:1

- h. Number of parking spaces:

0 spaces

**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 5:1 to 15:1 and to exceed the 120 feet height limitation of the base zoning district on 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:

See attached Urban Design Guidelines compliance matrix.

**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:

Not applicable for hotel and commercial projects; there is no residential component in this project.

**12. Relate Project to the Urban Design Guidelines for Austin**

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) with reference to specific guidelines. Attach additional page(s) as necessary.

See attached 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

*Amanda Swor*

Signed: Owner or Applicant

**Authorized Agent**

Amanda Swor

**Date Submitted**

# DRENNER GROUP

July 19, 2018

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

*Via Electronic Delivery*

Re: 17<sup>th</sup> Street Hotel – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for a hotel tower located at 1624 Lavaca Street related to site development permit application case SP-2018-0204C.

Dear Mr. Guernsey:

On behalf of the property owners, Sky Austin, LP (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 1624 Lavaca Street in Austin, Texas (the “Property”).

The Owner is seeking to replace the existing surface parking lot on the Property with an 18-story hotel consisting of 126,029 square feet of hotel space and 1,900 square feet of restaurant space on the ground floor. The total gross square footage of the project is projected to be approximately 127,929 square feet. The site development permit application associated with this project (SP-2018-0204C) plans for a primary structure 220 feet in height. The base floor-to-area ratio (“FAR”) for the Property is 5:1. With participation in the Downtown Density Bonus Program, the Property may develop up to an FAR of 15:1 and a height of 400 feet. The gross site area for the Property is 0.20 acres or 8,712 square feet resulting in a base entitlement of 43,560 square feet. The project is seeking the maximum 15:1 FAR for the Property and an increase in height from 120 feet to 220 feet.

The Property is situated in the Uptown/Capitol District of the Downtown Austin Plan, is zoned Downtown Mixed Use (“DMU”).

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 17<sup>th</sup> Street and Lavaca 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”) 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

July 18, 2018

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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.

The location of the project supports the utilization of multimodal transportation options for hotel guests and employees. There are numerous transit facilities located in the immediate area, including two MetroRapid stops within one block of the Property; a map of CapMetro local, rapid, and express bus routes is included with this submission. A bicycle lane is located along Lavaca Street and there is one Austin B-Cycle bike share facility located within one block of the project on 17<sup>th</sup> Street.

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*)



# 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 [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 (acting):** [Raymundo.Minjarez@austintexas.gov](mailto:Raymundo.Minjarez@austintexas.gov), (512) 974-1618  
Office of the City Architect, Public Works Department, 9<sup>th</sup> floor

**Density Bonus Liaison:** [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

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

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

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

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

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.  
[https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodetid=TIT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_EDESTMIUS](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodetid=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS)

## B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

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

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

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

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

## C. EXISTING CONDITIONS AND CONTEXT

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

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

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

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

## D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

## E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

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

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

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

# 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.

Design Commission - Project Review Application

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.

# 17<sup>th</sup> Street Hotel – Nearby Transit Facilities

Cap Metro MetroRapid  
Stop (Museum Station)



SITE

1624 Lavaca St

Cap Metro MetroRapid  
Stop (Museum Station)



Cap Metro Bus Stop



Cap Metro Bus Stop

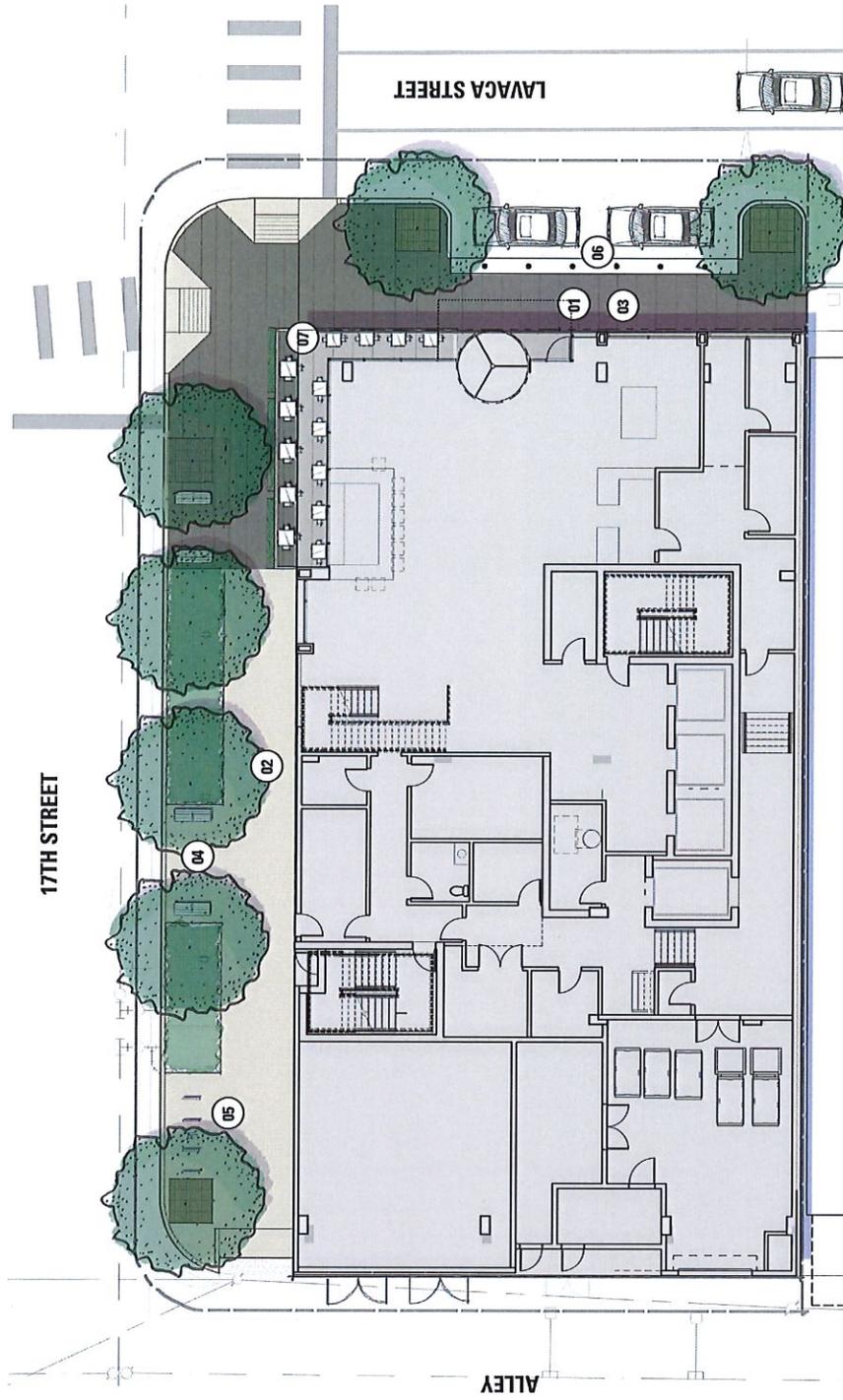


Guadalupe St

Lavaca St





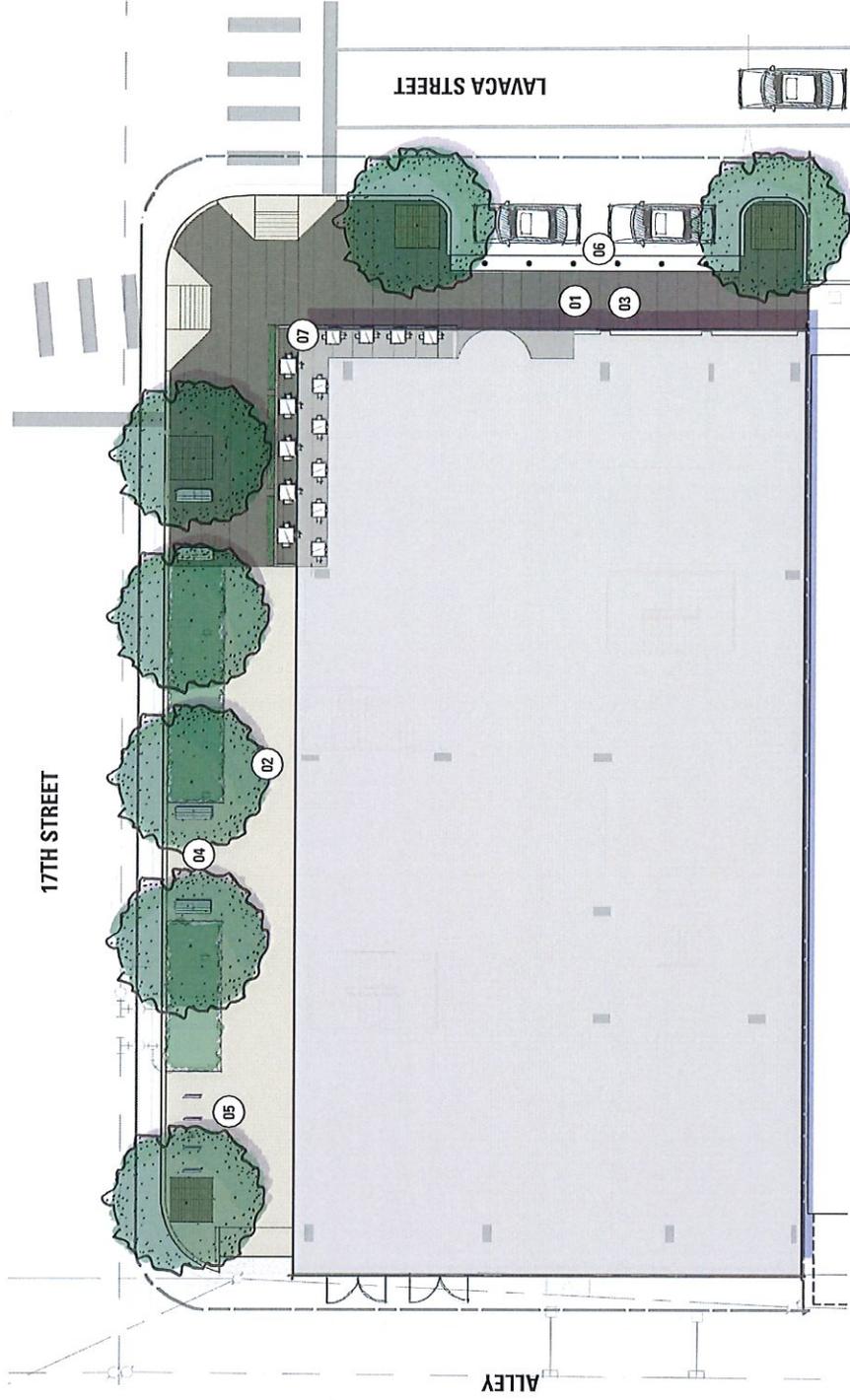


- LEGEND**
- 01. GREAT STREETS - LAVACA ST.
  - 02. GREAT STREETS - 17TH ST.
  - 03. PEDESTRIAN PAVING
  - 04. SEATING
  - 05. BIKE RACKS
  - 06. CAR SHARE DROP-OFF/PICK UP
  - 07. CAFE SEATING

**T B G** 17TH STREET AND LAVACA HOTEL / **SITE PLAN** GROUND LEVEL

Austin, TX HRI Properties 09 July 2018





**LEGEND**

- 01. GREAT STREETS - LAVACA ST.
- 02. GREAT STREETS-17TH ST.
- 03. PEDESTRIAN PAVING
- 04. SEATING
- 05. BIKE RACKS
- 06. CAR SHARE DROP-OFF/PICK UP
- 07. CAFE SEATING

**T B G** 17TH STREET AND LAVACA HOTEL / **SITE PLAN** GROUND LEVEL

Austin, TX HRI Properties 09 July 2018

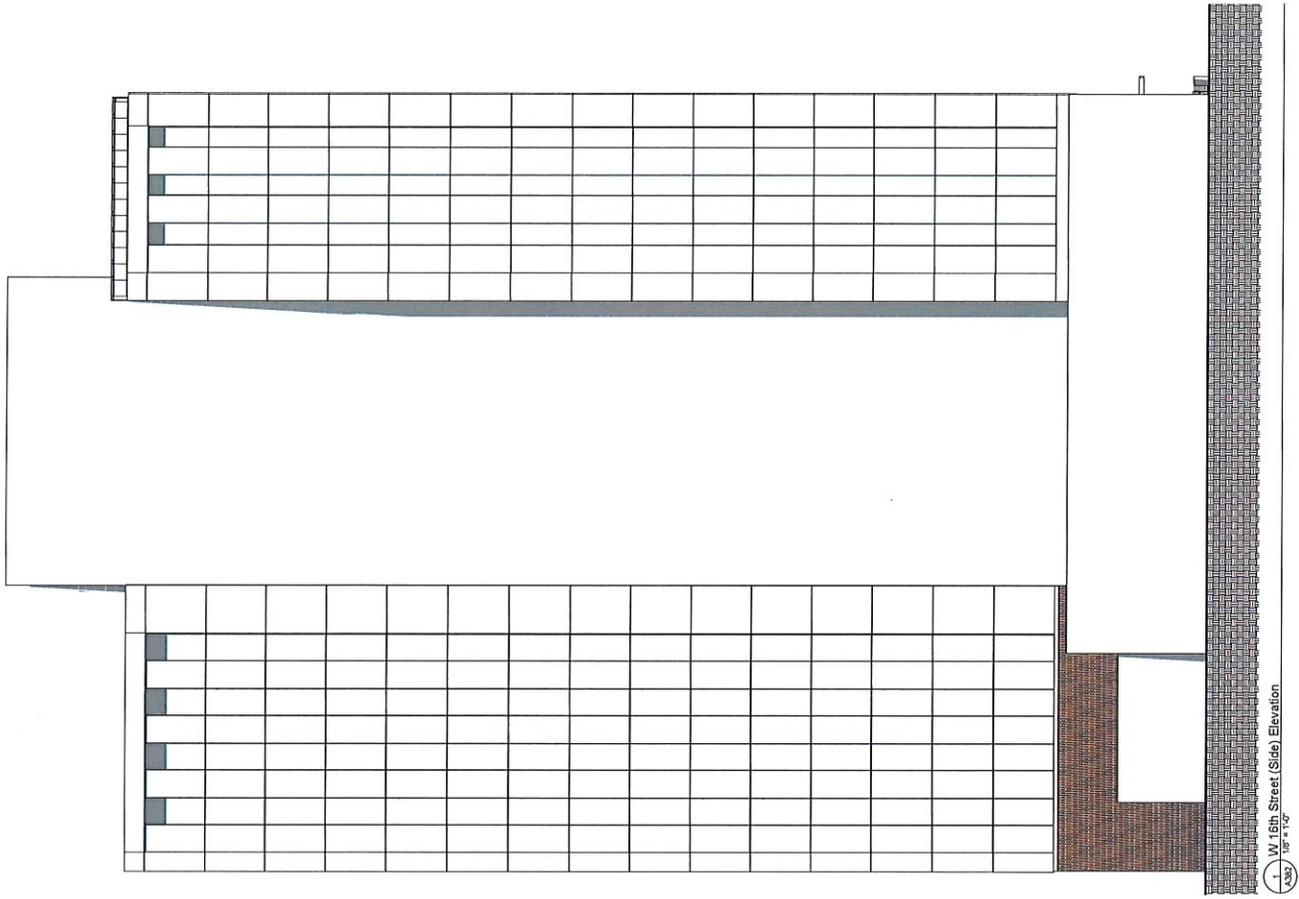




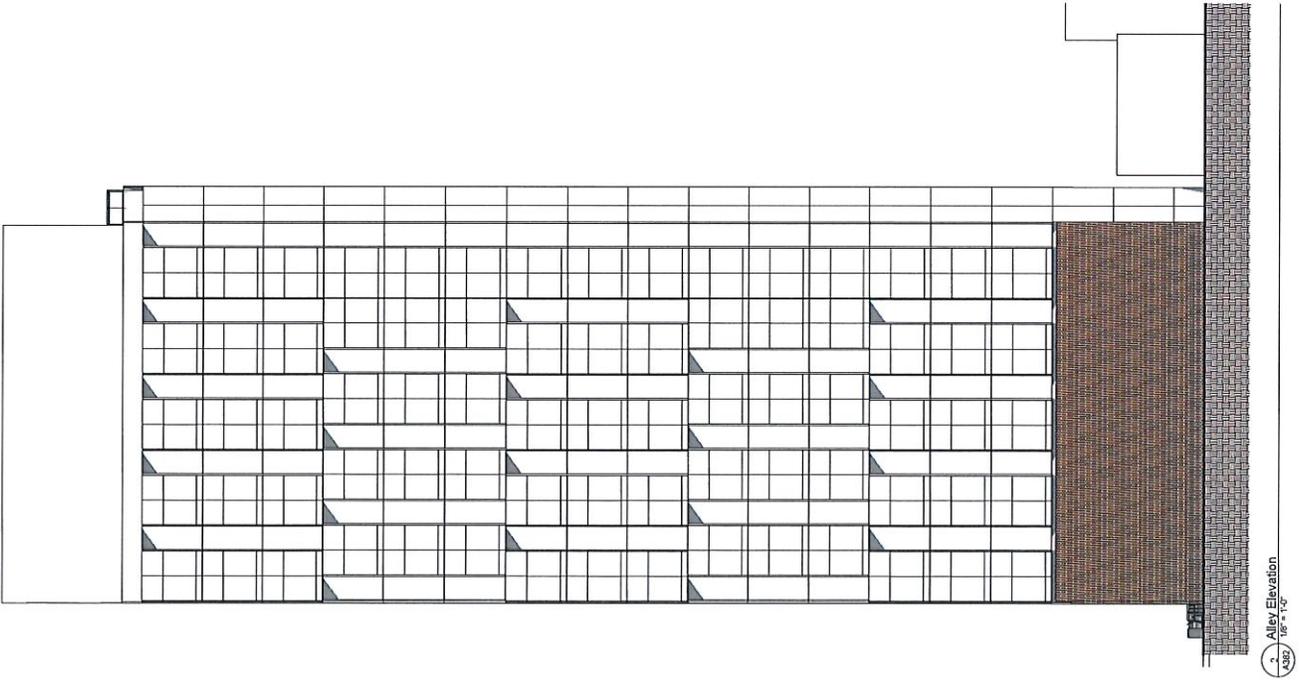
- LEGEND**
- 01. POOL
  - 02. LOUNGE SEATING
  - 03. UMBRELLA SEATING
  - 04. ACCESSIBLE RAMP

**T B G** 17TH STREET AND LAVACA HOTEL / **SITE PLAN** ROOF TERRACE

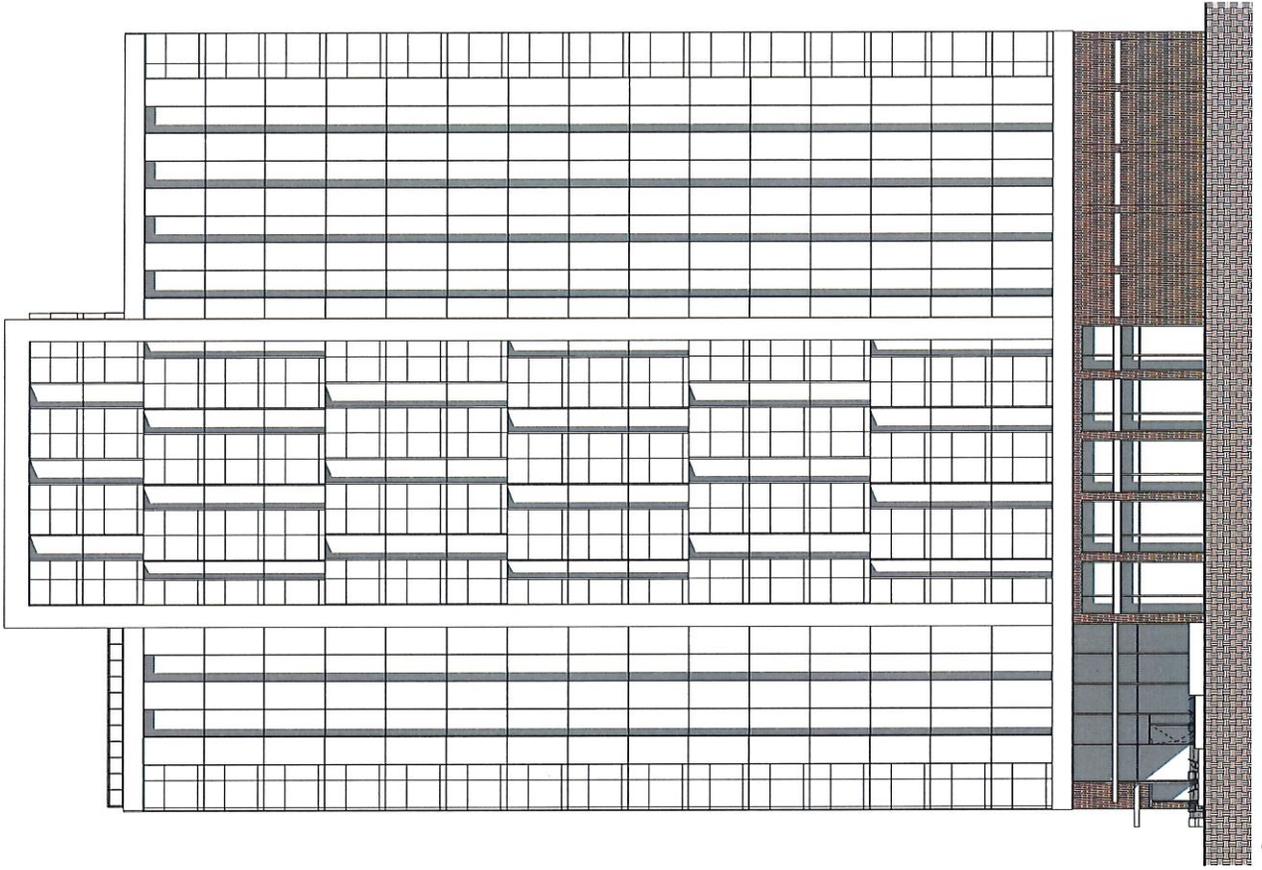
Austin, TX HRI Properties 09 July 2018



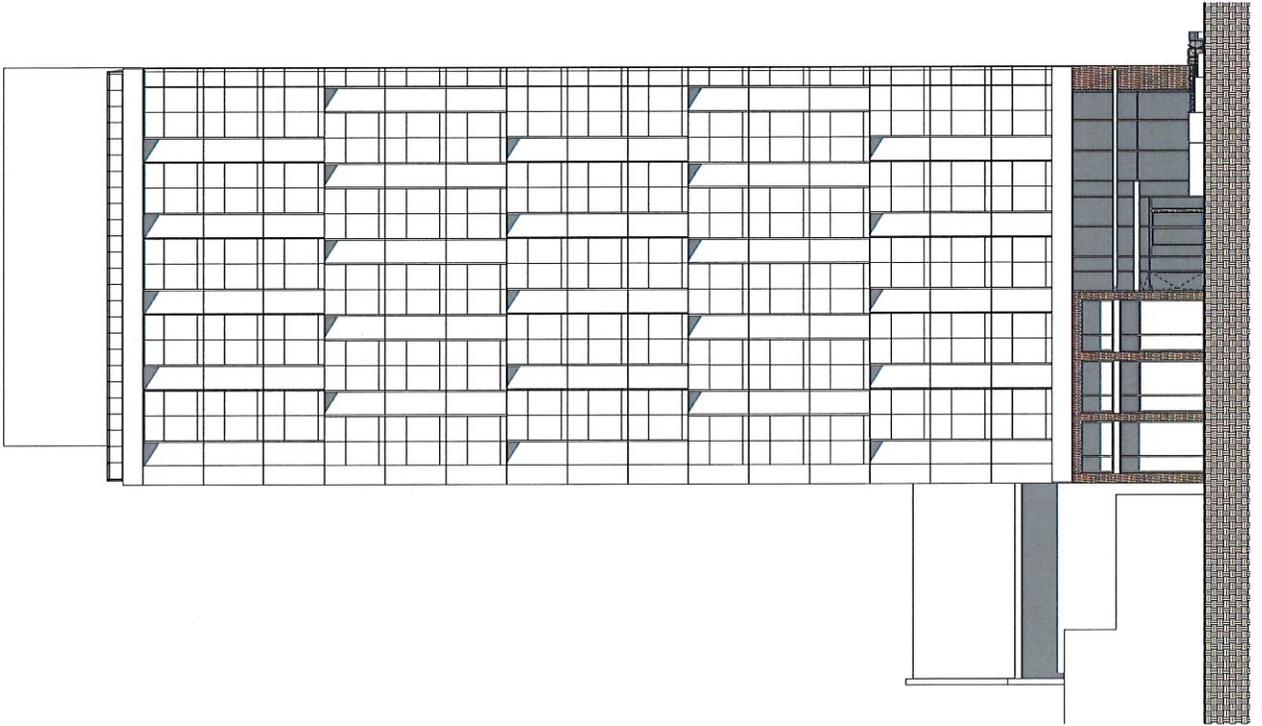
1 W 16th Street (Side) Elevation  
A307 1/8" = 1'-0"



2 Alley Elevation  
A307 1/8" = 1'-0"



W. 17th Street Elevation  
A333 1/8" = 1'-0"



Layaca Street Elevation  
A333 1/8" = 1'-0"



# AUSTIN ENERGY GREEN BUILDING

## Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum TWO Star Rating for a development / project that requires this rating.

Project Name: 17th Street Hotel  
Project Address: 1624 Lavaca Street, Austin, Texas, 78701

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multifamily and single family projects), and the project's AEGB Rating Worksheet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
  - a) After interior mechanical equipment has been installed and prior to installation of sheetrock.
  - b) At substantial completion of construction.
- IV. Submit a completed and signed **AEGB Final Approval** to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

**PARTICIPANT:**

Name: JAMES B. CLOJMAN  
Signature: [Signature]  
Title: ARCHITECT - DESIGN AREA  
Phone Number: 504 516-3070  
Date: 5/9/13

**AUSTIN ENERGY GREEN BUILDING:**

Name: Mark Leger  
Signature: [Signature]  
Title: AEGB Representative  
Phone Number: 512-482-5405  
Date: 5/10/13



## MEMORANDUM

Date: August 08, 2018  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Working Group Density Bonus Program review of 17<sup>th</sup> Street Hotel project for substantial compliance with the Urban Design Guidelines.  
Meeting Date: August 2, 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 17<sup>th</sup> and Lavaca Streets.

Existing zoning for the project is DMU. The project design includes 126,029 square feet of hotel space and 1,900 square feet of restaurant space. The lot area is 0.20 acres and the total proposed project area is 127,929 square feet. The proposed FAR for this project is 15:1, this is more than the 5:1 maximum for DMU zoning, so an increase in FAR of 10:1 is being requested. The proposed building height is 220 feet; 18 stories. It will contain 214 hotel rooms and 0 onsite parking spaces.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum, to meet the 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.
3. Commit to a minimum of 2-star Austin Energy Green Building rating.

### WORKING GROUP COMMENTS REGARDING COMPLIANCE WITH URBAN DESIGN GUIDELINES

#### AREA WIDE GUIDELINES

1. Create dense development-  
15:1 FAR is dense development and lack of parking encourages walkability. Project complies with this section.
2. Create mixed-use development-  
The project has two main uses: hotel & restaurant, but they both don't occur at street level and the restaurant use accounts for only 1% of total project area. This project does not substantially comply with this section. Provide a greater amount of uses to comply.
3. Limit development which closes downtown streets-  
No street closures planned. Project complies with this section
4. Buffer neighborhood edges-  
Project is not on a neighborhood edge. The project is not applicable to this section.
5. Incorporate civic art in both public and private development-  
There is no art planned for this project. 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 uses similar materials from adjacent historical building, but in a modern way. Project complies.
8. Respect adjacent historic buildings-  
Project acknowledges adjacent historical building by use of material and scale. Project complies.
9. Acknowledge that rooftops are seen from other buildings and the street-  
Mechanical equipment is housed behind the building envelope. 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 7 of the applicable 10 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 no true curb cuts planned for this project. There will be a ribbon curb for vehicle drop off. Project complies with this section.
3. Create a potential for two-way streets-  
There are no driveways and drop off is along Lavaca. Project complies with this section.
4. Reinforce pedestrian activity-  
The lack of parking reinforces pedestrian activity, but the drop off on Lavaca eats up a lot of the public realm. Project minimally complies.
5. Enhance key transit stops-  
No transit stops on site. Not applicable to this project.
6. Enhance the streetscape-  
Incorporation of Great Streets enhances streetscape, however the lack of Great Streets at the ribbon curb, which takes up most of Lavaca is not ideal. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment-  
Electric vaults are on alley side, not on Lavaca or 17<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-  
The drop off appears to be buffered by bollard. Trees and landscape buffer all other areas. Project complies.
11. Screen mechanical and utility equipment-  
Equipment is screened and/or within building envelope. Project complies.
12. Provide generous street-level windows-  
Double height windows provided on much of the first floor on Lavaca and 17<sup>th</sup> Streets. Project complies
13. Install pedestrian-friendly materials at street level-  
Use of brick creates pedestrian scale. Project complies.

\*Project complies with 10 of the 12 applicable 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. Restaurants have limited hours of operation. Project does not comply. Provide multiple street level uses to comply with this section.
3. Accentuate primary entrances-  
Primary entry is recessed and covered by separate canopy. Project complies.
4. Encourage the inclusion of local character-  
The building takes a cue from ancient historic buildings and the playful relief of façade serves to express local character. Project complies.
5. Control on-site parking-  
No parking provided. Project complies with this section
6. Create quality construction-  
Project appears to comply.
7. Create buildings with human scale-  
The building is 18 stories, but the brick base brings the scale down. The tall windows are broken up with mullions. Project complies.

\*Project complies with 6 of the 7 Guidelines for Buildings.

This project excels in its architectural style with a playful façade and sensitivity to human scale at the base. We commend the decision to forgo off-street parking on this project. However, the Working Group has a couple of major concerns with how this project aligns with the Urban Design Guidelines:

- 1) This property is zoned DMU and therefore has been specifically planned for mixed-use. However, the restaurant use makes up 1 % of the area of a building whose primary use is not for local Austinites. This does not meet the spirit of a mixed-use project. The Working Group suggests that more space be allocated for secondary uses.
- 2) Locating the drop-off area on Lavaca Street is problematic for several reasons. On such small parcel the drop off area interrupts Great Streets and allows for only two trees in the ROW. Lavaca has higher pedestrian traffic than 17<sup>th</sup> Street and therefore should prioritize pedestrians over vehicles. Additionally, the Lavaca Street side is the shorter side which only allows for a 2 car drop off area. This is not adequate for a 214-room hotel. Cars will most certainly back up on Lavaca Street. People are not just jumping out, they are unloading luggage. This occurrence will be exacerbated by the existing traffic signal at 17<sup>th</sup> Street causing unsafe traffic conditions, like those found at the W Hotel. The Working Group recommends that the drop off be relocated to the less demanding side of 17<sup>th</sup> Street and look at adding space for additional vehicles.

The Working Group has determined that this project, as presented, is in substantial compliance with the Urban Design Guidelines. However, we would encourage you to address the larger concerns listed above before presenting to the full Commission to ensure there is a consensus. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,



David Carroll, Chair  
City of Austin Design Commission

Working Group Commissioners- David Carroll, Evan Taniguchi, Bart Whatley

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