



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

1700 Guadalupe

2. Case Number

To be filed in October, SP-2018-_____

3. Property Owner

Name:

Travis Hotel Group LLC

Address:

1108 Lavaca St., Suite 110-348, Austin, Texas 78701

Phone:

512-289-4531

E-mail:

stuart@chameleongp.com

4. Applicant/Authorized Agent

Name:

Michael J. Whellan

Address:

Armbrust & Brown, PLLC, 100 Congress Ave, Suite 1300

Phone:

512-435-2320

E-mail:

mwhellan@abaustin.com

5. Anticipated Project Address:

1700 Guadalupe Street, Austin, Texas 78702

6. Site Information

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

1.76 acres

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

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:

NA

7. Existing Deed Restrictions

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

8. Building Information

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

725,138 SF

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

The courts facility will consist of court rooms, offices, child care drop-off center, and a cafe. The office building will be offices.

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

NA

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

NA

- e. Number of floors:

12 (courts) and 14 (office)

- f. Height:

242'

- g. FAR requested:

9.5:1

- h. Number of parking spaces:

362

9. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in [Ordinance No. 20140227-054](#). Attach additional page(s) as necessary:

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

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

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

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

10. Community Benefits

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

The proposed use is an office building with a ground floor public plaza and underground parking, along with a public courts facility building with separate secure underground parking which allows additional density by meeting the Gatekeeper requirements and providing a civic purpose with meaningful public space. The project shall meet the necessary Gatekeeper requirements.

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

The project proposes to meet all Gatekeeper requirements to achieve a 9.5:1 FAR. The Gatekeeper requirements are incorporation of Great Streets standards, a minimum two star rating under the Austin Energy Building program, and substantial compliance with the Urban Design Guidelines.

12. Relate Project to the Urban Design Guidelines for Austin

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

See attached matrix detailing how the project will comply with the Urban Design Guidelines.

13. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☒ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ Yes

☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☒ Yes

☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? (Anne.Milne@austintexas.gov)

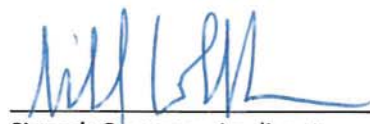
☒ Yes

☐ No

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

☐ Yes

☒ No



Signed: Owner or Applicant

Authorized Agent

Michael J. Whellan

Date Submitted

9/21/2018



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

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, (512) 974-3362

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

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

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

A. PROJECT INFORMATION

Project Name

1700 Guadalupe

Project Type:

☐

Infrastructure

☐

City building & site

☒

Density bonus

☐

Private project

☐

Other

Project Location/Address

1700 Guadalupe, Austin, Texas 78702

Applicant

Michael J. Whellan
Armbrust & Brown, PLLC

Property Owner

Travis Hotel Group LLC

Applicant Mailing Address

100 Congress Avenue, Suite 1300
Austin, Texas 78701

Property Owner Mailing Address

1108 Lavaca St., Suite 110-348
Austin, Texas 78701

Applicant Telephone Number

512-435-2320

Property Owner Telephone Number

512-289-4531

Project Start Date

2019

Project Completion Date

2020-2022

Applicant's Architect

Gensler
212 Lavaca Street, Suite 390
Austin, Texas 78701

Applicant's Engineer

Garza EMC
7708 Rialto Blvd., Suite 125
Austin, Texas 78735

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

A Downtown Density Bonus Program application is being filed, therefore, review by the Design Commission is required under its Program Requirements [Sec. 25-2-586 (C)].

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

Plans for 1700 Guadalupe are an elevated office building with a ground-floor public plaza and underground parking, and a public courts facility with secured private underground parking. It will meet Great Streets Standards on all sides and achieve a minimum two star rating under the Austin Energy Green Building program. Please see the attached letter for more details. Applicant seeks a recommendation that the project substantially complies with the Density Guidelines in order to grant 9.5:1 FAR for the Project.

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

The Site Plan will be filed in October and detailed engineering plans have started.

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 subject to approval. The Project is zoned DMU and 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

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 Project will be a comfortable place for all people, full of natural light, streetscapes and landscapes with trees. The Project, which contributes to the vitality and diversity of downtown and the Capitol area, adds a civic court facility and public plaza to the urban experience. The Project brings people into the area, contributing to our economic health. The plaza adds public access and contact with other people, strengthening the diversity of the City. 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.

The Project will become the new Travis County Courts facilities and Travis County officials have been very involved in the process.

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

The Downtown Density Bonus Application is attached.

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.

Not yet but both the alley vacation application and the site plan will be filed within the next two to three weeks.

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?

The property has slopes greater than 15 feet from the northeast corner to the southwest corner which creates a challenge. This presented some design challenges, however, access exists at street level and plans are to use trees and greenscaping to address the areas of transition.

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.

The Project will comply with ADA requirements. The site is well served by existing public transit, including a dedicated bicycle lane on Guadalupe. The project will enhance transit routes by implementing Great Streets and providing public space. Please reference the Transit Plans that were included in 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.

There is one heritage tree that will be relocated and preserved onsite along 17th Street.

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 will meet Great Streets requirements along Guadalupe Street, San Antonio Street, 17th Street and 18th Street to improve the pedestrian experience. The use of a public plaza extending from the street to space under the office building will create a generous public open space and serve as a gateway for the office lobby's front entrance and the court facility entry plaza.

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

The property has slopes greater than 15 feet from the northeast corner to the southwest corner which creates a challenge. This presented some design challenges, however, access exists at street level and plans are to use trees and greenscaping to address the areas of transition.

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 the 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, because the office building will be elevated above the public plaza area, the plaza will be largely shaded. Street level activity will be encouraged and reinforced by the shade as well as the application of Great Streets, which provides landscaping, sitting areas, and trees, allowing pedestrians to sit and rest.

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.

All four sides of the building will meet Great Streets standards. The public plaza will be along San Antonio Street, closest to the adjoining neighborhood.

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.

1700 Guadalupe will be built to a minimum two star rating under the Austin Energy Green Building program.

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.

The Project will meet LEED Silver standards.

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

NA

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2360

Michael J. Whellan
(512) 435-2320
mwhellan@abaustin.com

September 21, 2018

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

Re: Downtown Density Bonus Application for 1700 Guadalupe –
Travis County Courts Facility and Office (the “Application”)

Dear Mr. Guernsey:

We are submitting this letter on behalf of Travis Hotel Group LLC (“Travis”) to submit our density bonus request for property located at 1700 Guadalupe Street (the “Property”). The density bonus request is to allow a floor-to-area ratio (“FAR”) of 9.5:1.

The Property is approximately 1.76 acres and is currently developed as a surface parking lot with one commercial/residential building which will be demolished. Vehicular access to the site is located along 17th Street, 18th Street, Guadalupe Street, and San Antonio Street. The Property is zoned Downtown Mixed Use (“DMU”) and not within the Downtown Austin Plan, not under the Capitol View Corridor, and not subject to the Downtown Parks Overlay. The maximum FAR for DMU zoning is 5:1 with a maximum allowed height of 120’. On a 1.76-acre site this would yield approximately 383,328 square feet of building area.

The purpose of this Application is to request a density bonus to exceed the 5:1 FAR limitation for a 14-story office building with underground parking and a ground floor public plaza, and a 12-story Travis County courts facility building with separate secured underground parking (the “Project”). The proposed buildings will be 242’ tall. Please note there is not a residential component to this Project. The density bonus, if approved, would allow a 9.5:1 FAR, which would allow approximately 725,138 square feet of building area. This is an increase of approximately 341,810 square feet when applying an 5:1 FAR.

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

A site plan will be filed with the City in October, 2018 (prior to the October 22, 2018 Design Commission meeting) that provides streetscape improvements along San Antonio Street, 17th Street, Guadalupe Street, and 18th Street consistent with Great Streets Standards. In addition to incorporating Great Streets along the adjoining right of way, the Project will incorporate a large plaza adjacent to San Antonio Street. The shaded plaza will provide for outdoor seating and gathering areas around landscape features creating a warm and inviting atmosphere. The plaza will allow a direct connection for the public and encourage greater pedestrian activity.

In addition to the plaza, the site location provides an intermodal benefit to the public and businesses with multiple bus routes (including two high frequency bus routes – 801 and 803) and a dedicated bicycle lane along Guadalupe Street. With the existing residential buildings and more planned or under construction in the downtown area, the site offers substantial walkable employment opportunities and convenient access for the public to a modern court facility. The proximity to the Capitol is another pedestrian benefit.

In summary, the request is to increase the allowed FAR from 5:1 to 9.5:1 in order to develop a pedestrian-friendly project that enhances the City's public and civic space.

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

Respectfully,

ARMBRUST & BROWN, PLLC



Michael J. Whellan

cc: Stuart Thomajan
Rodney Moss



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: Travis County New Courts Facility

Project Address: 1700 Guadalupe, 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: ASH BATAJ
Signature: [Signature]
Title: PROJECT MANAGER
Phone Number: 512 834-9848
Date: 9/10/18

AUSTIN ENERGY GREEN BUILDING:

Name: Mark Leger
Signature: [Signature]
Title: AEGB Representative
Phone Number: (512) 482-5405
Date: 9/10/18

Travis County Courts Facility
1700 Guadalupe Blvd.

Area Wide Guidelines

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	The project consists of a 242' tall Travis County Civil and Family Courts Facility building and possible future office building.
2	AW-2. Create mixed-use development	No	The building is a county civil and family courts facility and not mixed use.
3	AW-3. Limit development which closes downtown streets	Yes	No full street closures are planned.
4	AW-4. Buffer neighborhood edges	Yes	The landscaped plaza along San Antonio provides a buffer.
5	AW-5. Incorporate civic art in both public and private development	Undetermined	Civic art is being reviewed for the public areas.
6	AW-6. Protect important public views	Yes	The property is not in the Capitol View Corridor.
7	AW-7. Avoid historical misrepresentations	Yes	This building will be modern.
8	AW-8. Respect adjacent historic buildings	No	No adjacent historic buildings, historic marker noted at building on corner of 16th St. and Guadalupe (Clay Pit). Former YWCA monument, currently on site, will be maintained on the project site.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	This building will have rooftop screening of utilities to screen from taller buildings.
10	AW-10. Avoid the development of theme environments	Yes	This is a County Civil Courts facility and will not reflect a theme.
11	AW-11. Recycle existing building stock	Yes	The existing site building, to be demolished, will recycle removed building material to the extent possible and allowable.

Public Streetscape Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	Yes	With the Great Streets application, pedestrians will be protected by wide setbacks from streets.
13	PS-2. Minimize curb cuts	Yes	There are no curb cuts planned on Guadalupe or on 17th Street. Curb cuts are limited to San Antonio and 18th Streets.

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14	PS-3. Create a potential for two-way streets	Yes	Only Guadalupe Street is one way.
15	PS-4. Reinforce pedestrian activity	Yes	The large plaza will have seating, shade, and landscaping to invite pedestrian activity.
16	PS-5. Enhance key transit stops	Yes	There is a transit stop on the west side of Guadalupe between 16th & 17th St. Guadalupe is a core transit corridor.
17	PS-6. Enhance the streetscape	Yes	The entire block will have streetscapes consistent with the Great Streets requirements.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	The utility equipment serving this building will be appropriately minimized or screened.
19	PS- 8. Install street trees	Yes	As part of the plaza and Great Streets, there are multiple trees planned.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	Flexible lighting is planned at the streetscape areas plus the landscaped plaza area.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes/No	Curbside parking is disallowed by City signs on Guadalupe, but allowed on 17th, 18th and San Antonio streets.
22	PS-11. Screen mechanical and utility equipment	Yes	All mechanical and utility equipment will be screened from view.
23	PS-12. Provide generous street-level windows	Yes	The ground floor will have large windows.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	The entire block will have streetscapes consistent with the Great Streets requirements.

Building Guidelines

B- 1. Build to the street	Yes	The main façade of the building faces Guadalupe and will be built to the street at Guadalupe, 17th and 18th streets.
B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	NA	Building is a County Family & Civil Courts Facility.
B-3. Accentuate primary entrances	Yes	The court facilities' primary entry is at the corner of Guadalupe & 17th St. as the single public entry to meet security requirements.

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B- 4. Encourage the inclusion of local character	Yes	We believe the inclusion of the landscaped plaza area with access from 17th, 18th and San Antonio encourages local character.
B- 5. Control on-site parking	Yes	Controlled garage parking will be available to the public with access from San Antonio St.
B- 6. Create quality construction	Yes	We believe the design and construction of this courts facility will hold value over time and help sustain the economic viability of this area.
B- 7. Create buildings with human scale	Yes	This building is a high rise structure and being a civic building encourages the human scale and experience.

**Plaza and Open Space
Guidelines**

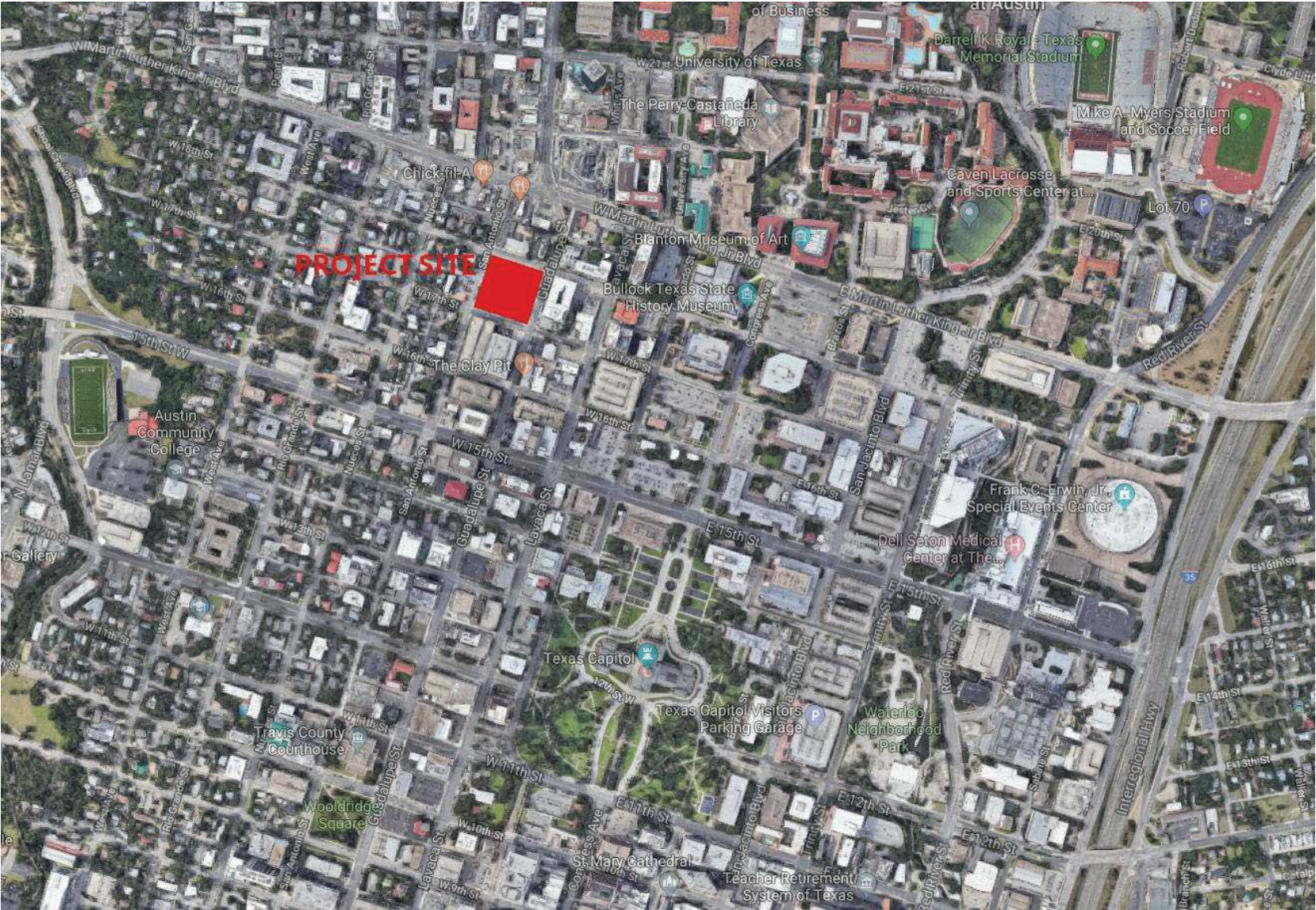
PZ-1. Treat the four squares with special consideration	Yes	The landscaped plaza area creates a civic function outside of the facility for the surrounding area.
PZ- 2. Contribute to an open space network	Yes	The plaza area creates a zone that will be used to transition from and extend the public space.
PZ- 3. Emphasize connections to parks and greenways	NA	No adjacent or nearby park spaces exist, but the great streets landscape and plaza create public green space.
PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	No	Although this is not a residential project, a large public plaza is provided along San Antonio Street.
PZ- 5. Develop green roofs	Yes	The Courts facility building does not have a green roof area; however, the landscaped plaza covers structured parking.
PZ- 6. Provide plazas in high use areas	Yes	Plaza provided to the west of the building.
PZ- 7. Determine plaza function, size, and activity	Yes	The plaza will provide a variety of seating and gathering areas, covered and open, plus an open green space.
PZ- 8. Respond to microclimate in plaza design	Yes	Outdoor use of the plaza area will include items like tables and chairs in addition to open and protected areas.
PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	Views from the plaza are along 17th street toward the main entry and plaza in addition to the plaza being open to views at the north, south and west.

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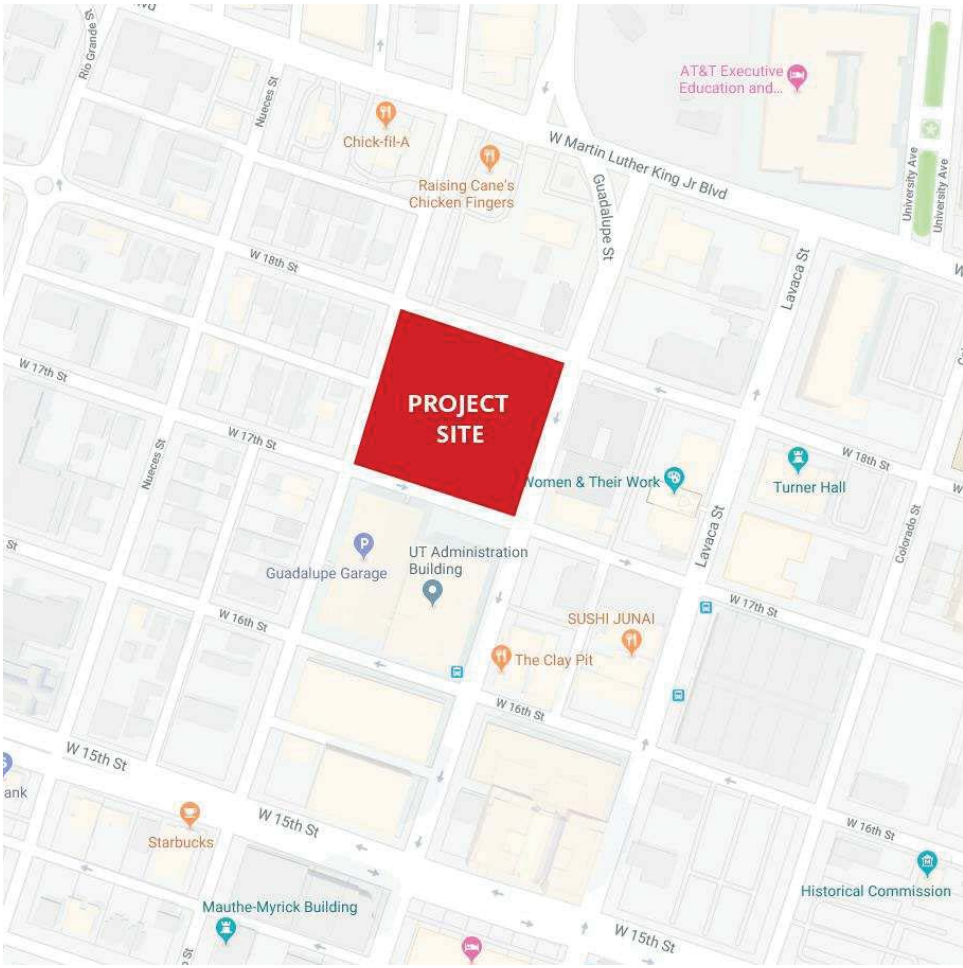
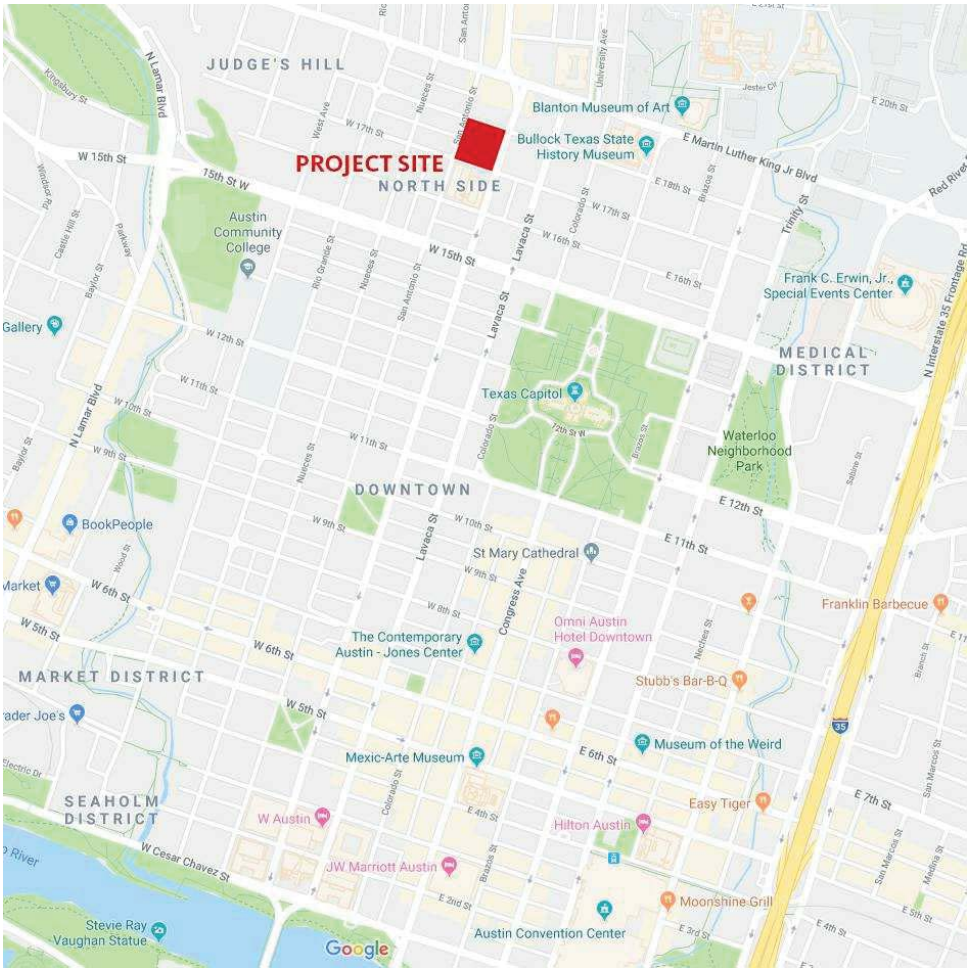
	PZ- 10. Provide an appropriate amount of plaza seating	Yes	An appropriate mix of seating will be built into the plaza area plans.
	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	We plan for the plaza area to transition from the great streets landscape, plus provide a variety of use, seating and spatial variety.
	PZ- 12. Use plants to enliven urban spaces	Yes	Trees and pleasant landscaping will be planted in the plaza.
	PZ- 13. Provide interactive civic art and fountains in plazas	Undetermined	Civic art is being reviewed for the plaza area.
	PZ- 14. Provide food service for plaza participants	Yes	Food service is planned for the main level of the courts facility and open to those using the plaza area.
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	The plans provide for safety lighting at all areas of the plaza.
	PZ- 16. Consider plaza operations and maintenance	Yes	Plaza operations and maintenance are being reviewed with the County Facilities group.

Site Location

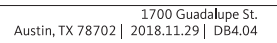
Aerial Photo



Location



Gensler

TRAVIS COUNTY CIVIL AND FAMILY COURT FACILITY

ILLUSTRATIVE
PLAN
PLAZA



ILLUSTRATIVE
PLAN
PLAZA



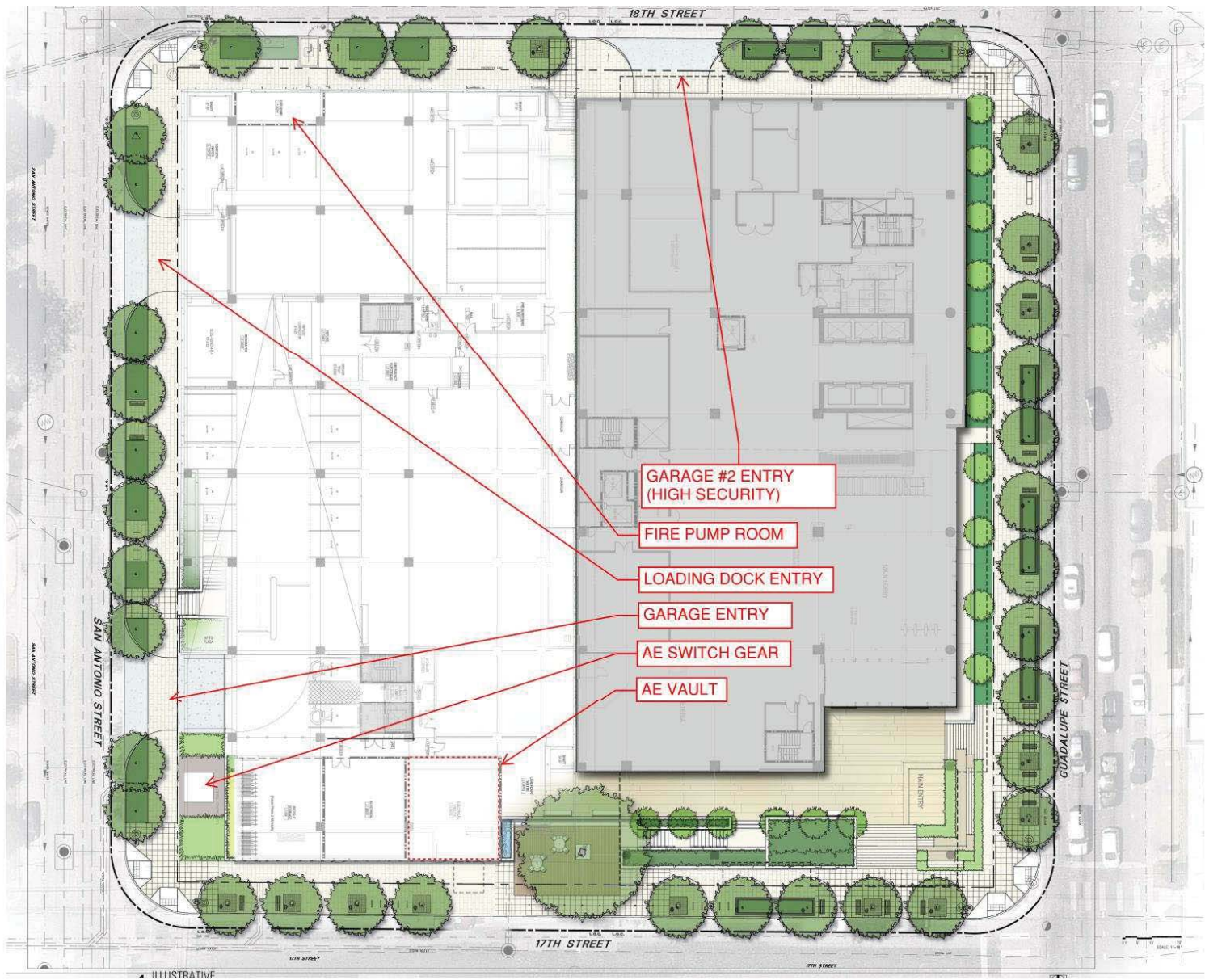
ILLUSTRATIVE
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LOWER LEVEL 01



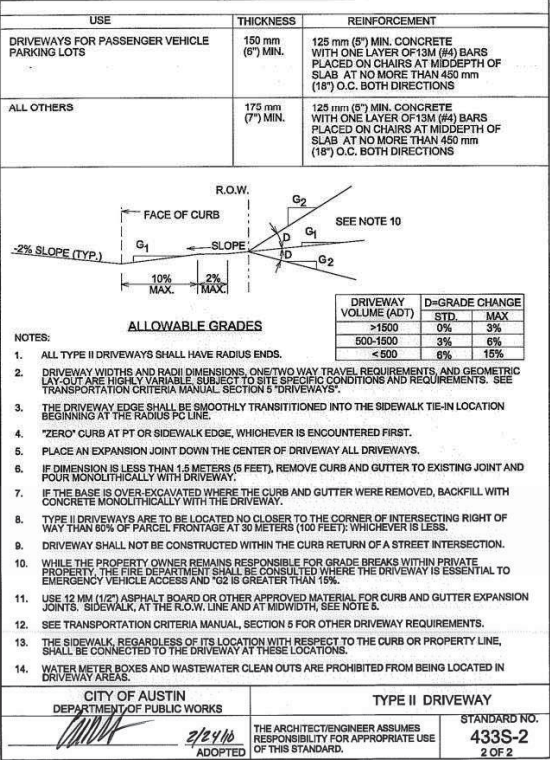
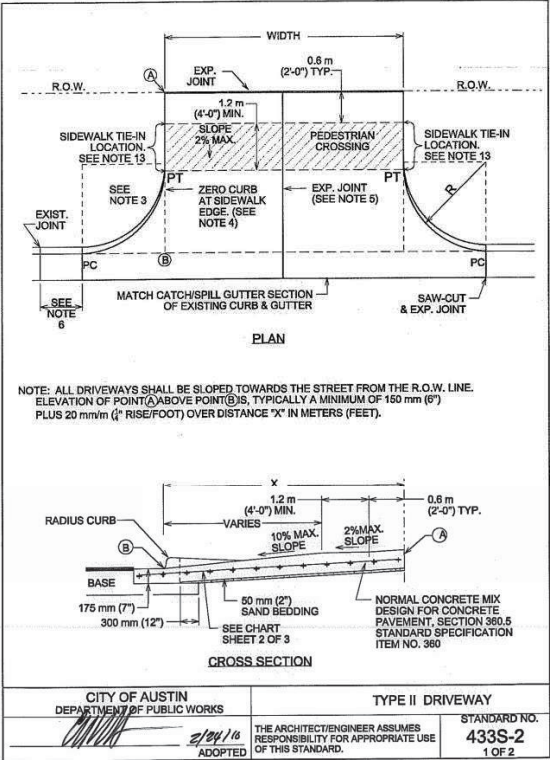
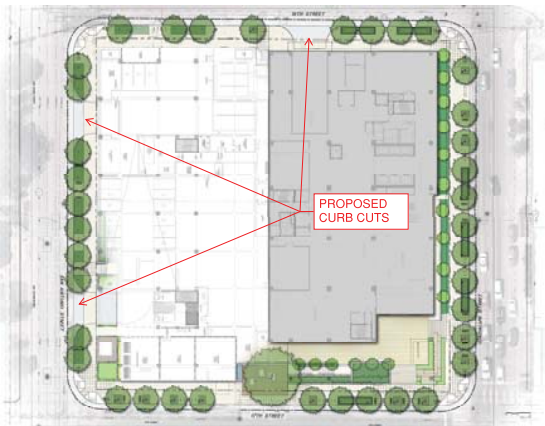
TRAVIS COUNTY CIVIL AND FAMILY COURT FACILITY

1700 Guadalupe St.
Austin, TX 78702 | 2018.11.29 | DB1.01

SITE
CONSTRAINTS



CURB CUT
DETAILS



SAN
ANTONIO



TRAVIS COUNTY CIVIL AND FAMILY COURT FACILITY

17TH & SAN
ANTONIO



TRAVIS COUNTY CIVIL AND FAMILY COURT FACILITY

1700 Guadalupe St.
Austin, TX 78702 | 2018.11.29 | DB1.06

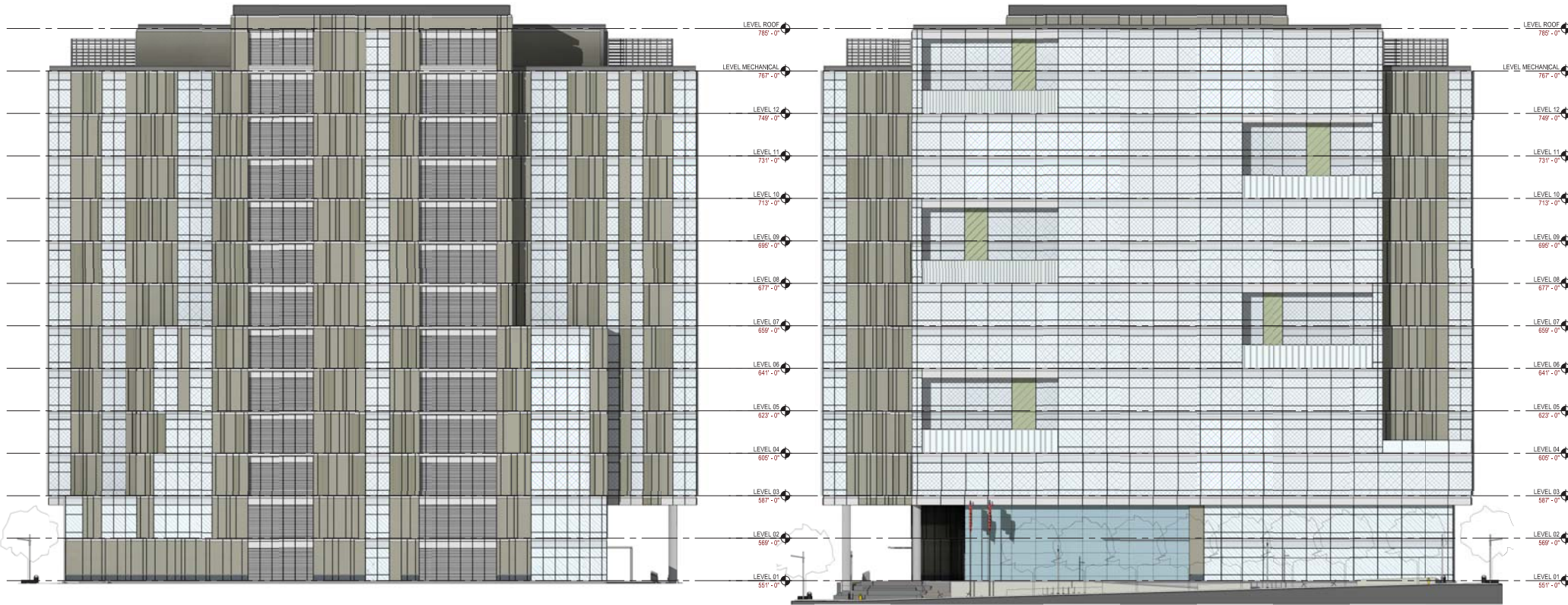
18TH & SAN
ANTONIO



TRAVIS COUNTY CIVIL AND FAMILY COURT FACILITY

1700 Guadalupe St.
Austin, TX 78702 | 2018.11.29 | DB1.07

COURTS
BUILDING
FRONT & BACK ELEVATIONS



2 REAR VIEW - COURTS BUILDING
SCALE: 1" = 20'-0"

1 FRONT ELEVATION - COURTS BUILDING
SCALE: 1" = 20'-0"

FUTURE
OFFICE
FRONT & BACK ELEVATIONS



NORTH
ELEVATION



1 NORTH ELEVATION COURTS & FUTURE BUILDING
SCALE: 1"=20'-0"

SOUTH
ELEVATION

Image Description



1 SOUTH ELEVATION - COURTS & FUTURE BUILDING
SCALE: 1" = 20'-0"



Gensler



