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January 29, 2019

VIA ELECTRONIC MAIL

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

Re: Variance Request for Block 185 (SP-2018-0452C) (the "Project")

Dear Greg:

This firm represents and this letter is submitted on behalf of Green Water Block 185, LLC to request a variance from Section 25-2-721(E)(1) of the City Code (the "Application"). More specifically this Application is to allow exterior glass with a reflectance rating of 36% as a building material in the Waterfront Overlay.

The Project is located at 601 W. 2nd Street and is currently in review under Case No. SP-2018-0452C. The Project will be developed as a high-rise mixed-use building with retail and office uses and underground parking.

The City Code defines mirrored glass as "any glass with a reflectivity index greater than 20%." This definition has not been updated since 1986 and does not account for the advancements that have been made over the last 33 years in regards to energy efficiency. Further, the degree of reflectivity cannot be measured solely by its external reflectance value. The definition of mirrored glass does not take into consideration other characteristics that impact the reflectivity of a glass product such as light transmittance and solar efficiency. The use of glass with a higher reflectivity rating than 20% helps limit the amount of solar heat that enters the building, thereby reducing the overall costs to keep the building cool.

The glass for the proposed Project is a variation of the AGC Interpane Ipasol glass. The glass is known for its high transparency and excellent solar control. Multiple buildings in the Hudson Yards development in New York City use this glass including the buildings located at 10 Hudson Yards, 30 Hudson Yards, and 35 Hudson Yards.

According to Section 25-2-713(B), the Small Area Planning Joint Committee may recommend approval of the variance after determining that:

1. The proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study; and
2. The variance is the minimum required by the peculiarities of the tract.

This Project complies with the goals and policies outlined in the Town Lake Corridor Study. Specifically, the requested variance is consistent with Policy 8.05:

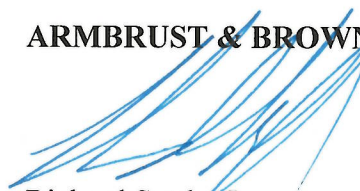
- **Policy 8.05** – Demonstrate in all public actions the principles of water and energy conservation.

The glass used for the Project reduces energy consumption by reflecting more heat to the outside of the building and is therefore more energy efficient than what is currently allowed in the Waterfront Overlay. Part of the commitment to Gold LEED certification as well as a 2-star Austin Energy Green Building rating includes using energy efficient glass to conserve energy.

In summary, we are requesting a variance from Section 25-2-721(E)(1) to allow the Project to use glass with an exterior reflectance of 36% within the Waterfront Overlay. If you have any questions or need additional information, please feel free to contact me at 512-435-2310 or 512-422-8040.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard Suttle, Jr.

cc: Amanda Surman
Nikki Hoelter
Mark Walters