



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

Hanover Republic Square

2. Case Number

3. Property Owner

Name:

Simms & Stein Family Trust/ Three D Properties Limited

Address:

3682 Birdsong Ave., Thousand Oaks, CA 91360/ 4014 Medic

Phone:

E-mail:

4. Applicant/Authorized Agent

Name:

Michele Rogerson Lynch

Address:

221 W. 6th Street, Suite 1300, Austin, Texas 78701

Phone:

512-404-2251

E-mail:

mlynch@mwswtexas.com

5. Anticipated Project Address:

305 W 5th Street, 301 W 5th Street (Restaurant componen

6. Site Information

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

17,785 SF

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

CBD

- c. Existing entitlements:

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

8:1

- II. Current height limitation (in feet) :

n/a

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

7. Existing Deed Restrictions

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

n/a

8. Building Information

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

444,625 SF

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

Retail: 3,753 sq. ft.; Multifamily Residential: 432,765 sq. ft.

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

310

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

- e. Number of floors:

44

- f. Height:

511.17'

- g. FAR requested:

25:1

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 is substantially complying with the gatekeeper requirements as follows:

1. The urban design guidelines are being complied with as shown on the UDG spreadsheet attached to this application;
2. The developer will execute a restrictive covenant committing to provide streetscape improvements along public street frontages, consistent with the Great Street Standards as shown on the attached exhibits;
3. The developer will enter into a LOI with Austin Energy and execute a restrictive covenant to achieve a minimum two star rating under the Austin Energy Green Building program.

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 requested bonus square footage is: 302,345

Applicant proposes to pay the development bonus for 100% of that square footage:

$302,345 * \$10/\text{sq. ft.} = \$3,023,450$

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:

Site Area: 17,785 sq. ft.

Current FAR: 142,280 sq. ft.

Additional FAR request: 17:1 = 302,345 sq.ft

Total requested FAR: 25:1 = 444,625 sq. ft.

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 UDG Spreadsheet

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

Michele Rogerson Lynch

Date Submitted

12/14/2018



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

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?nodeId=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.

Downtown Density Bonus Project Review Application – Hanover Republic Square

QUESTION 6

The project is a multifamily residential building at the intersection of West 5th St and Lavaca St, one block away from Republic Square Park. The building consists of leasable residential apartment units and ground-level restaurant space. The entrance lobby for the residential tower is located along W 5th St, and the entrance to the retail space is at the corner of W 5th and Lavaca. Both sides of West 5th St and the project frontage along Lavaca St. (including the alley intersection) will be updated in accordance to the Great Streets Standards with wider sidewalks, site trees, benches, and other streetscape to help activate the pedestrian street experience, as well as create a greenway connection to Republic Square.

The ground level retail space will encourage more pedestrian traffic at the street level, especially with planned outdoor seating at the corner of West 5th and Lavaca Streets. Above the ground level are 9 levels of parking for residents and building employees. The ramp of the garage is located mid-block and inset from the street behind a paved drop-off drive that serves the residential lobby.

Above the parking garage is a residential level with a landscaped outdoor amenity terrace, followed by 31 more levels of residential units. At the top of the building are two residential amenity levels with an outdoor pool and a landscaped terrace that allows for prime views of the Colorado River and the city. The project is planning on achieving AEGB 2-star rating at a minimum.

The project is currently in formal site plan review. Estimated construction is the 4th quarter of 2019.

QUESTION 9.

Yes. The project has submitted for formal site plan review and has received comments that are currently being addressed. There do not appear to be any comments that are problematic to the proposed design of the project. Prior to submittal of the site plan, the project team met with various City departments regarding design related items such as utilities, Great Streets and transportation improvements. The result of these discussions included that a right-in right-out driveway request would be granted along the project frontage on the south side of W 5th Street and Lavaca, in addition to constructing Great Streets across 5th Street to the north in front of the 300 West 6th office building.

QUESTION 15.

1. Humane Character - The ground level utilizes clear glass along the public frontages to engage the pedestrian, especially at the restaurant program with active outdoor patio. Great Streets improvements to the sidewalk creates a greenway and pedestrian mall. A canopy along the sidewalk at W 5th St gives pedestrians additional protection from the elements.

2. Density - project designed to 25:1 FAR.

3. Sustainability - AEGB-2 star rating.

4. Diversity - primarily multifamily residential with ground-level restaurant component that is open to the public.

5. Economic Vitality - the building will create a more dense urban population in the downtown area by adding additional residents. The restaurant component will be transparent to the street at grade with prime street frontages and open-air outdoor patio. Along with residents, the building will be staffed with employees for the multifamily operations who will buy goods and services from businesses within the immediate surrounding area. Building will rely on service infrastructure to operate.

6. Civic Art - The residential lobby will be visible from the street and is an opportunity for art pieces commissioned to local artists.

7. Sense of Time - The project will become a timeless building that will help define and strengthen the character of the Republic Square Park neighborhood.

8. Unique Character - Building will follow guidelines such as Great Streets and Design Standards for Mixed Use to help strengthen Austin's unique identity. Inclusion of artwork from local artists or utilizing local design elements into the interior design of the public-facing spaces will also help promote a connection to Austin's identity.

9. Authenticity - The building is an architectural response to the unique design challenges of the immediate site context. The massing and programming of the building allows residents unobstructed views of Republic Square Park as well as the River to the south and blend into the urban fabric of Downtown Austin.

10. Safety - The transparent design of the residential lobby and restaurant space at the ground level along with a well-lit streetscape help to create a strong visual connection between the building and the street at all times of the day. The additional visibility fosters a sense of security, which also promotes a more active pedestrian presence. The building will also utilize controlled entrances, around-the-clock manned security, and other features to create a safe place to be at all times.

11. Connection to the Outdoors - Grade level will comply with Great Streets standards and add greenery to the street frontage. Large expanses of vision glass will also enhance the connection between the street and the building. The outdoor amenity decks mid-building and at the top of the building will be landscaped to create a direct outdoor connection to the City of Austin.



2016 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME	HANOVER REPUBLIC SQUARE
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AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL POINTS MARKED YES	37
RATING ANTICIPATED	2 Stars
TOTAL POINTS MARKED YES AND MAYBE	37
RATING ANTICIPATED	2 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES				
2. Current Codes & Regulations	Req'd	YES				
3. Building Systems Commissioning	Req'd	YES				
4. Building Energy Performance	Req'd	YES				
5. Outdoor Water Use Reduction	Req'd	YES				
6. Indoor Water Use Reduction	Req'd	YES				
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES				
8. Storage & Collection of Recyclables	Req'd	YES				
9. Construction Waste Management	Req'd	YES				
10. Tenant Requirements	Req'd	YES				
INTEGRATED DESIGN						
1. Integrated Project Design	2	2				
INTEGRATED DESIGN SUBTOTALS		2	0	0		
SITE						
1. Environmental Sensitivity	2	2				
2. Desired Development	2	2				
3. Density	2	2				
4. Diverse & Walkable Communities	1	1				
5. Brownfield Redevelopment	1	1				
6. Site Specific Design	1	1				
7. Public Transportation	1-3	1				
8. Bicycle Use	1					
9. Parking Capacity	1	1				
10. Electric Vehicle Charging Station	1	1				
11. Protect & Restore Habitat	1					
12. Beneficial Open Space	1	1				
13. Access to Local & Regional Produce	1					
14. Heat Island Reduction	1					
15. Light Pollution Reduction	1					
16. Integrated Pest Management	1					
SITE SUBTOTALS		13	0	0		
ENERGY						
1. Building Energy Performance	1-16	5				
2. Renewables	1-4					
3. Additional Commissioning	1-3					
4. Advanced Energy Metering	1					
5. Demand Response	2					
6. Green Energy	2					
7. District Cooling	1					
ENERGY SUBTOTALS		5	0	0		
WATER						
1. Outdoor Water Use Reduction	1-3					
2. Building Water Use Reduction	1-6	1				
3. Process Water Use Reduction	1-2					

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
4. Stormwater Management	1-2					
WATER SUBTOTALS		1	0	0		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
1. Indoor Chemical & Pollutant Source Control	1					
2. Green Housekeeping	1	1				
3. Daylighting - Design	1	1				
4. Daylighting - Controls	1					
5. Views to the Outside	1	1				
6. Individual Controllability	1	1				
7. Low-Emitting Materials	1-5					
Interior Sealants & Adhesives		1				
Flooring Systems		1				
Composite Wood & Agrifiber Products						
Insulation						
Ceiling & Wall Systems						
Furniture						
Exterior Applied Products						
8. Moisture Protection	1	1				
9. Acoustic Quality	1					
10. Outdoor Pollutant Control	1	1				
11. Construction Indoor Air Quality	1	1				
IEQ SUBTOTALS		9	0	0		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1	1				
2. Building Materials Use Reduction	1-3					
3. Sustainably Sourced Material	1-6	1				
4. Certified Wood	1					
5. PVC & Phthalate Free Material	1	1				
MATERIALS & RESOURCES SUBTOTALS		3	0	0		
EDUCATION & EQUITY						
1. Educational Outreach	2	2				
2. Construction Worker Equity	1	1				
EDUCATION & EQUITY SUBTOTALS		3	0	0		
INNOVATION						
1. Innovation #1	1	1			Delivery Supportive Amenities	
2. Innovation #2	1					
3. Innovation #3	1					
4. Innovation #4	1					
5. Innovation #5	1					
INNOVATION SUBTOTALS		1	0	0		
GRAND TOTAL POINTS		100	37	0		

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

Area Wide Guidelines			
	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	YES	Project as designed achieves an FAR of 25:1 with additional requested FAR from adopting the Downtown Density Bonus Program.
2	AW-2. Create mixed-use development	YES	There will be a street-level restaurant with outdoor seating, and a residential lobby with a residential lounge to create a diverse street-level experience.
3	AW-3. Limit development which closes downtown streets	YES	No existing streets will be closed by the completed project.
4	AW-4. Buffer neighborhood edges	N/A	The project location is in the middle of the urban core and will not impact any residential neighborhood edges or residential street frontage.
5	AW-5. Incorporate civic art in both public and private development	YES	Potential incorporation of local art at the ground floor lobby and amenity spaces in the building, as well as at the street level at the restaurant's outdoor seating area.
6	AW-6. Protect important public views	YES	The project lies within the current footprint of existing low buildings that are surrounded by taller buildings; no sightlines from public views will be altered by the new project.
7	AW-7. Avoid historical misrepresentations	YES	The building style is to be modern with no attempts to mimic past historical architectural styles.
8	AW-8. Respect adjacent historic buildings	N/A	There are no historic buildings immediately adjacent to the project.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	YES	The amenity roof levels will be site-scaped occupied space and/or have a green roof. Mechanical equipment at the top of the building will be screened from view from adjacent buildings.
10	AW-10. Avoid the development of theme environments	YES	There is no theme associated with this building.
11	AW-11. Recycle existing building stock	N/A	The existing buildings at the site have no unique architectural qualities and cannot be reused in a meaningful way.

Public Streetscape Guidelines

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	YES	A canopy is planned along West 5th St over the residential entrance and driveway. The restaurant entrance is recessed and the outdoor seating area is covered to provide additional protection from the elements.
13	PS-2. Minimize curb cuts	YES	Only one curb cut will be created mid-block along West 5th St. that will serve the recessed parking garage entry/exit.
14	PS-3. Create a potential for two-way streets	Yes	Currently both West 5th St and Lavaca St are one-way streets. The parking garage ramp is perpendicular to West 5th St which will allow flexibility if the street does become a two-way street.
15	PS-4. Reinforce pedestrian activity	YES	The entire north and south block frontages along West 5th St and the project frontage on Lavaca St will be improved per the Great Streets program, and the addition of landscape, bike parking, and site seating will encourage more pedestrian activity. A restaurant incorporated into the building with outdoor seating at the corner of W 5th and Lavaca will also draw pedestrian activity.
16	PS-5. Enhance key transit stops	YES	The project lies between streets that serve different bus transit stops, but does not have an existing transit stop on-site. However, Great Streets improvements will be provided along the entire north and south block face of West 5th St, enhancing access to the major transit stop at Republic Square.
17	PS-6. Enhance the streetscape	YES	The project sidewalk frontages along the entire north and south block face of West 5th St, significantly beyond the property boundaries, and Lavaca St will be widened and improved per the Great Streets program with the addition of landscape, bike parking, recycling/refuse bins, and site seating.

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

18	PS-7. Avoid conflicts between pedestrians and utility equipment	YES	Utility equipment access will be from or adjacent to the alley running along the south side of the project. Any utility equipment that may be mounted on the building off a public street will be recessed and out of public right-of-ways and pedestrian paths.
19	PS- 8. Install street trees	YES	Site trees will be added along the entire north and south block frontages along West 5th St and the project frontage of Lavaca St per Great Streets Program standards.
20	PS- 9. Provide pedestrian-scaled lighting	YES	Appropriately scaled sidewalk lighting that matches streetscape characteristics will be installed.
21	PS- 10. Provide protection from cars/promote curbside parking	YES	Sidewalks along West 5th St between Lavaca and Guadalupe Sts and the west side of Lavaca St from West 5th to the south side of alley will comply with Great Streets standards; a landscaped zone will separate the street curb from pedestrian traffic areas. Parallel curbside parking spots will be integrated within the landscape zones along W 5th St and Lavaca St.
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 project will have large spans of vision glass along the public frontages of the building that allows a visual connection into the residential lobby as well as the retail space along Lavaca St, promoting a visually active street level. As there is a high ground level to second level floor-to-floor height, the windows along the ground floor should provide sufficient visual openings. There will also be 24 hour security at the residential lobby for additional pedestrian security.
24	PS-13. Install pedestrian-friendly materials at street level	YES	Pedestrian-friendly materials such as sidewalk pavers, site seating, decorative tress street planters, and attractive sidewalk lighting will be included in this project.

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

Building Guidelines

	B- 1. Build to the street	YES	The building is designed to have an 8" offset from the street property line, creating a defined street wall. The recessed outdoor seating area of the restaurant component of the ground floor at the corner of West 5th St and Lavaca St allows for an active streetscape that can also protect pedestrians from inclement weather.
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	YES	The entrance to the residential component of the project along West 5th St has large windows and residential lounge programming that visually engages with pedestrian streetscape. The restaurant component also has its entrance along West 5th St as well as outdoor seating open to the sidewalk at the corner of West 5th and Lavaca Sts.
	B-3. Accentuate primary entrances	YES	The residential entrance will be enhanced and differentiated for easy way-finding. The restaurant component is also enhanced and defined by the outdoor seating area in front of the restaurant entrance.
	B- 4. Encourage the inclusion of local character	YES	The interior design of the ground floor public spaces could highlight artwork by local artists, or incorporate unique local design elements as a nod to Austin's history.
	B- 5. Control on-site parking	YES	An interior parking garage is located above the ground floor and is intended mainly for building residents. A large bike storage room is located at the ground floor to encourage commuting by bike. There will be no street level vehicular parking other than two parking spaces recessed under the building adjacent to the residential lobby.

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

	B- 6. Create quality construction	YES	The project will be constructed to current building construction codes, laws, and standards and qualify for Austin Energy Green Building program 2-star rating at a minimum for superior energy efficiency. High quality construction materials will be used, with a preference for locally sourced products. Experienced contractors will construct with a goal for long building life-span.
	B- 7. Create buildings with human scale	YES	The project is designed to the human scale, with various floor-to-floor heights corresponding to the different program elements within the buildings. The overall massing of the building is divided into different volumes to break up the scale of the building. High quality materials and detailing at the street level also create a material connection with the tenants and pedestrians interacting with the building.

**Plaza and Open Space
Guidelines**

	PZ-1. Treat the four squares with special consideration	YES	While the project is not directly adjacent to Republic Square, improving both sides of West 5th St between Lavaca and Guadalupe Sts will create a visually appealing pedestrian mall that connects to the north side of Republic Square.
	PZ- 2. Contribute to an open space network	YES	The enhanced sidewalk and pedestrian mall along West 5th St creates a pedestrian connection to Republic Square.
	PZ- 3. Emphasize connections to parks and greenways	YES	The enhanced sidewalk and pedestrian mall along West 5th St creates a landscaped connection to Republic Square.

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	YES	The project will have a landscaped amenity terrace on the 11th floor along the Lavaca Street frontage, as well as a large amenity deck and outdoor pool at the top of the building with direct views of Republic Square and Hill Country.
	PZ- 5. Develop green roofs	No	While a true green roof is not provided, the outdoor amenity decks will be landscaped with plantings, green roof systems, and with light-colored roof pavers that will help reduce urban heat island effect.
	PZ- 6. Provide plazas in high use areas	N/A	No plazas included in project
	PZ- 7. Determine plaza function, size, and activity	N/A	No plazas included in project
	PZ- 8. Respond to microclimate in plaza design	N/A	No plazas included in project
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	No plazas included in project
	PZ- 10. Provide an appropriate amount of plaza seating	N/A	No plazas included in project
	PZ- 11. Provide visual and spatial complexity in public spaces	N/A	No plazas included in project
	PZ- 12. Use plants to enliven urban spaces	YES	New street trees and plantings will be included along W 5th St and Lavaca St as part of the Great Streets Program.
	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	No plazas included in project
	PZ- 14. Provide food service for plaza participants	N/A	No plazas included in project
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	No plazas included in project
	PZ- 16. Consider plaza operations and maintenance	N/A	No plazas included in project

Conclusions

[Hanover Republic Square] DDBP Request
Review of Substantial Compliance with UD Guidelines

	Total number of Urban Design Guidelines	33	
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SOLOMON CORDWELL BUENZ

Hanover Republic Square

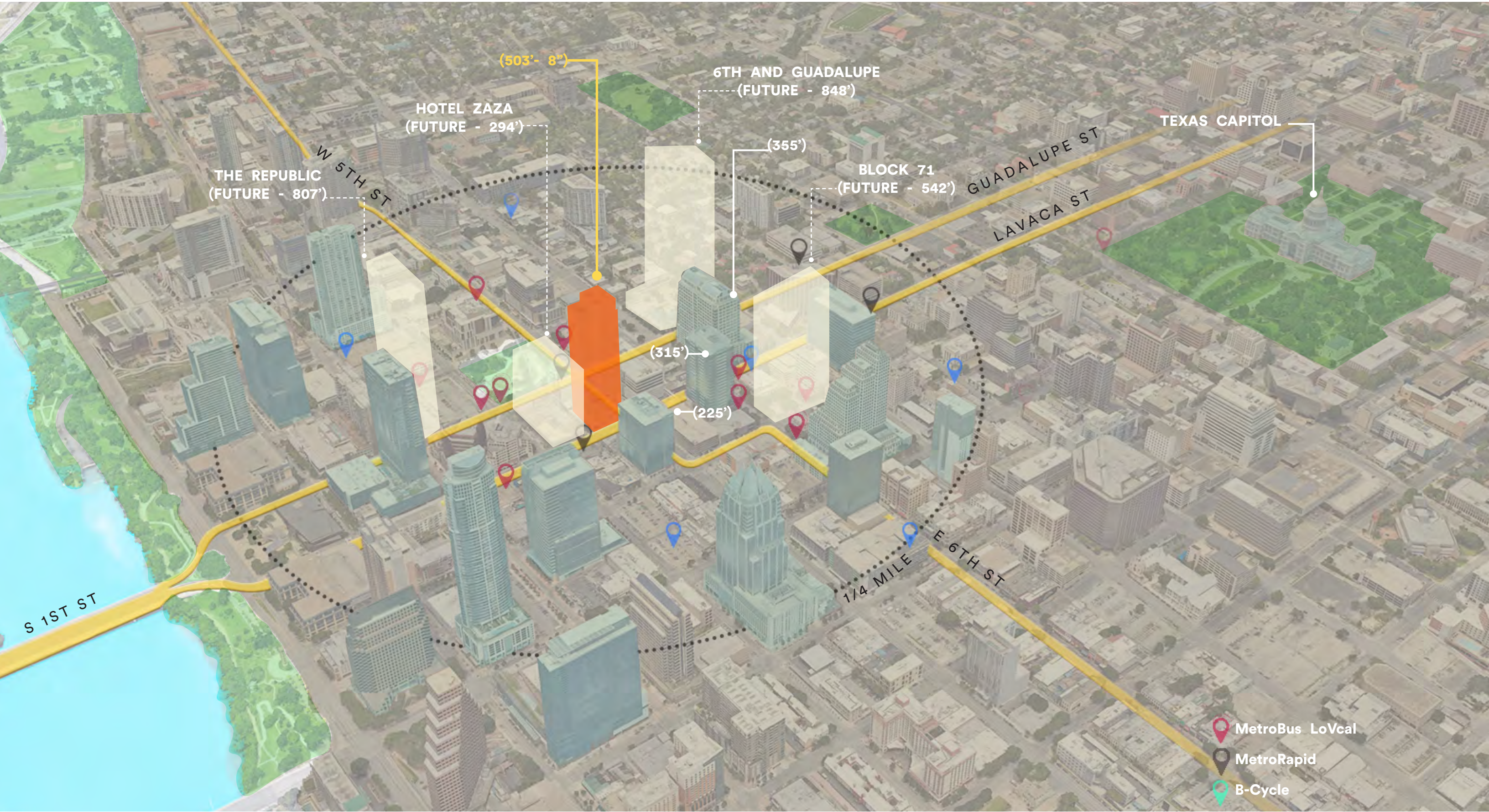
AUSTIN, TX



THE HANOVER COMPANY

SCB

PLAN DIAGRAMS | VICINITY PLAN



PROJECT OVERVIEW | PROGRAM SUMMARY

SITE AREA

LOT AREA	17,785	SF
EXISTING ZONING	CBD	
CURRENT FAR LIMITATION	8:1	
BY-RIGHT AREA	142,280	SF

DENSITY BONUS

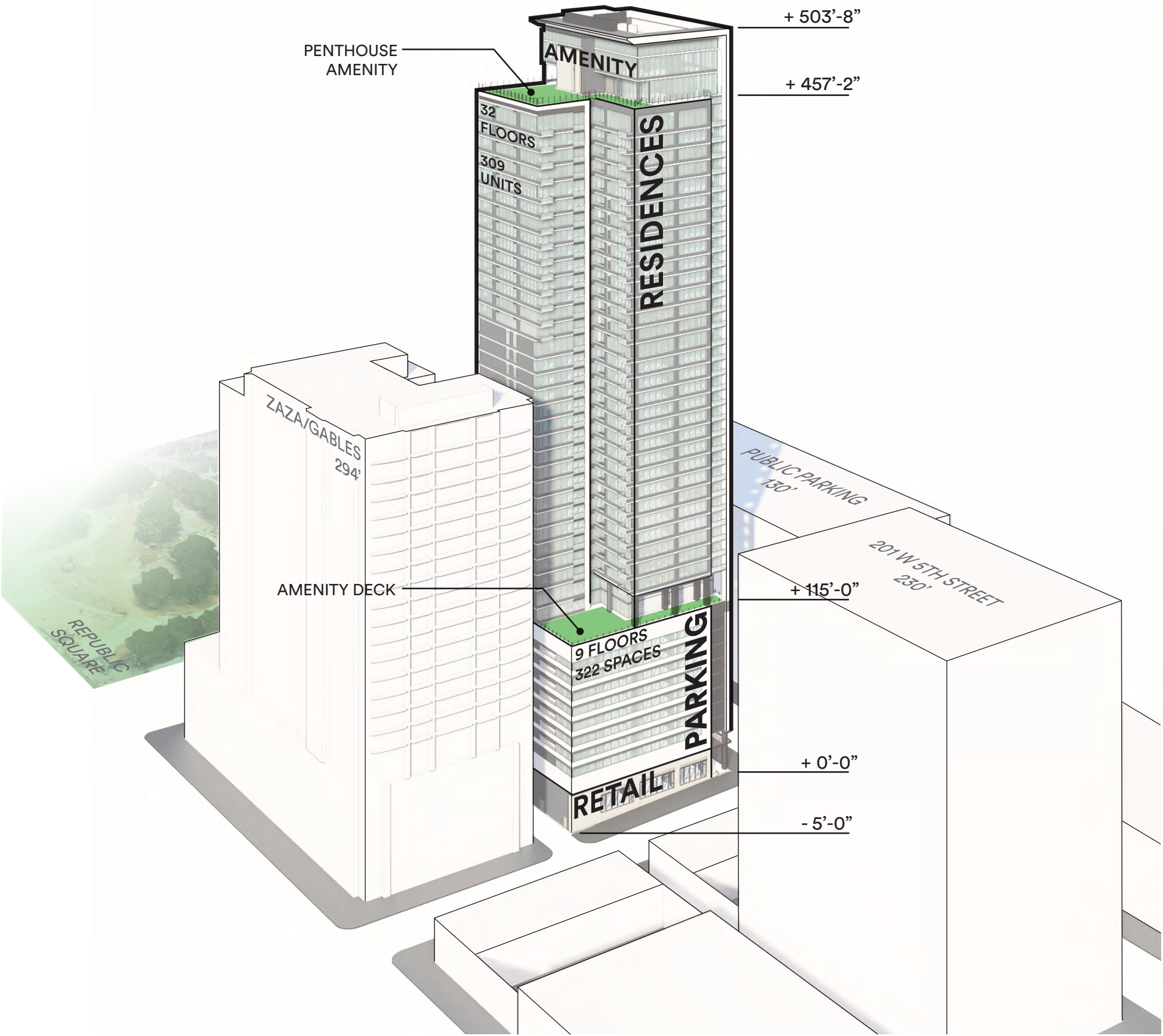
REQUESTED BONUS AREA	302,345	SF
FAR REQUESTED	25:1	
TOTAL FAR REQUESTED	444,625	GSF

PROGRAM SUMMARY

RESIDENTIAL UNITS	310	UNITS	
RESIDENTIAL	364,532	GRSF	
	432,765	GSF	
LOBBY/GROUND	3,327	GSF	
TOTAL AMENITY	10,316	GSF	
	10,743	GSF	INDOOR
RETAIL / RESTAURANT	3,753	GSF	OUTDOOR
MECH / BOH	8,090	GSF	
PARKING	322 SPACES		
	152,625	GSF	
LOADING:	1,665	GSF	

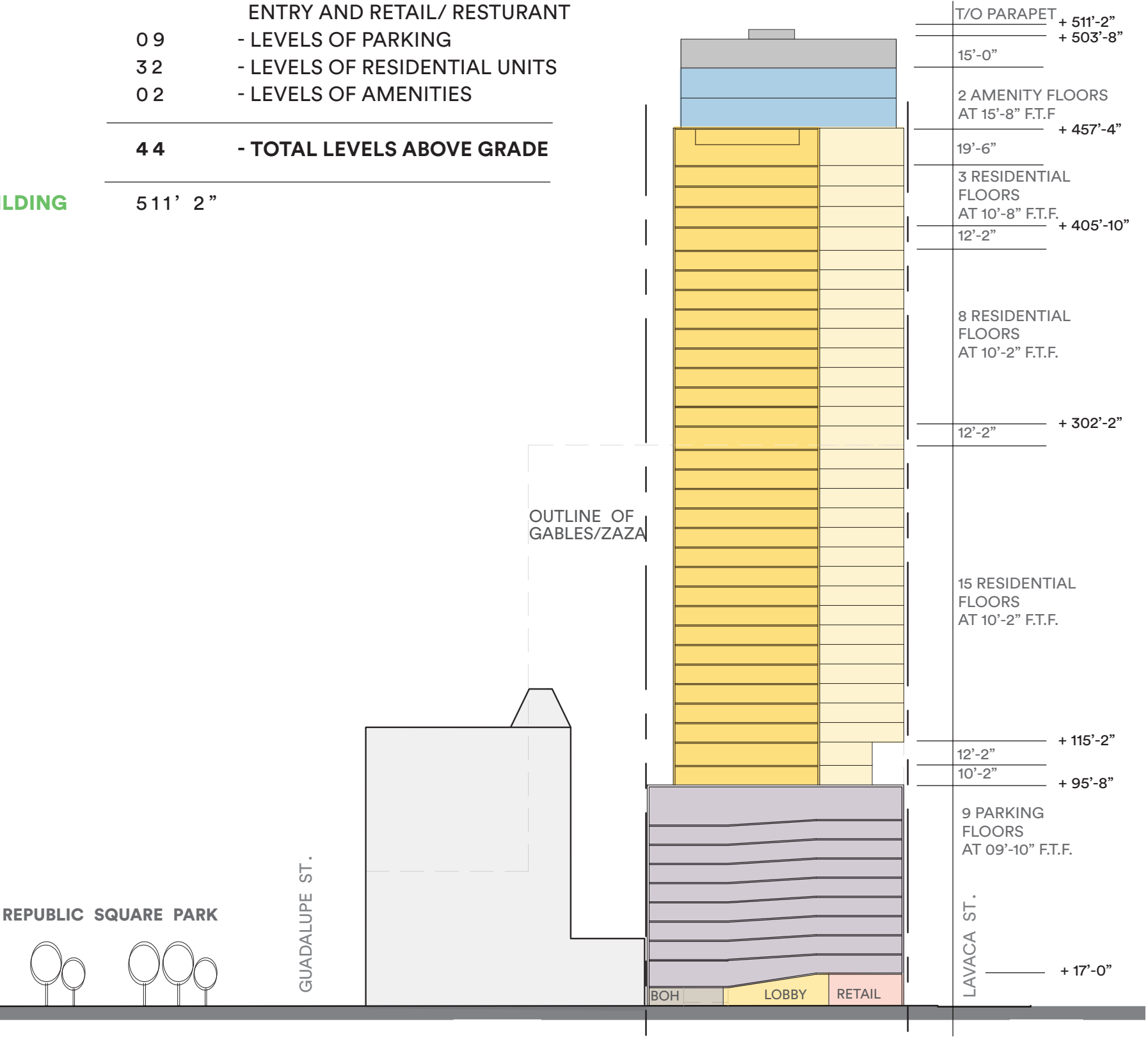
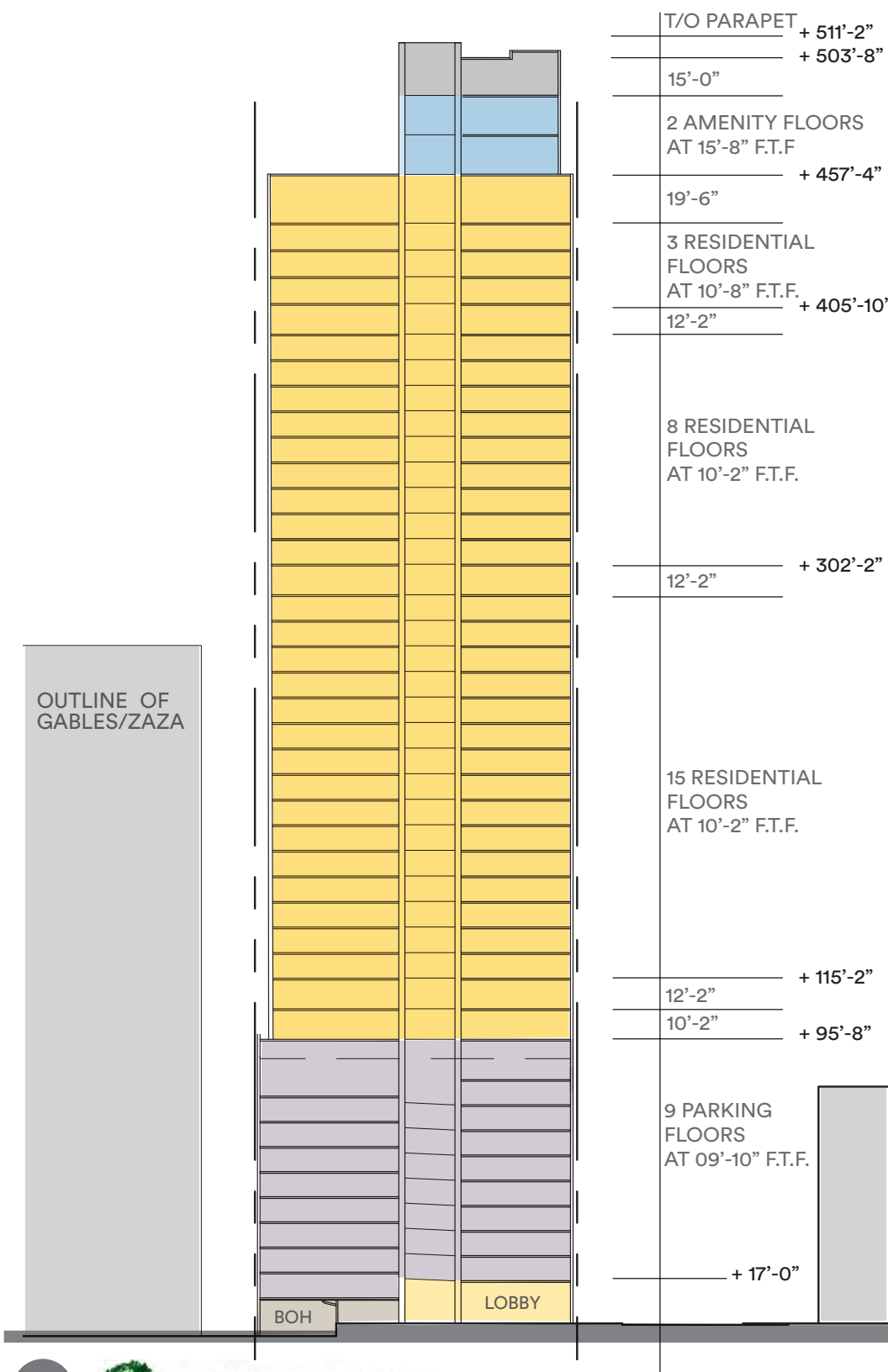
TOTAL

TOTAL BUILDING AREA	605,869	GSF
TOTAL FAR ATTRIBUTABLE AREA	444,625	GSF



SECTION DIAGRAMS| EAST- WEST & NORTH-SOUTH

NUMBER OF RESIDENTIAL UNITS:	310	UNITS
NUMBER OF LEVELS:	01	- STREET LEVEL RESIDENTIAL ENTRY AND RETAIL/ RESTURANT
	09	- LEVELS OF PARKING
	32	- LEVELS OF RESIDENTIAL UNITS
	02	- LEVELS OF AMENITIES
	44	- TOTAL LEVELS ABOVE GRADE
OVERALL BUILDING HEIGHT:	511' 2"	



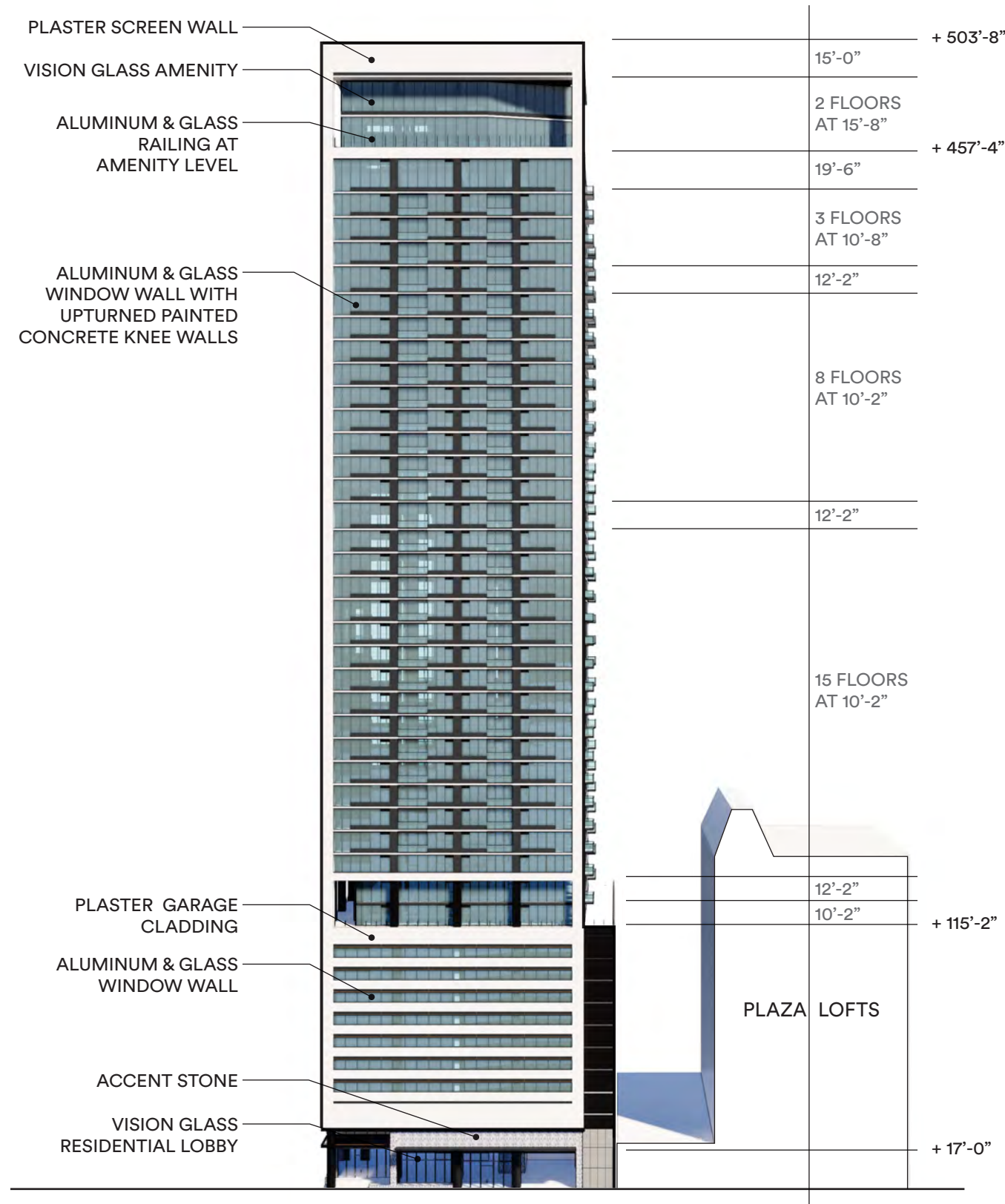




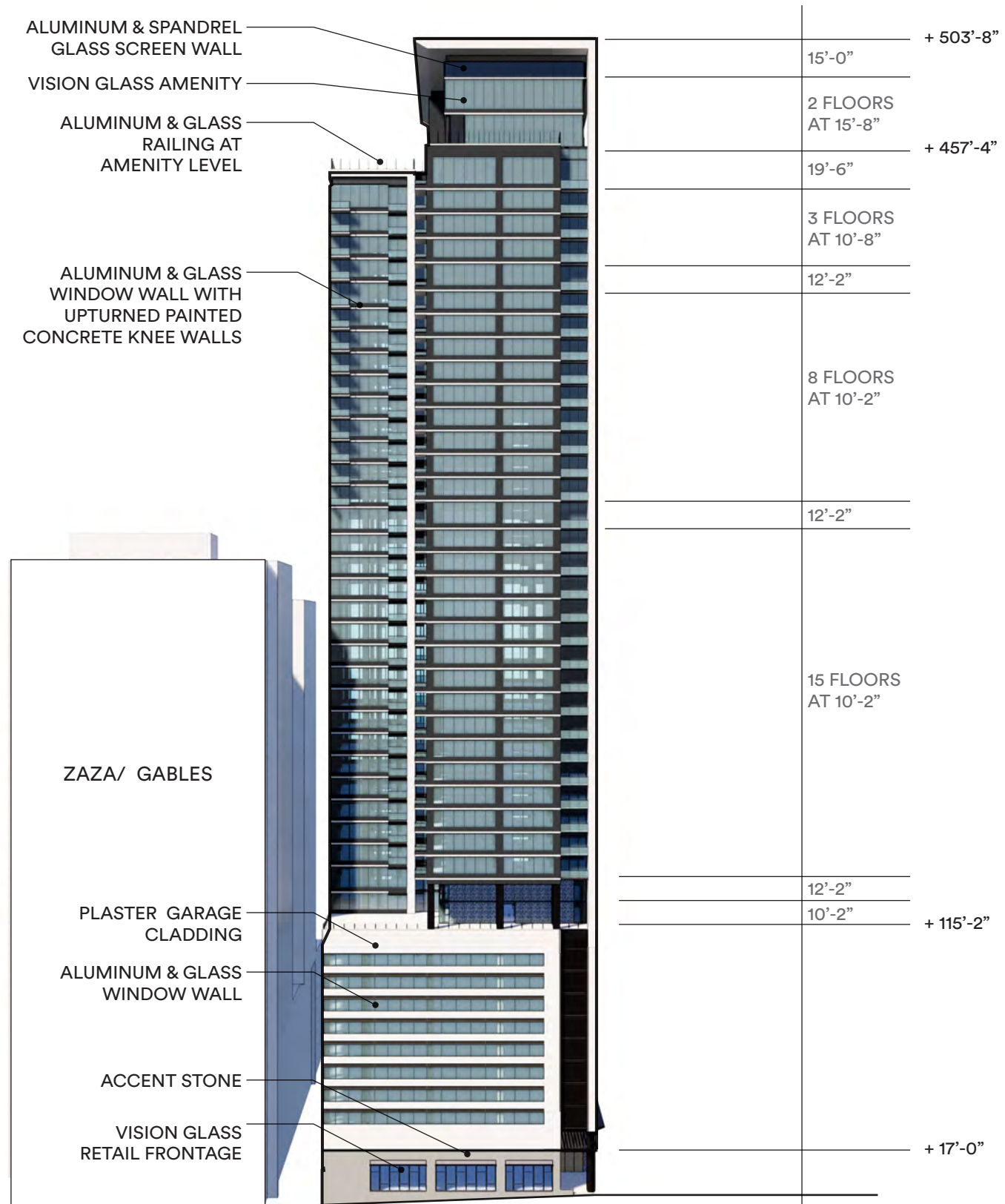




ELEVATION| NORTH AND EAST

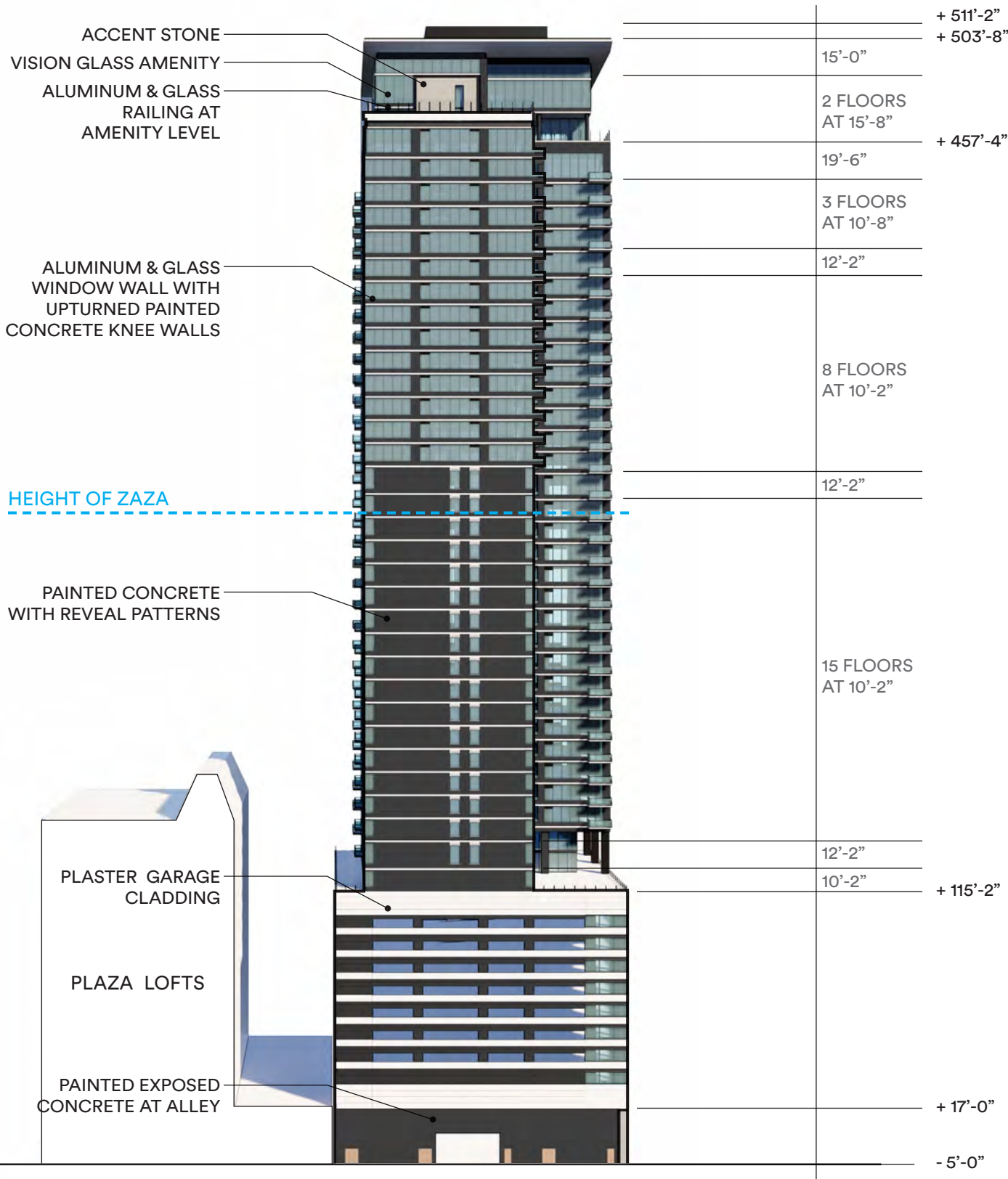


NORTH

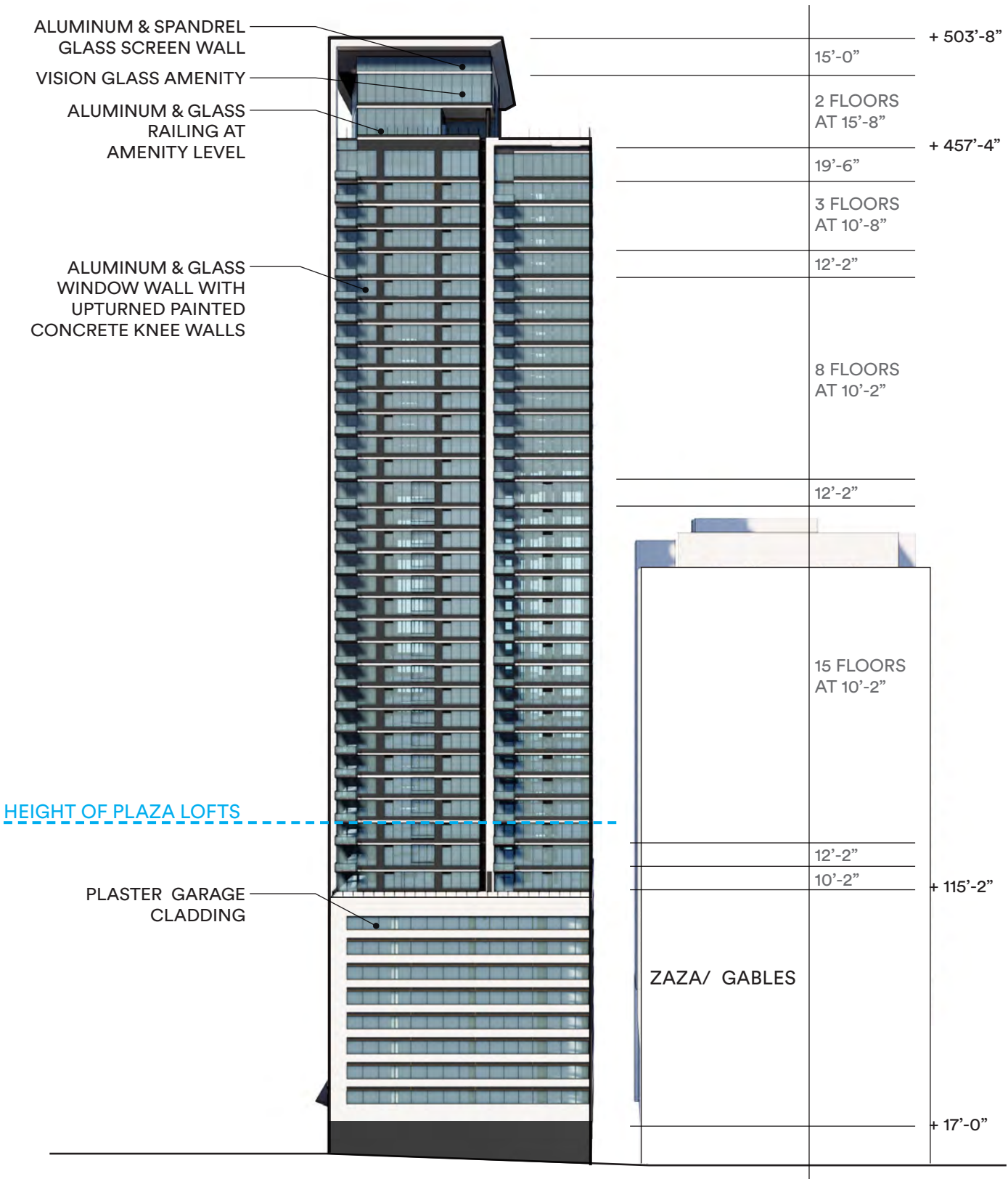


EAST

ELEVATION | SOUTH AND WEST

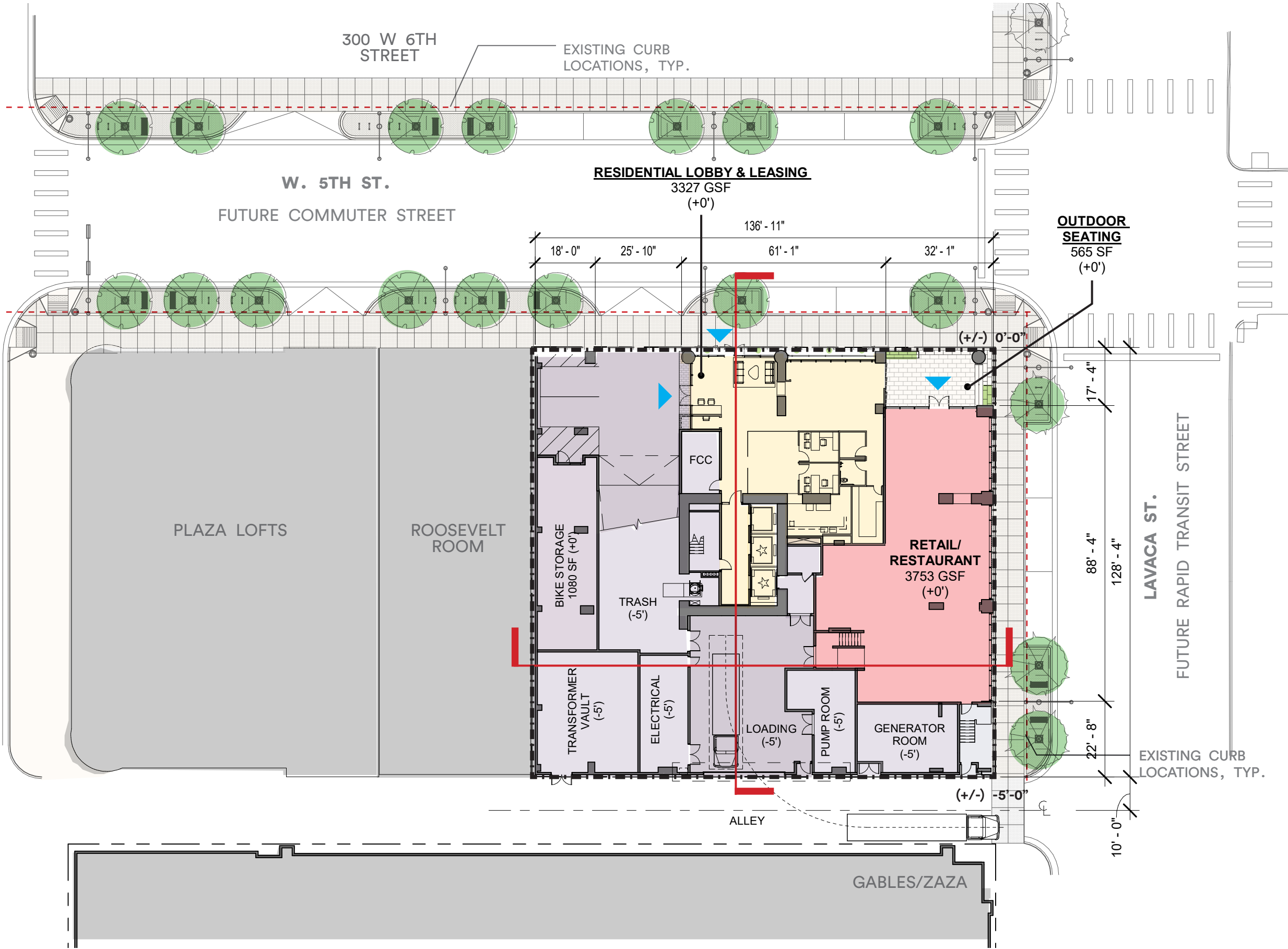


SOUTH



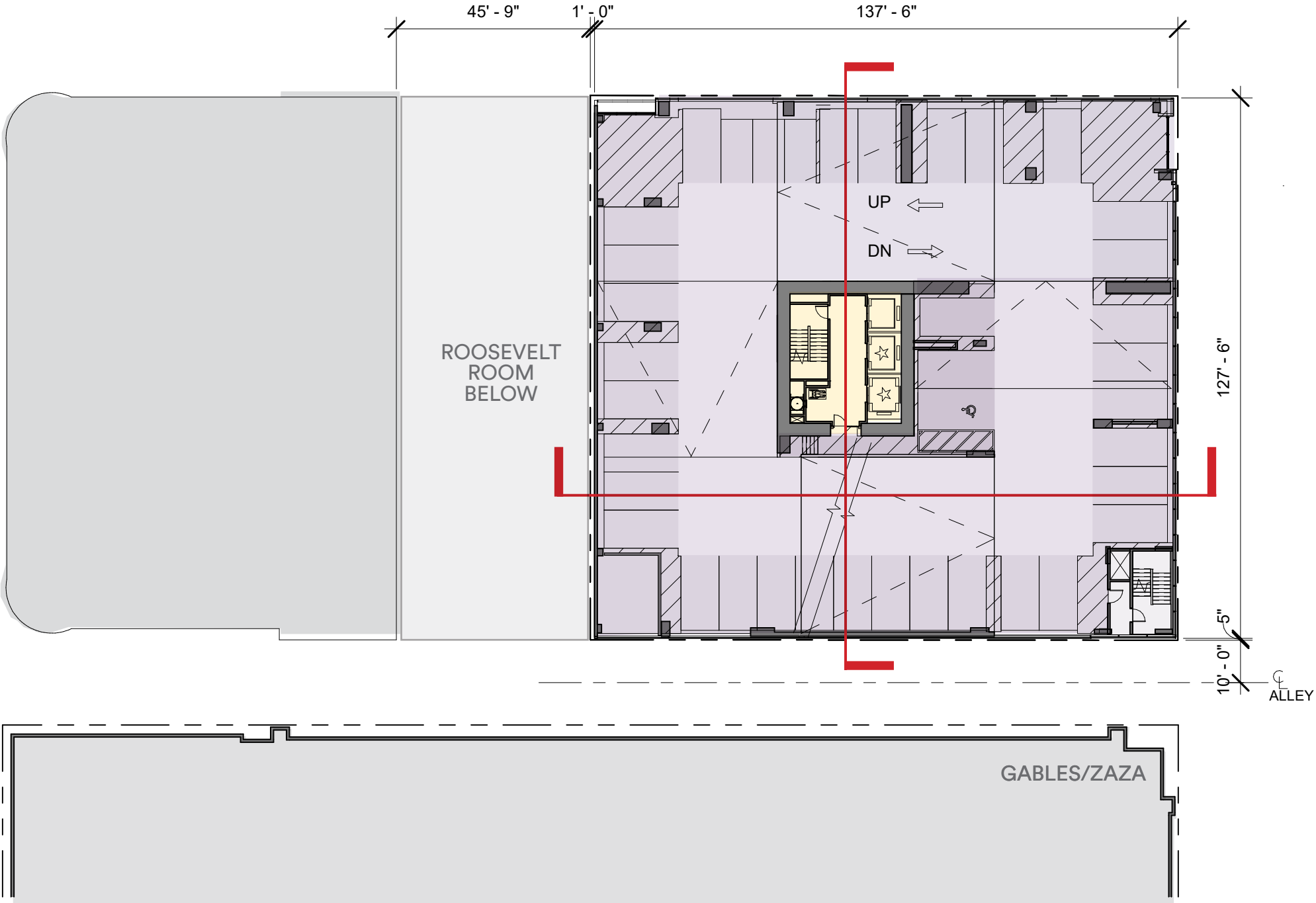
WEST

PLAN DIAGRAMS | GROUND FLOOR PLAN

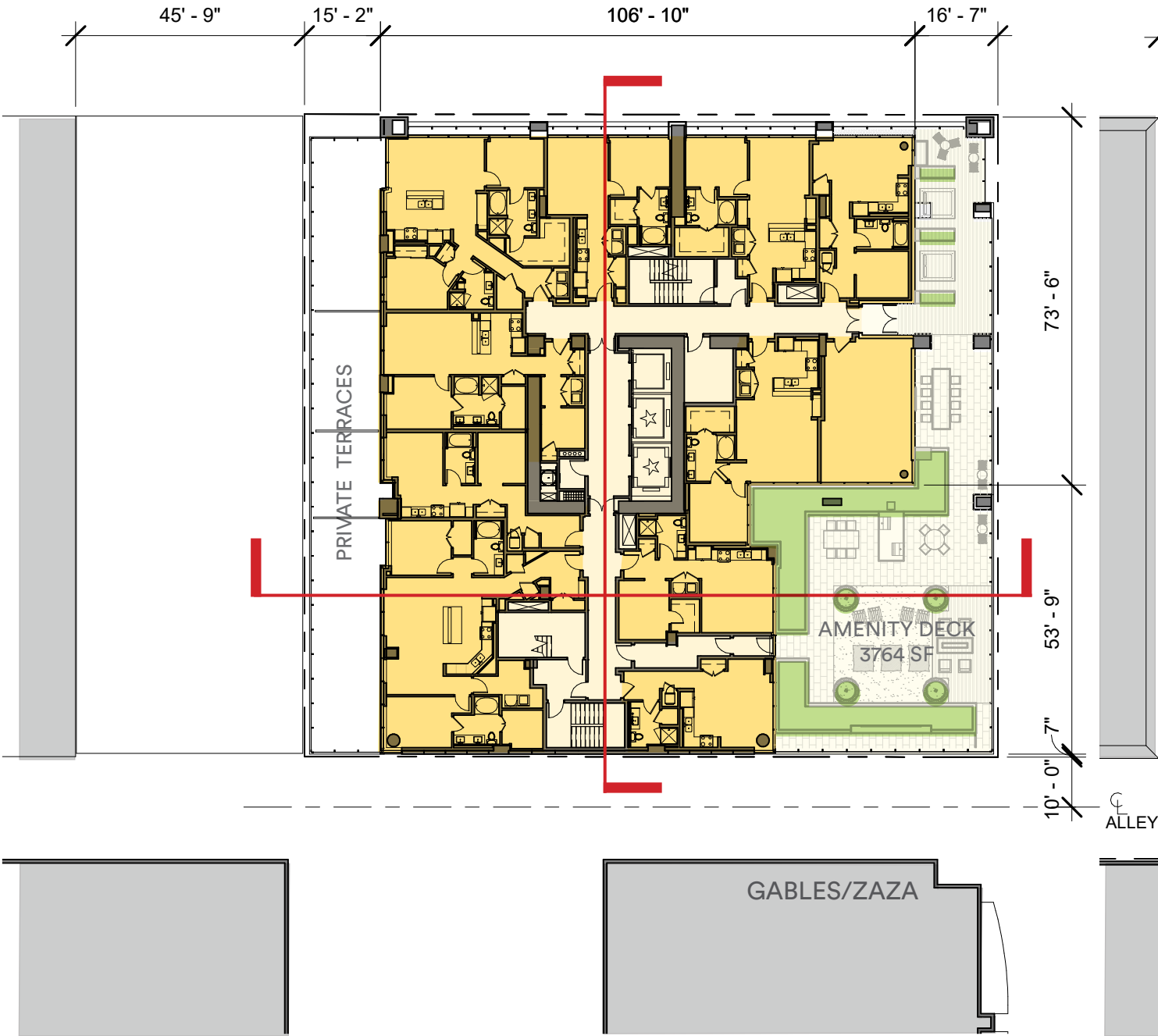


PLAN DIAGRAMS | TYPICAL PARKING LEVEL

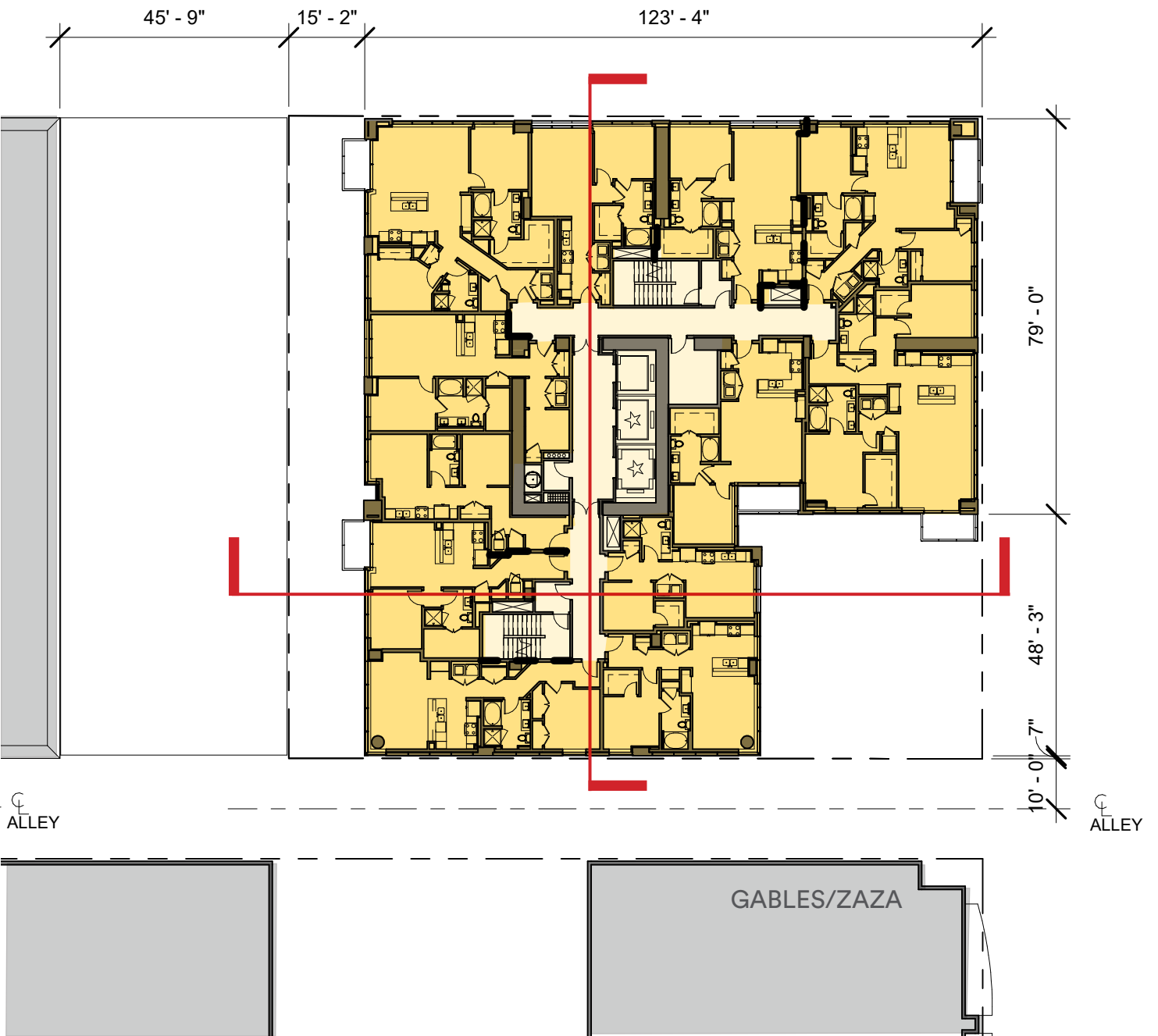
322 TOTAL SPACES (14% COMPACT)



PLAN DIAGRAMS | TYPICAL RESIDENTIAL TOWER

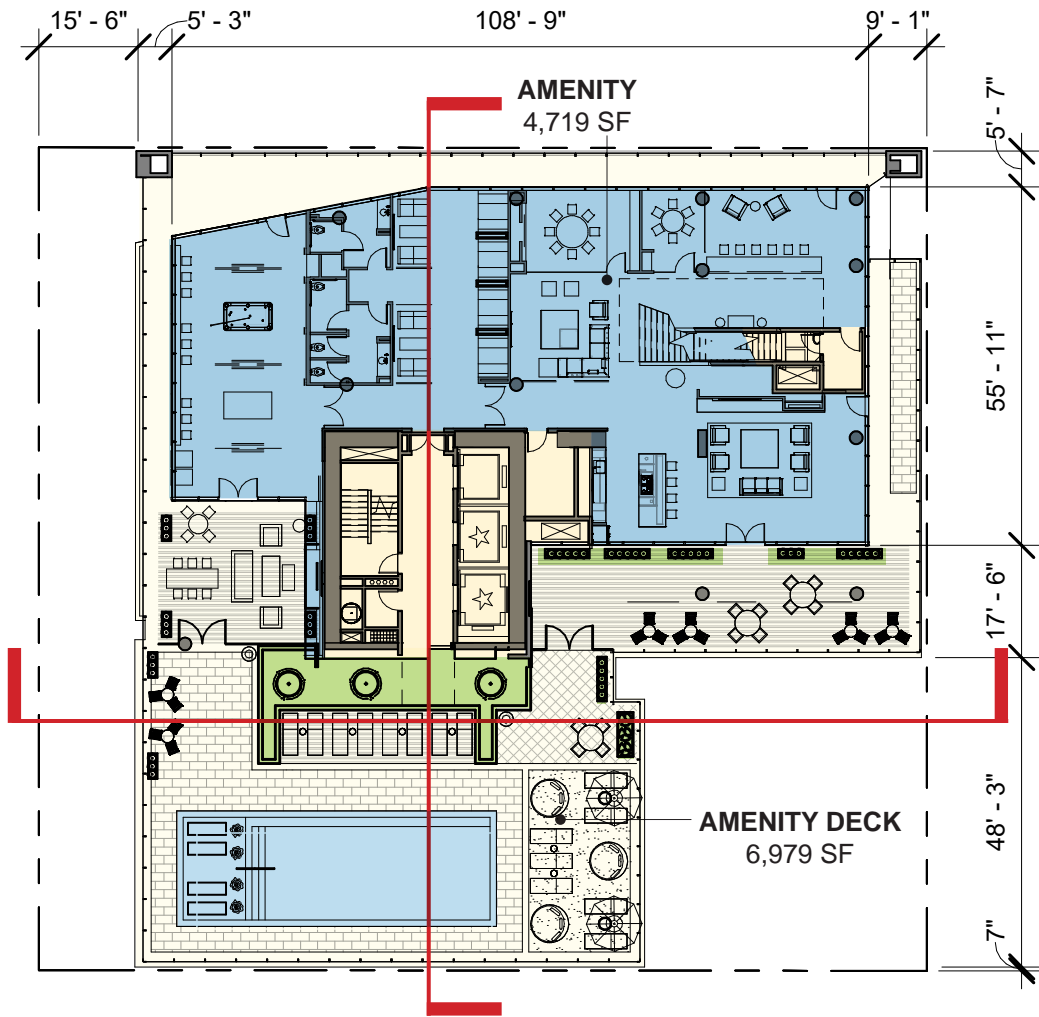


RESIDENTIAL PLAN - AMENITY DECK
LEVEL 11

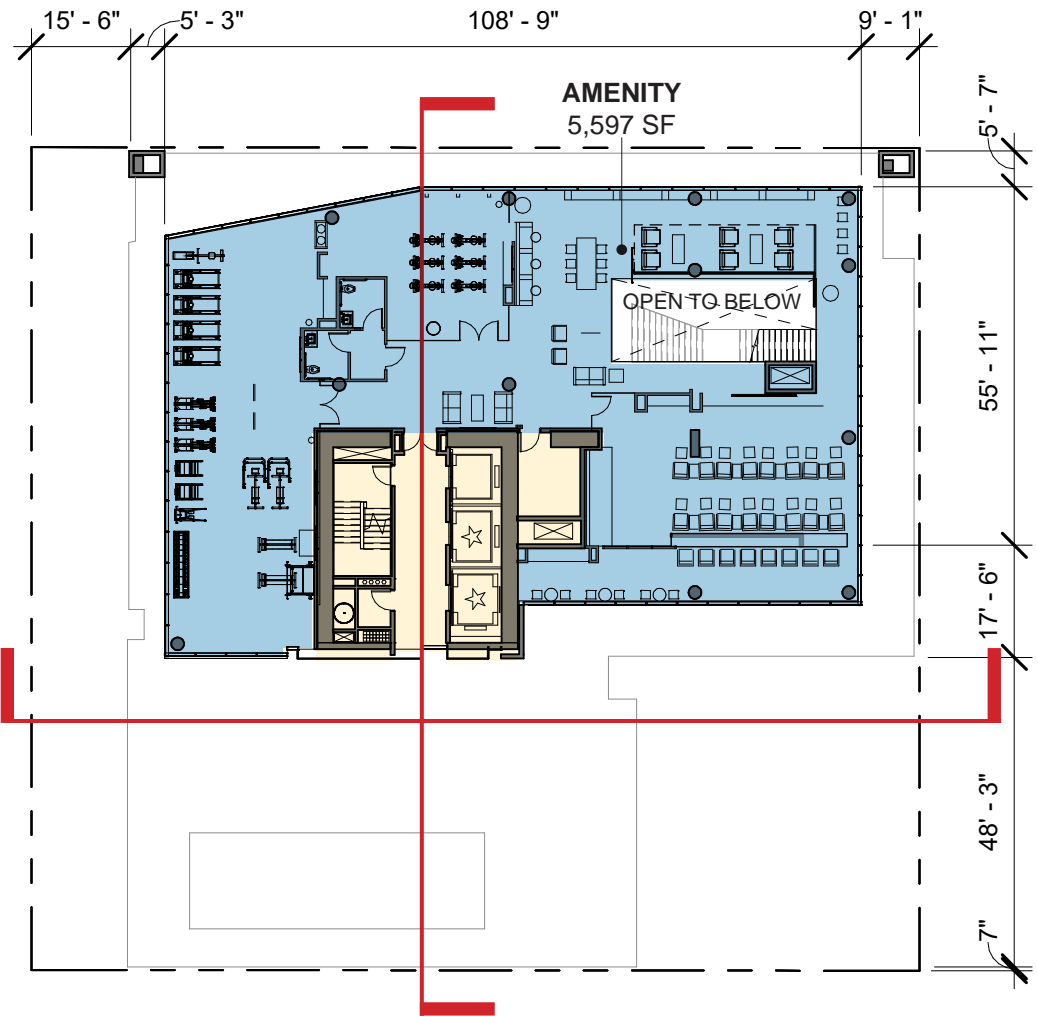


TYPICAL RESIDENTIAL PLAN
LEVELS 12-43

PLAN DIAGRAMS | UPPER AMENITY LEVELS

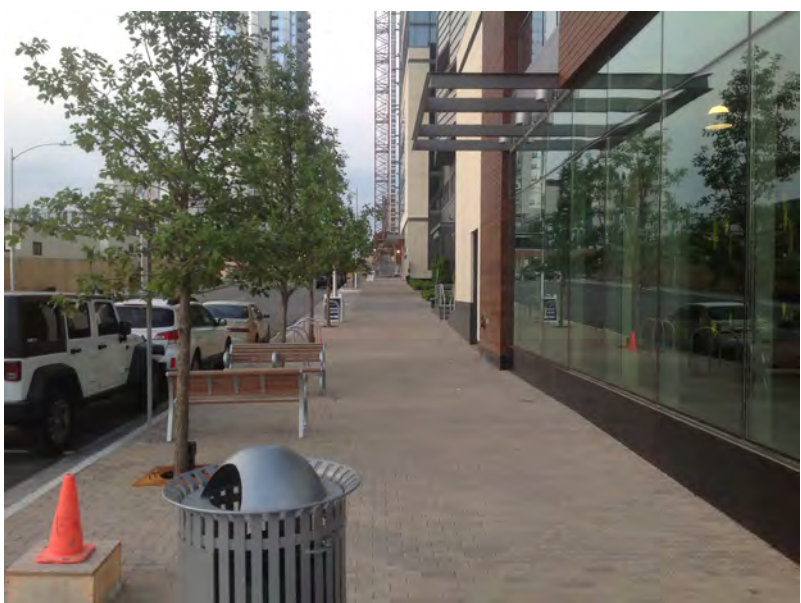
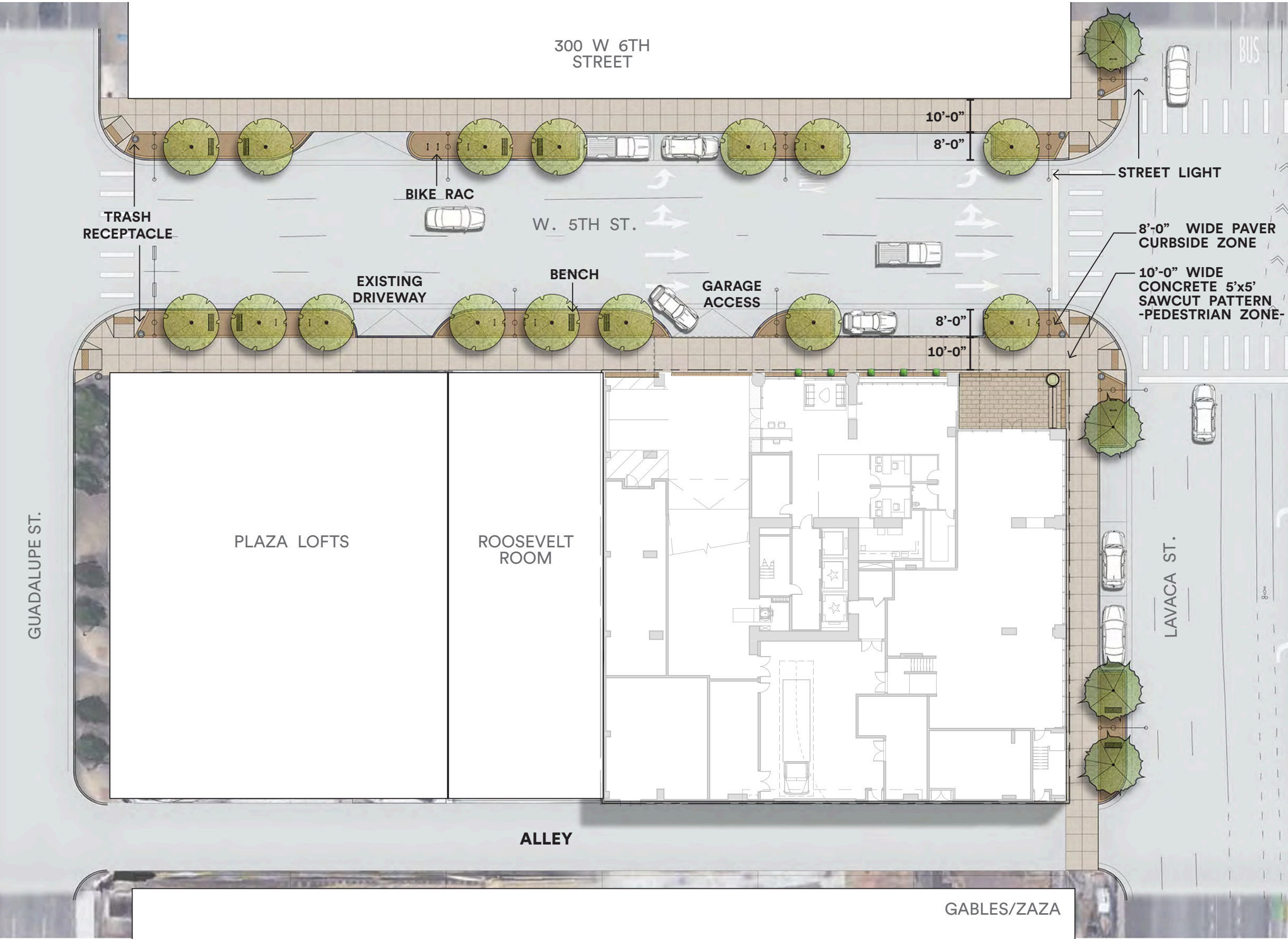


AMENITY PLAN - LOWER LEVEL
LEVEL 44



AMENITY PLAN - UPPER LEVEL
LEVEL 45

PLAN DIAGRAMS | SITE/ LANDSCAPE



LANDSCAPE PLAN

HANOVER
REPUBLIC
SQUARE

300 BLOCK FIFTH ST.
AUSTIN, TEXAS 78701

10/25/2018 - SITE DEVELOPMENT PLAN REVIEW
08/06/2018 - SITE DEVELOPMENT PLAN REVIEW
ISSUES:

GWH
LANDSCAPE
ARCHITECTS

an affiliate of
THE HANOVER COMPANY
5847 SAN FELIPE SUITE 3600
HOUSTON TEXAS 77057
713.267.2100 FAX 713.267.2145



DRAWN: FCL/AJW/AES/ACF

PROJECT: 18-544

PLOT DATE: 10/25/18

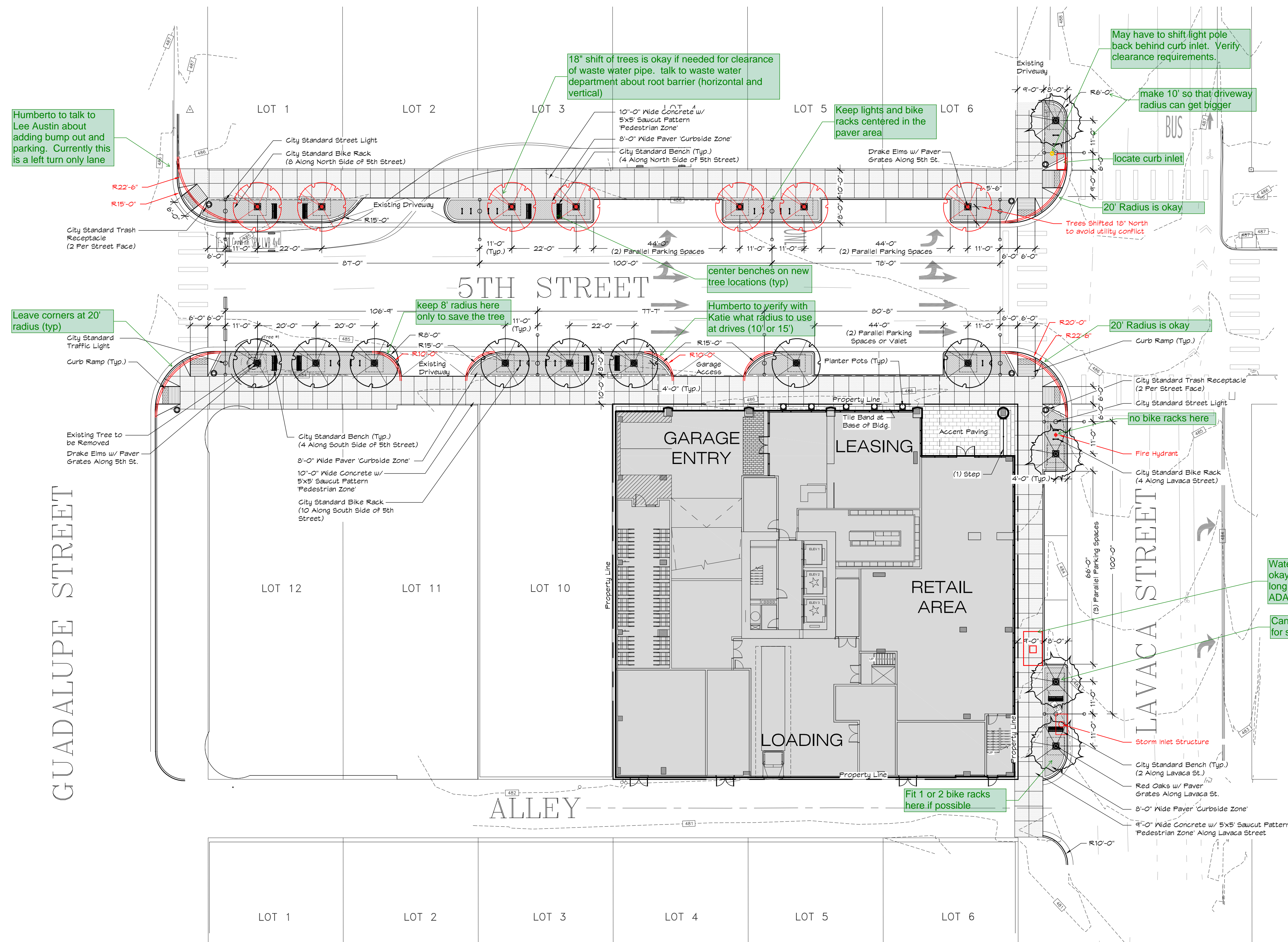
SHEET NUMBER: 00

29

PLANT LIST / LEGEND			
TREES			
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME
4		Quercus rubra	Red Oak (8" Caliper Min.)
15		Ulmus parvifolia	Drake Elm (8" Caliper Min.)

Notes:

1. All driveways are to be Type II
2. All street furnishings must comply with the City of Austin Great Streets specifications.
3. Outdoor rated electrical outlets will be installed at the base of all street trees for lighting per City of Austin Standards.
4. All shade trees to be limbed up to provide T-6" clearance (minimum) from top of sidewalk for pedestrian access.



SITE PLAN APPROVAL Sheet 22 of 35
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWFP _____ DDZ _____

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE:_____ ZONING:_____

Rev. 1 _____ Correction 1 _____

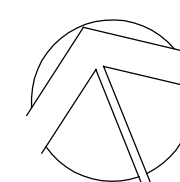
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE

APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS

PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

EXPIRATION DATE: _____



LANDSCAPE
SCALE:

SITE PLAN

$$1 = 20'-0''$$