



MEMORANDUM

TO: Site Plan and Building Permit Case Managers

FROM: Gregory I. Guernsey, AICP, Director *GG*
Planning and Zoning Department

DATE: February 6, 2019

RE: Density Bonus for the 6th + Guadalupe development under Case No. SP-2017-0301C.F2.
Expected address: 600 Guadalupe Street, Austin, Texas 78701

This memorandum grants approval the 6th + Guadalupe development (the Project) subject to the stated conditions and requirements as of the date listed above.

This memorandum also summarizes the requirements that must be met for the above mentioned project to be granted the entitlements listed below through the Downtown Density Bonus Program as described in City Code section 25-2-586. The entitlements described below are associated only with the Project as described in the attached documents and site plan No. SP-2107-0301C.F2 and cannot be transferred to a different project. If an applicant proposes a different project on the same site and seeks to use a Density Bonus, the applicant must re-apply for the Downtown Density Bonus Program using the rules in effect at the time of application. The entitlements granted herein do not run with the land.

A Certificate of Occupancy shall not be granted for this Project until all requirements below are met. This memorandum shall be attached to all site plan applications and building permit applications and the following note shall be placed in AMANDA and on the cover of all site plan applications and building permit applications: "A Certificate of Occupancy shall not be granted for this Project until all requirements specified in the memo re: Density Bonus for 6th + Guadalupe Development dated February 6, 2019 are met."

Staff shall verify that all requirements have been met **before issuing a certificate of occupancy** by checking with Benjamin Campbell of the Urban Design Division, Planning and Zoning Department, at Benjamin.Campbell@austintexas.gov or (512) 974-7691.

Requirements to be fulfilled before a Certificate of Occupancy (CO) may be granted for this Project:

1. **Fees to be paid:** Total Development Bonus Fee of **\$2,740,211.60** to be paid to the City of Austin and deposited into the Neighborhood Housing and Community Development (NHCD) Office's Affordable Housing Trust Fund. This fee will be received in person or by mail at the NHCD offices located at 1000 E. 11th Street, 2nd Floor. The City of Austin must acknowledge, in writing, receipt of payment in the amount specified above.

2. **Great Streets Improvements:** Complete construction of all Great Streets improvements along all of the project's public right-of-way frontages consistent with the City of Austin Great Streets Standards and in accordance with the attached executed public restrictive covenant and *Gatekeeper* requirements of Ordinance No. 20140522-077. City of Austin Urban Design Staff will inspect construction for compliance prior to granting a CO.
3. **AEBG requirement:** Prior to issuance of a CO, achieve a minimum two-star rating under the AEBG program using the ratings in effect at the time the Project is registered with the Austin Energy Green Building Program.
4. **Project Design:** Design of the project to remain consistent with the drawings (see attachments). **Deviations from the submitted drawings require re-review for substantial compliance with the Urban Design Guidelines.**
5. **Maximum entitlements if all requirements are met:**
FAR Bonus: The project is eligible to be built to a maximum Floor-to-Area Ratio of 25:1 as specified in the attached drawings. All other site entitlements remain unchanged from existing CBD zoning. As of February 6, 2019, the owner has provided documentation contained specifying the actual FAR to be 22.67738:1.

Attachments:

- A. Density Bonus Program Application including:
 1. Applicant Summary Letter and Application
 2. Site Plans and Renderings
 3. Building Elevations and Program
- B. Design Commission Presentation
 1. 1st Presentation
 2. 2nd Presentation
- C. Great Streets Approval Memo
- D. Design Commission Memo and Site Plan
- E. Applicant review of consistency with Urban Design Guidelines
- F. Staff Review of Consistency with Urban Design Guidelines
- G. Staff Calculation of FAR
- H. AEBG Letter of Intent
- I. Filed Restrictive Covenant
- J. NHCD Affordable Housing Certification Letter

CC:

Greg Guernsey, PZD	Jerry Rusthoven, PZD
Wendy Rhoades, PZD	Benjamin Campbell, PZD
Tonya Swartzendruber, PZD	Humberto Rey, PZD
Jeff Wacker, AEBG	Lee Simmons, Law
Beth Culver, DSD	Regina Copic, NHCD
Andy Linseisen, DSD	Sandra Harkins, NHCD
Donna Galati, DSD	Travis Perlman, NHCD
Anaiah Johnson, DSD	



MEMORANDUM

TO: Site Plan and Building Permit Case Managers

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department *GI Guernsey*

DATE: February 27, 2019

RE: Density Bonus for the 91 Red River development under Case No. SP-2018-0111C.
Expected address: 91 Red River Street, Austin, Texas 78701

This memorandum grants approval the 91 Red River development (the Project) subject to the stated conditions and requirements as of the date listed above.

This memorandum also summarizes the requirements that must be met for the above mentioned project to be granted the entitlements listed below through the Downtown Density Bonus Program as described in City Code section 25-2-586. The entitlements described below are associated only with the Project as described in the attached documents and site plan No. **SP-2018-0111C** and cannot be transferred to a different project. If an applicant proposes a different project on the same site and seeks to use a Density Bonus, the applicant must re-apply for the Downtown Density Bonus Program using the rules in effect at the time of application. The entitlements granted herein do not run with the land.

A Certificate of Occupancy shall not be granted for this Project until all requirements below are met. This memorandum shall be attached to all site plan applications and building permit applications and the following note shall be placed in AMANDA and on the cover of all site plan applications and building permit applications: "A Certificate of Occupancy shall not be granted for this Project until all requirements specified in the memo re: Density Bonus for 91 Red River Development dated February 27, 2019 are met."

Staff shall verify that all requirements have been met **before issuing a certificate of occupancy** by checking with Benjamin Campbell of the Urban Design Division, Planning and Zoning Department, at Benjamin.Campbell@austintexas.gov or (512) 974-7691.

Requirements to be fulfilled before a Certificate of Occupancy (CO) may be granted for this Project:

1. **Estimated Fees to Be Paid:** An estimated Total Development Bonus Fee of **\$476,093.46** is to be paid to the City of Austin and deposited into the Neighborhood Housing and Community Development (NHCD) Office's Affordable Housing Trust Fund. The fee is based on a residential density bonus of 158,697 sq. ft. The precise residential square footage and the exact amount of the fee must be confirmed through a sealed letter from the project architect prior to the issuance of the Certificate of Occupancy. This fee will be received in person or by mail at the NHCD offices

located at 1000 E. 11th Street, 2nd Floor. The City of Austin must acknowledge, in writing, receipt of payment in the amount specified above.

2. **On-Site Affordable Housing:** Residential projects within the Rainey Street Subdistrict of the Waterfront Overlay District are required to have 5% of the housing dedicated as affordable (Ordinance No. 20140227-054, Part 2). Based on the gross residential square footage of 366,330, the applicant is required to reserve **10,382 square feet** as affordable in a unit mix proportionate to the unit mix of all residences within the building. Please see Attachment I for further details.
3. **Great Streets Improvements:** Complete construction of all Great Streets improvements along all of the project's public right-of-way frontages consistent with the City of Austin Great Streets Standards and in accordance with the attached executed public restrictive covenant and *Gatekeeper* requirements of Ordinance No. 20140522-077. City of Austin Urban Design Staff will inspect construction for compliance prior to granting a CO.
4. **AEBG Requirement:** Prior to issuance of a CO, achieve a minimum two-star rating under the AEBG program using the ratings in effect at the time the Project is registered with the Austin Energy Green Building Program.
5. **Project Design:** Design of the project to remain consistent with the drawings (see attachments). **Deviations from the submitted drawings require re-review for substantial compliance with the Urban Design Guidelines.**
6. **Maximum Entitlements if All Requirements Are Met:**
FAR Bonus: The project is eligible to be built to a maximum Floor-to-Area Ratio of 15:1 as specified in the attached drawings. All other site entitlements remain unchanged from existing CBD zoning. As of February 27, 2019, the owner has provided documentation contained specifying the actual FAR to be 14.11464:1.

Attachments:

- A. Downtown Density Bonus Program Application
- B. Design Commission Presentation – September 24, 2018
- C. Great Streets Approval Memo
- D. Design Commission Recommendation Memos
- E. Applicant Review of Consistency with Urban Design Guidelines
- F. Staff Review of Consistency with Urban Design Guidelines
- G. Staff Calculation of FAR
- H. AEBG Letter of Intent
- I. Recorded Restrictive Covenant
- J. NHCD Affordable Housing Certification Letter

CC:

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