



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

80 Red River

2. Case Number

SP-2018-0159C

3. Property Owner

Name:

PR II Genesis 80 RRS LP

Address:

2083 North Collins Blvd. #100, Richardson, TX 75080

Phone:

972-404-8288

E-mail:

dcobb@genesisliving.com

4. Applicant/Authorized Agent

Name:

Leah M. Bojo

Address:

200 Lee Barton Dr, Austin, TX 78704

Phone:

512.807.2918

E-mail:

lbojo@drennergrouop.com

5. Anticipated Project Address:

80 Red River Street, Austin, TX 78701

6. Site Information

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

2.291 ac

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:

40 feet

II. Current height limitation (in feet) :

40 feet

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 \(45\)](#):

1,297,348 SF

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

Apartment - 663,329 Gross SF
Condo - 377,028 Gross SF
Hotel - 194,692 Gross SF
Coffee/Bar - 2,450 Gross SF

- c. Number or units (if residential development): 634

- d. Number of rooms (if hotel or similar use): 200

- e. Number of floors: Phase I - 56
Phase II - 61

- f. Height: Phase I - 595 Feet
Phase II - 695 Feet

- g. FAR requested: 13:1

- h. Number of parking spaces: Phase I - 549
Phase II - 749

9. Gatekeeper Requirements

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

The applicant is proposing participation in the Downtown Density Bonus Program to increase FAR from 8:1 to 13:1. The project is a two phase project. Phase I will meet the Rainey Street Subdistrict Regulations by reserving 5% of the residential units from persons whose income is 80%, or below, MFI in order to achieve 8:1 FAR. Phase II of the project will meet gatekeeper requirements by achieving a minimum 2-star rating under the Austin Energy Green Building Program, substantially complying with the City of Austin Downtown Urban Design Guidelines, and by providing new public access to the Ann and Roy Butler Hike and Bike Trail at Red River Street and Davis Street.

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 Rainey Street Subdistrict requires the project to reserve on-site affordable housing for persons earning 80%, or less, of MFI, which equates to 24,518 sqft. of new affordable housing. The Downtown Density Bonus Program requires additional affordable housing which will be satisfied as an estimated fee of \$2,070,767 to achieve an FAR of 13:1.

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:

Total project square footage: 1,297,348 GSF
99,796 GSF of site area x 8:1 = 798,368 GSF
590,792 NRSF x .05 = 29,540 SF x .83 (% Res) = 24,518 Aff. SF

99,796 GSF x 13:1 = 1,297,348 GSF
1,297,348 GSF - 798,368 8:1 GSF = 498,980 GSF of Bonus Area
498,980 GSF x 83% Residential Use = 414,153 GSF
414,153 x \$5 = \$2,070,767

Rainey DB = 24,518 SF of on-site residential units

Fee-in-lieu payment for Downtown Density Bonus = \$2,070,767

12. Relate Project to the Urban Design Guidelines for Austin

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

See attached Urban Design Guidelines compliance matrix.

13. Acknowledgements

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

Leah M. Bojo

Date Submitted

January 28,2019



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.

DRENNER GROUP

February 22, 2019

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

Via Electronic Delivery

Re: The Travis – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for a residential tower and a hotel tower in a two phased project located at 80 Red River Street related to site development permit application case SP-2018-0159C.

Dear Mr. Guernsey:

On behalf of the property owners, PR II Genesis 80 RRS LP (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 80 Red River Street in Austin, Texas (the “Property”).

The Owner is seeking to redevelop the existing condominiums on the Property with a phase one 56-story tower consisting of 663,329 square feet of residential space and a phase two 61-story tower with 377,028 square feet of residential space, 194,692 square feet of hotel space, and 2,450 retail/restaurant space on the ground floor. The total gross square footage of the project is projected to be approximately 1,236,806 square feet.

The Property is located within the Rainey Street subdistrict of the Waterfront Overlay which limits the maximum height to 40 feet. Per the site development regulations of the Rainey Street subdistrict, this height limitation may be exceeded to a base floor-to-area ratio (“FAR”) of 8:1, if 5% of on-site affordable housing is provided. Upon complying with the Waterfront Overlay regulations in order to achieve the 8:1 FAR, participation in the Downtown Density Bonus Program will allow the Property to develop up to 15:1 FAR with unlimited height. The gross site area for the Property is 2.291 acres or 99,796 square feet resulting in a base entitlement of 1,496,939 square feet. The project is seeking 13:1 FAR for the Property, which is less than the maximum 15:1 FAR allowed in the DDBP.

The Property is situated in the Rainey Street District of the Downtown Austin Plan, is zoned Central Business District (“CBD”).

February 22, 2019

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In addition, the owner intends to achieve a minimum two-star rating under the Austin Energy Green Building ("AEGB") program for the building exceeding the 8:1 Rainey Street Subdistrict Regulations. The redevelopment will also achieve substantial compliance with the City of Austin Urban Design Guidelines. To assist in the evaluation of this project, a detailed matrix is included with this submission which demonstrates how the project supports individual goals and objectives of the guidelines. Additionally, a copy of the AEGB Letter of Intent is included with this submission.

The location of the project supports the utilization of multimodal transportation options for residents, guests, and employees. There are several Capital Metro bus stop facilities located within ¼-mile of the Property; a map of CapMetro bus stops is included with this submission. An Austin B-Cycle bike share facility is located 200 feet east of the Property at the intersection of Driskell Street and Rainey Street.

We respectfully request that the project be reviewed by the City of Austin Design Commission on its merits within the context of the Urban Design Guidelines in order to provide City Staff with feedback and advice in order to qualify for the DDBP.

Please do not hesitate to contact me should you or your team have any further questions.

Sincerely,



Leah M. Bojo

cc: Benjamin Campbell, Planning and Zoning Department (*via electronic delivery*)
Nikki Hoelter, Development Services Department (*via electronic delivery*)



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: The Travis
Project Address: 80 Red River Street, Austin, Texas, 78701

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

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

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

PARTICIPANT:

Name: [Signature]
Signature: [Signature]
Title: VP
Phone Number: 912-658-9715
Date: 5-22-19

AUSTIN ENERGY GREEN BUILDING:

Name: Michael Husted
Signature: [Signature]
Title: Engineer B
Phone Number: 512 482 5445
Date: 4-17-19



MEMORANDUM

Date: May 03, 2019
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Downtown Density Bonus Program review of 80 Red River Street project for substantial compliance with the Urban Design Guidelines.
Meeting Date: April 25, 2019; 12:00 pm, One Texas Center, Room 500
Applicant: Leah Bojo – Drenner Group
Architect: GDA Architects

The project is located at the southwest corner of Red River and Davis Streets.

Existing zoning for the property is CBD. It lies within the boundary of the Rainey Street Subdistrict of the Waterfront Overlay and the Rainey Street District of the Downtown Austin Plan. The lot area is 2.291 acres (99,796 SF) and the total proposed project area is 1,236,806 square feet. The proposed FAR for this project is 13:1, this is more than the 8:1 maximum allowed, so an increase in FAR of 5:1 is being requested. Two towers are being proposed. One with a building height of 695 feet and a second with a height of 575 feet.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum, to meet the three gatekeeper requirements:

1. Substantially comply with the City's Urban Design Guidelines
2. Provide streetscape improvements that meet the Great Streets Program Standards.
3. Commit to a minimum of 2-Star rating under Austin Energy's Green Building Program.

WORKING GROUP COMMENTS REGARDING COMPLIANCE WITH THE URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create dense development-
13:1 FAR being requested. Height is taller than most building in this area. Project complies with this section.
2. Create mixed-use development-
The project has residential main use. The retail use is very small. There are not two uses per half block. This project does not comply with this section. Provide a greater amount of uses to comply.
3. Limit development which closes downtown streets-
This project is not proposing to permanently close any streets. Project complies with this section.
4. Buffer neighborhood edges-
Project has one way in and one way out on Red River Street. Vehicular access will have adverse effects on neighborhood traffic flow. The project does not comply with this section.
5. Incorporate civic art in both public and private development-
Although unclear as to the final form, public art is being proposed at pedestrian trail head. This project complies with this section.
6. Protect important public views-
Project is not within the Capitol View Corridor and does not encroach ROW. This project complies with this section.

7. Avoid historical misrepresentations-
Project design is a modern style. Project complies.
8. Respect adjacent historic buildings-
No adjacent buildings identified as historic landmarks. Project complies.
9. Acknowledge that rooftops are seen from other buildings and the street-
Mechanical equipment will be screened. Terraces will include landscaping. Project complies with this section.
10. Avoid the development of theme environments-
No theme shown. Project complies.
11. Recycle existing building stock-
Existing buildings have been demolished. This project does not comply.

*Project complies with 8 of the 11 Area Wide Guidelines.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-
Building does not meet the street. Not applicable with this section.
2. Minimize curb cuts-
There is one curb cut planned for Red River Street. Project complies with this section.
3. Create a potential for two-way streets-
Both streets are currently two-way streets. Section not applicable.
4. Reinforce pedestrian activity-
Great Streets is not provided. Project does not address the streetscape. Project does not comply.
5. Enhance key transit stops-
There are no transit stops on site or adjacent site. Not applicable to this project.
6. Enhance the streetscape-
Great Streets is not provided, furniture and kiosks are not provided. Project does not comply with this section.
7. Avoid conflicts between pedestrians and utility equipment-
No conflict. Utilities are hidden. Project complies with this section.
8. Install street trees-
No street trees provided. Project does not comply with this section
9. Provide pedestrian-scaled lighting-
Lighting is shown around building, but no lighting is shown at public pathway. Project does not comply with this section. Please include pedestrian lighting on pathway to comply.
10. Provide protection from cars/promote curbside parking-
All 1,240 vehicles will be entering and exiting from the same pinch point at the public ROW. This will be extremely dangerous for pedestrians. Project does not comply. Provide pedestrian protections to comply
11. Screen mechanical and utility equipment-
Equipment is screened and/or within building envelope. Project complies.
12. Provide generous street-level windows-
Buildings, and therefore windows, are placed far from street. Section is not applicable.
13. Install pedestrian-friendly materials at street level-
Buildings do not meet the street. Section is not applicable.

*Project complies with 4 of the 8 applicable Guidelines for Public Streetscape.

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the Four Squares with Special Consideration-
Project is not adjacent to any of the four squares. Project not applicable.
2. Contribute to an Open Space Network-
The project will face and provide access to the park and Hike and Bike Trail. Project complies.

3. Emphasize Connections to Parks and Greenways-
Project connects to Hike and Bike Trail. Project complies.
4. Incorporate Open Space into Residential Development-
Project provides landscaped terraces and opens to city parkland to the south. Project complies.
5. Develop Green Roofs-
Roof terrace contains large vegetated area. Project complies.
6. Provide Plazas in High Use Areas-
No Plaza provided. Project does not comply.
7. Determine Plaza Function, Size, and Activity-
Project does not provide plaza. Section not applicable.
8. Respond to the Microclimate in Plaza Design-
Project does not provide plaza. Section not applicable.
9. Consider Views, Circulation, Boundaries, and Subspaces in Plaza Design-
Project does not provide plaza. Section not applicable.
10. Provide an appropriate amount of Plaza Seating-
Project does not provide plaza. Section not applicable.
11. Provide Visual and Spatial Complexity in Public Spaces-
Dramatic grade change to trail discourages public use. Project does not provide visual connection to Hike and Bike Trail. From ROW no one would know it is there. Project does not comply.
12. Use Plants to Enliven Urban Spaces-
Project provides vines along wall but does little else to enliven the connection to the park and trail. Project does not comply.
13. Provide Interactive Civic Art and Fountains in Plazas-
Plaza is not provided. Section is not applicable.
14. Provide Food Service for Plaza Participants-
Plaza is not provided. Section is not applicable.
15. Increase Safety in Plazas through Wayfinding, Lighting, & Visibility-
Plaza is not provided. Section is not applicable.
16. Consider Plaza Operations and Maintenance-
Plaza is not provided. Section is not applicable.

*Project complies with 4 of the applicable 7 Guidelines for Plazas and Open Space.

GUIDELINES FOR BUILDINGS

1. Build to the street-
Buildings are not built to the street. Project does not comply.
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Project has one coffee shop but it is set too far back from public street and is blocked from the street by a three-lane driveway. This discourages walk in traffic and does not meet the pedestrian-oriented intent of the guideline. Project does not comply.
3. Accentuate primary entrances-
Primary entries are unclear in rendering. Entrances should be given more attention. Project does comply.
4. Encourage the inclusion of local character-
The building shows no indication of local character. The public art piece is not considered part of the building as this a building specific guideline. Project does not comply. Provide local character as outlined in the UDG to comply.
5. Control on-site parking-
All parking is in garage. Design screens automobiles but does not appear to have 50% of habitable space on street side. Project minimally complies with this section.
6. Create quality construction-
Project appears to comply.

7. Create buildings with human scale-

The large masses of the two towers and garage, combined with being pushed back from the street, do not create human scale. Project does not comply.

*Project complies with 2 of the 7 Guidelines for Buildings.

This project has little connection with the public realm and ostensibly turns its back to Red River Street. Many of the non-compliant guidelines listed above are a direct result of the proposed project being set so far back from the public right-of-way (ROW) so that the project does not have the ability to enhance the public streetscape or pedestrian experience in anyway. While acknowledging that the applicant has very little ROW to work with, the Working Group suggests the applicant rethink their strategy to become substantially compliant.

One example could be to enhance the public trailhead. By creating a public plaza near the street to serve as the public trailhead this project could begin to activate the area as the guidelines intend. In addition, since no Great Streets has been provided on this project, we would suggest that the provided sidewalk, leading to the trail, be widened and given a "Great Streets" style treatment, with furniture and shade trees. This is a public easement that could replace the Great Streets normally provided at the street ROW. Lastly, the adjacent Hike & Bike Trail is a great amenity for this project. It offers a huge benefit to the residents and the city. The project is applauded for proposing improvements to the public access to the trail, however it also a concern with how this project aligns with the Urban Design Guidelines. The project does little to embrace the connection to the park or trail. Providing a small plaza on the park side could be another example of how the project can activate the public realm since it fails to do so on the street side. There is a great opportunity to program a plaza in this location, not unlike the successful plaza at the MACC. Relocating the proposed café to the park side to serve the plaza, and park visitors, could also be beneficial since in its current location, tucked far away from the street, it will likely never be frequented by anyone other than a resident of the building.

The Working Group has determined that this project, as presented, is not in substantial compliance with the Urban Design Guidelines. We would encourage you to address the concerns listed above before presenting to the Commission in order to achieve substantial compliance. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,



David Carroll, Chair
City of Austin Design Commission

Working Group Commissioners in attendance- David Carroll, Evan Taniguchi, Samuel Franco

cc: Benjamin Campbell
Density Bonus Program Coordinator & Executive Liaison to the Design Commission



MEMORANDUM

Date: June 11, 2019
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Downtown Density Bonus Program review of 80 Red River Street project for substantial compliance with the Urban Design Guidelines.
Meeting Date: May 30, 2019; 12:00 pm, One Texas Center, Room 500
Applicant: Leah Bojo – Drenner Group
Architect: GDA Architects

The following is a summary of the comments from the City of Austin Design Commission Working Group in response to the follow-up presentation of the 80 Red River Street Project. The initial presentation to the Working Group was held on April 25.

In general, the Working Group concluded that the project remains deficient in substantial compliance with the Urban Design Guidelines. The items below are the individual guidelines which the Working Group finds as non-compliant that contribute the most to the summary of overall non-compliance. (The items from the first meeting that do comply or are not applicable or were not discussed as high-concern have not been restated)

AREA WIDE GUIDELINES

- Create mixed-use development-
The Working Group does not consider the project mixed use due to the primary use being residential/hotel with a very small retail use that is not placed or sized to emphasize accessibility to the public. With the location of the coffee shop on the opposite end of the primary public pedestrian path, the shop is “tucked-in” and away from the public eye and appears to be associated with the hotel and residences and not the public realm.

GUIDELINES FOR THE PUBLIC STREETSCAPE

- Reinforce pedestrian activity-
Great Streets is not provided and as per COA staff is not required. However, the Working Group as stated in the prior memorandum still finds that the project could incorporate “Great Streets-like” features to meet the intent of this gate-keeper requirement for Density Bonus. A generous shaded sidewalk articulated with shade trees, pavers, benches (and/or seating nooks), pedestrian scale lighting, bicycle racks, trash and pet-waste receptacles, drinking fountains, and similar are encouraged to meet this urban infrastructure goal.
- Enhance the streetscape-
Great Streets is not provided, furniture and kiosks are not provided. Project does not comply and does not provide solutions that satisfy the intent of this section. (see comments above)
- No street trees provided-
Project does not comply with this section. (see above)
- Provide pedestrian-scaled lighting-
Project does not comply with this section (see above)
- Provide protection from cars/promote curbside parking-

Some changes have been made to improve the vehicle/pedestrian protection of residential and hotel users. However, the Working Group remains concerned that the pedestrian movement to access the coffee shop is not safe for the pedestrians circulating from the public realm. They have to move perpendicular to 3 lanes of vehicular use.

GUIDELINES FOR PLAZAS AND OPEN SPACE

- Provide Plazas in High Use Areas-
No Plaza provided. Project does not comply. The Working Group finds that the project could create public nodes and pedestrian comfort/gathering spaces and amenities that are readily accessible from the adjacent streetscape as it connects to the hike and bike trail system from Red River St.
- Provide Visual and Spatial Complexity in Public Spaces-
Dramatic grade change to trail discourages public use. Project does not provide visual connection to Hike and Bike Trail. From ROW no one would know it is there. Project does not comply. This remains a comment.
- Use Plants to Enliven Urban Spaces-
Projects provides vines along wall but does little else to enliven the connection to the park and trail. Project still does not comply. More trees, structural shade and more plantings to enliven the public realm is necessary to comply.

GUIDELINES FOR BUILDINGS

- Provide multi-tenant, pedestrian-oriented development at the street level-
As stated herein, the project has one coffee shop that is set too far back from public street and is separated from the street by a three-lane driveway. The Working Group considers this location and size as support for the project and not for the general public pedestrian. Project does not comply.

The Working Group concluded that the project still does not provide strong pedestrian connectivity and public amenities as it interfaces with the adjacent pedestrian circulation of Red River St. and the Hike and Bike trail system. The group concluded that the coffee shop does not meet the intent of the UDG as stated in this memorandum. If the coffee shop location was connected to the trail or sidewalk or a similar amenity provided in this zone, it would contribute to alleviate the deficiency of lack of access by the public. The group re-suggests that creating a "Great Streets experience" that connects Red River to the trail is an opportunity that could be developed to provide an "alternative-equivalent-similar" pedestrian realm to enhance and encourage pedestrian interaction with this project. Additionally, as suggested in the previous memorandum, these strategies could also include the enhancement of a public trailhead and/or a small plaza adjacent to the park. In the presentation the dramatic sculptural gateway does offer visual interest but does not contribute to public comfort or amenities.

The Working Group finds that the project still does not meet the standard of substantial compliance due to deficiency of improvements or alternative improvements in the public realm that support the intent of the Urban Design Guidelines.

Respectfully submitted,

Aan Garrett-Coleman

City of Austin Design Commission

Working Group Commissioners in attendance- David Carroll – Chair, Evan Taniguchi, Aan Garrett-Coleman

cc: Benjamin Campbell
Density Bonus Program Coordinator & Executive Liaison to the Design Commission