



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

2. Case Number

3. Property Owner

Name:

Address:

Phone:

E-mail:

4. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

5. Anticipated Project Address:

6. Site Information

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

12,409 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):

DMU

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

5:1

II. Current height limitation (in feet) :

120

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):

None

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):

186,113

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

172,494	Apartments
3,946	Amenity
5,215	Retail and Gallery Lease Space
4,458	Resident lobby, back-of-house (refuse room, switch gear, fire pump room, etc.)

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

117

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

- e. Number of floors:

27

- f. Height:

325 feet

- g. FAR requested:

15:1

- h. Number of parking spaces:

194

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:

(A) See attached for package indicating substantial compliance with Urban Design Guidelines

(B) See attached package indicating compliance with Great Streets Standards

(C) See attached package which contains a copy of a signed Austin Energy Green Building letter of intent, indicating 2-star rating project commitment.

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:

100% of the requested development bonus will be achieved by paying a Development Bonus Fee into the Affordable Housing Trust Fund.

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:

Base FAR 5:1; $5 \times 12,409 = 62,045$ SF

Density Bonus FAR 15:1 proposed: $15 \times 12,409 = 186,135$ SF

Density bonus SF requested: $186,135 - 62,048 = 124,087$ SF

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 for package indicating substantial compliance with Urban Design Guidelines

13. Acknowledgements

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

Brockett Davidson

Digitally signed by Brockett Davidson
DN: C=US,
E=bdavidson@rhodepartners.com,
O=RHODE PARTNERS, CN=Brockett
Davidson
Date: 2019.05.27 10:42:18-05'00'

Signed: Owner or Applicant

Authorized Agent

Brockett Davidson

Date Submitted

5/28/2019



**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.



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 and [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: Benjamin.Campbell@austintexas.gov, (512) 974-7691

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

City Architect: Janice.White@austintexas.gov, (512) 974-7997
Office of the City Architect, Public Works Department, 9th floor

**Density Bonus
Program Coordinator:** Benjamin.Campbell@austintexas.gov, (512) 974-7691
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?nodetid=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.

URBAN DESIGN GUIDELINES

17Th and Guadalupe Project Substantially
Complies with the Urban Design Guidelines

KEY GUIDELINES MET:

AW.1 Create Dense Development

AW.2 Create Mixed Use Development

AW.3 Create Developments With Connectivity and Human Scale Circulation

AW.7 Avoid Historical Misrepresentation

AW.9 Acknowledge That Rooftops are Seen From Other Buildings and The Street

AW.10 Avoid The Development of Theme Environments

PS.2 Minimize Curb Cuts

PS.3 Create Potential for Two-Way Streets

PS.4 Reinforce Pedestrian Activity

PS.6 Enhance the Street Scape

PS.7 Avoid Conflicts Between Pedestrians and Utility Equipment

PS.8 Install Street Trees

PS.10 Provide Protection from Cars

PS.11 Screen Mechanical and Utility Equipment

PS.12 Provide Generous Street-Level Windows

PS.13 Install Pedestrian-Friendly Materials at Street Level

B.1 Build to the Street

B.2 Provide Multi-Tenant, Pedestrian-Oriented Development at the Street Level

B.3 Accentuate Primary Entrances

B.4 Encourage the Inclusion of Local Character

B.5 Control On-Site Parking

B.6 Create Quality Construction

B.7 Create Buildings with Human Scale



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

URBAN DESIGN GUIDELINES

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

515 CONGRESS AVE
AUSTIN, TEXAS 78701
rhodepartners.com

RHODE : PARTNERS



BUILDING TO BE DEMOLISHED

PROJECT SITE

CLAY PIT RESTAURANT

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

EXISTING CONDITIONS - VIEW FROM NW

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019



CLAY PIT RESTAURANT

FUTURE TRAVIS COUNTY COURTHOUSE SITE

PROJECT SITE

BUILDING TO BE DEMOLISHED

FUTURE HOTEL SITE

17TH AND GUADALUPE

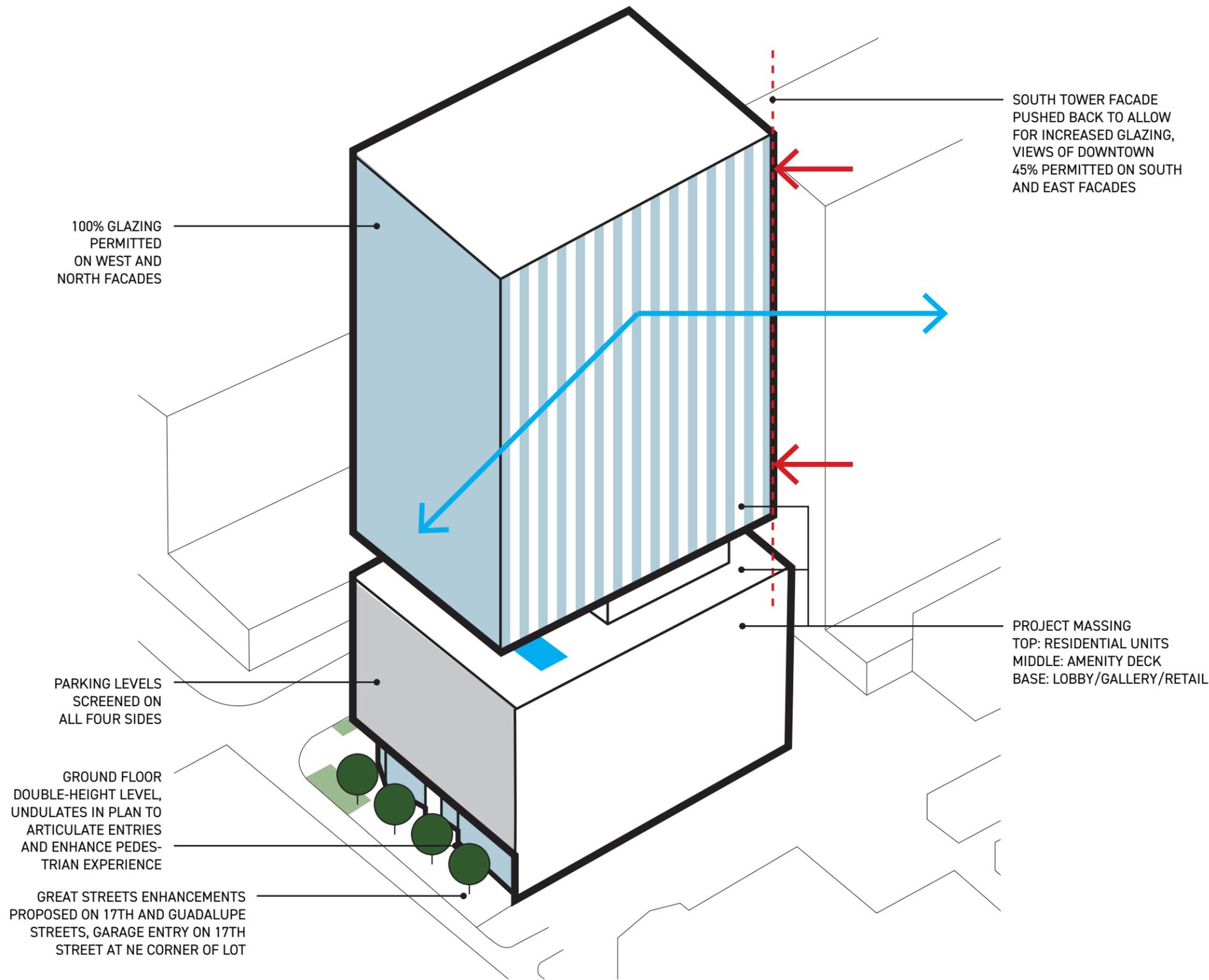
313 WEST 17TH STREET
AUSTIN, TEXAS

EXISTING CONDITIONS - VIEW FROM SE

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

515 CONGRESS AVE
AUSTIN, TEXAS 78701
rhodepartners.com

RHODE: PARTNERS

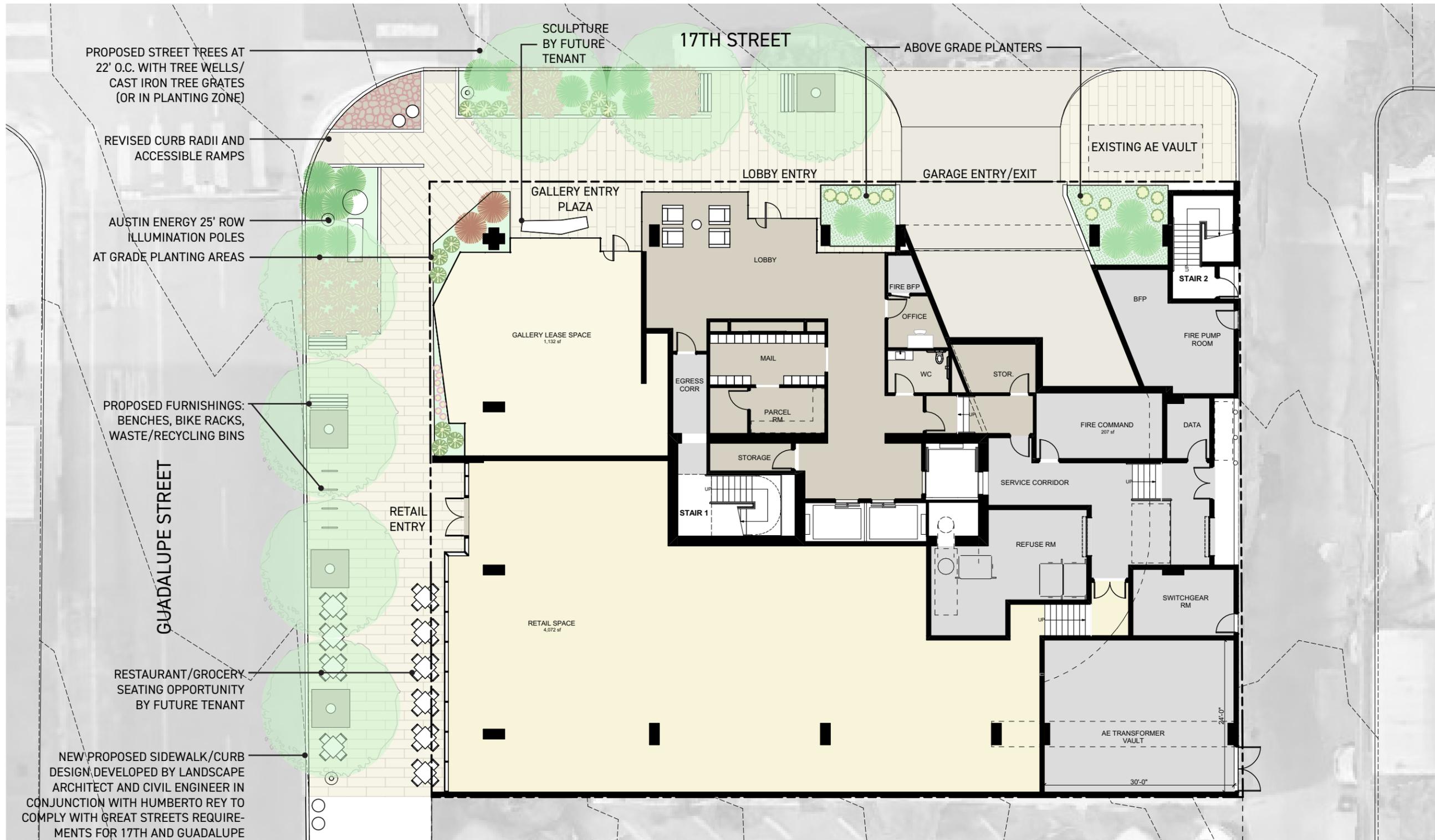


PROJECT DESCRIPTION

- 27 story residential high-rise tower, located in the northwest corner of downtown, just south of the UT Campus.
- 5,200 square feet of retail and art gallery lease space on the ground floor, adjacent to resident lobby
- Museum-like, functional aesthetic and site specific responses to views, solar angles, occupants, passerbys, nearby buildings and downtown in general drive key design decisions.
- 150,000 square feet of apartments
- 117 units
 - 16 residential levels: 10 through 25; 112 units
 - Levels 26-27: 5 penthouses with loft
- Double-height penthouses with views of the Capitol, UT, and the Hill Country; defines building top.
- Parking for 194 cars, resident storage available
- 9th floor amenity deck with pool, clubhouse, fitness, etc.
- Construction start planned for Winter of 2019

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS



PROPOSED STREET TREES AT 22' O.C. WITH TREE WELLS/ CAST IRON TREE GRATES (OR IN PLANTING ZONE)

REVISED CURB RADII AND ACCESSIBLE RAMPS

AUSTIN ENERGY 25' ROW ILLUMINATION POLES AT GRADE PLANTING AREAS

PROPOSED FURNISHINGS: BENCHES, BIKE RACKS, WASTE/RECYCLING BINS

GUADALUPE STREET

RESTAURANT/GROCERY SEATING OPPORTUNITY BY FUTURE TENANT

NEW PROPOSED SIDEWALK/CURB DESIGN DEVELOPED BY LANDSCAPE ARCHITECT AND CIVIL ENGINEER IN CONJUNCTION WITH HUMBERTO REY TO COMPLY WITH GREAT STREETS REQUIREMENTS FOR 17TH AND GUADALUPE

SCULPTURE BY FUTURE TENANT

17TH STREET

ABOVE GRADE PLANTERS

EXISTING AE VAULT

LOBBY ENTRY

GARAGE ENTRY/EXIT

GALLERY ENTRY PLAZA

LOBBY

GALLERY LEASE SPACE 1,132 sf

MAIL

EGRESS CORR

PARCEL RM

STORAGE

STAIR 1

RETAIL SPACE 4,072 sf

FIRE BFP

OFFICE

WC

STOR.

STAIR 2

BFP

FIRE PUMP ROOM

FIRE COMMAND 207 sf

DATA

SERVICE CORRIDOR

REFUSE RM

SWITCHGEAR RM

AE TRANSFORMER VAULT

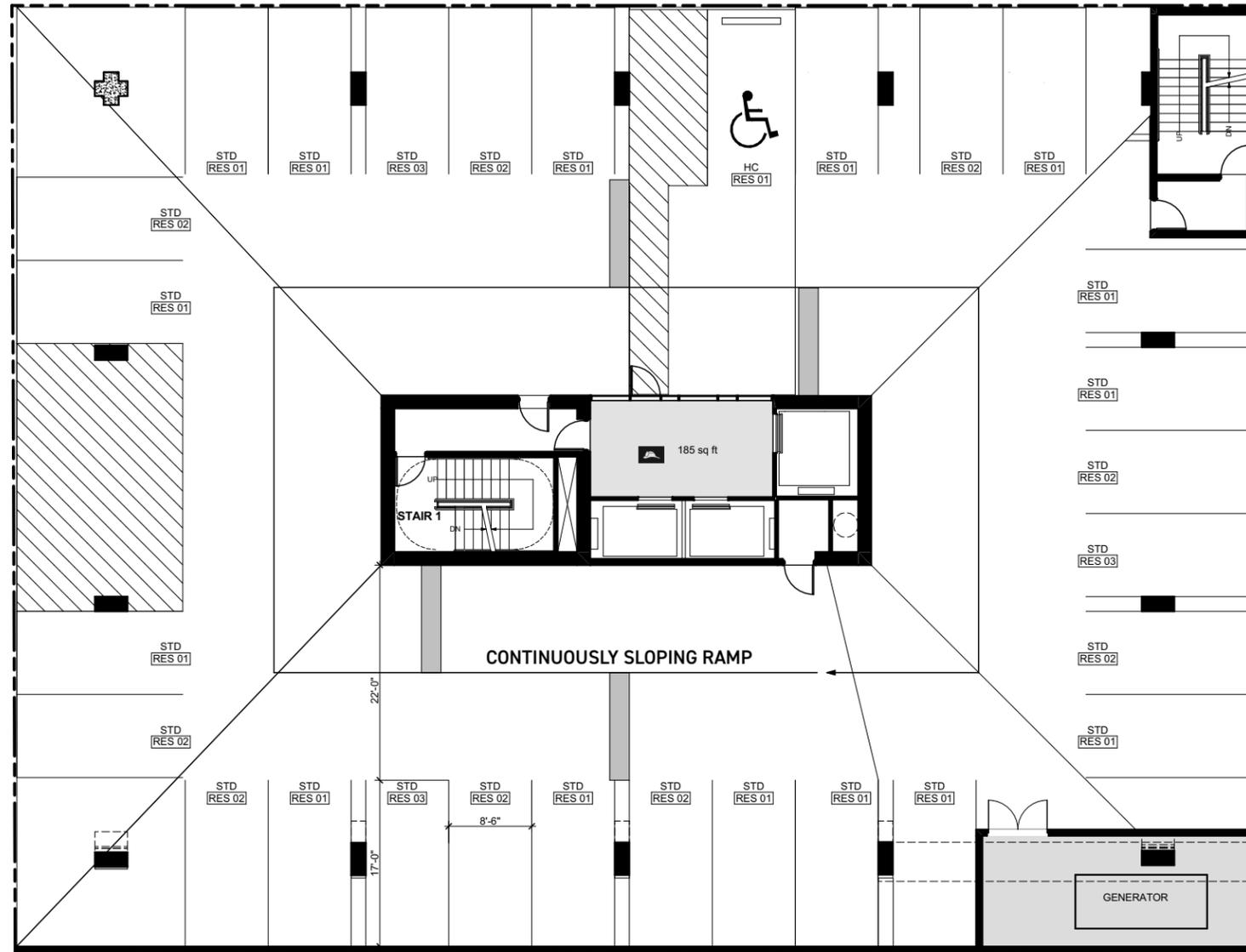
24'-0"

30'-0"

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

SITE & LANDSCAPE, FIRST FLOOR PLAN



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

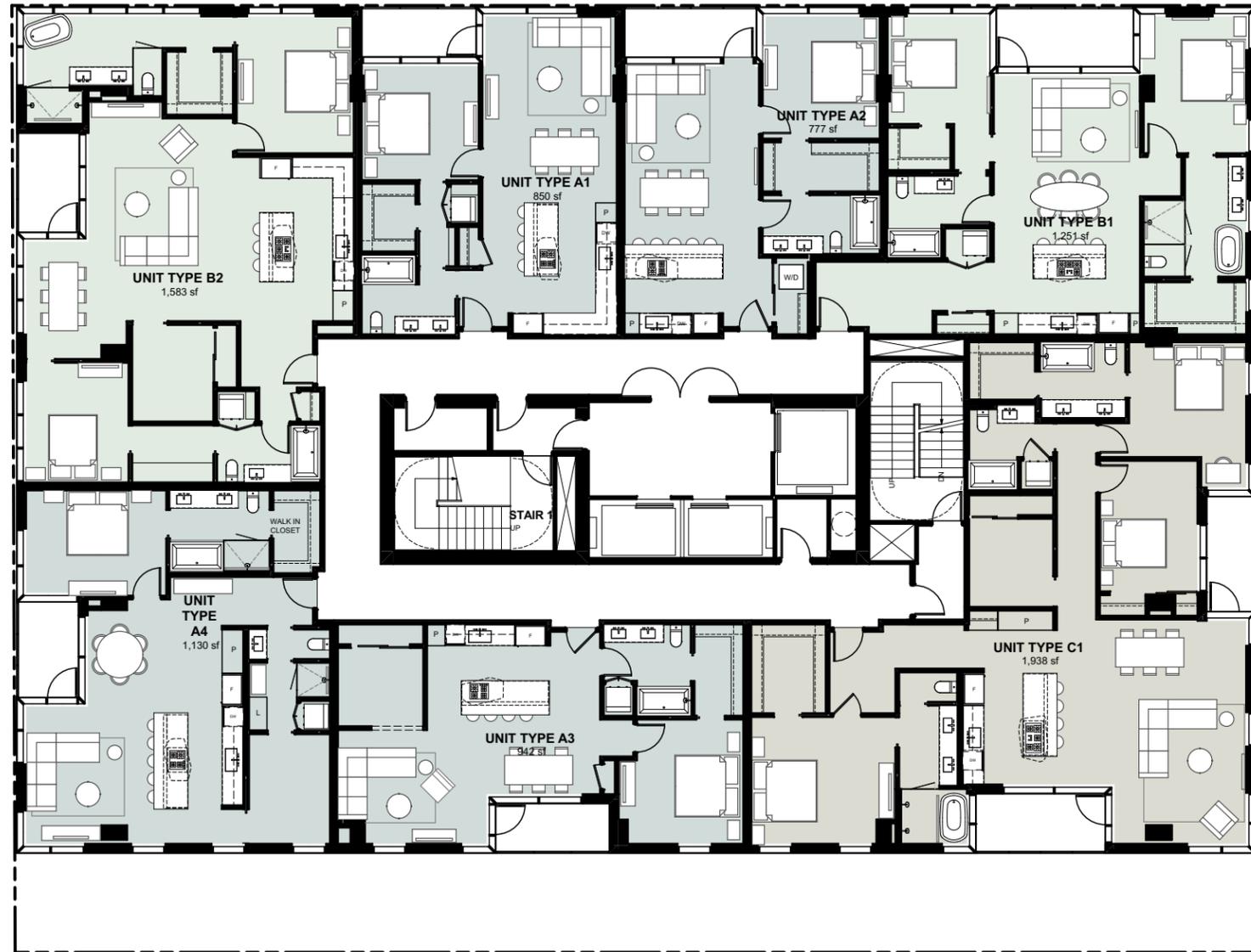
TYPICAL PARKING FLOOR PLAN

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

AMENITY DECK FLOOR PLAN: 9

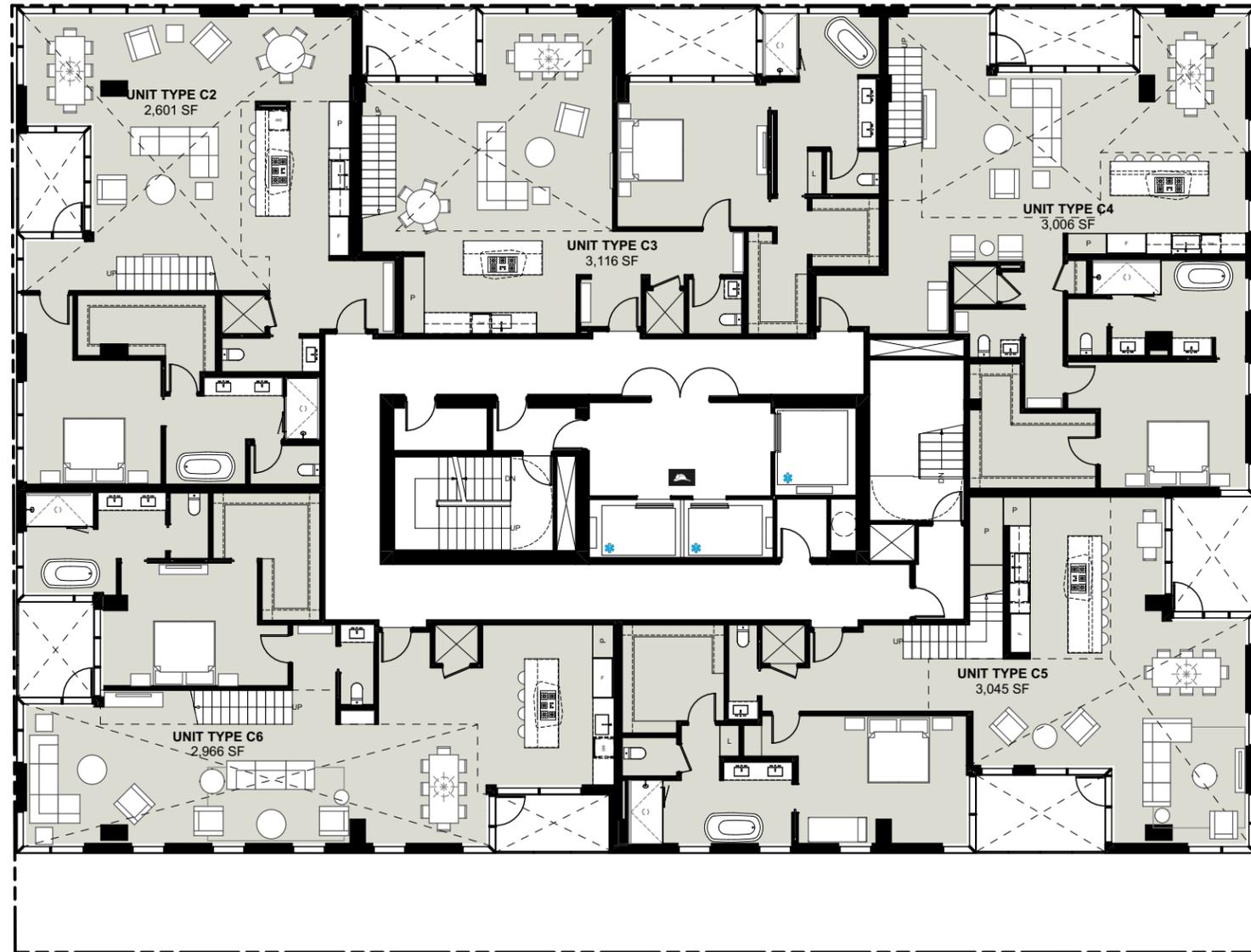




17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

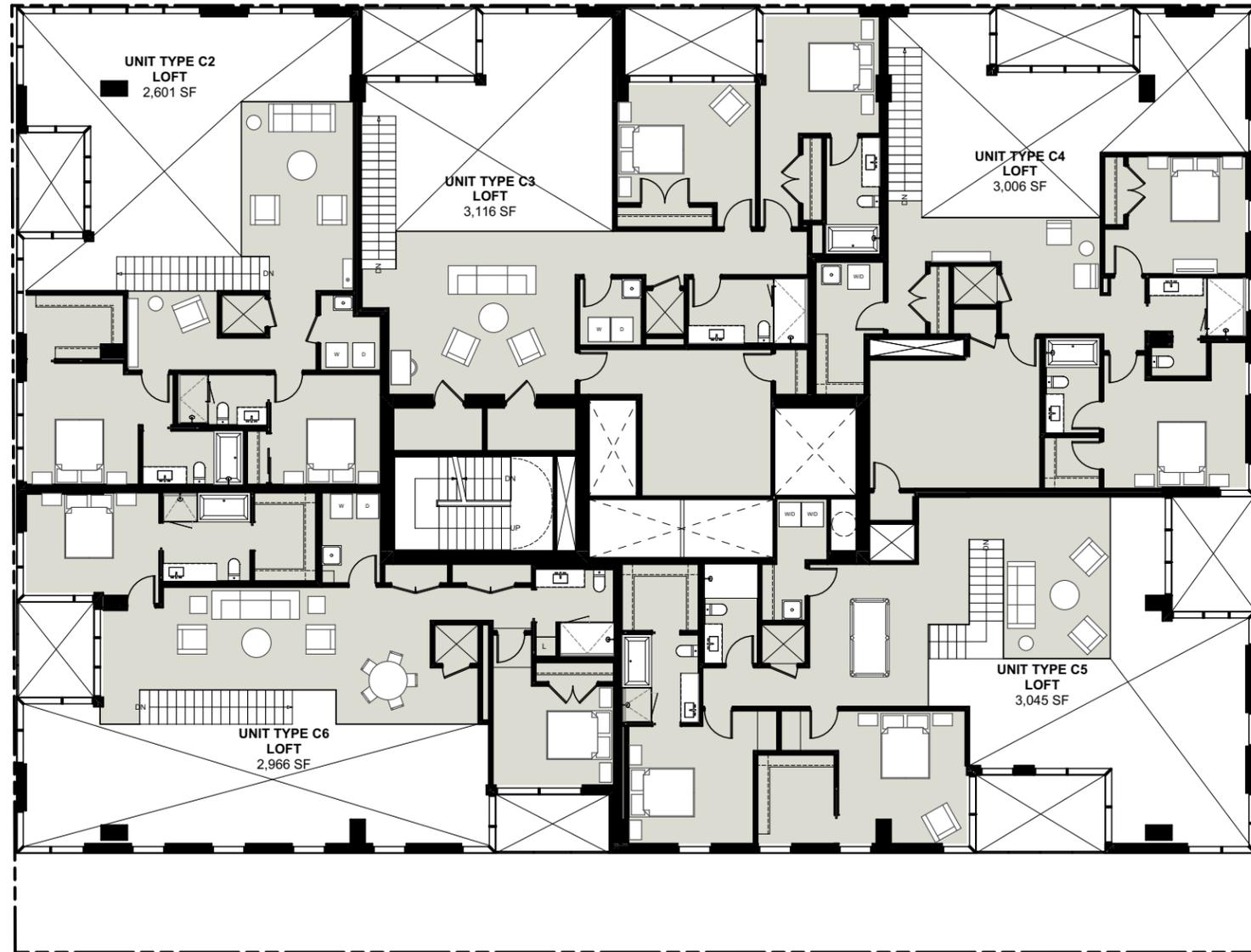
TYP RESIDENTIAL FLOOR PLAN: 10-25



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

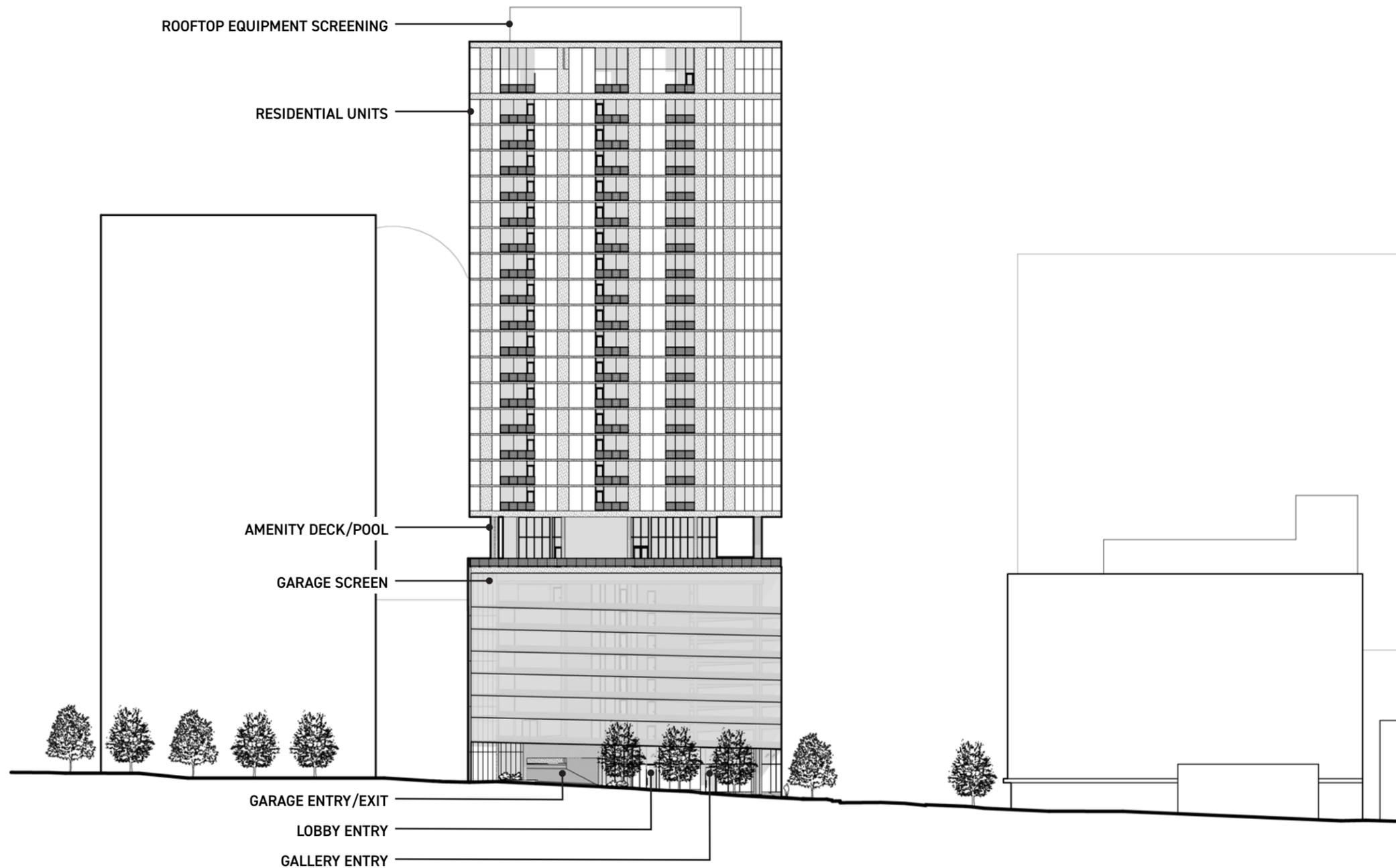
PENTHOUSE FLOOR PLAN LOWER: 26



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

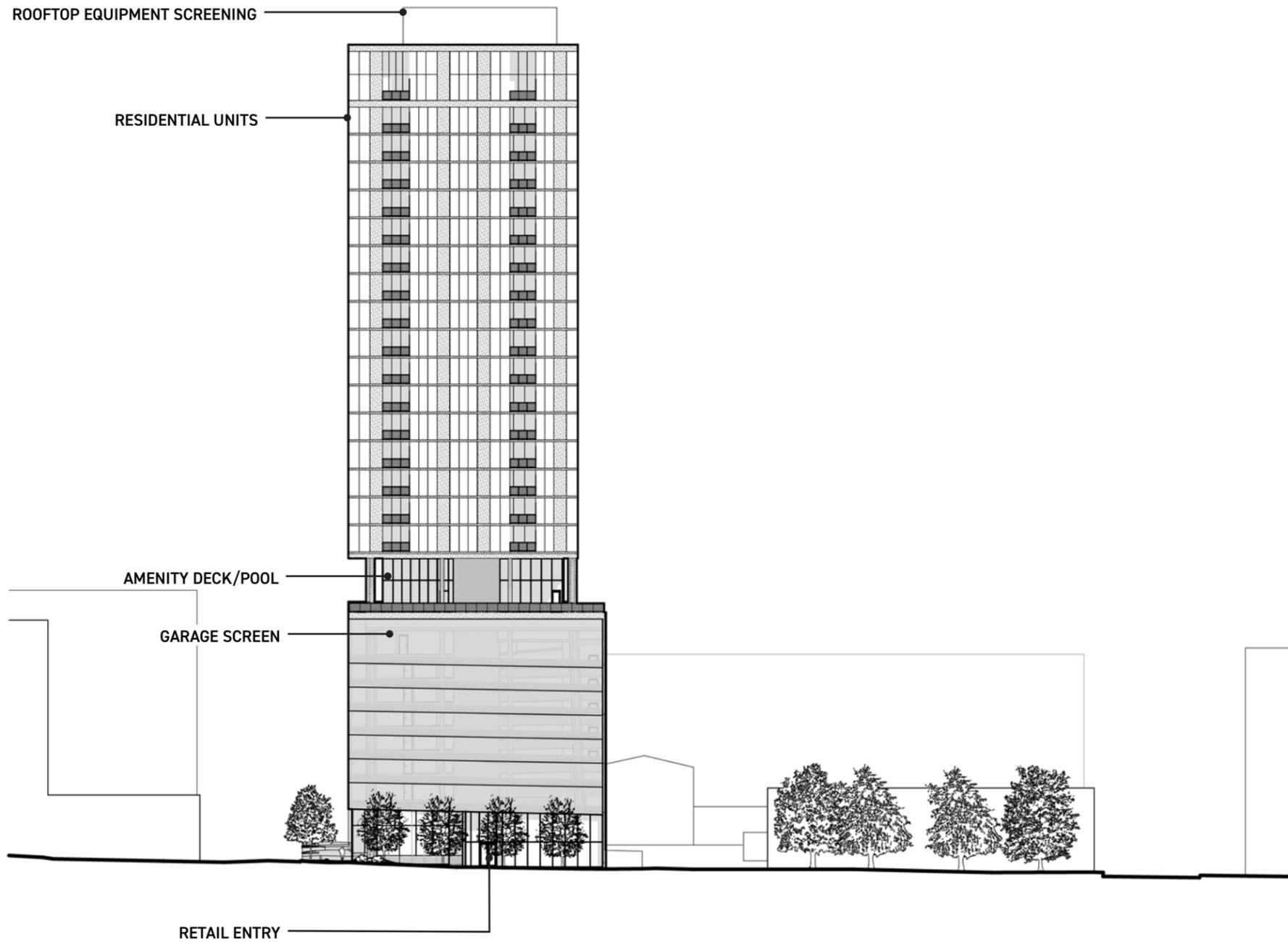
PENTHOUSE FLOOR PLAN UPPER: 27



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

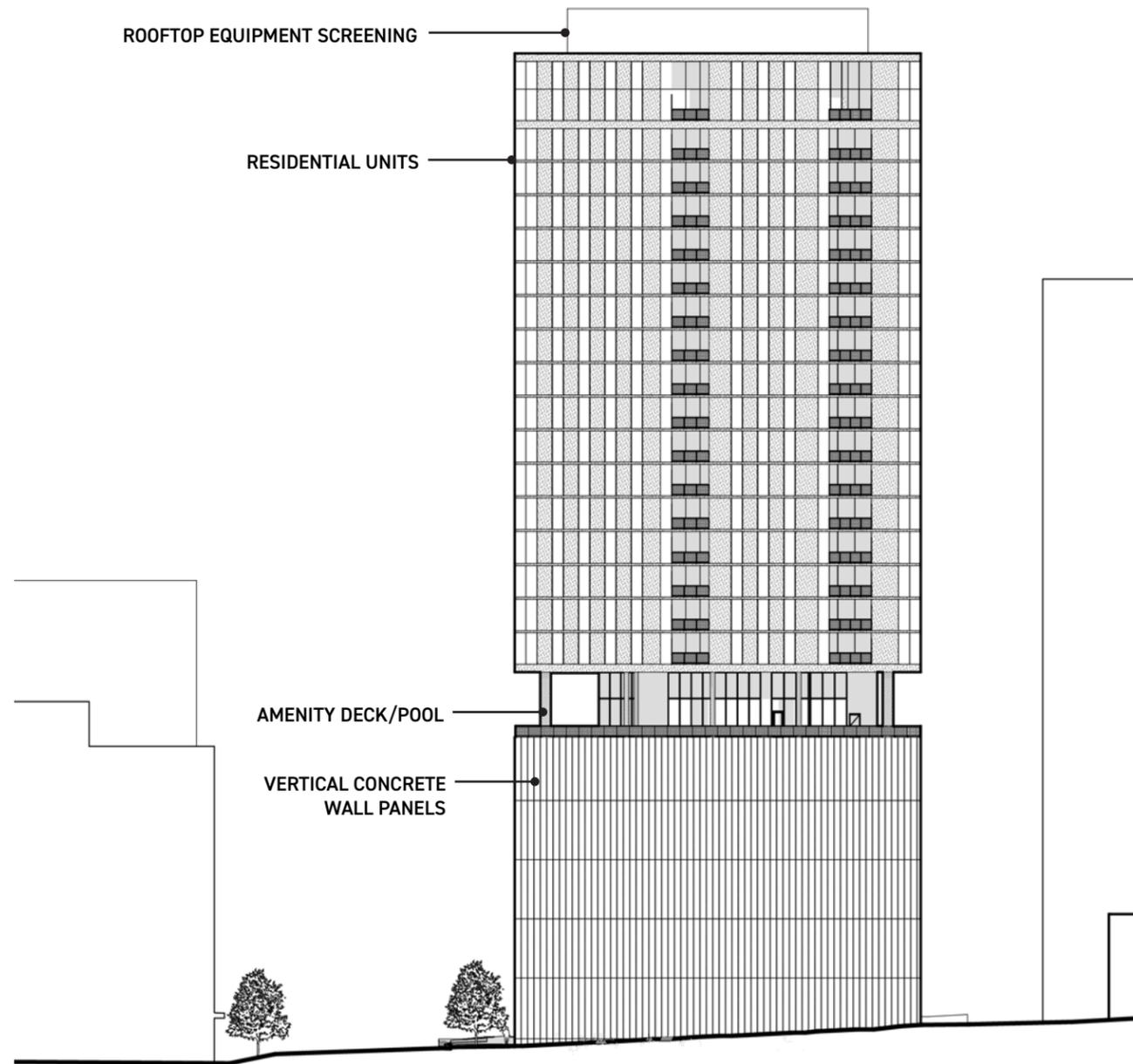
NORTH ELEVATION



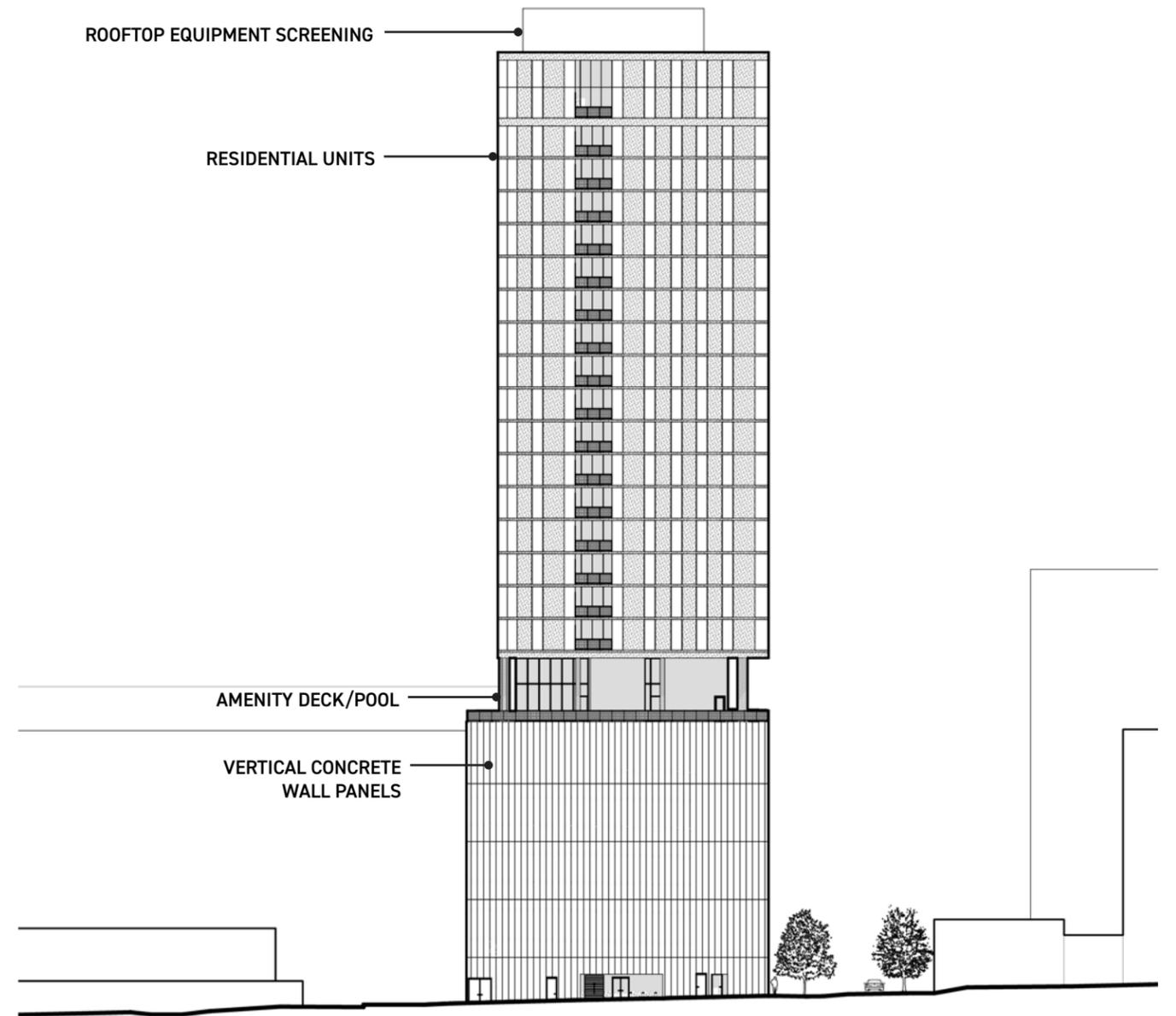
17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

EXTERIOR ELEVATIONS

DESIGN COMMISSION EXHIBIT **14** of 19
JUNE 14, 2019



ABOVE GRADE PLANTING

PARKING ENTRY/EXIT

LOBBY ENTRY

GALLERY ENTRY



LOBBY BEYOND

GALLERY LEASE SPACE

RETAIL ENTRY

CANOPY/GRAPHICS OPPORTUNITY:
BY FUTURE TENANT

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

ENLARGED ELEVATIONS

DESIGN COMMISSION EXHIBIT **15** of 19
JUNE 14, 2019

515 CONGRESS AVE
AUSTIN, TEXAS 78701
rhodepartners.com

RHODE: PARTNERS



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

STREET LEVEL VIEW

DESIGN COMMISSION EXHIBIT **16** of 19
JUNE 14, 2019

515 CONGRESS AVE
AUSTIN, TEXAS 78701
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RHODE: PARTNERS



STREET TREES AT GUADALUPE:
CHINKAPIN OAK



STREET TREES AT 17TH:
CEDAR ELM



PARRY'S AGAVE



THORNLESS PRICKLY PEAR
CACTUS



RED YUCCA



Asparagus fern

FOXTAIL FERN



BIG BLUE LIRIOPE



CAST IRON PLANT



GULF MUHLY

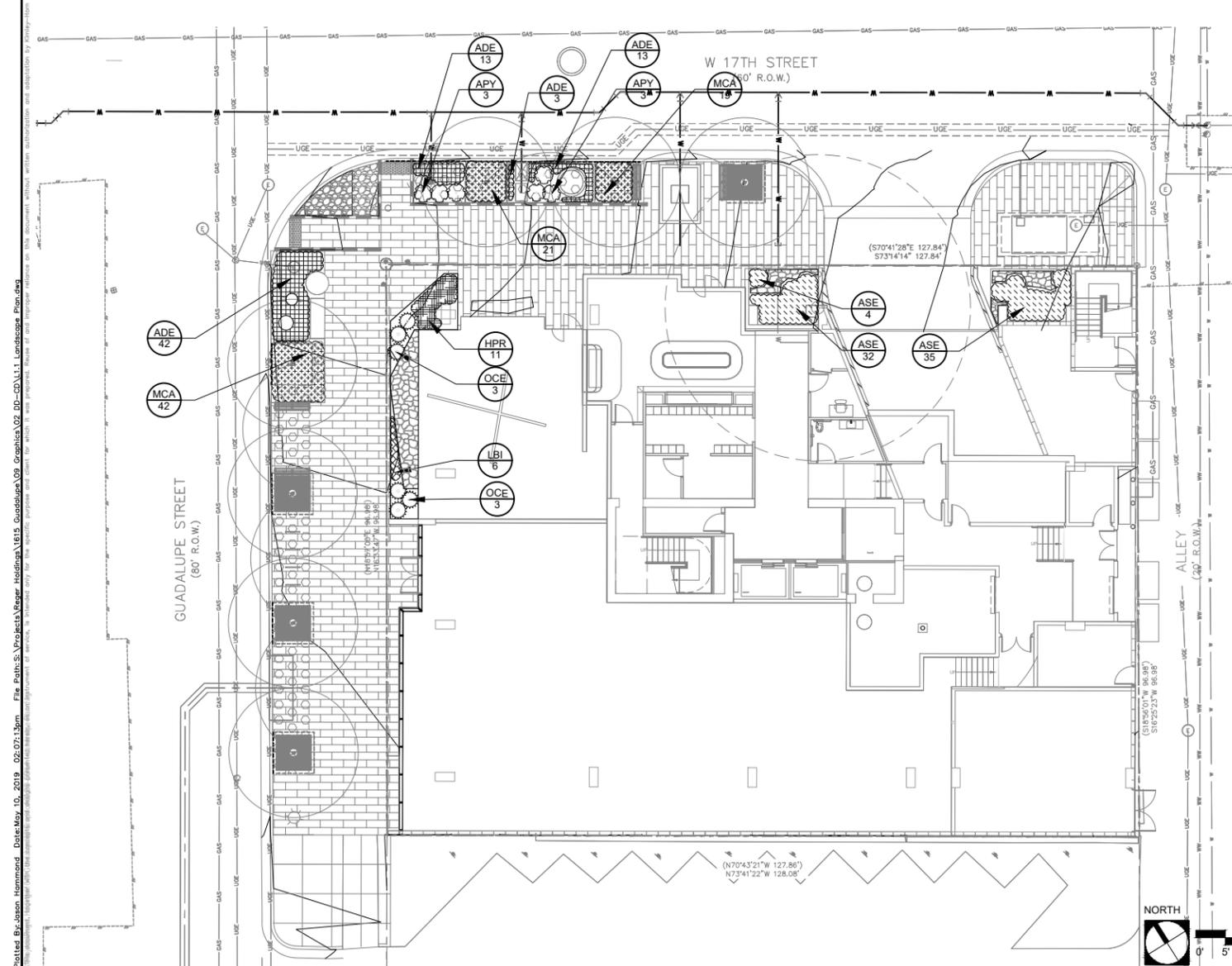
17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

PLANTS & TREES

Plant Material List

CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	QTY
SUCCULENTS				
APY	Agave parryi / Parry's Agave	5 gal		6
OCE	Opuntia cacanapa 'Ellisiana' / Thornless Prickly Pear Cactus	5 gal		6
HPR	Hesperaloe parviflora / Red Yucca	5 gal	24" o.c.	11
GROUNDCOVER				
ADE	Asparagus aethiopicus / Foxtail Fern	1 gal	18" o.c.	69
LBI	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal	18" o.c.	6
ASE	Aspidistra elatior / Cast Iron Plant	5 gal	18" o.c.	71
GRASS				
MCA	Muhlenbergia capillaris / Gulf Muhly	1 gal	18" o.c.	82



LANDSCAPE NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at watersecompvar@austintexas.gov or call (512) 974-2199.
- The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.
- All landscaped areas are to be protected by 6 inch curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7 (A)]
- Minimum of 3 inches of organic mulch for the plant areas. [ECM 2.4.5 (A)]
- All tree wells, at back of curb, must have 18 linear feet of the waterproof barrier - Geotextile Bentonite Clay Liner, at 48" depth. See detail 1/L2.1, COA detail 432S-7C
- All tree wells must have 24 linear feet of deep root barrier, at minimum of 24 inch depth. For tree wells where utilities are within 5', a 48 inch depth root barrier is required. See detail 1/L2.1, COA detail 432S-7C

GREAT STREET NOTES

- All street furnishings are to be City of Austin Great Street furnishings.
- All tree wells are to have a power source/electrical outlet in order to provide for accent/seasonal lighting along street trees.

GREAT STREET FURNISHINGS

- Trash Recipocal**
 - TR-12 Fairweather Site Furnishings w/ side openings - 35 gallon liner
 - "Silvadillo" color with top clear coat
 - See detail 3/L2.0
- Bench**
 - Landscape Forms - Plainwell Bench - 60" length with center arm in silver and ipe slats
 - Silver finish RAL #49 / 90380 with top clear coat #49 / 00530
 - See detail 1/L2.0
- Bike Rack**
 - Type I Class III - Inverted U shape bike rack - galvanized
 - See detail 5/L2.0
- Light Pole Bases**
 - 15" dia. bolt circle foundation at corner poles with traffic signal
 - 11" dia. bolt circle foundation for mid-block poles and poles without traffic signal
- Paver**
 - TBD
- Waterproof Barrier/Geotextile-Bentonite Clay Liner**
 - See detail 1/L2.1
- Root Barrier**
 - Deeproot Green Infrastructure, LLC
 - UB 24-2
 - See detail 1/L2.1

LEGEND



APPENDIX C - LANDSCAPE/IRRIGATION NOTES

- Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:
- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after no more than a one-half inch (1/2") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
 - The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed:
 - unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
 - The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute and the location of the isolation valve, and anzone map with the isolation valve location as built plan.
 - The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.
- Source: Rule No. R161-17.09, 5-15-2017.

BENCHMARKS

TBM #1: SQUARE CUT ON TOP OF CONCRETE CURB ON THE WEST SIDE OF GUADALUPE STREET AND A 128 FT SOUTH OF INTERSECTION GUADALUPE STREET AND 17TH STREET. ELEVATION=540.95'

TBM #2: SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF 17TH STREET NEAR A BRICK RAMP AND A 32 FT EAST OF INTERSECTION GUADALUPE STREET AND 17TH STREET. ELEVATION=540.95'

SITE PLAN APPROVAL SHEET ___ OF 15
 FILE NUMBER **SP-2019-XXXXC** APPLICATION DATE **01/09/2019**
 APPROVED BY COMMISSION ON _____ UNDER SECTION **112** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER **XXXX**
 PROJECT EXPIRATION DATE (ORD-997095-A) _____ DWFP _____ DEZ _____

Development Services Department
 RELEASED FOR GENERAL COMPLIANCE: ZONING **DMU**
 Rev. 1 _____ Correction 1
 Rev. 2 _____ Correction 2
 Rev. 3 _____ Correction 3

Final plan must be recorded by the Project Expiration Date, if 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 not required, must also be approved prior to the Project Expiration Date.



No.	REVISIONS	DATE

Kimley-Horn
 2600 VIA FORTUNA TERRACE 1, SUITE 300
 AUSTIN, TX 78746
 PHONE: 512-418-1771 FAX: 512-418-1791
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 TBP Firm No. 928



KHA PROJECT	069266600
DATE	FEBRUARY 2019
SCALE	AS SHOWN
DESIGNED BY	TR
DRAWN BY	AT
CHECKED BY	JH

Landscape Plan

17TH STREET CONDOMINIUM
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

L1.1
 SHEET NUMBER
 OF 18

SP-2019-XXXXC

URBAN DESIGN GUIDELINES

17Th And Guadalupe Project Substantially Complies With The Urban Design Guidelines

KEY GUIDELINES MET:

AW.1 Create Dense Development:

410.7 units per acre. Below the typical City of Austin code required amount of parking (194 vs about 230-250)

AW.2 Create Mixed Use Development:

Three uses, focus on best face forward (gallery) at corner, variety at street level

AW.3 Create Developments With Connectivity and Human Scale Circulation:

Not closing streets/alley, adding great streets connectivity

AW.7 Avoid Historical Misrepresentation:

Functional, honest, authentic design aesthetic; no fake materials

AW.9 Acknowledge That Rooftops Are Seen From Other Buildings And The Street:

All mechanical equipment is screened, underground, or otherwise contained within the envelope of the building

AW.10 Avoid The Development Of Theme Environments:

See AW.7

PS.2 Minimize Curb Cuts:

Reduced the existing curb cuts by 50%, prioritized pedestrian movement/experience

PS.3 Create Potential For Two-Way Streets:

Planning on 17th Street going to two-way

PS.4 Reinforce Pedestrian Activity:

Following direction of Humberto Ray/Great Streets 20' And 18' walks with opportunity for outdoor seating

PS.6 Enhance The Street Scape

The building mass carves away from the property line and garage above to work at a more human scale, provide shade, protection from rain, extra planting zones, and opportunities for seating and sculpture. New trash and recycling cans, and lighting will be provided, in addition to new landscaping zones, plants, and paving.

PS.7 Avoid Conflicts Between Pedestrians And Utility Equipment:

All utility equipment is located below grade or within planting areas

PS.8 Install Street Trees:

See PS.4: Four new Chinkapin oaks will be added to Guadalupe Street, and three new cedar Elm trees will be added to 17th Street.

PS.10 Provide Protection From Cars:

The landscape and seating zone at the street provides protection from cars.

PS.11 Screen Mechanical And Utility Equipment:

See AW.9

PS.12 Provide Generous Street-Level Windows:

Nearly 100% the street facing facade is clear glass

PS.13 Install Pedestrian-Friendly Materials At Street Level

Glass, plants, cast-in-place concrete and paving (plus accents of wood and metal) show up at the street level; durable and friendly.

B.1 Build to the Street:

The project is built up to the street, pulling back only at various moments to provide a sense of scale, define a particular character responsive to function, or define an entry/provide protection from the elements (garage overhead extends overhead to property line), or create extra planting zones.

B.2 Provide Multi-Tenant, Pedestrian-Oriented Development at the Street Level:

Providing three functions to three tenants; residential lobby, gallery, and retail/restaurant/grocery. Pedestrian access to these spaces is the primary access.

B.3 Accentuate Primary Entrances:

Each program has its own entrance, and each entrance is uniquely emphasized in the way the architecture varies at the entrances. No doors swing into the right of way.

B.4 Encourage the Inclusion of Local Character:

The building design is developed in specific response to this site, taking into consideration views, solar angles/orientation, and its context (both immediate and surrounding); specifically, shifts to the massing, location of the pool, and adjustment of the window spacing. At the ground level authenticity of the material selection and architectural expression is prioritized, the planting strategy is specific to this region.

B.5 Control On-Site Parking:

Garage screening implemented on all sides, is visually distinctive from the occupied sections of the building.

B.6 Create Quality Construction:

Type 1-A fully concrete construction, pushing for ultra high performance concrete panel system and floor-to-ceiling window wall skin, as well as non-painted metal throughout; durable, long lasting, low-to-no maintenance materials both inside and outside of the building.

B.7 Create Buildings with Human Scale:

The building shifts and material selections respond to the use and type of pedestrian and user engagement; working at a variety of scales. The function of the different areas of the building is expressed in the attitude of each part (ground level, parking base, amenity deck, living tower).

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URBAN DESIGN GUIDELINES