



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

17th and Guadalupe Apartments

2. Case Number

2019-006702 SP

3. Property Owner

Name:

1615 Guadalupe LLC

Address:

2730 Transit Road, West Seneca, NY 14224

Phone:

E-mail:

4. Applicant/Authorized Agent

Name:

RHODE PARTNERS attn: Brockett Davidson

Address:

515 Congress Ave, Suite 1600, Austin, TX 78701

Phone:

(512) 298-3231

E-mail:

bdavidson@rhodepartners.com

5. Anticipated Project Address:

313 West 17th Street

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: $186,135 - 62,048 = \mathbf{124,087}$ 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 Benjamin.Campbell@austintexas.gov, (512) 974-7691
Program Coordinator: 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.

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

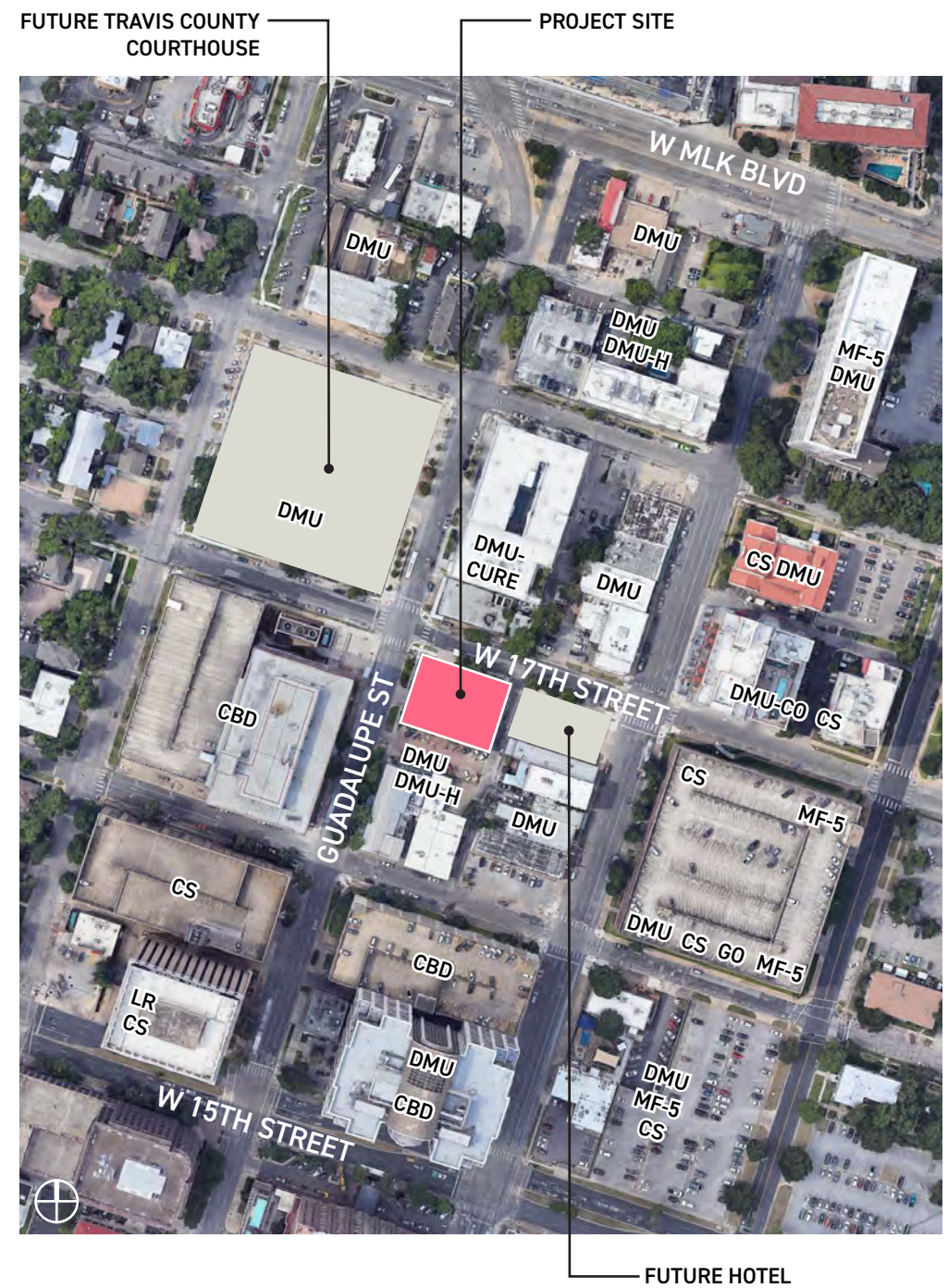
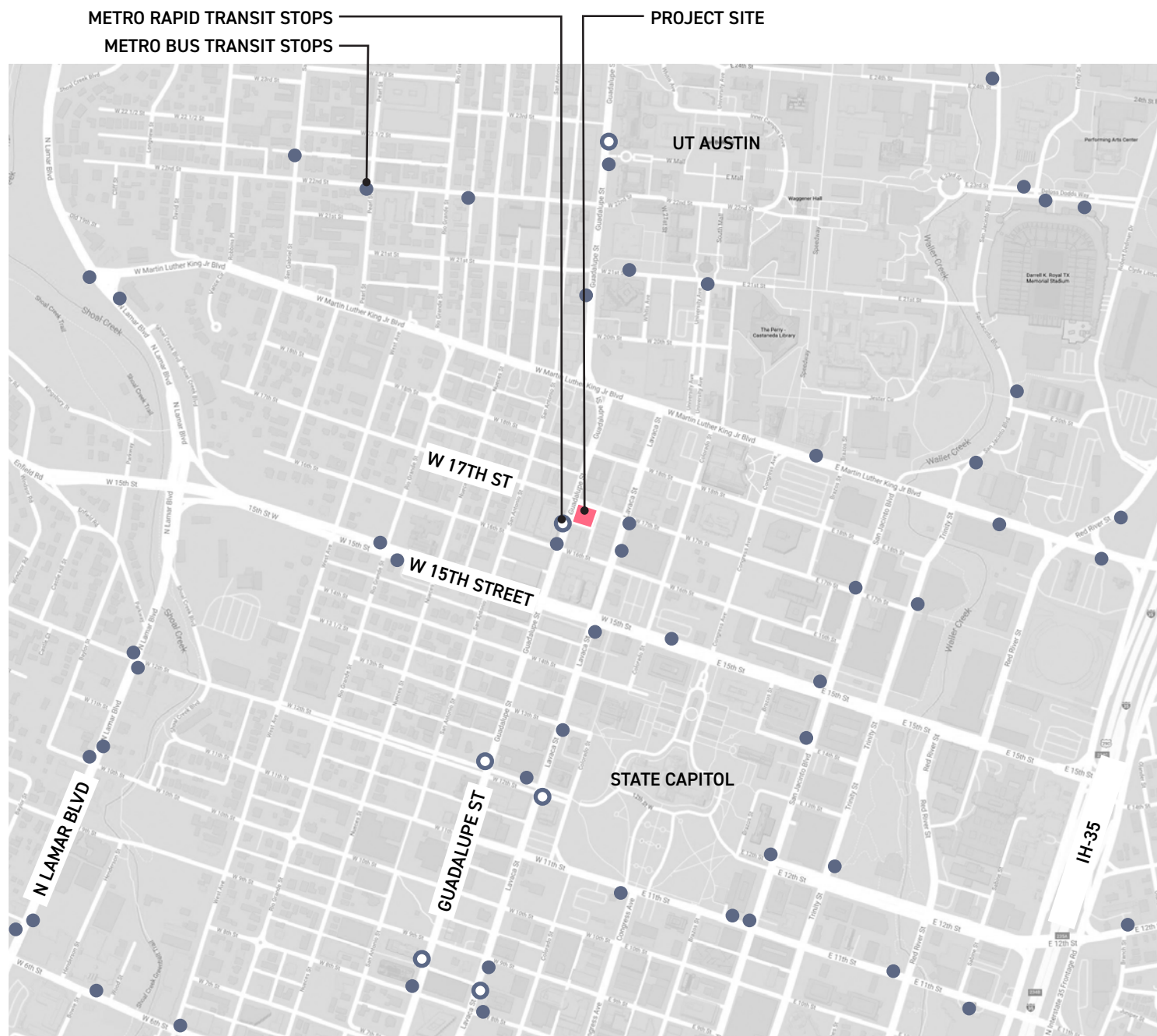
- PS.2 Minimize Curb Cuts
- PS.3 Create Potential for Two-Way Streets
- PS.4 Reinforce Pedestrian Activity
- PS.6 Enhance the Street Scape
- PS.7 Avoid Conflicts Between Pedestrians and Utility Equipment
- PS.8 Install Street Trees
- PS.10 Provide Protection from Cars
- PS.11 Screen Mechanical and Utility 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



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

VICINITY MAPS & NEARBY TRANSIT AND ZONING

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

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CLAY PIT RESTAURANT

FUTURE TRAVIS
COUNTY COURT-
HOUSE SITE

PROJECT
SITE

BUILDING TO BE
DEMOLISHED

FUTURE HOTEL SITE

17TH AND GUADALUPE

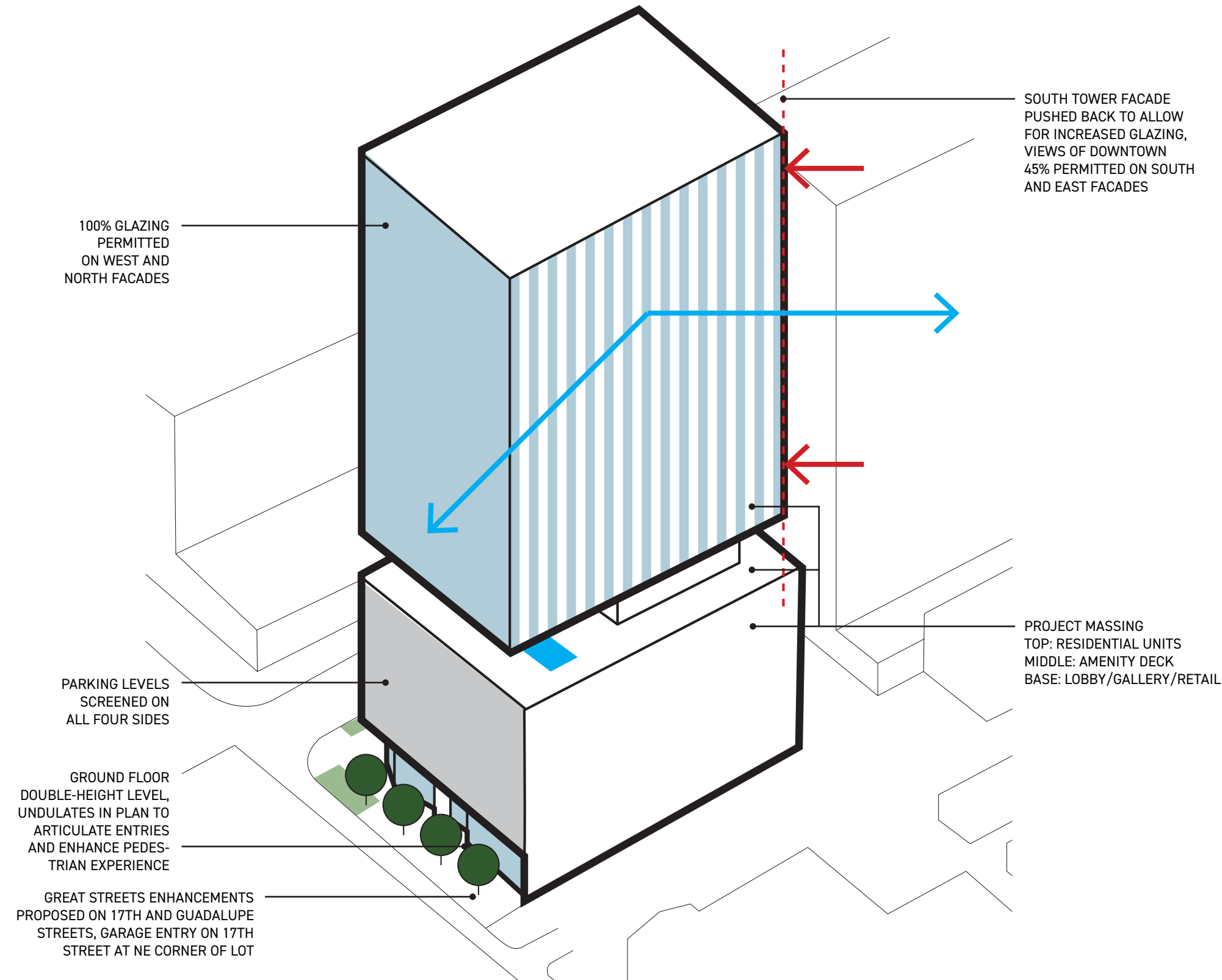
313 WEST 17TH STREET
AUSTIN, TEXAS

EXISTING CONDITIONS - VIEW FROM SE

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

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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

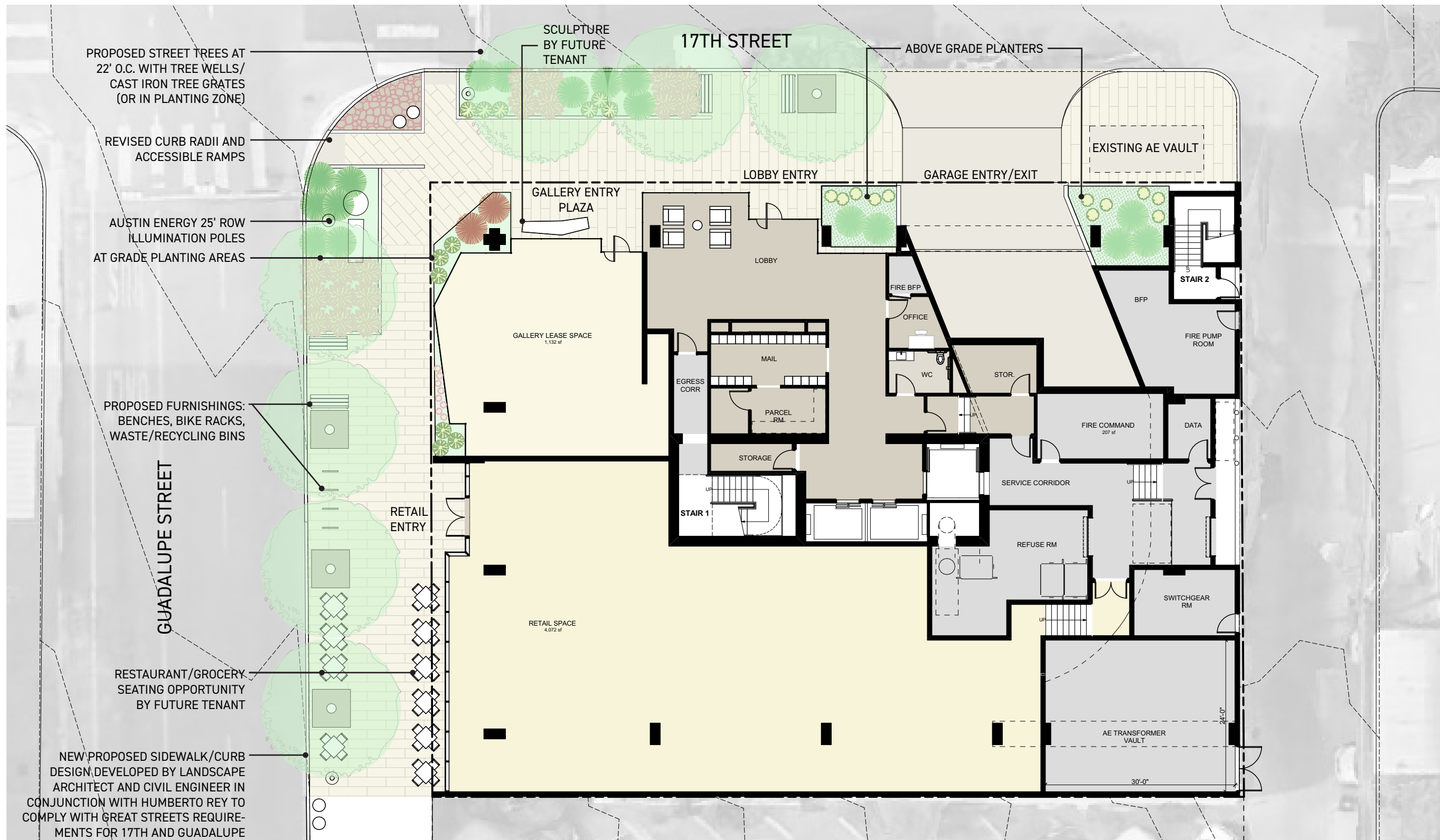
313 WEST 17TH STREET
AUSTIN, TEXAS

PROJECT DESCRIPTION & DIAGRAM

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

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RHODE: PARTNERS



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

SITE & LANDSCAPE, FIRST FLOOR PLAN

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

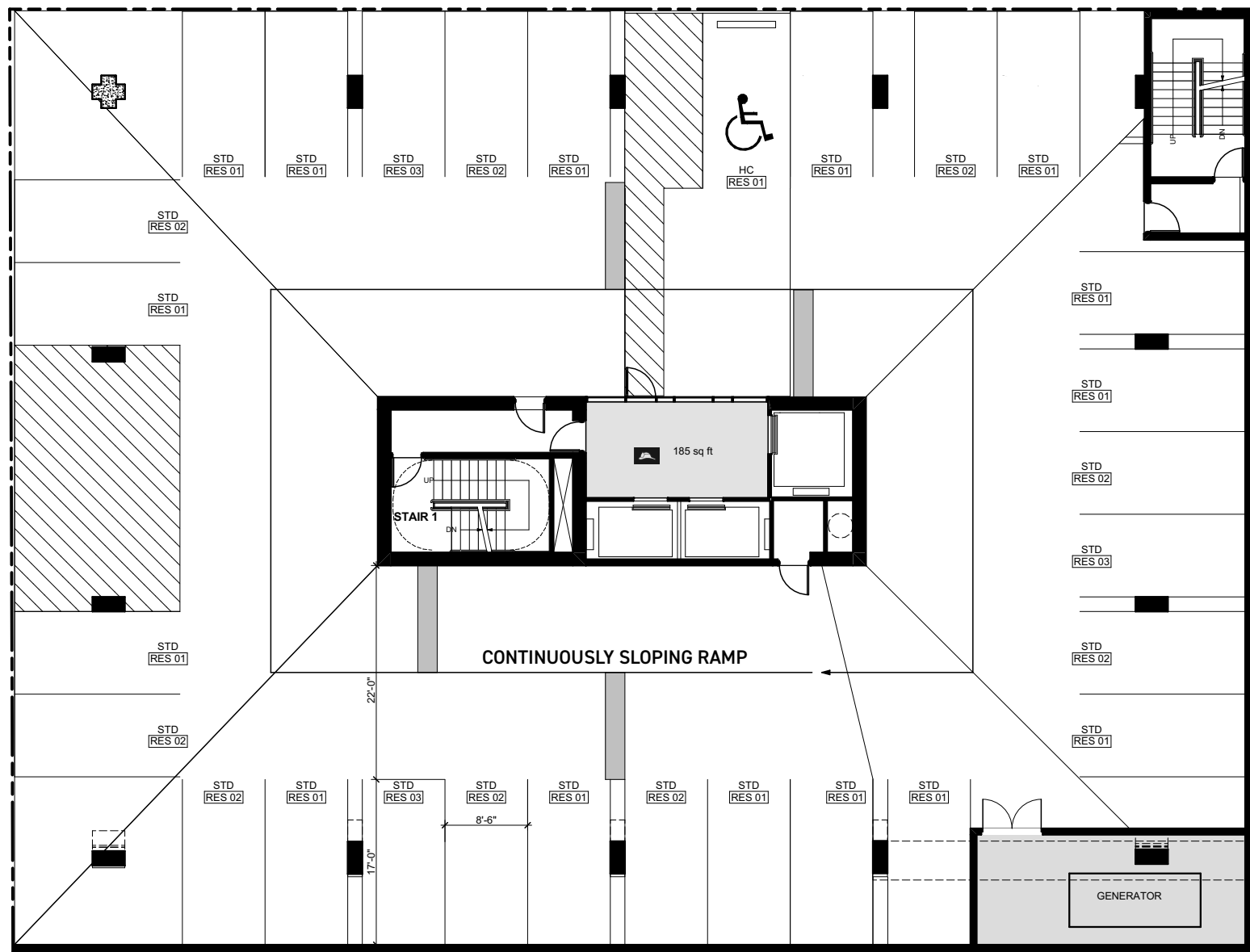
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17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

TYPICAL PARKING FLOOR PLAN



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

AMENITY DECK FLOOR PLAN: 9

DESIGN COMMISSION EXHIBIT
JUNE 14, 2019

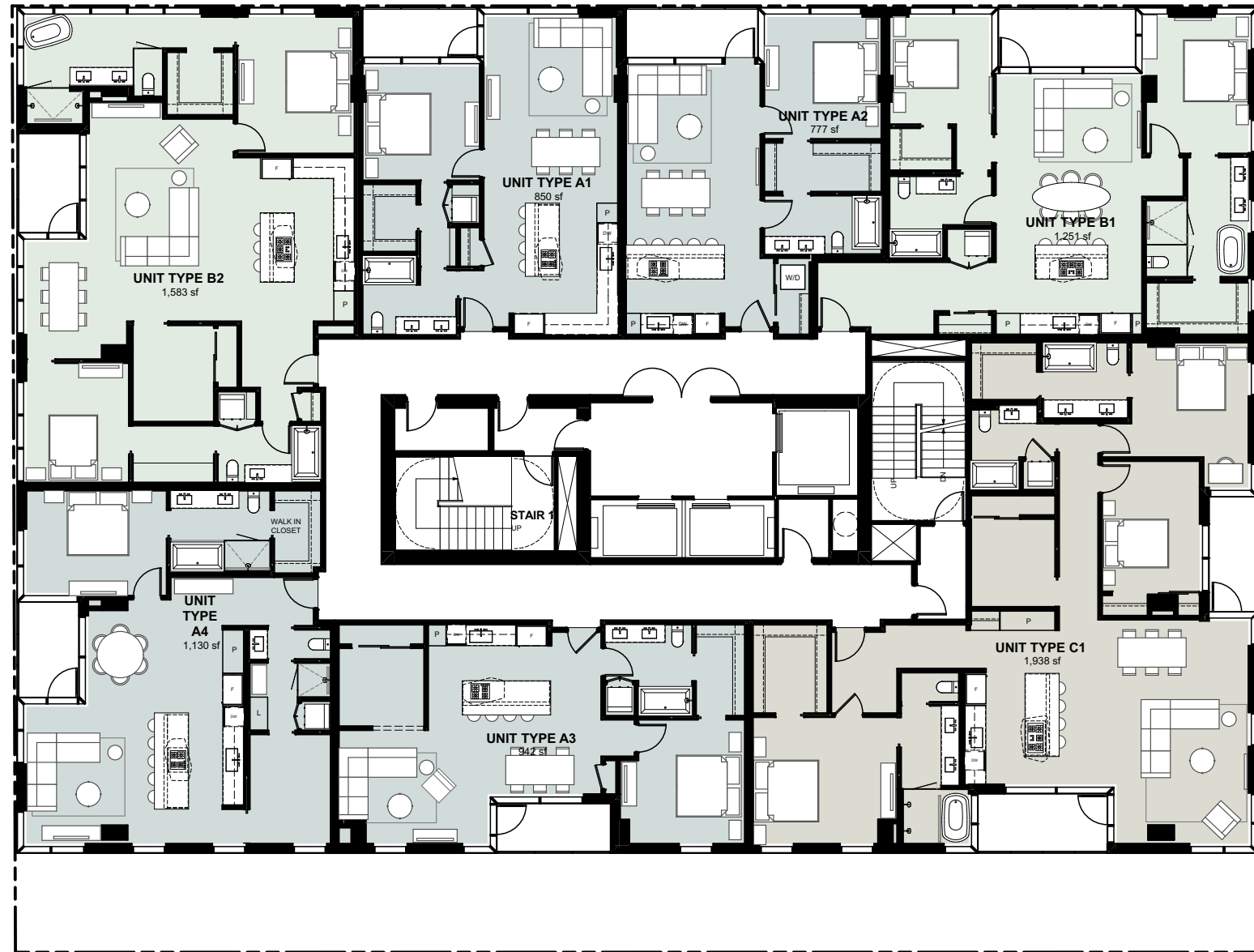
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RHODE: PARTNERS



17TH AND GUADALUPE

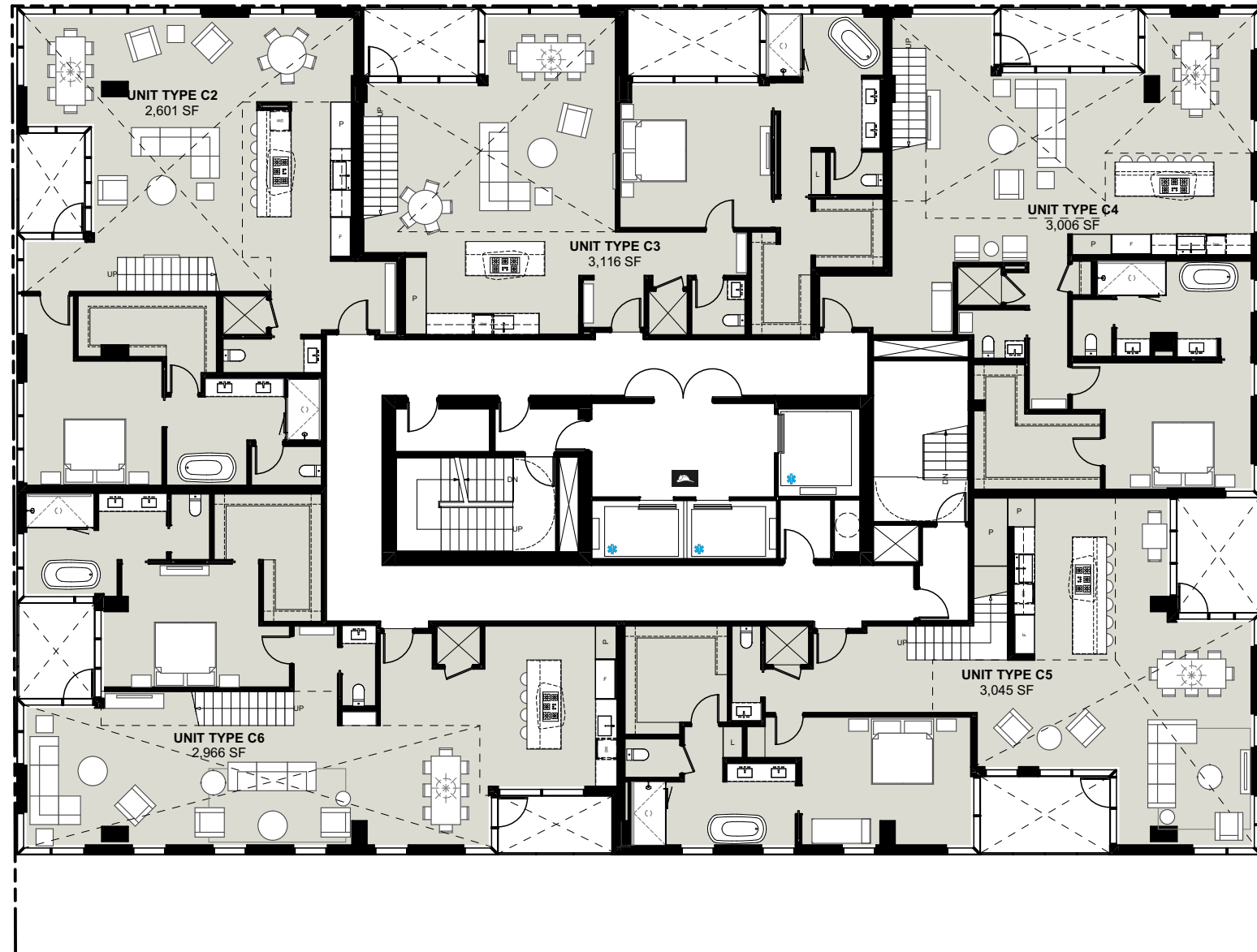
313 WEST 17TH STREET
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TYP RESIDENTIAL FLOOR PLAN: 10-25

17TH AND GUADALUPE

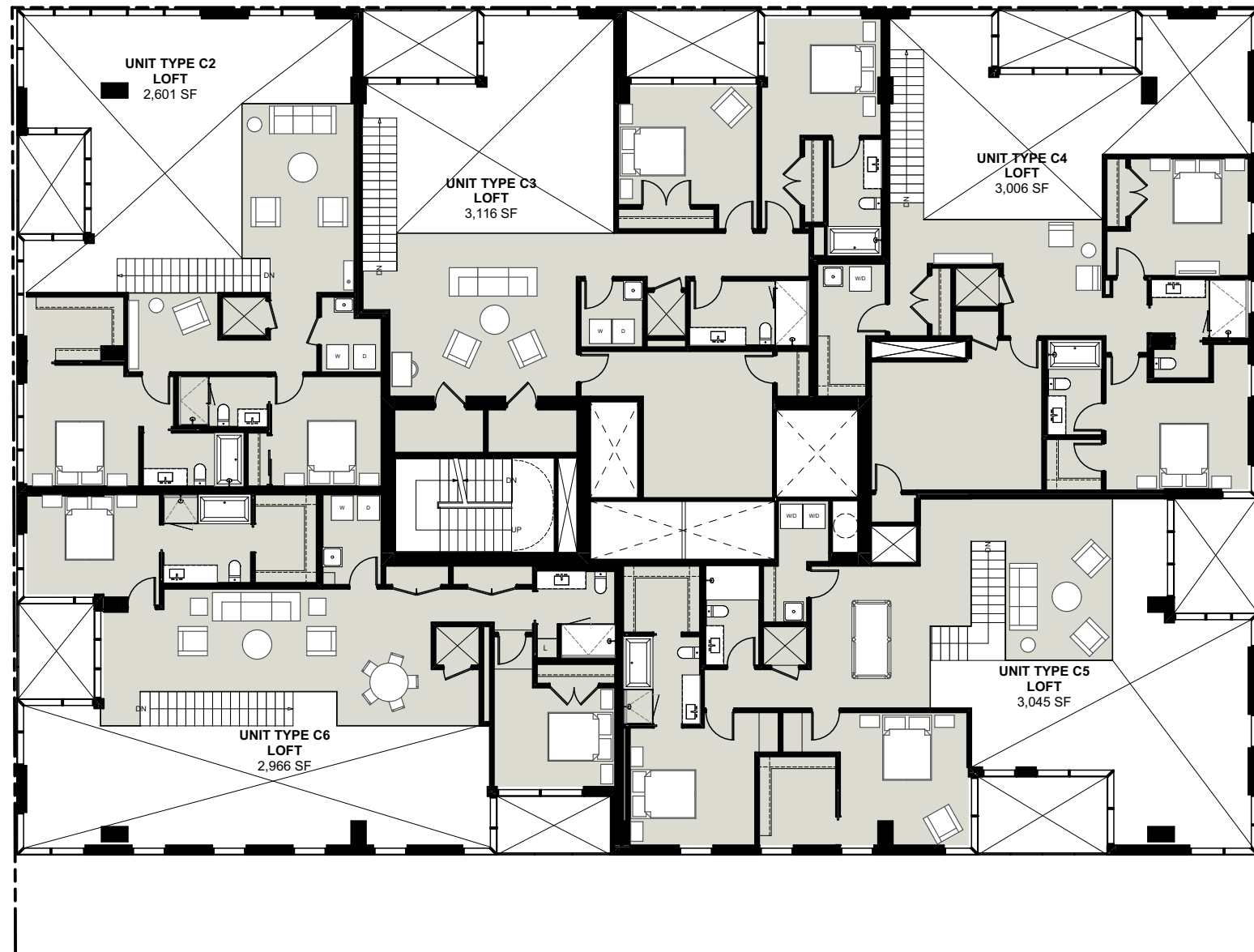
313 WEST 17TH STREET
AUSTIN, TEXAS



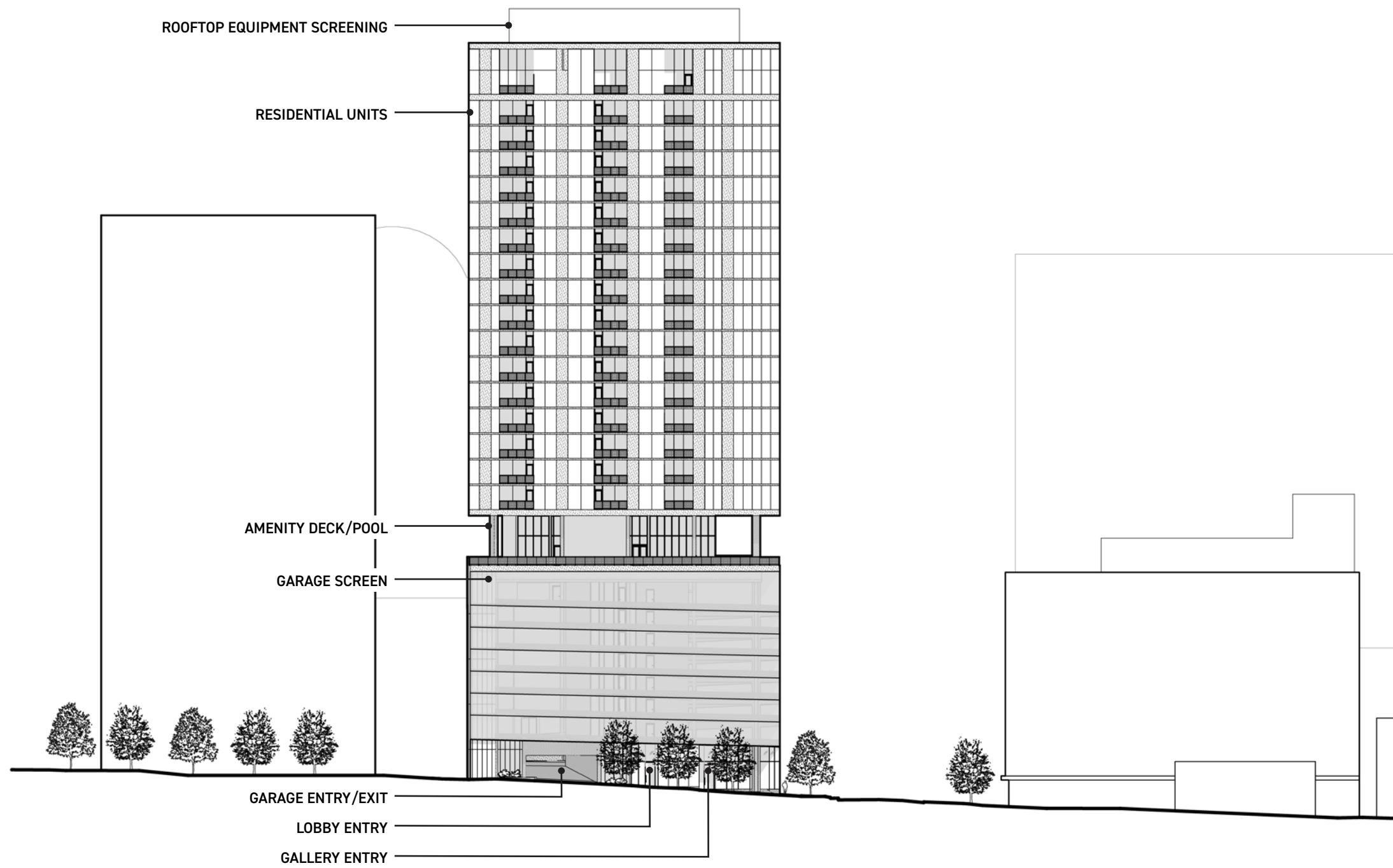
PENTHOUSE FLOOR PLAN LOWER: 26

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS



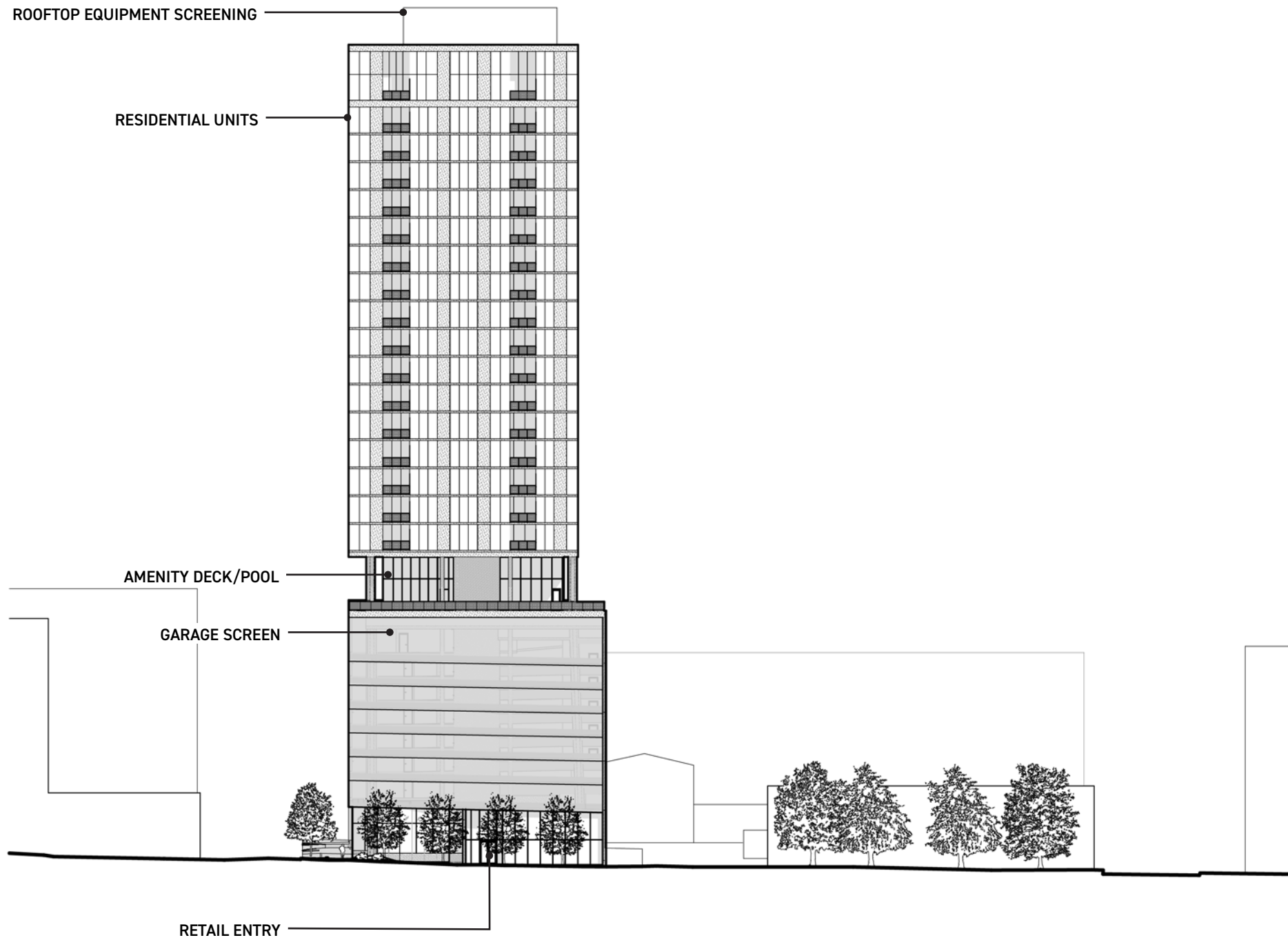
PENTHOUSE FLOOR PLAN UPPER: 27



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

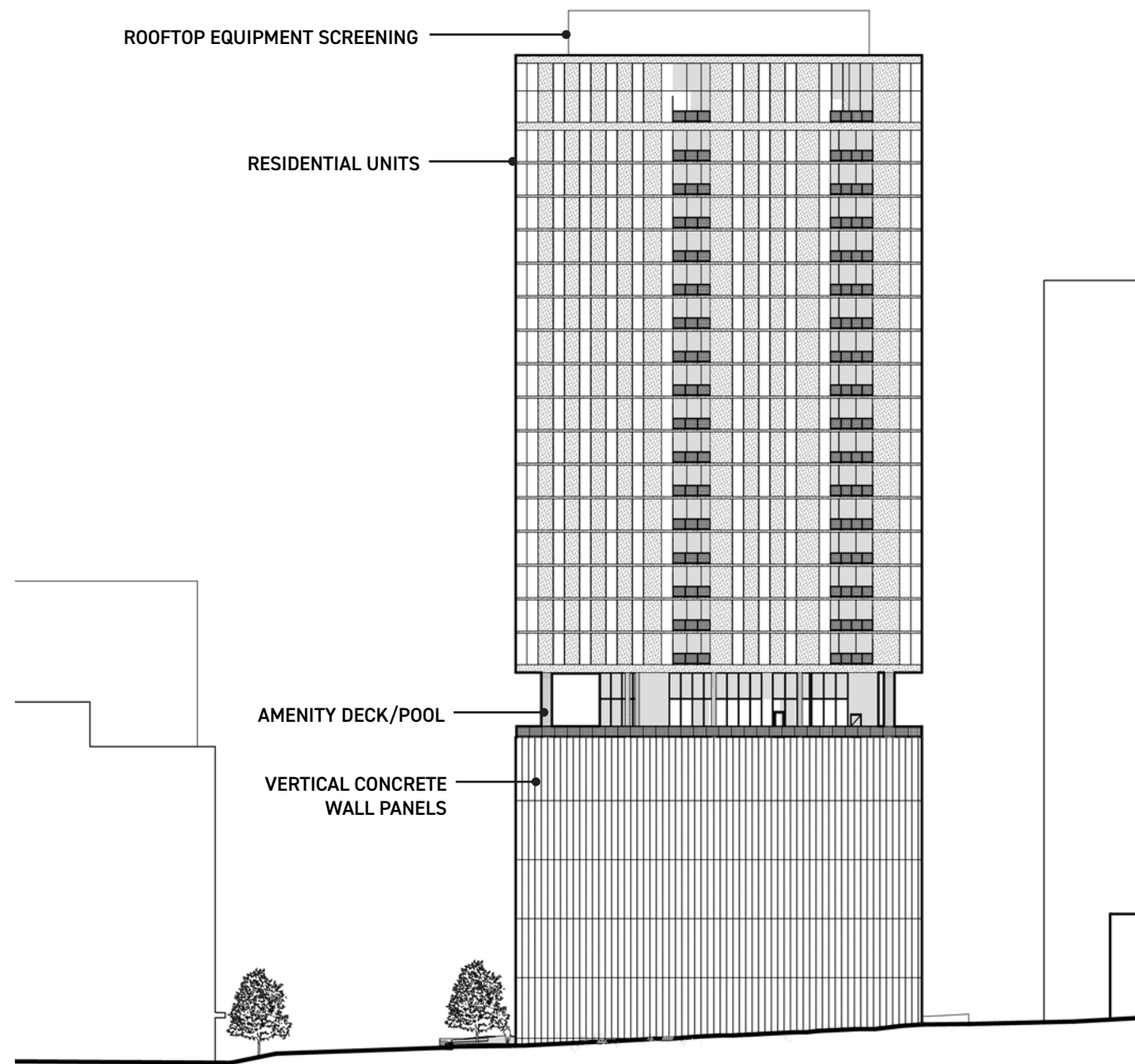
NORTH ELEVATION



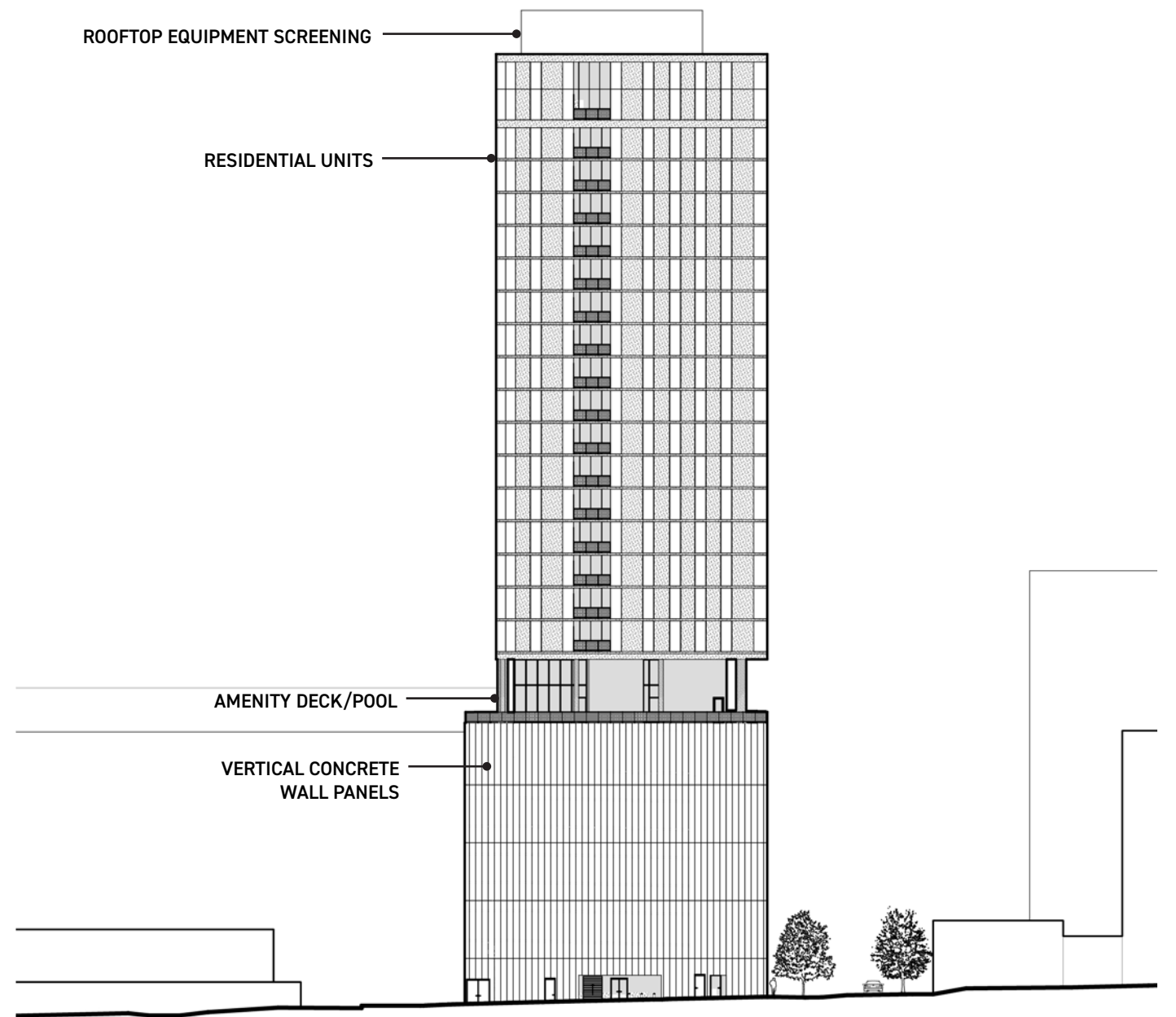
17TH AND GUADALUPE

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

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RHODE : PARTNERS



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

ENLARGED ELEVATIONS

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



17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

STREET LEVEL VIEW

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

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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



FOXTAIL FERN



BIG BLUE LIRIOPE



CAST IRON PLANT



GULF MUHLY

17TH AND GUADALUPE

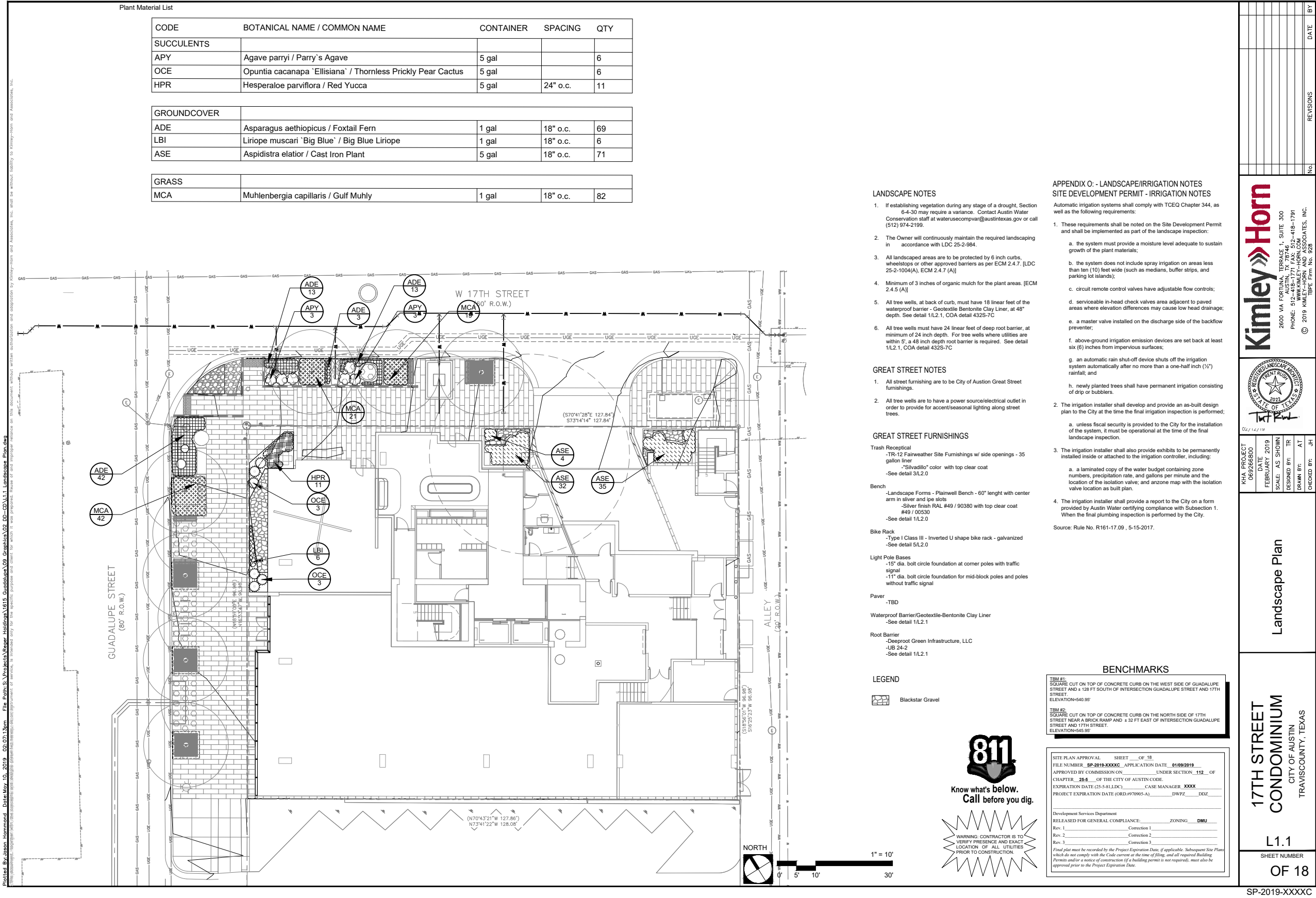
313 WEST 17TH STREET
AUSTIN, TEXAS

PLANTS & TREES

17TH AND GUADALUPE

313 WEST 17TH STREET
AUSTIN, TEXAS

LANDSCAPING PLAN



515 CONGRESS AVE
AUSTIN, TEXAS 78701
rhodepartners.com

RHODE: PARTNERS

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).