



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;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements,
 - Urban Design Guidelines checklist;
 - Great Streets - ;
 - 2 Star Austin Energy Green Building rating - submit copy of the projects signed Austin Energy Green Building Letter of Intent and Austin Energy Green Building checklist.;
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:

321 W. 6th and Guadalupe

2. Property Owner

Name:

EHRlich SIXTH STREET RESTAURANT, LTD.

Address:

1601 W. 38th Street, Suite 206, Austin, Texas 78731

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Richard T. Suttle, Jr.

Address:

100 Congress Avenue, Suite 1300, Austin, Texas 78701

Phone:

512-435-2310

E-mail:

rsuttle@abaustin.com

4. Anticipated Project Address:

321 W. 6th Street, Austin, Texas 78701



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name:

321 W. 6th and Guadalupe

2. Property Owner

Name:

BBVA COMPASS BANK

Address:

C/O COMPASS BANK, PO BOX 10566, Birmingham, Alabama 35296

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Richard T. Suttle, Jr.

Address:

100 Congress Avenue, Suite 1300, Austin, Texas 78701

Phone:

512-435-2310

E-mail:

rsuttle@abaustin.com

4. Anticipated Project Address:

321 W. 6th Street, Austin, Texas 78701

5.Site Information

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

20,644 SF

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

CBD

- c. Existing entitlements:

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

8:1

- II. Current height limitation (in feet) :

None for CBD

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

6.Existing Deed Restrictions

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

N/A

7. Building Information

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

516,100 SF

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

Office - 105,858 SF
Retail - 5,357 SF
Multi-Family - 402,296 SF
Flex - 2,589 SF

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

363

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

N/A

- e. Number of floors:

63

- f. Height:

770.5

- g. FAR requested:

25:1

8. Gatekeeper Requirement (1 of 3): Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin \(referencing specific guidelines\)](#) [in order](#) to meet the first *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(a). Attach Urban Design Guidelines checklist and additional page(s) as necessary.

See attached matrix detailing how the project will comply with the Urban Design Guidelines.

In addition, a schematic site plan, building elevations, and 3D renderings have been included with this submittal to show the project in relation to its surroundings.

9. Gatekeeper Requirement (2 of 3): Great Streets

Provide an explanation of how this project meets Great Streets standards, the second *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(b). Attach additional page(s) as necessary:

The project shall execute a restrictive covenant committing to streetscape improvements consistent with Great Streets standards.

An exhibit has also been included with this submittal to show how the project will comply with Great Streets Standards.

10. Gatekeeper Requirement (3 of 3): 2 Star Austin Energy Green Building

Provide an explanation of how this project achieves a minimum two Star Austin Energy Green Building, in order to meet the third *Gatekeeper* requirement of the DDBP as described in [LDC § 25-2-586 \(C\)\(1\)\(c\)](#). Attach Austin Energy Green Building checklist and additional page(s) as necessary:

The project shall execute a restrictive covenant committing a minimum two star rating under the Austin Energy Green Building program.

A copy of the AEGB checklist is attached which describes how the project currently intends to achieve a two star rating.

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot according to the Community Benefits calculations described in [LDC § 25-2-586 \(E\)\(1\)-\(12\)](#).

Gross Site Area:	20,644 SF
	$20,644 \text{ SF} \times 8:1 = 165,152 \text{ SF}$
Total Project Square Footage:	516,100 SF
Bonus Area:	$516,100 \text{ SF} - 165,152 \text{ SF} = 350,948 \text{ SF}$
Bonus Fee:	$350,948 \text{ SF} \times \$10 = \$3,509,480.00$
	$\$3,509,480 \times 77.95\% \text{ (residential portion)} = \$2,735,639.66$
	Fee-in-lieu payment for Downtown Density Bonus = \$2,735,639.66

12. Community Benefits: Onsite, Fee in lieu, or Combination

Detail which community benefits from [LDC § 25-2-586 \(E\)](#) will be used and how they will be applied (on site, fee in lieu of, or combination of the two). Attach additional page(s) as necessary:

100% of the bonus area will be achieved by paying into the Affordable Housing Trust Fund.

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? (aaron.jenkins@austintexas.gov)

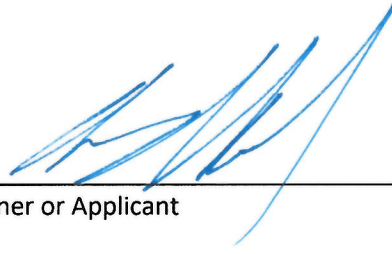
☒ Yes

☐ 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

Richard T. Suttle, Jr.

Date Submitted

March 13, 2020



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;
- 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.