



City of Austin

Design Commission

DESIGN COMMISSION RECOMMENDATION 20200622-01C

Date: June 26, 2020

Subject: Design Commission recommendation for the Hanover Brazos Street project.

Motioned By: Josue Meiners

Seconded By: Evan Taniguchi

Recommendation:

The City of Austin Design Commission recommends that the Hanover Brazos Street project, located at 201 East 3rd Street, substantially complies with the Urban Design Guidelines.

Rationale:

Dear Director of Planning and Zoning Dept.,

This letter is to confirm the Design Commission's recommendation that the Hanover Brazos Street project, located at 201 East 3rd Street, as presented to us on June 22, 2020 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. The applicant addressed many of the concerns identified by the Working Group's previous review. Our review found the following:

1. Project includes restaurant/retail space with overhead doors that open to the public ROW. In addition, there is an adjacent patio with built-in planters and overhead protection at the intersection of 3rd and Brazos. These all serve to activate the public ROW.
2. The proposed design utilizes brick at street level, which breaks down the scale of the large building and pays homage to the existing structure.
3. The existing public art will remain
4. The Brazos Street side includes windows in and overhead protection. Additionally, the garage entrance doors are pushed back from façade to provide pedestrians with a better experience crossing the driveway.
5. Vertical landscaping has been proposed on the façade at the utility room to soften the hard building edge.

Respectfully,
City of Austin Design Commission

Vote: 8 - 0 - 0

For: David Carroll, Bart Whatley, Evan Taniguchi, Melissa Henao-Robledo, Josue Meiners, Samuel Franco, Beau Frail, Ben Luckens

Against: None

Absent: Martha Gonzalez, Jessica Rollason, Aan Coleman

Attest: David Carroll, Chair of the Design Commission



David Carroll, Chair

Melissa Henao-Robledo,
Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Martha Gonzales

Ben Luckens

Josue Meiners

Jessica Rollason

Evan Taniguchi

Bart Whatley

Jorge Rousselin,
Executive Liaison

Aaron D. Jenkins
Staff Liaison

Patrick Colunga
Staff Liaison

