



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: Block 16 (SP-2019-0426C)

2. Property Owner

Name: Mochasanlin 2001, LTD.

Address: 2705 Bee Caves Road, Suite 230, Austin, Texas 78746

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:

320 E. 2nd Street

5. Site Information

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

35,309 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 \(45\)](#):

741,319 SF

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

Retail/Restaurant - 1,556 SF
Office - 733,151 SF
BOH - 6,612 SF

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

N/A

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

N/A

- e. Number of floors:

47

- f. Height:

723'-0"

- g. FAR requested:

21:1

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 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.

The site plan and additional exhibits included with this submittal show how the project complies 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 ("AEGB") program.

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 \(E\)\(1\)-\(12\)](#).

The office project proposes to meet the Gatekeeper Requirements.

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:

The proposed use is an office, which allows obtaining additional density by meeting the Gatekeeper Requirements. The project proposes to meet the Gatekeeper Requirements.

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)

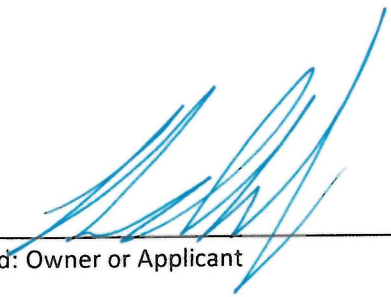
☐ Yes

☒ 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

04/15/2020



**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.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

June 17, 2020

Jerry Rusthoven
Acting Lead, Assistant Director
City of Austin Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Downtown Density Bonus Application for Block 16 (the "Application")

Dear Mr. Rusthoven:

This letter, along with the Application is submitted to apply for a density bonus for property located at 320 E. 2nd Street (the "Property").

The Property is approximately 0.8106 acres (35,309 square feet) and is currently developed with restaurant uses. The Property is zoned Central Business District ("CBD") and within the Core/Waterfront district of the Downtown Austin Plan. The maximum floor-to-area ratio ("FAR") for properties zoned CBD is 8:1 with no height limitation. This would yield about 282,472 square feet of building area on a 0.8106 acre site.

The purpose of this Application is to request a density bonus to exceed the 8:1 FAR limitation to construct a 47-story office building with ground floor retail and structured parking (the "Project"). The building will be approximately 723 feet tall. The density bonus, if approved, would allow for a 21:1 FAR to yield approximately 741,319 square feet of building area. This is an increase of approximately 458,847 square feet.

The Project shall adhere to Section 25-2-586 by meeting all of the Gatekeeper requirements. This includes, (i) a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with Great Streets Standards, (ii) a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program, and (iii) substantial compliance with Urban Design Guidelines as outlined in the matrix submitted with the Application.

A site plan has been filed under Case No. SP-2019-0426C that provides streetscape improvements along San Jacinto Boulevard, E. 2nd Streets, and Trinity Street consistent with Great Streets Standards. The Project proposes a civically minded ground level experience with a shaded colonnade and two corner plazas that will be populated with a generous amount of public art.

ARMBRUST & BROWN, PLLC

Page 2

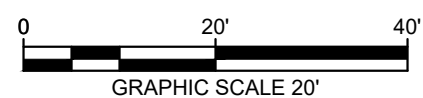
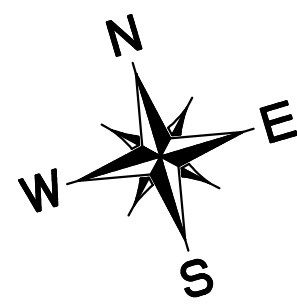
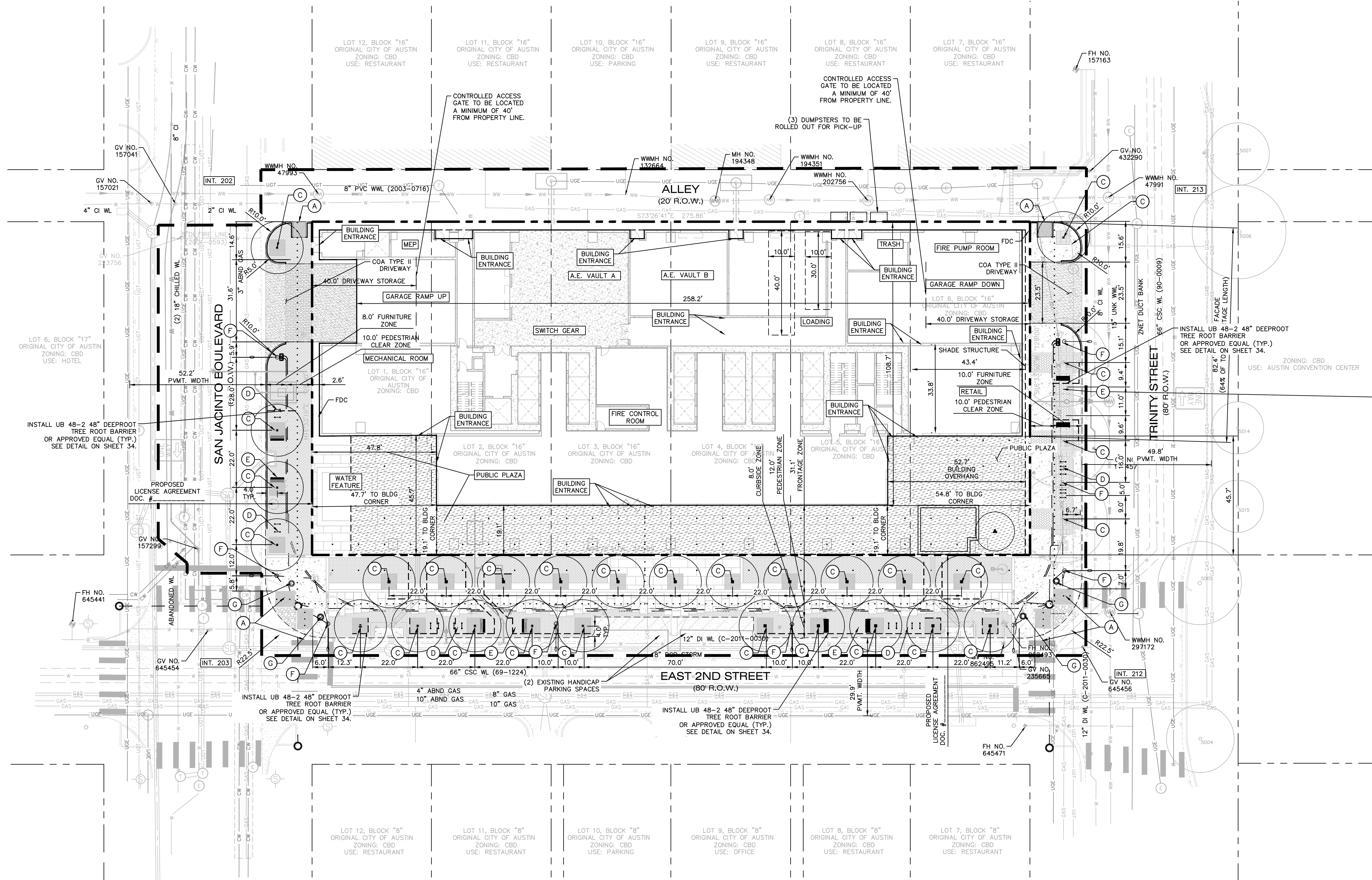
In summary, the request is to increase the allowed FAR from 8:1 to 21:1 through the Downtown Density Bonus Program. We appreciate your consideration of our Project and look forward to meeting with you to answer any questions and provide further details.

Very truly yours,
ARMBRUST & BROWN, PLLC






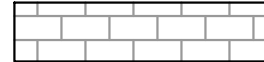

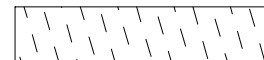






A handwritten signature in black ink, appearing to read 'R. Suttle, Jr.', with a stylized, cursive script.

Richard T. Suttle, Jr.

cc: Jorge Rousselin
Tyler Grooms
Amanda Morrow
Amanda Surman



LEGEND

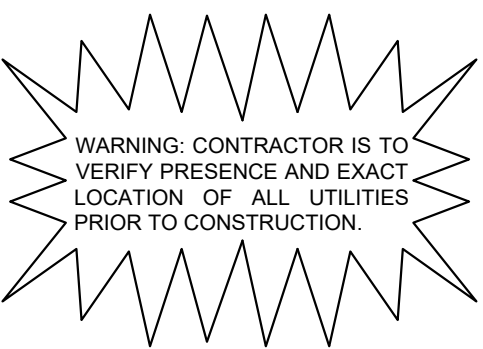
- | | |
|---|---|
|  | PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | LIMITS OF CONSTRUCTION |
|  | BUILDING OVERHANG |
|  | ACCESSIBLE PATH |
|  | PAVERS |
|  | CONCRETE SIDEWALK |
|  | SHADE STRUCTURE |
|  | TYPE 1 CURB RAMP. SEE CITY OF ASTORIA DETAILS ON SHEET 23. |
|  | TREE GRATE. SEE DETAIL ON SHEET 30. |
|  | (4) BIKE RACK. SEE DETAIL ON SHEET 31. |
|  | (2) BENCH. SEE DETAIL ON SHEET 30. |
|  | AUSTIN ENERGY STANDARD 25' ROW ILLUMINATION POLE. SEE DETAIL ON SHEET 31. |
|  | TRASH RECEPTACLE. SEE DETAIL ON SHEET 31. |



5/07/2020

KHA PROJECT	DATE
069274000	NOVEMBER 2019
	SCALE: AS SHOWN
	DESIGNED BY: KB
	DRAWN BY: KB

SITE PLAN



Know what's below.
Call before you dig.

BENCHMARKS

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB IN THE EAST MARGIN OF TRINITY STREET ±5' SOUTHWEST FROM A 12" LIVE OAK WITH TREE TAG # 5007 IN THE EAST MARGIN OF TRINITY STREET, ±27' NORTH FROM A 18" LIVE OAK WITH TREE TAG # 5006 IN THE EAST MARGIN OF TRINITY STREET, ±102' NORTH FROM A 10" CEDAR ELM WITH TREE TAG # 5014 IN THE EAST MARGIN OF TRINITY STREET. ELEVATION = 469.47'.

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB IN THE WEST MARGIN OF SAN JACINTO STREET ±5' EAST FROM A STORM SEWER MANHOLE IN THE WEST MARGIN OF SAN JACINTO STREET, ±50' WEST FROM A STORM SEWER MANHOLE IN THE EAST MARGIN OF SAN JACINTO STREET, ±49' WEST FROM A 8" RED OAK WITH TREE TAG # 5012.
ELEVATION = 470.58".

SITE PLAN APPROVAL SHEET 8 OF 42

FILE NUMBER **SP-2019-0426C** APPLICATION DATE **09/25/2019**

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 **RANDALL ROUDA**

PROJECT EXPIRATION DATE (ORD.#970095-A) _____ DWPPZ _____ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____ CBD _____

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.

Plotted By:Blaszy, Kendyl Date: June 17, 2020 01:59:44pm File Path:K:\SAU_Civil\069274000_Moniford Block 16\GadPlan Sheets\VC - Site Tables.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE CALCULATIONS			
	ALLOWED PER BASE ZONING	ENTITLEMENTS GAINED THROUGH DDBP PARTICIPATION	PROPOSED
GROSS SITE AREA (SF)	-	-	35,309
GROSS SITE AREA (AC)	-	-	0.8106
GROSS FLOOR AREA	128,000	-	741,319
F.A.R.	8:1	25:1	21:1
BUILDING HEIGHT (FT)	-	-	72'3"-0"
BUILDING HEIGHT (STORIES)	-	-	47
FOUNDATION TYPE	-	-	CONCRETE SLAB
ZONING	-	-	CBD
PROPOSED USE	-	-	RETAIL & OFFICE
BUILDING COVERAGE (SF)	35,309	-	33,454
BUILDING COVERAGE (%)	100%	-	94.75%
PROPOSED IMPERVIOUS COVER (SF)	35,309	-	35,309
PROPOSED IMPERVIOUS COVER (%)	100.00%	-	100.00%
EXISTING USE	-	-	RESTAURANT
EXISTING IMPERVIOUS COVER (SF)	-	-	34,848
EXISTING IMPERVIOUS COVER (%)	-	-	98.69%
NOTES: 1. ALLOWABLE BUILDING HEIGHT AND FAR BASED ON PARTICIPATION ON THE DOWNTOWN DENSITY BONUS PROGRAM (LDC-25-2-586) 2. THIS DEVELOPMENT IS PART OF THE CONVENTION CENTER, DOWNTOWN DENSITY BONUS, DOWNTOWN DESIGN, AND CONVENTION CENTER TRANSIT ORIENTED DEVELOPMENT ZONING DISTRICTS.			

SITE PLAN NOTES:

- ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1986-4.6.2.
- CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO STARS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E
- CONTRACTOR SHALL INSTALL GREAT STREETS ELECTRICAL CONDUIT, PULL BOXES, AND MANHOLES PER AUSTIN ENERGY GREAT STREETS STANDARDS. REFER TO AUSTIN ENERGY TYPICAL GREAT STREETS LAYOUT.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- PAVERS SHALL BE NON-BEVELED TO MINIMIZE VIBRATIONS TO WHEELCHAIR BOUNDARY PEDESTRIANS.
- TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS
- THE DEVELOPER MUST BE AWARE THAT THE TRINITY STREET DRIVEWAY MAY BE CONSTRUCTED AND USED AT THEIR OWN RISK. THE DRIVEWAY MAY ALSO BE REMOVED OR CLOSED BY THE CITY OF AUSTIN FOR ANY DURATION AND WITH MINIMAL NOTICE AT ANY TIME, FOR ANY REASON. IF THE DRIVEWAY IS INDEFINITELY CLOSED THE CITY OF AUSTIN WILL NOT RELOCATE, ALTER, OR RECONSTRUCT THE DRIVEWAY.

SITE PLAN FIGURE:

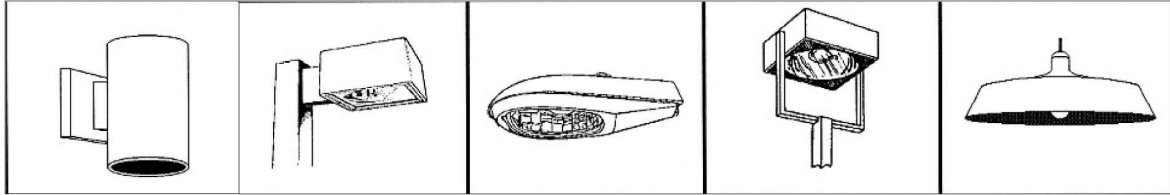


Figure 34:
Examples of fully-shielded light fixtures.

LAND USE SUMMARY TABLE	
USE	GROSS FLOOR AREA (SF)
RETAIL	1,556
BUSINESS OFFICE	739,763
TOTAL	741,319

BUILDING INFORMATION - FLOOR BREAKDOWN		
FLOOR NO.	USE	GROSS FLOOR AREA (SF) (FAR)
B-3	BUSINESS OFFICE/PARKING	290
B-2	BUSINESS OFFICE/PARKING	290
B-1	BUSINESS OFFICE/PARKING	290
1	RETAIL	1,556
	BUSINESS OFFICE	15,795
2	BUSINESS OFFICE/PARKING	2,497
3	BUSINESS OFFICE/PARKING	290
4	BUSINESS OFFICE/PARKING	290
5	BUSINESS OFFICE/PARKING	290
6	BUSINESS OFFICE/PARKING	290
7	BUSINESS OFFICE/PARKING	290
8	BUSINESS OFFICE/PARKING	290
9	BUSINESS OFFICE/PARKING	290
10	BUSINESS OFFICE/PARKING	290
11	BUSINESS OFFICE/PARKING	290
12	BUSINESS OFFICE/PARKING	290
13	BUSINESS OFFICE/PARKING	290
14	BUSINESS OFFICE/PARKING	290
15	BUSINESS OFFICE/PARKING	290
16	BUSINESS OFFICE/PARKING	290
17	BUSINESS OFFICE/PARKING	290
18	BUSINESS OFFICE/PARKING	290
19	BUSINESS OFFICE	25,840
20	BUSINESS OFFICE	26,285
21	BUSINESS OFFICE	26,285
22	BUSINESS OFFICE	26,285
23	BUSINESS OFFICE	26,285
24	BUSINESS OFFICE	26,285
25	BUSINESS OFFICE	26,285
26	BUSINESS OFFICE	26,285
27	BUSINESS OFFICE	26,285
28	BUSINESS OFFICE	26,285
29	BUSINESS OFFICE	26,285
30	BUSINESS OFFICE	26,285
31	BUSINESS OFFICE	26,285
32	BUSINESS OFFICE	27,618
33	BUSINESS OFFICE	27,618
34	BUSINESS OFFICE	28,063
35	BUSINESS OFFICE	27,600
36	BUSINESS OFFICE	21,410
37	BUSINESS OFFICE	21,608
38	BUSINESS OFFICE	21,608
39	BUSINESS OFFICE	21,608
40	BUSINESS OFFICE	21,608
41	BUSINESS OFFICE	21,608
42	BUSINESS OFFICE	21,608
43	BUSINESS OFFICE	21,608
44	BUSINESS OFFICE	21,608
45	BUSINESS OFFICE	21,608
46	BUSINESS OFFICE	21,608
47	BUSINESS OFFICE	18,742
ROOF	BUSINESS OFFICE	7,570
		741,319

PARKING TABLE						
USE	AREA (SF)	RATIO	PARKING REQUIRED PER LDC 25-6 APPENDIX A	PARKING REQUIRED PER DMU ¹	PARKING PROVIDED	REDUCTION
RETAIL	1,556	1/275 SF	6	N/A	1,395	52%
BUSINESS OFFICE	739,763	1/275 SF	2,691			
TOTAL PARKING			2,697			
NOTES: 1. PER ORDINANCE 20130411-061, PARKING IS NOT REQUIRED IN CBD/DMU. 2. PARKING GARAGE DESIGNED PER TABLE 9-2 OF THE TRANSPORTATION CRITERIA MANUAL (TCM).						

ACCESSIBLE PARKING TABLE				
	ADA PARKING REQUIRED	TOTAL ADA PARKING PROVIDED	REGULAR ADA PARKING PROVIDED	VAN ADA PARKING PROVIDED
TOTAL PARKING	25	29	23	6
NOTES: 1. REQUIRED ADA SPACES DETERMINED BY 2012 TEXAS ACCESSIBILITY STANDARDS				

BICYCLE PARKING TABLE				
	REQUIRED PARKING	PROVIDED PARKING (STREETSCAPE)	PROVIDED PARKING (BUILDING)	PROVIDED PARKING (TOTAL)
TOTAL BICYCLE PARKING	134	32	102	134

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



KHA PROJECT 069274000	DATE NOVEMBER 2019	SCALE: AS SHOWN	DESIGNED BY: KB	DRAWN BY: KB	CHECKED BY: HMH
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SITE PLAN TABLES &
NOTES

BLOCK 16
320 E. 2ND STREET
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

9 OF 42

SITE PLAN APPROVAL	SHEET 9 OF 42
FILE NUMBER	SP-2019-0426C APPLICATION DATE 09/25/2019
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 RANDALL ROUDA
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWFP DDZ
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: ZONING CBD	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat 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.	



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: BLOCK 16


Project Address: 300 E 2nd St, 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:

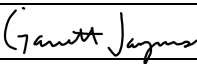
- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB 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: Dustin Dorph
Signature: 
Title: Development Director
Phone Number: 512-867-8100
Date: 06/12/2020

AUSTIN ENERGY GREEN BUILDING:

Name: Garrett Jaynes
Signature: 
Title: Engineer A
Phone Number: 512-482-5438
Date: 6/12/2020

Block 16 - Downtown Density Bonus Request
Urban Design Guidelines Compliance Matrix

Area Wide Guidelines			
	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	The project is requesting additional density through the Downtown Density Bonus program to increase density to an FAR of 21:1.
2	AW-2: Create mixed-use development	Yes	The project will span a half block and proposes approximately 739,763 SF of office space and 1,556 SF of ground floor retail space. While the building is comprised mostly of office space, the project proposes a civically minded ground level experience with two corner plazas that will be populated with vegetation and grand pieces of public art. The lobby will serve as an air-conditioned extension to the plazas and will feature a rotating gallery hall to showcase local artists. The lobby will be fully accessible and open to the public during operating hours.
3	AW-3: Limit development which closes downtown streets	Yes	The project does not propose to close any existing city streets.
4	AW-4: Buffer neighborhood edges	N/A	The project is located within the Central Business District and does not border any residential neighborhoods.
5	AW-5: Incorporate civic art in both public and private development	Yes	The project proposes two plazas. The "civic plaza" is located at the corner of E. 2nd and San Jacinto Boulevard and the "retail plaza" is located at the corner of E. 2nd and Trinity Street. Both the civic and retail plazas will feature a generous amount of art that will be publicly accessible. In addition, the lobby will continuously feature a rotating gallery hall to showcase local artists. The lobby will be fully accessible to the public during operating hours.
6	AW-6: Protect important public views	Yes	The project does not obscure existing views through public right-of-way. The project is not located in the Capitol View Corridor nor does it propose any pedestrian bridges or building fly overs.
7	AW-7: Avoid historical misrepresentations	Yes	The project features a contemporary building that will be built from high-quality modern materials.
8	AW-8: Respect adjacent historic buildings	N/A	No historic buildings are located immediately adjacent to our site.
9	AW-9: Acknowledge that rooftops are seen from other buildings and the street	Yes	All rooftops that are visible from neighboring buildings will be landscaped and utilized as an occupiable terrace. All mechanical equipment will be screened from view.
10	AW-10: Avoid the development of theme environments	Yes	The project is not a theme environment and does not mock past imaginary places.
11	AW-11: Recycle existing building stock	No	The existing buildings on site are single story restaurants and cannot be repurposed on site. However, as much of the demolition as possible will be surgical in order to recycle as much building material as possible as defined by LEED.

Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	Yes	The open, "civic", ground level is almost entirely covered by the overhanging building above providing ample shade and rain protection throughout the year.
13	PS-2. Minimize curb cuts	Yes	The project proposes two driveways. The first driveway is located mid-block off of San Jacinto Boulevard and the second driveway is located mid-block off of Trinity Street. As recommended in the Urban Design Guidelines, the pedestrian paving pattern will continue at a level walking surface across the driveway located off of San Jacinto Boulevard and Trinity Street.

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14	PS-3. Create a potential for two-way streets	Yes	The proposed driveways off of San Jacinto Boulevard and Trinity Street are designed perpendicular to the right-of-way. The San Jacinto Blvd drive will allow for three-way traffic flow (with adjustable traffic flow directions based on demand), and the Trinity Street drive will allow for two-way traffic flow. Both drives provide future flexibility that can be adapted to the ever changing traffic demand.
15	PS-4. Reinforce pedestrian activity	Yes	Our ground level is civically minded with public art and grand plazas at the corners. This is a place for the citizens of Austin to meet and hang out! The ground level provides ample shade, retail anchoring the corner and civic plaza, public art, and the lobby is open to the public.
16	PS-5. Enhance key transit stops	N/A	There are no existing transit stops located on or adjacent to the property.
17	PS-6. Enhance the streetscape	Yes	The civically minded plazas and sidewalks make a strong statement to the public that this is a space where they are welcome. A space that is safe and for them. Ample public seating is provided within the property lines in addition to the benches provided in the right-of-way as required by Great Streets Standards.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	Utilities have been concentrated along the alley as much as possible. The remaining utility connections along San Jacinto Boulevard and E. 2nd Street are located in the furnishing zone as recommended in the Urban Design Guidelines to avoid conflict with pedestrian movement in the right-of-way and maintain accessible routes.
19	PS- 8. Install street trees	Yes	Street Trees are planned along San Jacinto Boulevard and Trinity Street consistent with Great Streets standards. The site plan currently provides for four (4) Texas Red Oaks along San Jacinto Boulevard, four (4) Live Oaks along Trinity Street, and twenty one (21) Cedar Elm trees in a double allee of trees along E. 2nd Street.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	The project will provide light fixtures along all street frontages in accordance with Great Streets Standards to maximize human comfort. In-ground lights are also provided throughout the colonnade and within the plaza areas located at both street corners to provide ample lighting throughout the project.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	All existing curbside parking is to be maintained except for the curbside parking currently provided along San Jacinto Boulevard. The street trees, bike racks, benches, and additional improvements located within the furniture zone will provide generous protection to the pedestrian along all street frontages.
22	PS-11. Screen mechanical and utility equipment	Yes	All mechanical equipment will be appropriately screened.
23	PS-12. Provide generous street-level windows	Yes	The publicly accessible plaza will have oversized glazing (10' x 24') in an effort to help encourage pedestrians to enter and engage the lobby as a publicly accessible art space and conditioned extension to the plaza. The garage levels will be fully glazed with spandrel glass to disguise the parking structure and provide the illusion that the office begins at level 2.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	At grade, the sidewalk and building cladding system will be finished in high quality and durable stones, giving a lasting and civic impression to the spaces. The lobby and retail space will be glazed in highly transparent, low iron, large format glass with features of warm wood at the interior lobby walls, all in an effort to maximize human comfort and pedestrian activity.

Building Guidelines

B- 1. Build to the street	Yes	The upper floors of the building are built to the property line. However, the ground level is set back from the property line to provide a shaded colonnade as well as two plaza spaces for pedestrian interaction and activity.
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B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	There will be retail space (preferably food and beverage tenants) adjacent to our plaza at the corner of E. 2nd and Trinity in order to help activate and keep the plaza space engaged with pedestrian activity. The plaza on E. 2nd and San Jacinto is intended to be a respite from the other three corners at the intersection which are occupied with retail. The large open space, water feature, and large public art set this corner up as a place to gather without requiring patronage to a business.
B-3. Accentuate primary entrances	Yes	The primary entrance to the building will be on the center of the building and centered on the block. The oversized doors as well as the feature wood accents on the interior will help to accentuate the primary entrance.
B- 4. Encourage the inclusion of local character	Yes	The ground floor will feature local art on a rotating basis. The material selection of finishes will also have an emphasis on high quality local materials, from high quality Texas stones to high quality Texas woods.
B- 5. Control on-site parking	Yes	Parking within the building will be access controlled with the latest parking access control technology within the envelope of the building in order to prevent car queuing in the public right-of-way.
B- 6. Create quality construction	Yes	The building will be class A office construction caliber, with the highest quality detailing and durability in mind.
B- 7. Create buildings with human scale	Yes	The ground level will have a grand civic scale, but articulated at the human scale. Integrated lighting in the paving system, benches, and public art will help reduce the scale to a pedestrian dimension. Even the sizing of the stone tiles and pavers will be based on human dimensions.

**Plaza and Open Space
Guidelines**

PZ-1. Treat the four squares with special consideration	N/A	The property is not adjacent to any of downtown Austin's four squares.
PZ- 2. Contribute to an open space network	Yes	The ground level design features larger shaded open public plazas at the street corners for public gathering and relief from sidewalk condition. There are no major open spaces immediately adjacent to the project. However, Town Lake is located just a few blocks south of the project. The project will enhance sidewalk connections along all street frontages consistent with Great Streets Standards to improve pedestrian connections to surrounding open spaces.
PZ- 3. Emphasize connections to parks and greenways	N/A	No parks or greenways are present or immediately adjacent to the site. Instead the design creates large shaded open public spaces at the street corners. The public spaces will be well lit and help promote continued connection to parks and greenways throughout the city.
PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	N/A	Not a residential project
PZ- 5. Develop green roofs	Yes	The building features an oversized green roof terrace at level 36 with incredible sweeping views of Lady Bird Lake, Waller Creek, Auditorium Shores, and adjacent greenbelts and parks. This terrace is accessible to all building tenants as it is a building amenity.
PZ- 6. Provide plazas in high use areas	No	Two shaded plazas are proposed at each street corner and are connected by a shaded colonnade. The "civic plaza" is proposed at the northeast intersection of San Jacinto and E. 2nd Street and will incorporate a water feature as well as accent vegetation. The "retail plaza" at the northwest intersection of Trinity Street and E. 2nd Street will incorporate patio furniture as well as additional planting areas to create a pedestrian friendly environment at the ground level. Public art will be incorporated into each plaza space and throughout the ground level of the project.

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	PZ- 7. Determine plaza function, size, and activity	Yes	The plaza and open spaces incorporated into the project will serve to complement the associated building programming, allowing for outdoor dining and commerce to spill out from proposed indoor space, and provide general open spaces for people to pass through or congregate within.
	PZ- 8. Respond to microclimate in plaza design	Yes	The project will provide continuous shade at the ground level through the incorporation of a 24-ft tall building canopy (the building above covers most of the plazas). Further, filtered shade will be provided by the proposed street trees planted along San Jacinto Boulevard, E. 2nd Street, and Trinity Street consistent with Great Streets Standards. A water feature is also proposed within the "civic" plaza to make the streetscape more inviting during the summer months. Lastly, the office lobby space will serve as an air-conditioned extension of the plaza and will provide pedestrians with a habitable space to congregate and enjoy during the summer months.
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	The plaza will have subspaces in order to produce transition zones from the public right-of-way to the building interior, visual setbacks to promote pedestrian engagement and use, exhibition space, and lunchtime relaxation and café areas.
	PZ- 10. Provide an appropriate amount of plaza seating	Yes	Both plazas as well as the colonnade will have ample seating in a variety of styles (bench, café, playful seating features, etc.). Seating will be located in both sunny and shaded areas.
	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	Our ground level will have a variety of civically minded space types. The ground level will have a high degree of visual connectivity through a layering of public space types, will use accent planting and seating in order to demarcate transitions and spatial types, and will provide different feature elements as focal points.
	PZ- 12. Use plants to enliven urban spaces	Yes	There will be a variety of native vegetation throughout the ground level in order to define spaces and transitions. All landscape has been designed with framing views and controlling shade in mind, and with special consideration for the long term health and maturity of the vegetation in mind.
	PZ- 13. Provide interactive civic art and fountains in plazas	Yes	The project will incorporate interactive sculptures into both the "retail" and "civic" plazas. A water feature will also be incorporated into the project to help screen traffic noise and to provide cooling effects. The sculptures and fountains will be appropriately sized relative to the plaza and will be located as not to impede on pedestrian circulation. The office lobby will serve as an air-conditioned extension to the plaza and will feature a rotating gallery hall to showcase local artists.
	PZ- 14. Provide food service for plaza participants	Yes	The retail space provided in the "retail plaza" will help support the plaza space with food service and outdoor seating. Both plazas have all been designed in order to be able to accommodate future outdoor food kiosks.
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	There will be a variety of lighting to optimize human comfort and security. This includes in ground and low lighting elements (helping to light path ways, ground surfaces and people from below, which promotes a sense of security), lighting elements are a mid-level elevation between a persons knee height to their head height (helping to light people's faces, medium view distances, and focal accents) and height elevation lighting elements (providing lighting from above down to light walking surfaces and provide lighting for longer views).
	PZ- 16. Consider plaza operations and maintenance	Yes	The plaza is designed with robust materials and plant material designed to withstand the pedestrian traffic we anticipate in the area as well as the climate. Building management will also provide high quality maintenance services for all landscaping, and managements services for art circulation in plazas and lobby as well as coordination of events which may occur in the plazas.