



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: jorge.rousselin@austintexas.gov, (512) 974-2975

Staff Liaison: aaron.jenkins@austintexas.gov, (512) 974-1243
Patrick.Colunga@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:** jorge.rousselin@austintexas.gov, (512) 974-2975
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.

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

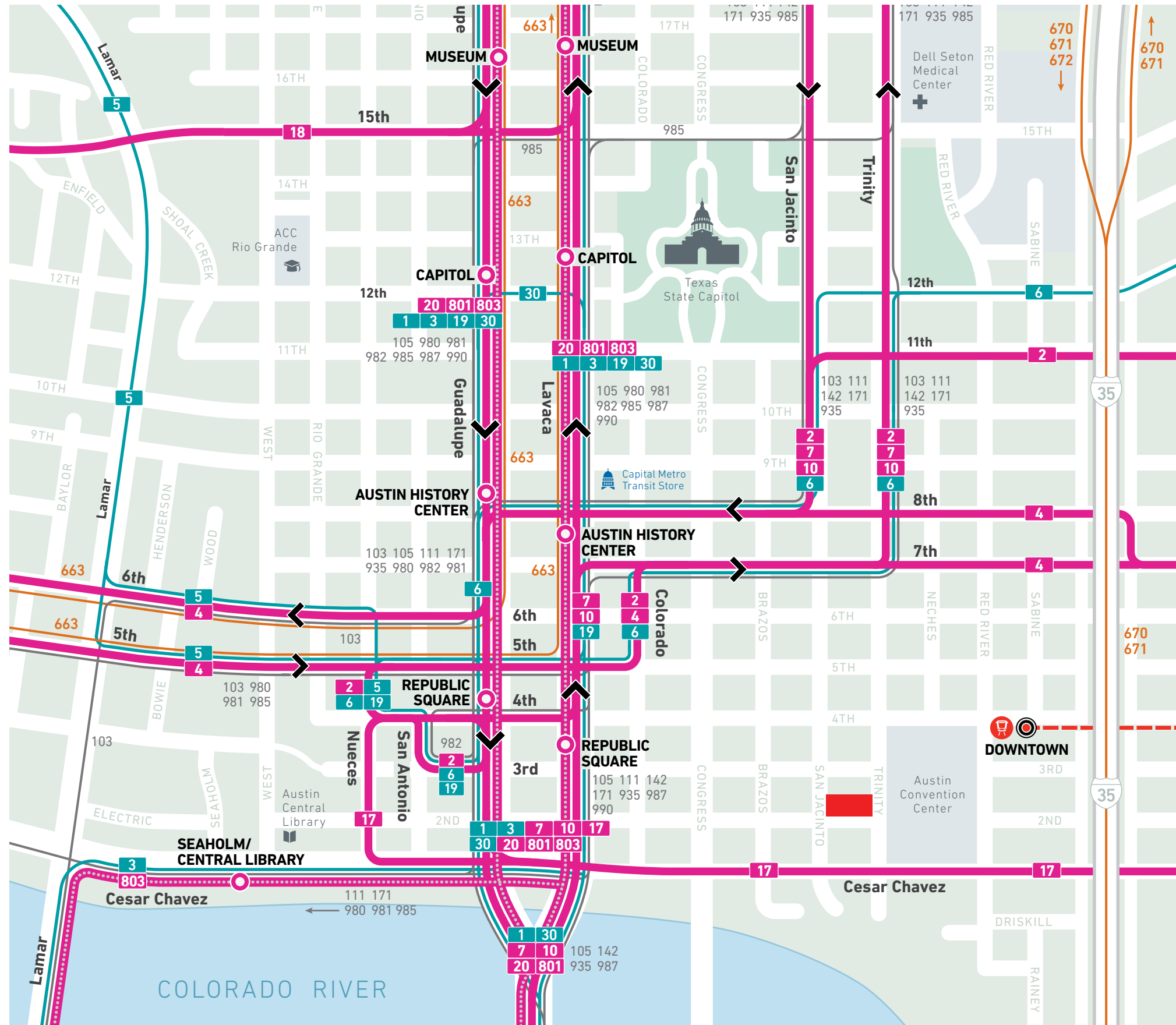
C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

BLOCK 16

DESIGN COMMISSION PACKAGE | 07/27/20

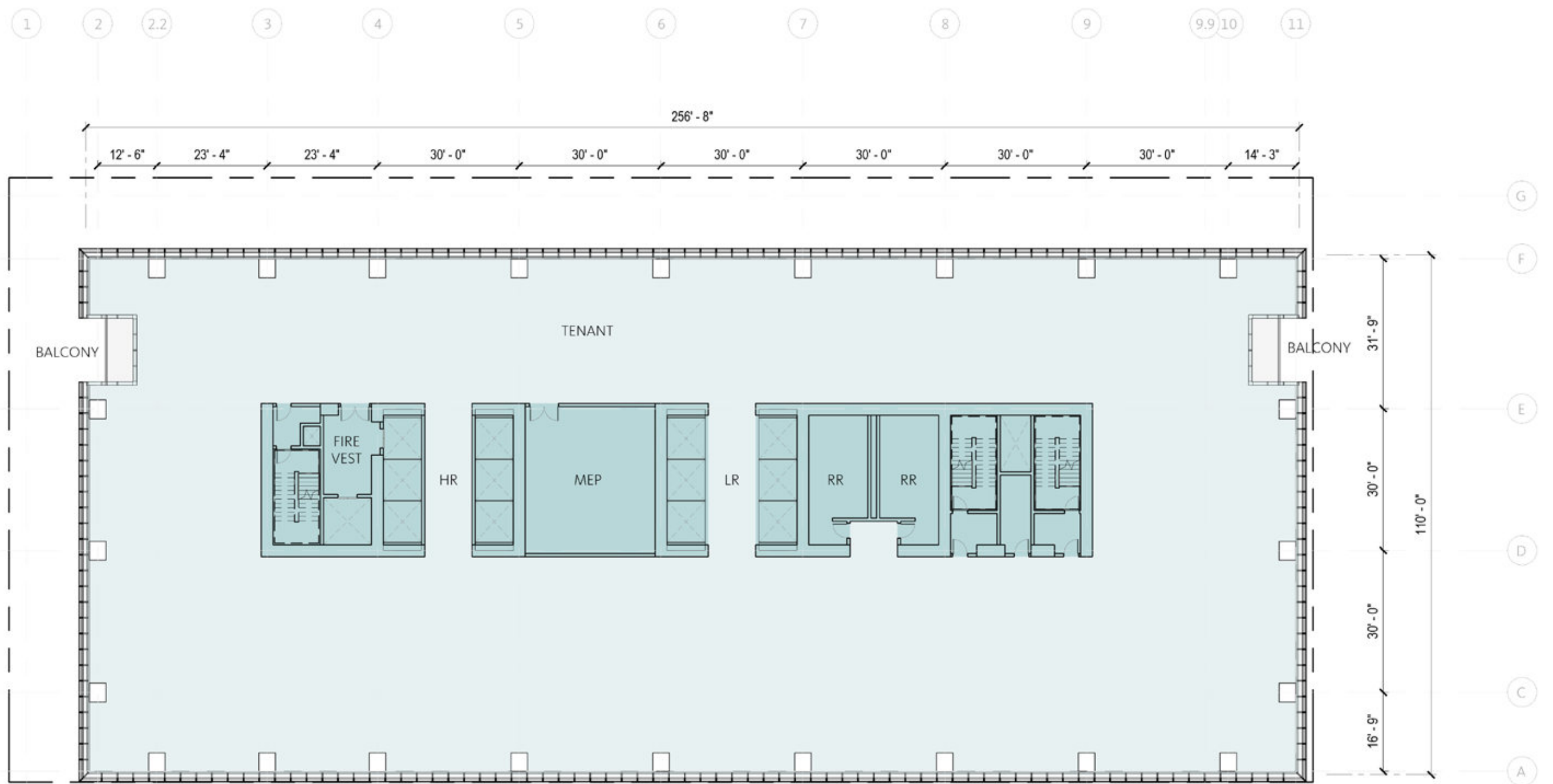




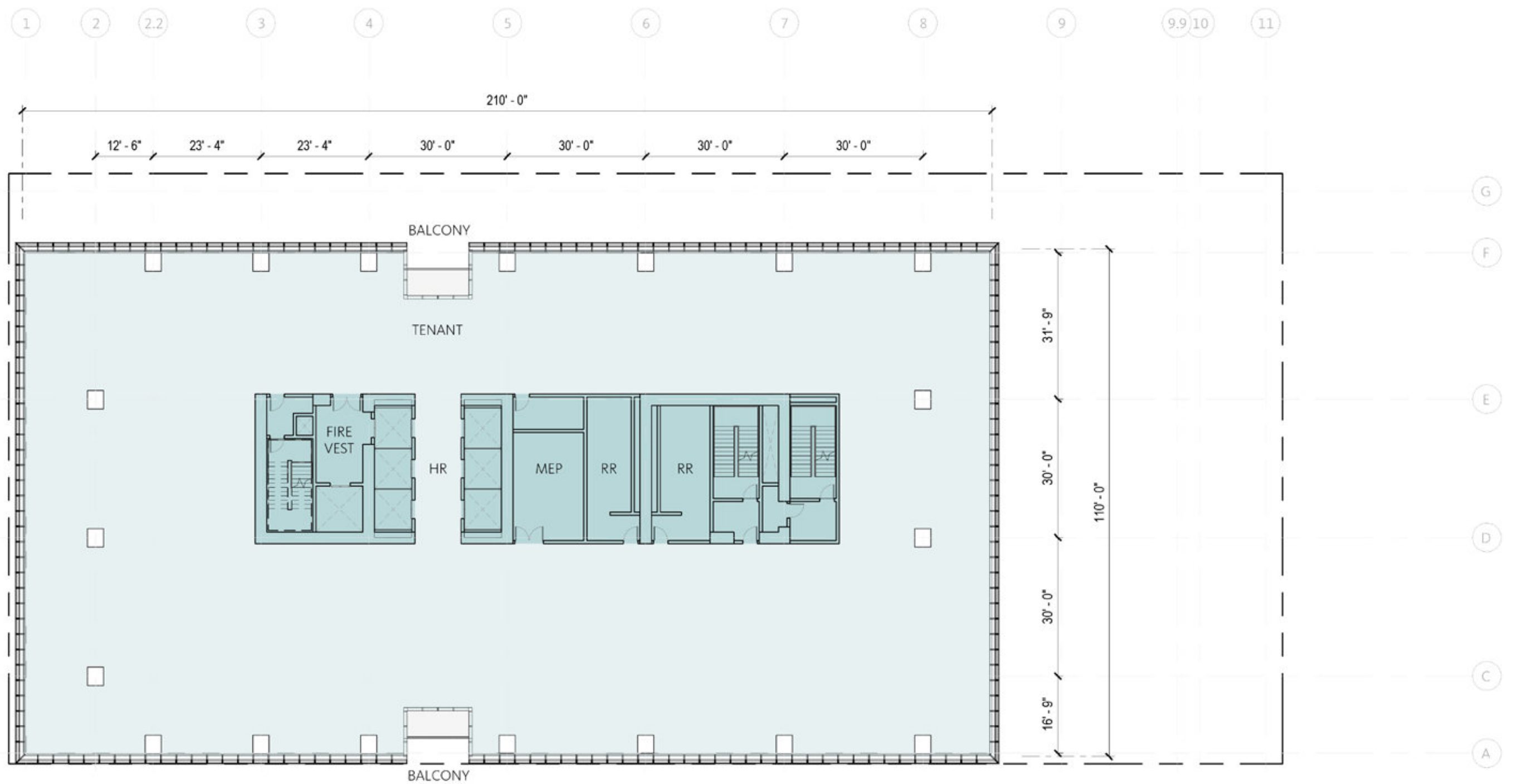




GROUND LEVEL FLOOR PLAN









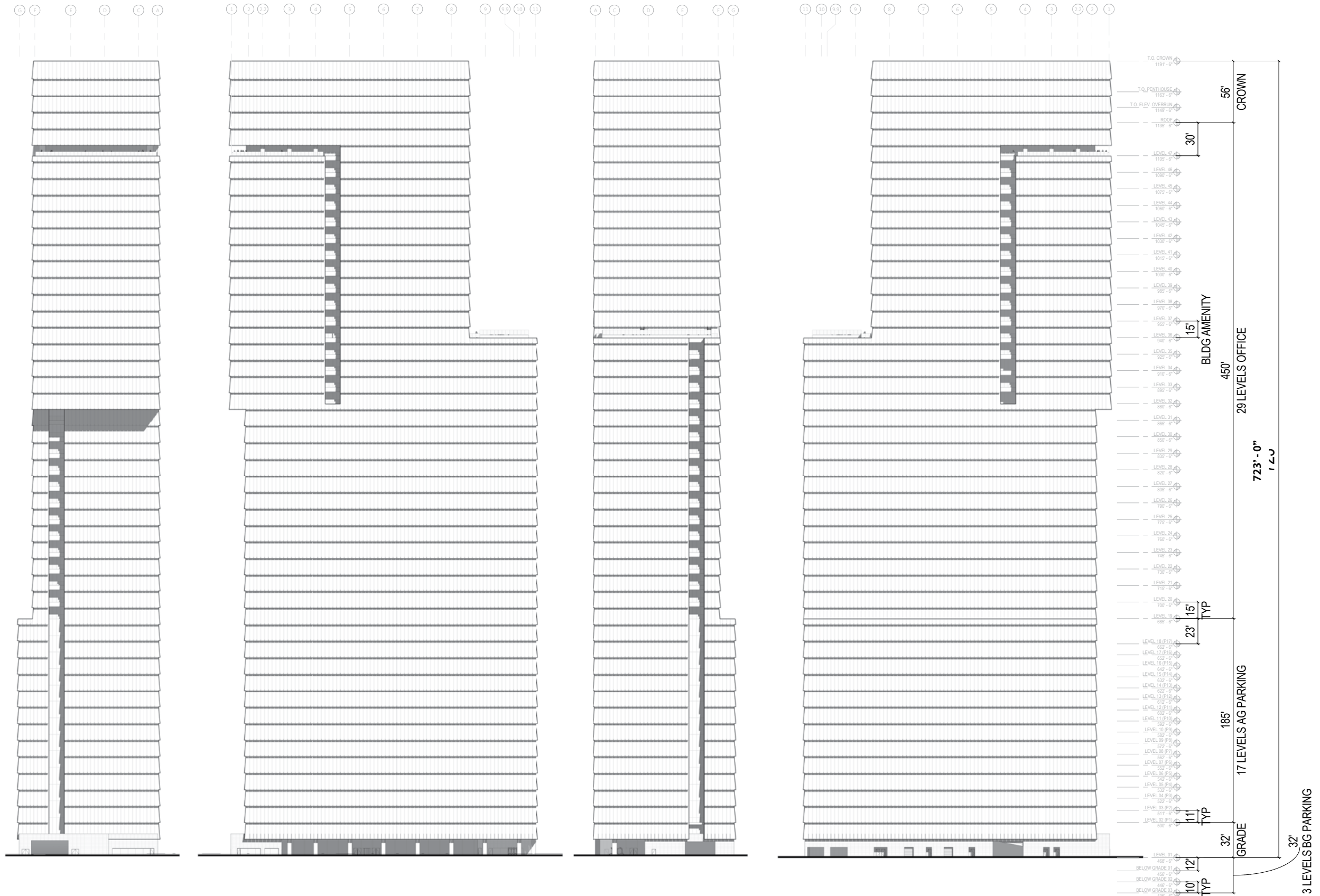
VIEW FROM SOUTHEAST





VIEW FROM WEST

MANIFOLD | Gensler | BLOCK 16 | 07/27/20



WEST

SOUTH

EAST

NORTH

An aerial photograph of a city skyline at dusk. The sky is a mix of light blue and orange from the setting sun. In the foreground on the left, a tall, dark, modern building with a grid-like facade is prominent. To its right, a building with "JW MARRIOTT" on its roof is visible. Further right, a building with a distinctive blue, crystalline, multi-faceted top stands out. The city extends into the distance with various other skyscrapers and lower buildings. A river or body of water is visible on the far left. The overall mood is serene and architectural.

THANK YOU

MANIFOLD + Gensler

JW MARRIOTT

HYATT PLACE

TMRW.SE



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)

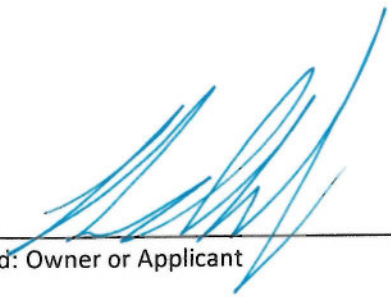
☐ Yes

☒ 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.', written in a cursive style.

Richard T. Suttle, Jr.

cc: Jorge Rousselin
Tyler Grooms
Amanda Morrow
Amanda Surman



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:

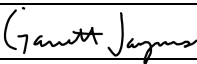
- I. Submit a **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- II. Submit a completed and signed **AEGB Conditional Approval** with the Building Permit application. AEGB 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.

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

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

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.

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

	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.



MEMORANDUM

Date: June 26, 2020
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Downtown Density Bonus Program review of the Block 16 project for substantial compliance with the Urban Design Guidelines.
Meeting Date: June 19, 2020; 1:00 pm, Virtual Meeting (Microsoft Teams)
Applicant: Richard Suttle, Armbrust & Brown
Architect: Gensler

The project is located at the north side of 2nd Street between Trinity Street and San Jacinto Blvd.

Existing zoning for the property is CBD. It is not within the Capitol View Corridor. The lot area is 35,309 SF and the total proposed project area is 741,319 square feet with Office use and limited restaurant use. The proposed FAR for this project is 21:1, this is more than the 8:1 maximum allowed in CBD, so an increase in FAR of 13:1 is being requested. The proposed building height is 723 feet with 47 floors. 17 levels of above ground parking are being proposed, along with 3 levels of underground parking.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum, to meet the three gatekeeper requirements:

1. Substantially comply with the City's Urban Design Guidelines
2. Provide streetscape improvements that meet the Great Streets Program Standards.
3. Commit to a minimum of 2-Star rating under Austin Energy's Green Building Program.

WORKING GROUP COMMENTS REGARDING COMPLIANCE WITH THE URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create Dense Development:
21:1 FAR being requested. Project complies with this section.
2. Create Mixed-Use Development:
The project has office and retail/restaurant use, but at 0.2% of the building area, the retail use is not adequate in size to create a sense of variety at street level. This project does not comply with this section.
Provide more retail space or additional uses to comply.
3. Limit Development which Closes Downtown Streets:
This project is not proposing to permanently close any streets. Project complies with this section.
4. Buffer Neighborhood Edges:
Project is not adjacent to a neighborhood. Section is not applicable.
5. Incorporate Civic Art in both Public and Private Development:
Public art is being proposed at both street corners. Project complies with this section.
6. Protect Important Public Views:
Project is not within the Capitol View Corridor and does not encroach ROW. This project complies with this section.
7. Avoid Historical Misrepresentations:
Project design is a modern style. Project complies.

8. Respect Adjacent Historic Buildings:
There are no adjacent historic buildings. Section is not applicable.
9. Acknowledge that Rooftops are Seen from other Buildings and the Street:
Lower roof has proposed green space, but no information has been provided for upper roof. Project does not comply. Provide upper roof documentation to comply.
10. Avoid the Development of Theme Environments:
No theme shown. Project complies.
11. Recycle Existing Building Stock:
Existing buildings are being demolished. This project does not comply. Recycle existing building stock to comply.

*Project complies with 6 of the 9 applicable Area Wide Guidelines.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the Pedestrian where the Building Meets the Street:
A colonnade is provided along 2nd Street, but no protection is provided along Trinity or Street or San Jacinto Blvd. Project minimally complies.
2. Minimize Curb Cuts:
Project is proposing more curb cuts than exist today. Project does not comply with this section. Reduce curb cuts to comply.
3. Create a Potential for Two-Way Streets:
Garage entries are designed as two-way. Project complies with this section.
4. Reinforce Pedestrian Activity:
Great Streets compliance and proposed colonnade supports pedestrian circulation; however, a lack of pedestrian oriented uses on the first floor, along with an oversized unprogrammed lobby, does not help to enhance activity. Additionally, the existing wayfinding signage at 2nd and Trinity Streets appears to be removed in the proposed plan. Project does not comply. Encourage street vendors and preserve wayfinding to comply.
5. Enhance Key Transit Stops:
There are no transit stops on site or adjacent site. Not applicable to this project.
6. Enhance the Streetscape:
A very small retail space is proposed for pedestrian oriented use. This does little to enhance the streetscape in an area of town that is desolate at 5pm. Much of the outdoor space appears unprogrammed and allotted to two public art spaces. The segmented bench running horizontally down 2nd street bifurcates the streetscape into "2-way" pedestrian flow and if there is a "cafe zone" then the circulation is squeezed into "one lane". Project does not comply. Provide more pedestrian oriented uses and coordinate proposed bench configuration to unify the pedestrian experience. Show cafe tables or other seating if they occupy space in the public realm.
7. Avoid Conflicts between Pedestrians and Utility Equipment:
No utilities appear to be placed in conflict. Light poles in furniture zone. Project complies
8. Install Street Trees:
Full street trees are provided along 2nd St., but not along Trinity or San Jacinto. Total amount of trees is increased from existing conditions. Project complies with this section
9. Provide Pedestrian-Scaled Lighting:
Street lights are indicated, but no pedestrian lighting is shown. Project does not comply. Provide pedestrian lighting to comply.
10. Provide Protection from Cars/Promote Curbside Parking-
Street parking is provided along 2nd Street. Trees help buffer along Trinity and San Jacinto. Project complies.
11. Screen Mechanical and Utility Equipment:
Equipment appears to be contained within building. Project complies.
12. Provide Generous Street-Level Windows:
Project appears to comply.
13. Install Pedestrian-Friendly Materials at Street Level:

Street level materials appear to be large glass panels and marble or granite cladding, which is very cold. It is unclear what the proposed bench construction is. These are durable, but not pedestrian friendly. Project does not comply. Provide some warmer/softer materials to comply.

*Project complies with 7 of the 12 applicable Guidelines for Public Streetscape.

GUIDELINES FOR PLAZAS AND OPEN SPACE

1. Treat the Four Squares with Special Consideration:
Project is not adjacent to any of the Four Squares. Not applicable to this project.
2. Contribute to an Open Space Network:
Public spaces under colonnade contributes to open space network near the convention center. Project complies with this section.
3. Emphasize Connections to Parks and Greenways:
Brush Square is a few blocks away. Not applicable.
4. Incorporate Open Space into Residential Development:
This project does not propose residential use. Not applicable to this section.
5. Develop Green Roofs:
Green roof is proposed on 36 level roof deck. Project complies with this section.
6. Provide Plazas in High Use Areas:
Public plazas are provided at each intersection. Project complies with this section.
7. Determine Plaza Function, Size, and Activity:
Plazas seem unprogrammed and appear to serve the public art only. Project does not comply with this section.
Provide a better sense of how plazas will be used to comply with this section.
8. Respond to the Urban Microclimate in Plaza Design:
Shade and water feature are provided. Project complies with this section.
9. Consider Views, Circulation, Boundaries, and Subspaces in Plaza Design:
Plazas are divided from pedestrian circulation with benches. Plazas lack variety of spaces. Project does not comply with this section. Provide subspaces and better access from public ROW.
10. Provide an Appropriate Amount of Plaza Seating:
Very little seating is shown on plan. Benches provided are not in plaza area. Project does not comply. Provide more seating as well as a variety as outline in the UDG.
11. Provide Visual and Spatial Complexity in Public Spaces:
Other than public art there is no delineation of spaces or visual complexity shown. Project does not comply with this section. Provide greater level of spatial complexity to comply.
12. Use Plants to Enliven Urban Spaces:
Other than what appears to be grass at public art there are no plants shown on drawings. Project does not comply. Provide planting plan to illustrate compliance.
13. Provide Interactive Civic Art and Fountains in Plazas:
Public art is shown, but does not appear to be interactive. A water feature is proposed. Project complies.
14. Provide Food Service for Plaza Participants:
No food service is being shown. Project does not comply with this section. Illustrate how food kiosks can be integrated into the plazas and not interrupt pedestrian traffic to comply
15. Increase Safety in Plazas through Wayfinding, Lighting, & Visibility:
Exhibits have not been provided to demonstrate compliance with this section. Project does not comply. Provide exhibits illustrating where the UDG recommendations have been incorporated in order to comply.
16. Consider Plaza Management and Maintenance:
Exhibits have not been provided to demonstrate compliance with this section. Project does not comply. Provide exhibits illustrating where the UDG recommendations have been incorporated in order to comply.

*Project complies with 5 of the 13 applicable Guidelines for Plazas and Open Space.

GUIDELINES FOR BUILDINGS

1. Build to the street:
Building is built to the street, except at open space. Project complies.
2. Provide multi-tenant, pedestrian-oriented development at the street level:
Public plaza occupies more than half the block. More than 25% of street frontage discourages walk-in traffic. Project does not comply. Following recommendation is UDG to comply with this section.
3. Accentuate primary entrances:
There is not discernable difference between entrances. Project does not comply. Accentuate entrances to comply.
4. Encourage the inclusion of local character:
The materials and articulation of the building in both form and detail is beautiful; however, it does not seem to contextually draw from any other structures or local materials. Project does not comply. Provide local character as outlined in the UDG to comply.
5. Control on-site parking:
Two parking garages are provided, but they are screened. Project minimally complies.
6. Create quality construction:
Proposing glass and marble façade. Project complies
7. Create buildings with human scale:
Street level is double-height, with large panes of glass and large marble columns. Project does not comply. Provide more variety of scales to comply.

Project complies with 3 of the 7 Guidelines for Buildings.

Positive features of this project are the inclusion of the colonnade with plazas and public art. However, the scale of the water feature, and associated public art, consumes a significant amount of space which reduces the area available for public use. Additionally, the oversized lobby, the unprogrammed plaza spaces, and the small amount of area dedicated to pedestrian oriented uses on the ground floor inhibits the activation of the public realm. Further, the relationship between the plazas and the public sidewalk is unclear. The proposed benches appear to bifurcate these from one another.

Lastly, we are concerned about the loss of the established trees. Please clarify and show calculations of the existing trees being removed (by species and caliper) and the trees to be installed (by species and caliper). If inches are being mitigated, present this as well.

The Planning & Urban Design Working Group has concluded that this project, as presented, does not substantially comply with the Urban Design Guidelines. We encourage you to address the concerns listed in this letter, and provide exhibits illustrating compliance, before presenting to the Design Commission in order to achieve a finding of substantial compliance. The Working Group has appreciated the opportunity to review and comment on this project.

Respectfully,



David Carroll, Chair
City of Austin Design Commission

Working Group Members in attendance - David Carroll, Evan Taniguchi, Aan Coleman, Bart Whatley

cc: Evan Taniguchi, Aan Coleman, Bart Whatley, Aaron Jenkins, Jorge Rousselin

ZONING MAP

