

617 Colorado | Austin, TX

Downtown Density Bonus Program Application Package

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June 5, 2020

Mr. Jerry Rusthoven
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

Re: 617 Colorado – Downtown Density Bonus Program Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for a hotel tower project located at 617 Colorado Street related to site development permit application case SP-2020-0147CS.

Dear Mr. Rusthoven:

On behalf of the property owners, 617 Colorado Street Property LLC (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the DDBP for the property located at 617 Colorado Street in Austin, Texas (the “Property”).

The Owner is seeking to redevelop the existing surface parking lot on the Property with a 17-story tower consisting of 119,401 square feet of hotel space, and 4,827 public amenity space. The total gross square footage of the project is projected to be approximately 124,228 square feet.

The Property is located at the southeast corner of Colorado Street and West 7th Street in the Core/Waterfront District. The Property is zoned Central Business District (“CBD”) and is entitled to a floor-to-area ratio (“FAR”) of 8:1. In order to exceed 8:1 FAR, the applicant is proposing to participate in the Downtown Density Bonus Program (“DDBP”). The gross site area for the Property is 0.23 acres or 10,012 square feet resulting in a base entitlement of 80,096 square feet. The project is seeking 13:1 FAR, which is in compliance with the maximum 25:1 FAR allowed in the DDBP and will allow an additional 50,060 square feet of hotel use.

The applicant intends to achieve a three-star rating under the Austin Energy Green Building (“AEGB”) program for the project. The Project will achieve substantial compliance with the City of Austin Urban Design Guidelines. To assist in the evaluation of this project, a detailed matrix is


included with this submission which demonstrates how the project supports individual goals and objectives of the guidelines. A copy of the AEGB Letter of Intent is included, as well.

The location of the project supports the utilization of multimodal transportation options for hotel guests, the community, and employees. There are several Capital Metro bus stops adjacent to the site and located within ¼-mile of the Property; a map of the bus stops is included with this submission.

We respectfully request that the project be reviewed by the City of Austin Design Commission on its merits within the context of the Urban Design Guidelines in order to provide City Staff with feedback and advice in order to qualify for the DDBP.

Please do not hesitate to contact me should you or your team have any further questions.

Sincerely,



Leah M. Bojo

cc: Aaron Jenkins, Planning and Zoning Department (*via electronic delivery*)
Jorge Rousselin, Planning and Zoning Department (*via electronic delivery*)



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:

2. Property Owner

Name:

Address:

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

4. Anticipated Project Address:

5.Site Information

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

- 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):

- c. Existing entitlements:

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

- II. Current height limitation (in feet) :

- 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):

7. Building Information

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

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

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

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

- e. Number of floors:

- f. Height:

- g. FAR requested:

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 urban design guideline matrix.

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:

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 will achieve a three star Austin Energy Green Building status. AEGB two star rating is required for the DDB however our project target is a three star rating.

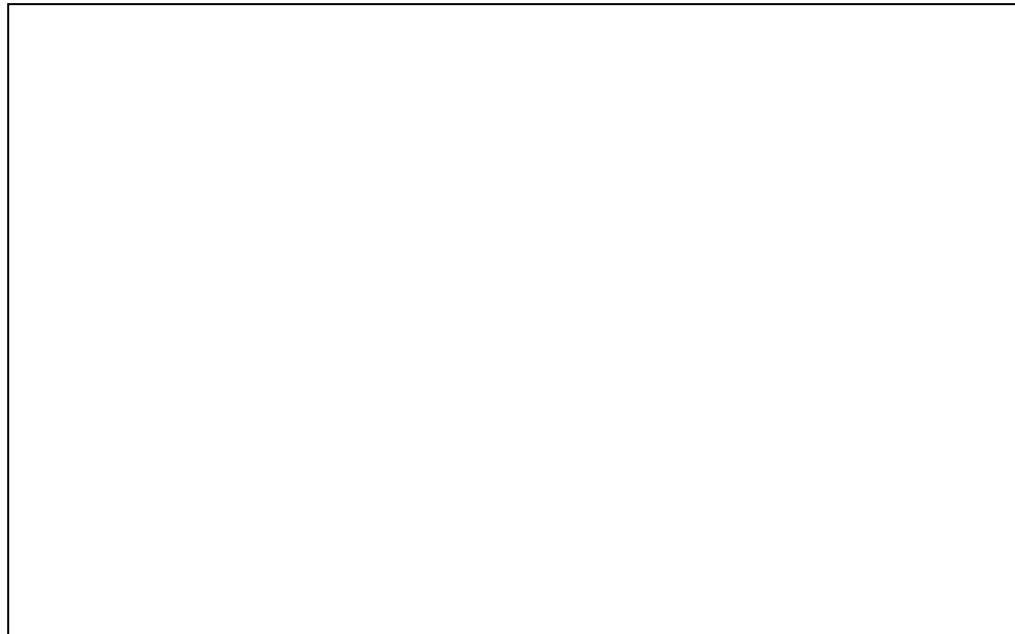
11. Density Bonus Calculation

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

A large, empty rectangular box with a black border, intended for the user to provide a calculation method for the density bonus.

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:

A large, empty rectangular box with a black border, intended for the user to detail which community benefits will be used and how they will be applied.

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

Leah M. King

Signed: Owner or Applicant

Authorized Agent

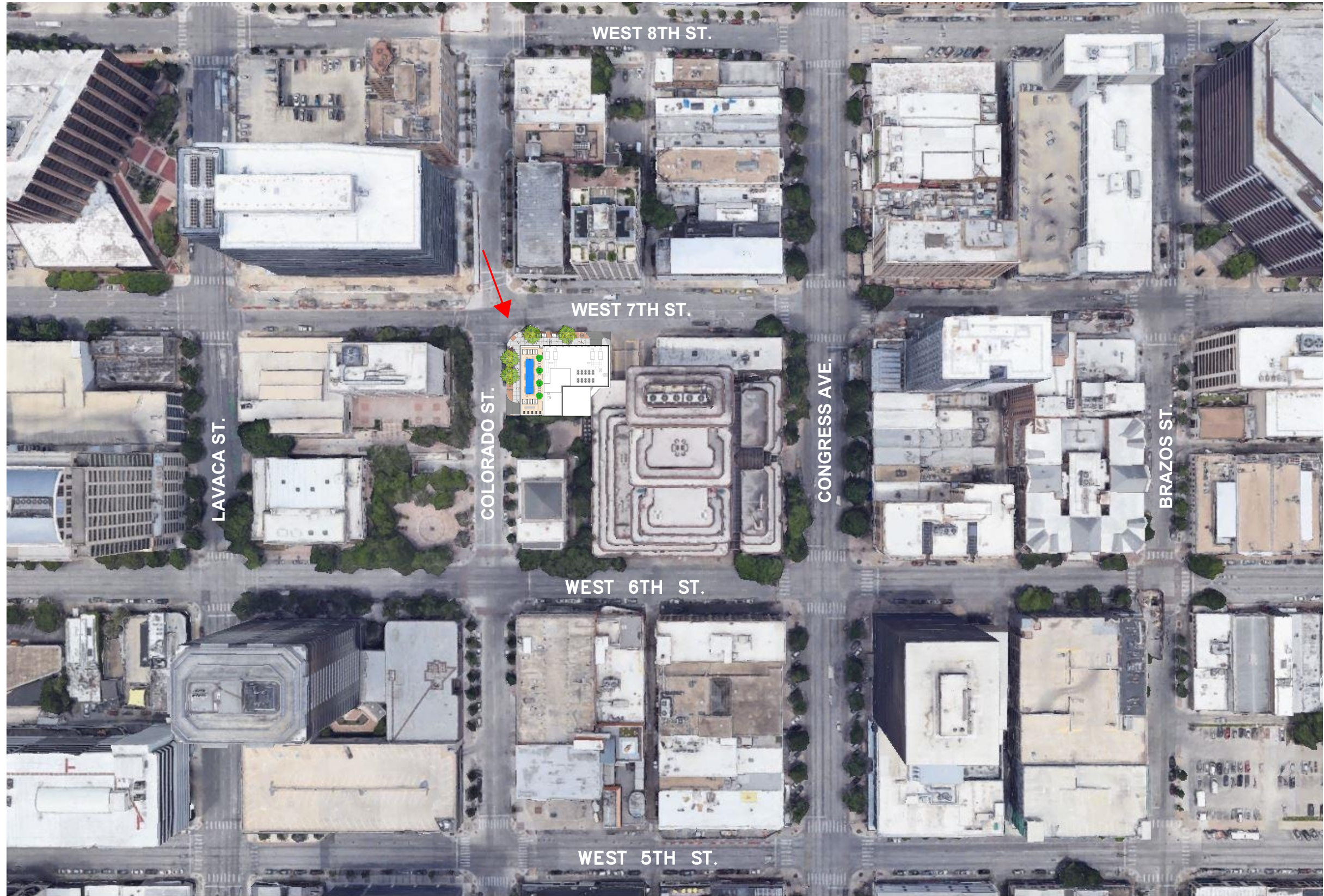
Date Submitted



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

Submitted:

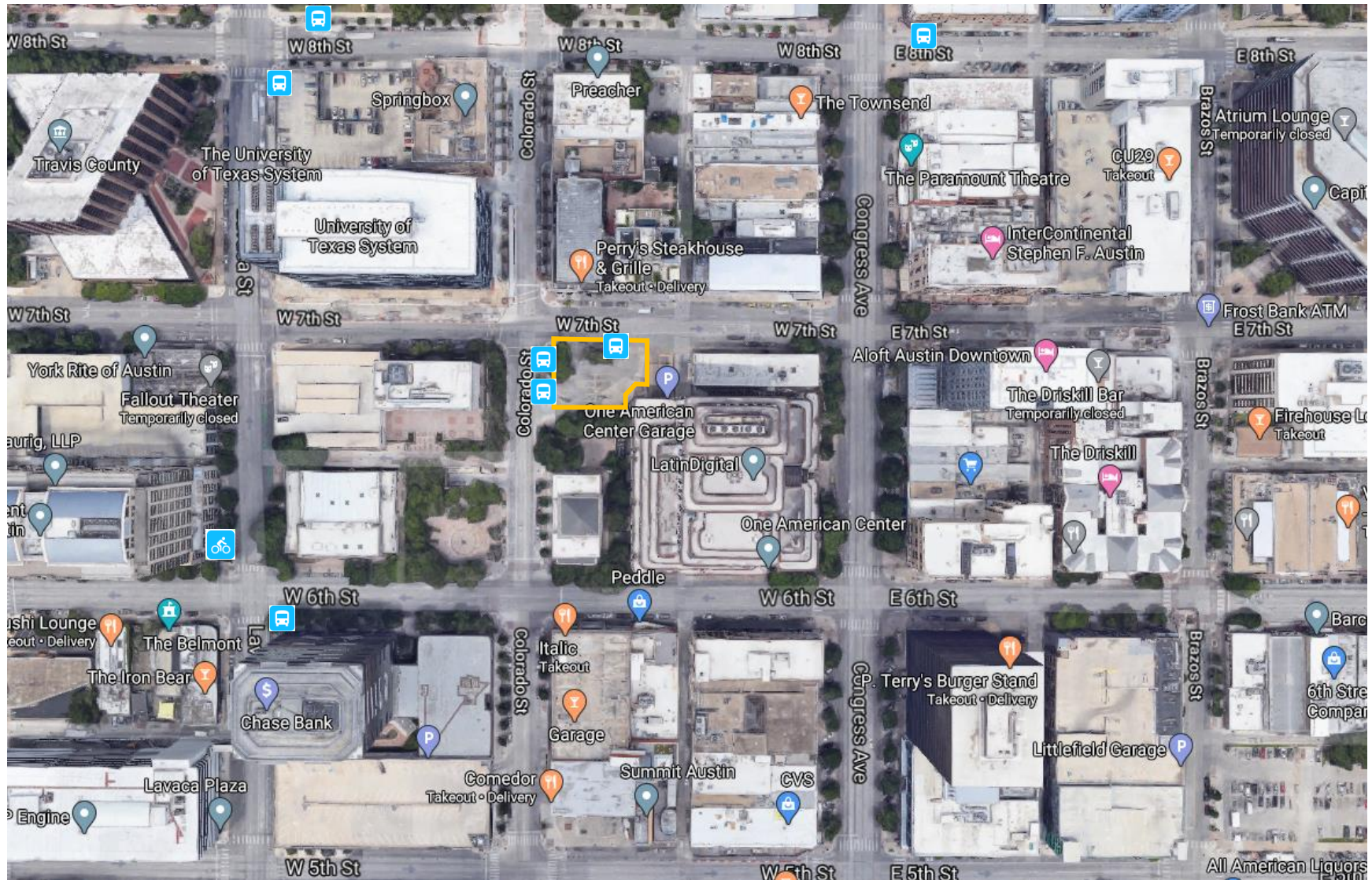
- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
- ☐ 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.

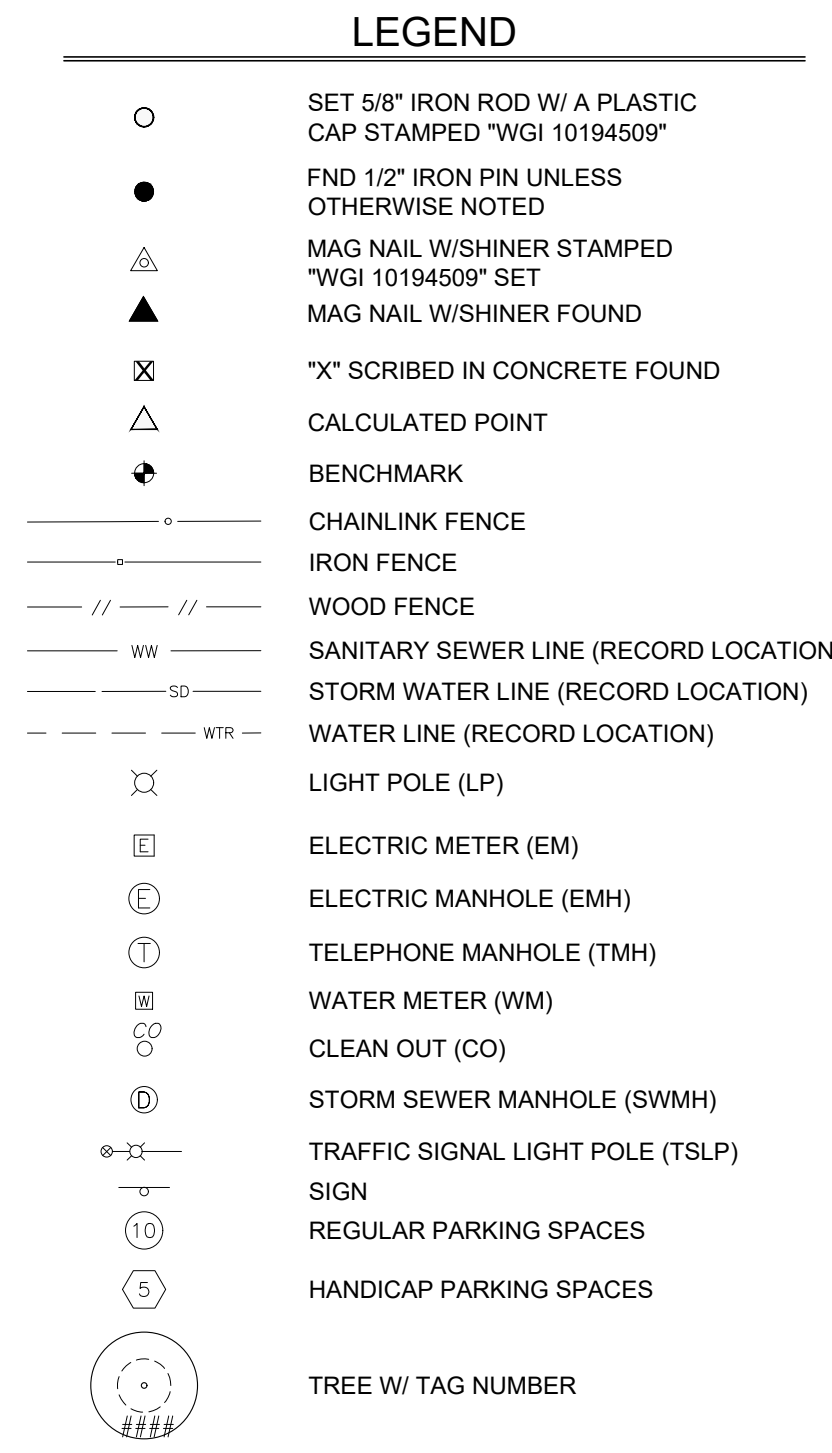


SITE - AERIAL (NOT TO SCALE)

617 COLORADO HOTEL

617 Colorado – Transit Proximity





NOTES:

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLANS(S).

SITE PLAN APPROVAL		SHEET 9 OF 24
FILE NUMBER: SP-2020-0147CS	APPLICATION DATE: 03-30-20	
APPROVED BY COMMISSION ON _____	UNDER SECTION ____ OF	
CHAPTER ____ OF THE CITY OF AUSTIN CODE.		
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER	_____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

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.

PROJECT: 617 COLORADO HOTEL 617 COLORADO STREET AUSTIN, TRAVIS COUNTY, TEXAS 78701		SHEET TITLE: SITE PLAN	
SHEET CS100 9 OF 24		SP-2020-0147CS	

617 Colorado – Downtown Austin Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	This project will deliver 124,228 square feet of hotel space comprising 332 rooms within Downtown Austin by utilizing additional FAR through the Downtown Density Bonus Program to 13:1. The project is situated on a very small site (+/- 10,000 sf) and will replace what is currently a surface parking lot.
AW.2	Create mixed-use development	YES	The development will contain 332 rooms of hotel space and 4,827 SF of public amenity space.
AW.3	Limit development which closes Downtown streets	YES	No streets will be permanently closed with this project.
AW.4	Buffer neighborhood edges	YES	The project will comply with applicable ordinances and regulations.
AW.5	Incorporate civic art in both public and private development	YES	The project will incorporate a mural sourced from local artists at the pedestrian level, both within the lobby along the Colorado façade and on the exterior of the building along the 7th Street façade.
AW.6	Protect important public views	YES	The project is not located in a Capitol View Corridor.
AW.7	Avoid historical misinterpretations	YES	This project is not designed to replicate any historical styles.
AW.8	Respect adjacent historic buildings	YES	The project is not adjacent to any historic buildings.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	The rooftop partially serves as an amenity deck for guests, providing a landscaped area that is visually appealing to both guests and adjacent buildings. Equipment on the rooftop will be screened on all sides either with parapet walls or architectural louvers integrated into the overall building design.
AW.10	Avoid the development of theme environments	YES	This will not be a themed development.
AW.11	Recycle existing building stock	N/A	No buildings exist on the property, therefore building stock cannot be recycled.

617 Colorado – Downtown Austin Design Guidelines
Density Bonus Application

Public Streetscape Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PS.1	Protect the pedestrian where the building meets the street	YES	The pedestrian pathway will be protected by a 8-foot clear zone, including street trees, and approved furniture and bike racks.
PS.2	Minimize curb cuts	YES	The project is not proposing new curb cuts.
PS.3	Create a potential for two-way streets	YES	The abutting roadways are two-way streets; the project will be designed in a way that does not disrupt adjacent directional traffic.
PS.4	Reinforce pedestrian activity	YES	The ground floor, while quite small, serves to activate the street through modern design which invites both guests and the community to experience the open staircase connecting to the amenity space on the second level. This area will feature seating areas set up for individual work spaces, a bar serving coffee, cocktails and small bites, as well as numerous living rooms which will serve as a neighborhood social hub to relax and play. Second floor balconies, together with the highly visible monumental stair on the first floor, will provide visible activity and connection to the street level.
PS.5	Enhance key transit stops	YES	The project is adjacent to CapMetro bus stops with a covered awning and seating for several routes. This development will enhance the stop by providing Great Streets improvements and bringing activity to what is now an inactive area adjacent to a surface parking lot.
PS.6	Enhance the streetscape	YES	The project will improve the streetscape with lighting, shade trees and vegetation.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	All utility equipment will be installed indoors or underground.
PS.8	Install street trees	YES	The project will add street trees on both 7 th Street and Colorado Street frontages. Shade trees will be provided in silva cell planters to encourage better growth and shade canopy for pedestrians.
PS.9	Provide pedestrian-scaled lighting	YES	Pedestrian-scale lighting will be provided. Such lighting will be in accordance with applicable City regulations.
PS.10	Provide protection from cars/promote curbside parking	YES	Pedestrians are protected from cars coming to proposed hotel by providing drop off/pick up traffic adjacent to the building in the street. The existing driveway will be maintained for loading and deliveries at off-peak times, and which will

617 Colorado – Downtown Austin Design Guidelines
Density Bonus Application

			be closed to other traffic with a gate. The ground level of the project on Colorado Street will be recessed, providing a larger pedestrian pathway for added safety and comfort.
PS.11	Screen mechanical and utility equipment	YES	Mechanical and utility equipment will be screened from street view.
PS.12	Provide generous street-level windows	YES	The project's ground floor will consist of floor-to-ceiling windows connecting the interior to the street.
PS.13	Install pedestrian-friendly materials at street level	YES	The ground level will include floor-to-ceiling windows and planters to provide a comfortable environment for pedestrian traffic.

617 Colorado – Downtown Austin Design Guidelines
Density Bonus Application

Plazas and Open Space Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PZ.1	Treat the four squares with special consideration	N/A	The project is not adjacent to one of the four Downtown Austin squares.
PZ.2	Contribute to an open space network	N/A	
PZ.3	Emphasize connections to parks and greenways	N/A	The project is not adjacent to a park or greenway connection.
PZ.4	Incorporate open space into residential development	N/A	
PZ.5	Develop green roofs	N/A	
PZ.6	Provide plazas in high use areas	N/A	The project site is not large enough to include a plaza.
PZ.7	Determine plaza function, size, and activity	N/A	
PZ.8	Respond to the microclimate in plaza design	N/A	
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	NA	
PZ.10	Provide an appropriate amount of plaza seating	N/A	
PZ.11	Provide visual and spatial complexity in public spaces	YES	The entry staircase will be designed as an architectural feature that draws the public into the space from the street. Visual and spatial complexity components will be incorporated into the public amenity space.
PZ.12	Use plants to enliven urban spaces	YES	In addition to Great Streets, additional planters are being added to the streetscape near the entry to enliven the area.
PZ.13	Provide interactive civic art and fountains in plazas	YES	The project will contribute public artwork, at the street level, with a mural from a local artist that will be visible to pedestrians, cyclists, and motorists.
PZ.14	Provide food service for plaza participants	N/A	
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	
PZ.16	Consider plaza operations and maintenance	N/A	

617 Colorado – Downtown Austin Design Guidelines
Density Bonus Application

Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	This project will be built up to the property line on both sides of the project.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The street level features an open, inviting lobby that uses stylish modern design (through furniture, lighting, and art) to welcome both guests and the community to the public amenity space on the second level. This public amenity space is conceived as a neighborhood social hub, an inspiring place to work, relax, and play. The 4,827 square foot space will include over 50 seats set up for individual workspaces, a 30-seat bar serving coffee, cocktails and small bites, as well as numerous living rooms where the public will be welcome to feel at home. Additionally, the second floor will have a large outdoor terrace, with seating for 24, that connects the inner life of the public amenity space to the outer life of the street and neighborhood.
B.3	Accentuate primary entrances	YES	The pedestrian approach to the entry of the building will be accentuated and visible at the corner on the project, closest to the intersection of 7 th Street and Colorado Street.
B.4	Encourage the inclusion of local character	YES	The project is planning for collaboration with local artist(s) from the Austin and Central Texas area for the art installation at the ground-level of the building.
B.5	Control on-site parking	YES	There will be no on-site parking.
B.6	Create quality construction	YES	The exterior design of the building includes enduring modern elements, including a mixture of aluminum and reinforced concrete panels, as well as insulated glazing. The design will engage the pedestrian-level streetscape at the first and second levels through vibrant murals, lush plantings, and active lobby and balcony spaces. The project, as designed, will achieve a minimum 3-star rating under the Austin Energy Green Building Program.
B.7	Create buildings with human scale	YES	The building will be designed to a scale and proportion at the street level appropriate and inviting to pedestrians. The first and second floor of the building will differentiate itself architecturally from the upper guestroom floors.



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: 617 Colorado Hotel

Project Address: 617 Colorado Street, 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: Roger Plourde

Signature: 

Title: Authorized Signatory

Phone Number: 646-588-1339

Date: May 22, 2020

AUSTIN ENERGY GREEN BUILDING:

Name: Gregory Arcangeli

Signature: 

Title: Utility Strategist, AEGB

Phone Number: 512 482-5396

Date: May 26, 2020