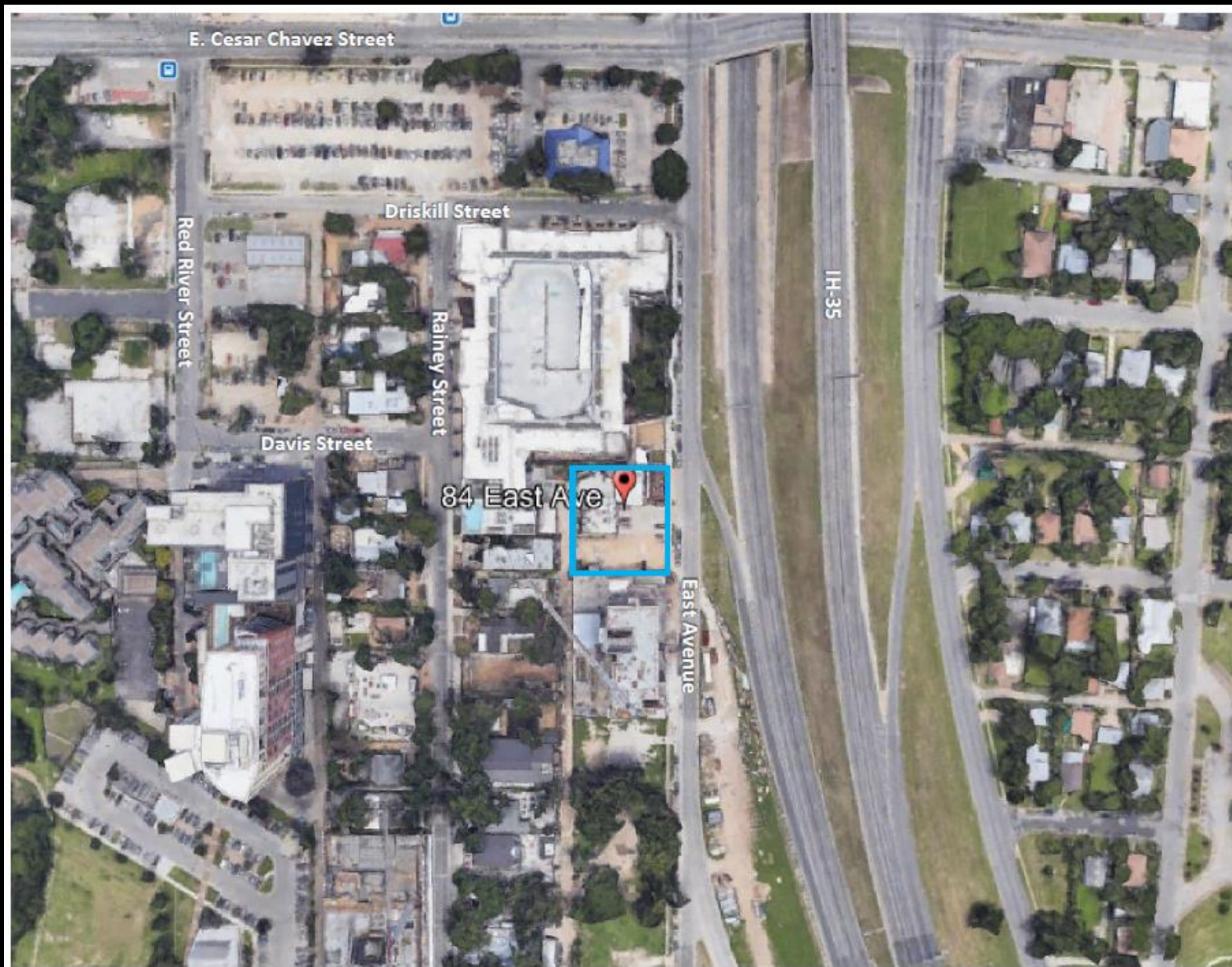
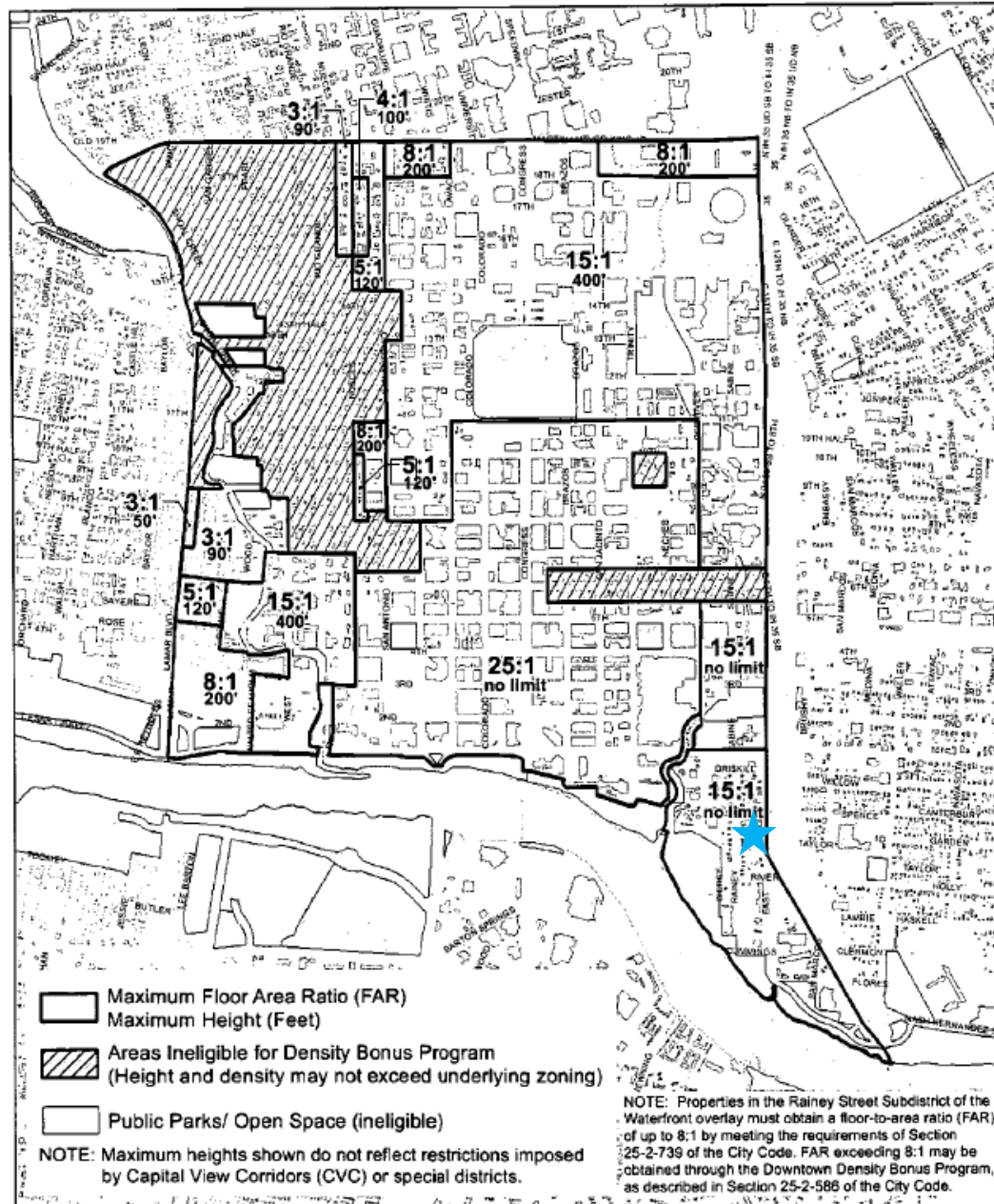


The East Tower

Design Commission

November 2020





Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1

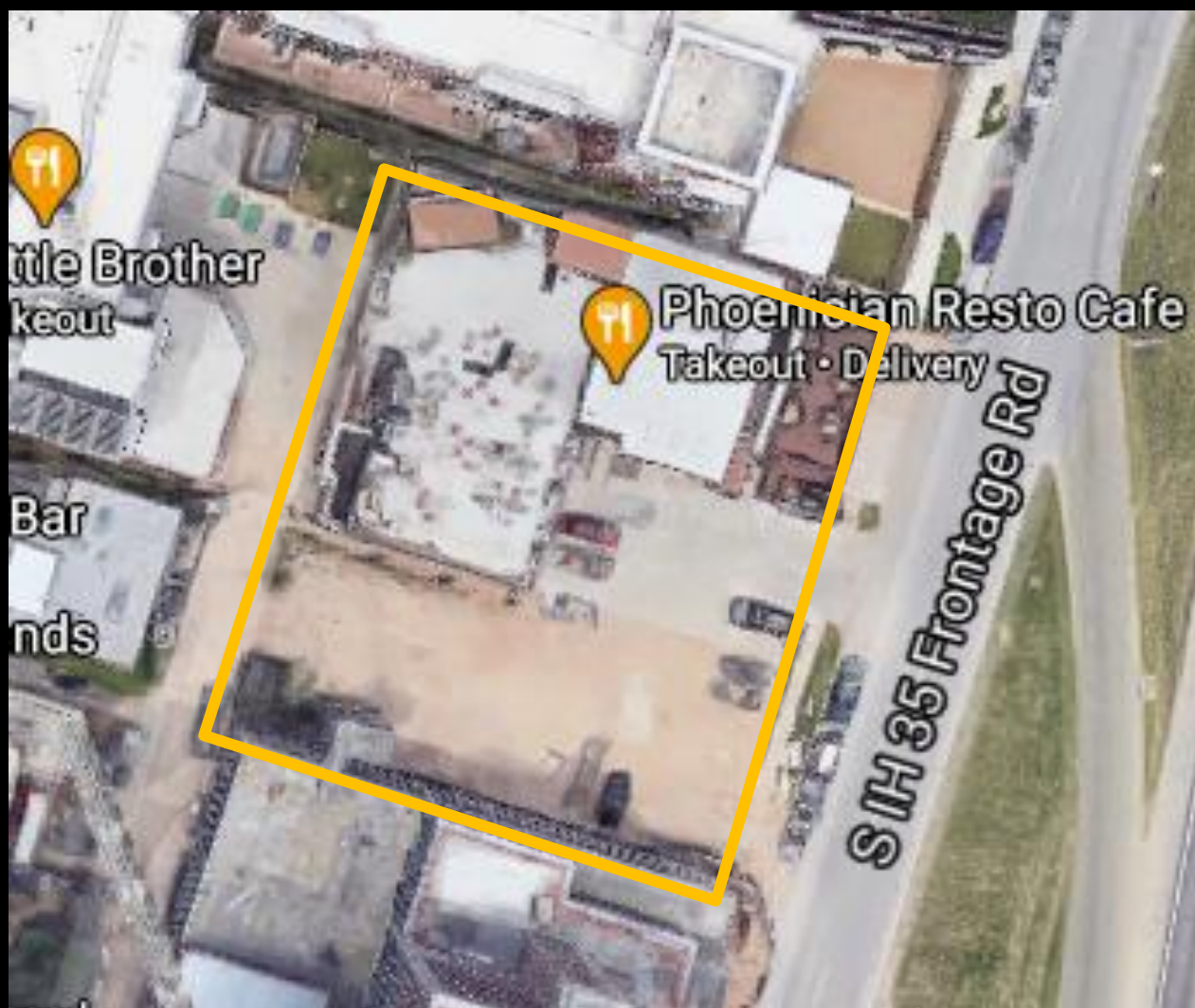


PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

11/17/2014

Current use: Surface parking lot and restaurant.



Property Facts

Address: 82 and 84 N Interstate 35 Service Road SB

Lot Size: 0.41 acres / 17,860 square feet

Rainey Street Entitled Height: 40 feet

DDBP Allowable Height: Unlimited

Proposed Height: 450 feet / 41 floors

CBD Zoning Entitled FAR: 8:1

DDBP Allowable FAR: 15:1

Proposed DDBP FAR: 21:1

Rainey Street District of DDBP

Up to 15:1 FAR and unlimited height allowed

21:1 FAR requires City Council approval per Code Section §25-2-586 (B)(6).

Gatekeeper Requirements

1. 2-Star AE Green Building
 - Project plans to achieve 3-Star AE Green Building Status
2. Great Streets Compliance (via fee-in-lieu)
3. Substantial Compliance with Downtown Design Guidelines

Community Benefits

347,530 total Gross Square Feet (GSF)

1. On-site Affordable Housing:

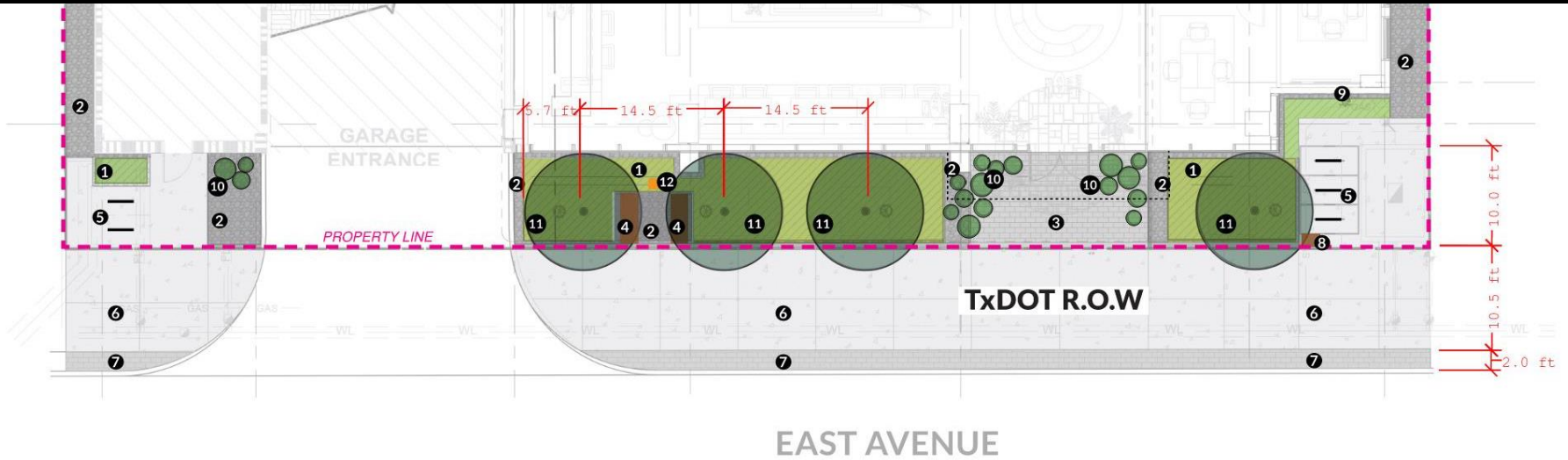
- a. 5,076 square feet (Rainey District Requirement)
 - b. 4,510 square feet (on-site provision above 15:1)
- 9,586 square feet (Total)***

2. Fee-In-Lieu

- a. \$607,505 (8:1 to 15:1 FAR)
 - b. \$225,512 (15:1 to 21.1:1 FAR)
- \$833,017 fee-in-lieu (Total)***

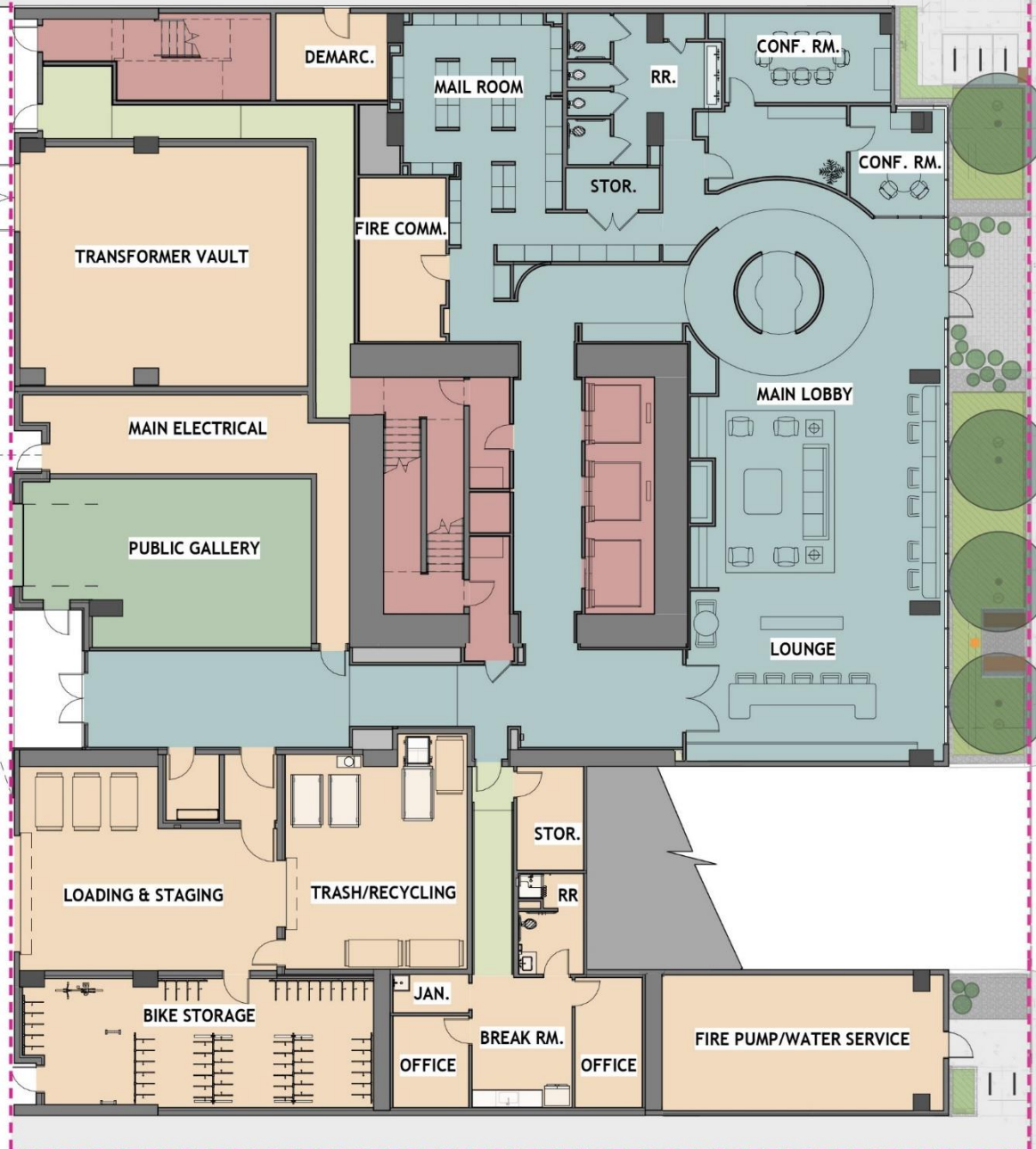
*Figures subject to confirmation from NHCD





← TO RAINEY STREET

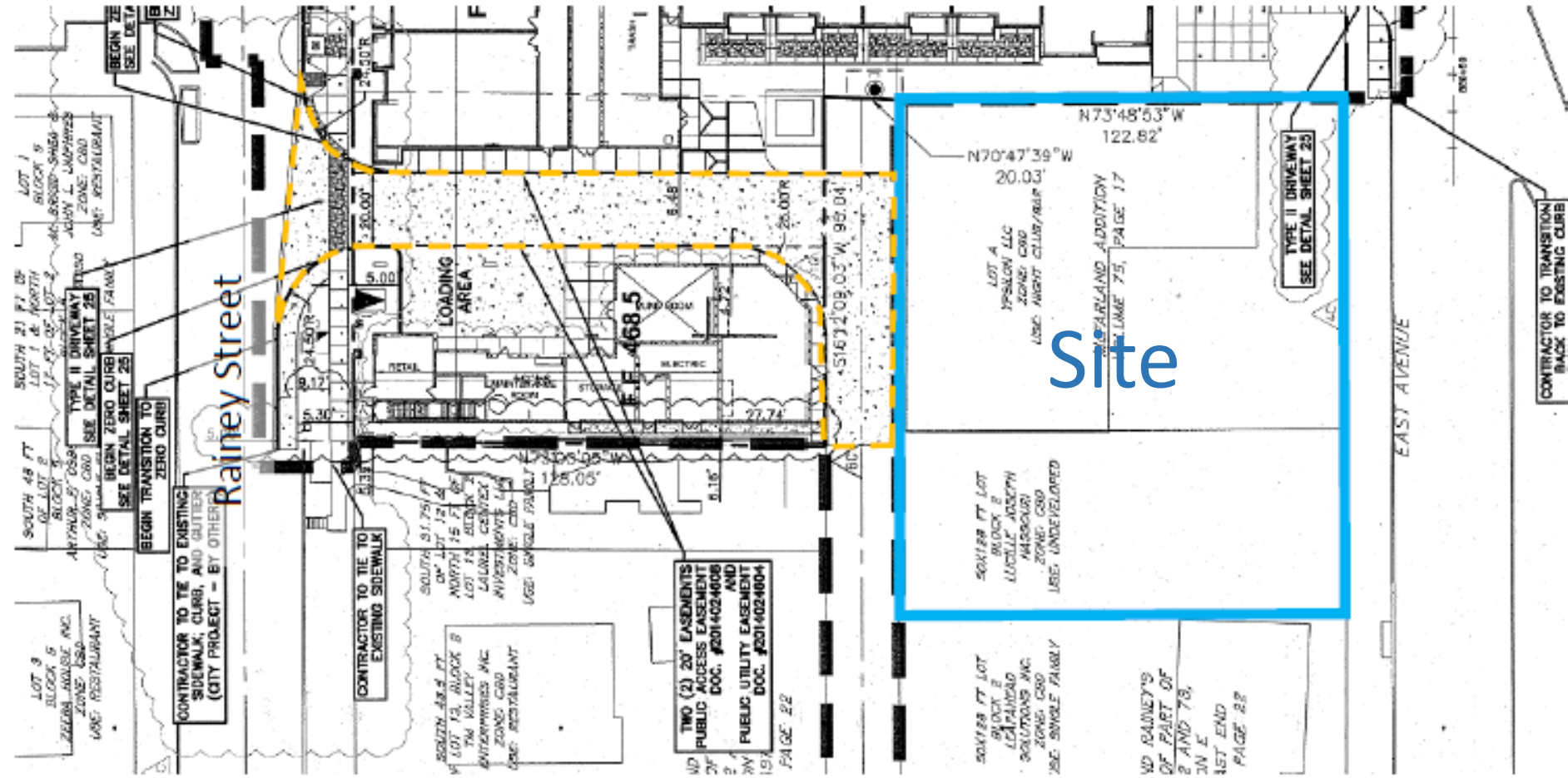
ALLEY



TxDOT R.O.W

EAST AVENUE

Public Access Easement



Working Group

Met on September 3, 2020

Not substantially compliant overall – emphasis on improving mix of uses, streetscape, local character.

Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>
AW.6	Protect important public views	<input checked="" type="checkbox"/>
AW.7	Avoid historical misinterpretations	<input checked="" type="checkbox"/>
AW.8	Respect adjacent historic buildings	<input checked="" type="checkbox"/>
AW.9	Acknowledge that rooftops are seen from other buildings and the street	<input checked="" type="checkbox"/>
AW.10	Avoid the development of theme environments	<input checked="" type="checkbox"/>
AW.11	Recycle existing building stock	NO





← TO RAINEY STREET

ALLEY



TxDOT R.O.W

EAST AVENUE

0

8'

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	✓
PS.2	Minimize curb cuts	✓
PS.3	Create the potential for two-way streets	N/A
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	N/A
PS.6	Enhance the streetscape	✓
PS.7	Avoid conflicts between pedestrian and utility equipment	✓
PS.8	Install street trees	N/A
PS.9	Provide pedestrian-scaled lighting	✓
PS.10	Provide protection from cars/promote curbside parking	✓
PS.11	Screen mechanical and utility equipment	✓
PS.12	Provide generous street-level windows	✓
PS.13	Install pedestrian-friendly materials at street level	✓











Building Guidelines

B.1	Build to the street	✓
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	✓
B.3	Accentuate primary entrances	✓
B.4	Encourage the inclusion of local character	✓
B.5	Control on-site parking	✓
B.6	Create quality construction	✓
B.7	Create buildings with human scale	✓







Respectfully request your recommendation of substantial compliance with the Downtown Urban Design Guidelines.

Local File Path: C:\Users\ereznechek\Documents\STG Revit 2019 Local Models\84 East-AR (Central 2019)_ereznechek.rvt
Central File Path: S:\studio 16\16-19943-00 84 East-400 Drawings\410 Revit\84 East-AR (Central 2019)



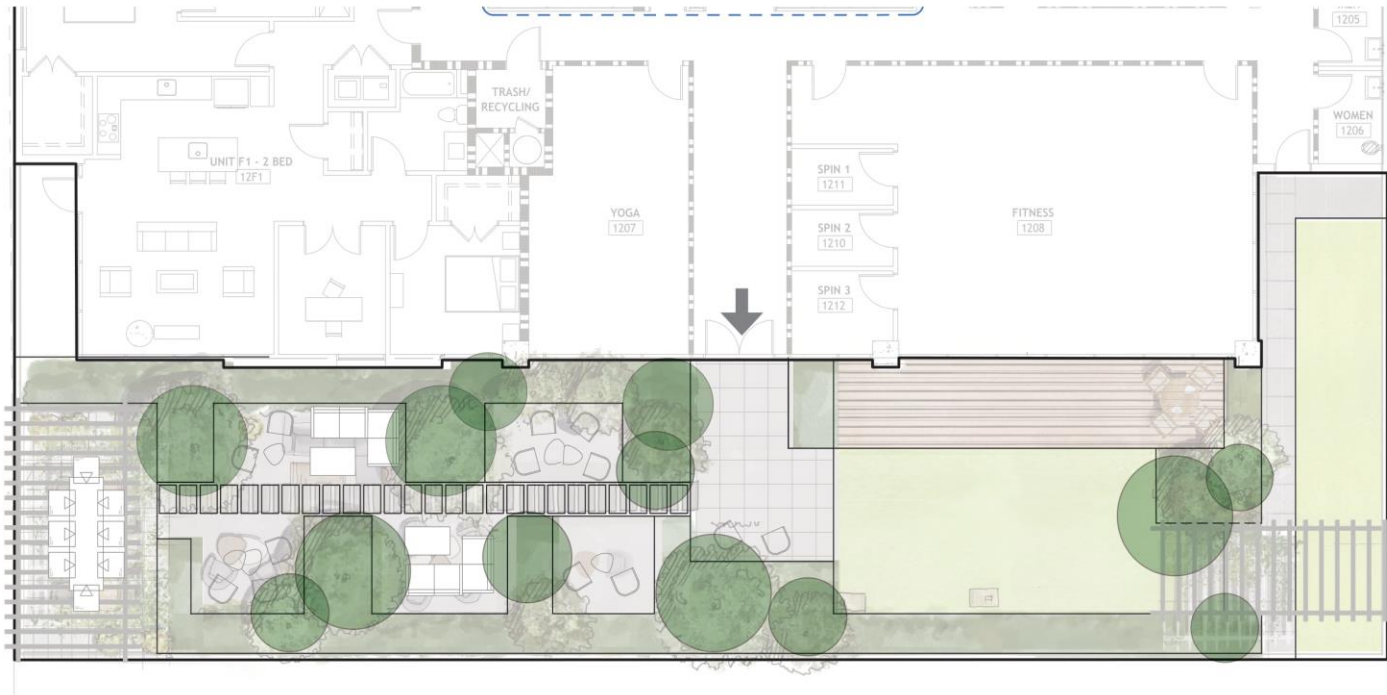
STACKING DIAGRAM



12th Level Amenity Deck Model View



12th Level Amenity Deck Plan



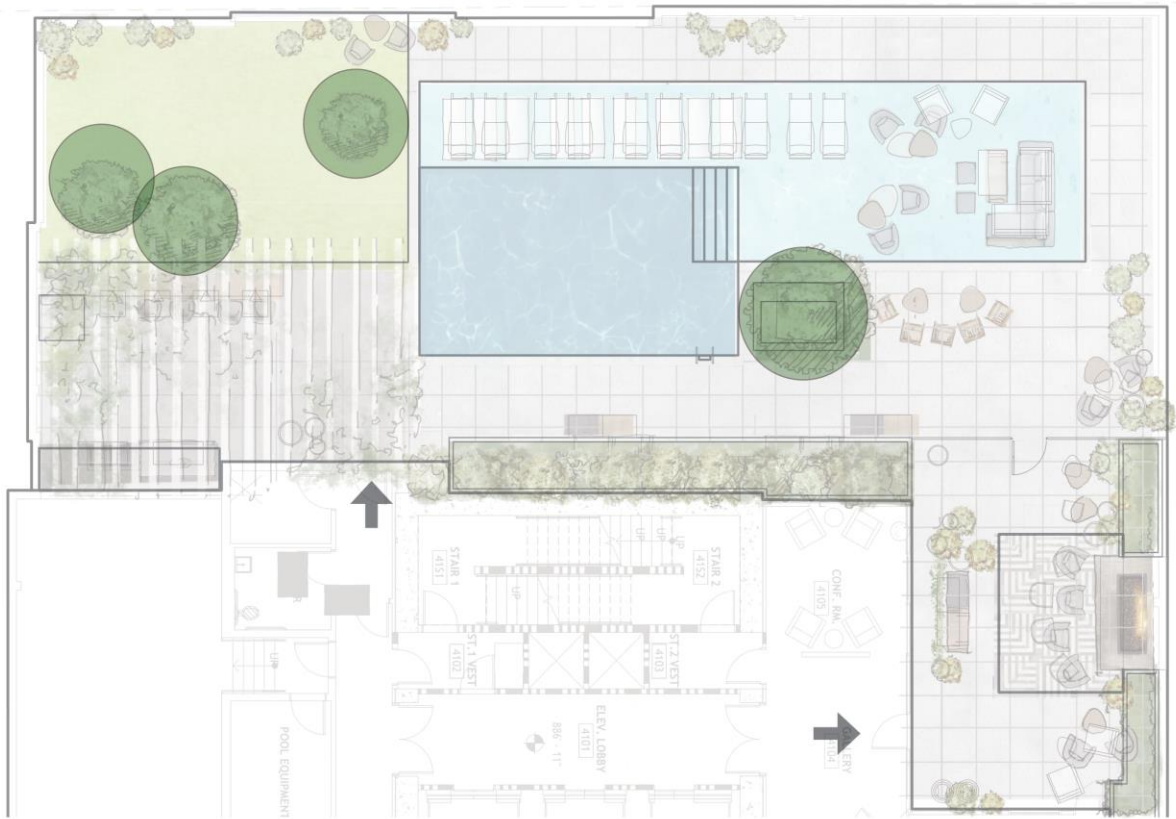
scale: 1"=10'-0"

0' 10' 20'

41st Level Pool Deck Model View



41st Level Pool Deck Plan



scale: 1"=10'-0"

0' 10' 20'

dwg.



Evergreen Ornamental Tree

Yaupon Holly

Leaf Retention: Evergreen

Size Notes: 12-45 feet, but usually no higher than 25

Flower: Dioecious

Fruit: Drupes red, spherical, shiny, up to 1/4 inch in diameter, containing 4 nutlets.

Bloom Information

Bloom Color: White

Bloom Time: Apr , May



SOUTHWEST VIEW



NORTHWEST VIEW



EAST VIEW

