

CITY COUNCIL
3rd READING DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET

CASE NUMBER: SP-2020-0069C **CITY COUNCIL**
HEARING DATE: April 8, 2021

PROJECT NAME: The East Tower

ADDRESS: 82 and 84 North IH-35 Service Road Southbound Austin Texas 78701

APPLICANT: Drenner Group (Leah Bojo)
200 Lee Barton Dr. Ste 100, Austin, TX 78704
Austin, TX 78704

CASE MANAGER: Jeremy Siltala Phone: (512) 974-2945
Jeremy.Siltala@austintexas.gov

URBAN DESIGN STAFF: Jorge E. Rousselin Phone: (512) 974-2975
Jorge.rousselin@ausintexas.gov

NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting approval for the construction of a 41 Story, multi-family residential building, which will include an art gallery on the ground floor, garage parking and streetscape improvements in accordance with the Downtown Density Bonus Program [25-2-568](#).

PROJECT REQUEST:

1. Make a recommendation to the City Council on the use of the other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12(f)).
2. In accordance with LDC Section 25-2-586(B)(6), make a recommendation to the City Council on a request for additional floor to area ratio (FAR) from 15:1 to 21:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

PREVIOUS CITY COUNCIL ACTION:

February 4, 2021: Approved on first reading on a vote of 11-0.
March 25, 2021: Approved on second reading.

BOARD AND COMMISSION ACTION:

- **Planning Commission December 8, 2020:** Approved additional FAR from 15:1 to 21:1, as recommended by Staff, by CONSENT. [P. Howard; C. Hempel – 2nd] (10-0). Y. Flores; P. Seeger – Absent; One vacancy on the Commission.

- **Design Commission November 23, 2020:** Recommended that the East Tower project, located at 84 North Interstate 35 Highway substantially complies with the City of Austin Urban Design Guidelines. [A. Coleman, J. Miners -2nd] (6-0). M. Gonzalez, S. Franco, J. Rollason, B. Whatley – Absent. B. Lukens off dais.

SUMMARY STAFF RECOMMENDATION:

Staff Recommendation [per 25-2-586(B)(6)(c)] for Downtown Density Bonus Program Application: The East Tower:

Note: Because there are frequent references to LDC Section 25-2-586(B)(3) Figure 2 [referenced in (B)(3)], such map is attached to this recommendation.

Staff Recommendation Regarding Gatekeeper Requirements:

The applicant has provided sufficient documentation to meet the Gatekeeper Requirements contained in Section 25-2-586(C)(1).

- The project's only block face fronting East Avenue will not implement Great Streets due to fronting on TxDOT Right-of-Way. TxDOT has indicated that Great Streets improvements will not be approved along the IH-35 frontage. However, the applicant has committed to participation in the fee-in-lieu program for Great Streets as an alternative to providing on-site Great Streets as directed by Council as there is jurisdictional opposition to their construction:

Downtown Density Bonus: Great Streets Fee in Lieu

Certain properties in Downtown are eligible to participate in the Downtown Density Bonus Program (the Program) as outlined in [25-2-586](#). In accordance with Program requirements, the applicant is required to execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards (the Standards).

Properties in the Rainey St. Subdistrict of the Waterfront Overlay are eligible to participate in the Program per [25-2-739](#). Certain properties in the subdistrict front on Texas Department of Transportation (TxDOT) right-of-way (ROW). On such portion where properties front said ROW, the City of Austin has no jurisdiction to require streetscape improvements. Any proposed improvements outside private property on said frontage are to be coordinated with TxDOT.

On March 12, 2020, the City Council executed [Resolution No. 20200312-040](#). The Council directed the City Manager to “bring forward a recommendation for creating a fee-in-lieu option for the Great Streets requirement of the Downtown Density Bonus Program for projects unable to provide such streetscapes due to other jurisdictional opposition to their construction.”

- The applicant has committed to achieve a minimum Two-Star rating under the Austin Energy Green Building Program and targeting a 3-star rating to provide additional Community Benefits.
- The applicant has provided documentation indicating substantial compliance with the Urban Design Guidelines.

Staff Recommendation Regarding Community Benefits:

The applicant seeks a total “Bonus Area” (defined by Section 25-2-586(A)(1) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlements”) of 8:1 FAR and administrative allowance of 15:1 FAR. That Bonus Area of 13.0 FAR can be thought of as having two parts: (1) the 7.0 FAR between the parcel’s primary entitlement of 8.0 and the maximum FAR of 15.0 allowed under 25-2-586(B)(3); and (2) the 6.0 FAR between the 15.0 allowed under 25-2-586(B)(3) and the 21:1 sought for the project as a whole.

The applicant has proposed to achieve the 13.0 FAR of Bonus Area as follows:

- 13.0 FAR: Fee-in-lieu payment of \$701,700 for affordable housing.
 - \$482,823 (8:1 to 15:1 FAR)
 - \$272,877 (15:1 TO 21:1 FAR)
- For the area above 15:1 this project will provide an additional 3,564 square feet of onsite affordable housing.
- Total on site affordable housing: 8,985 square feet.

Thus, the applicant has met the requirement of Section 25-2-586(B)(3)(d)(1) of offering community benefits “above” those offered to achieve the 15.0 FAR allowed.

Staff Recommendation Regarding the Appropriateness of the Project’s Proposed 21:1 FAR:

Section 25-2-586(B)(6) does not provide any specific criteria upon which to base a staff recommendation with respect to a request to exceed by 7.0 FAR the maximum FAR of 15.0 identified in 25-2-586(B)(3) and Figure 2. In the absence of specific criteria, staff’s recommendation was arrived at as follows.

Section 25-2-586(1)

- 3,564 square feet (On site provision above 15:1) On-site affordable housing is being provided.
- A Fee-In-Lieu in the amount of \$272,877 will be provided to the affordable housing fund. This amount is specific to achieve the FAR above the 15:1 administrative limit. An amount of \$482,823 will also be provided to the afforded housing fund to go beyond the 8:1 Rainey district allowance

Under these considerations, staff recommends APPROVAL of the request for 21:1 FAR as requested in site plan SP-2020-0069C.

PROJECT INFORMATION

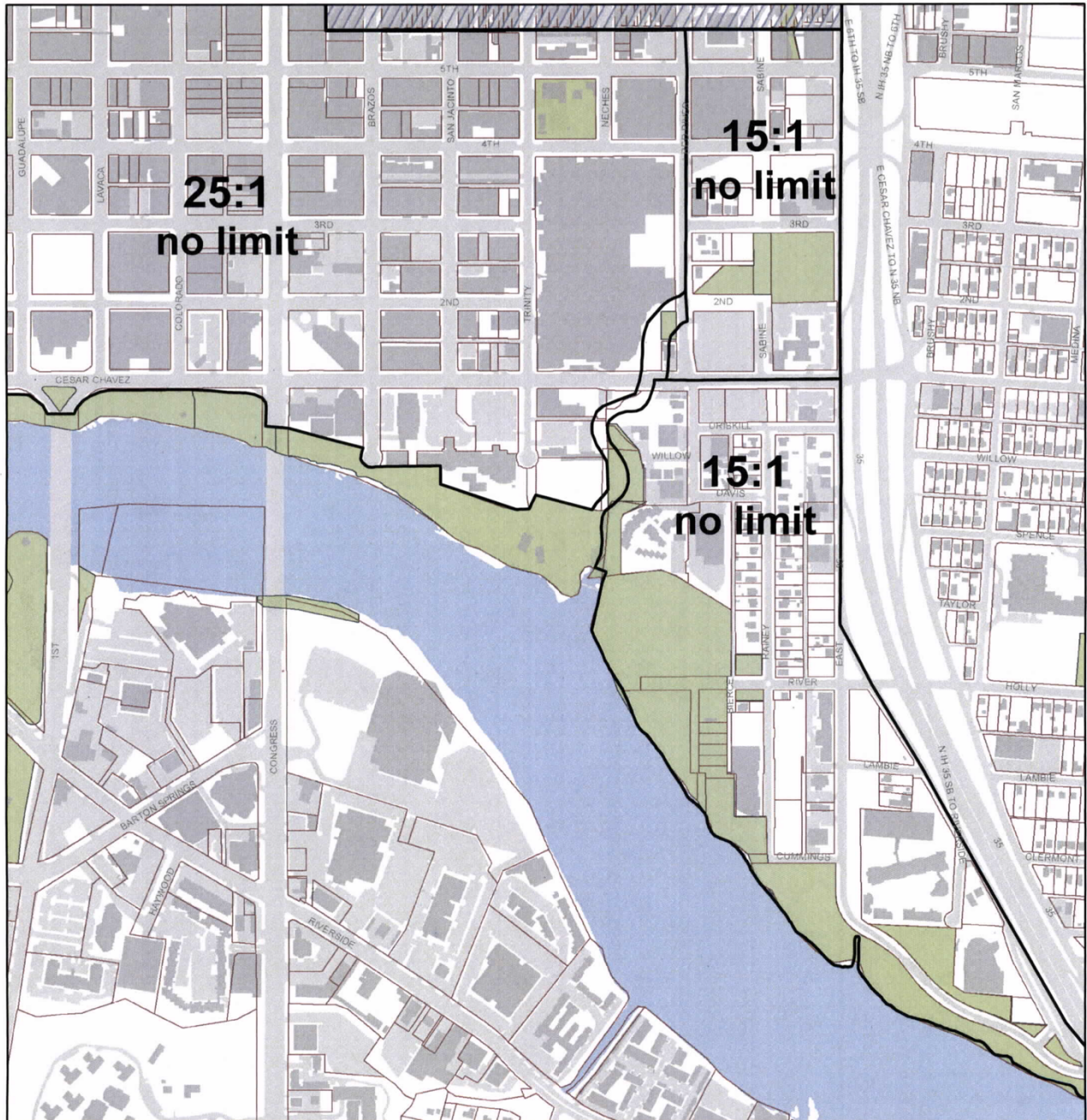
SITE AREA	17,155 square feet	.405 acres	
EXISTING ZONING	CBD		
TRAFFIC IMPACT ANALYSIS			
CAPITOL VIEW CORRIDOR	NO		
PROPOSED ACCESS	East Ave		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	0	21:1
BUILDING COVERAGE	100%	0	347,530SF
PARKING		0	

EXISTING ZONING AND LAND USES





	ZONING	LAND USES
<i>Site</i>	CBD	Office and Multi Family
<i>North</i>	CBD	Office and Multi Family
<i>South</i>	CBD	Office and Multi-family
<i>East</i>	CBD	
<i>West</i>	CBD	Multi-family and Office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
IH-35 Frontage Rd. (East Ave.)	Varies	Varies	Express way

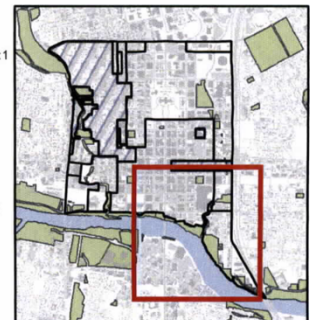


Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 5

-  Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)
-  Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)
-  Public Parks/ Open Space (ineligible)
-  TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.



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.

10/21/2019



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 \(45\)](#):

347,530 GSF

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

Condominium - 346,880 GSF
Art Gallery - 650 GSF

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

284 Units

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

N/A

- e. Number of floors:

41 floors

- f. Height:

Approx. 450 feet

- 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.

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:

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

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:

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)

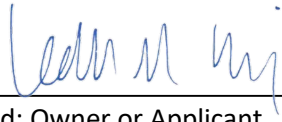
☒ Yes

☐ 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

Date Submitted



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

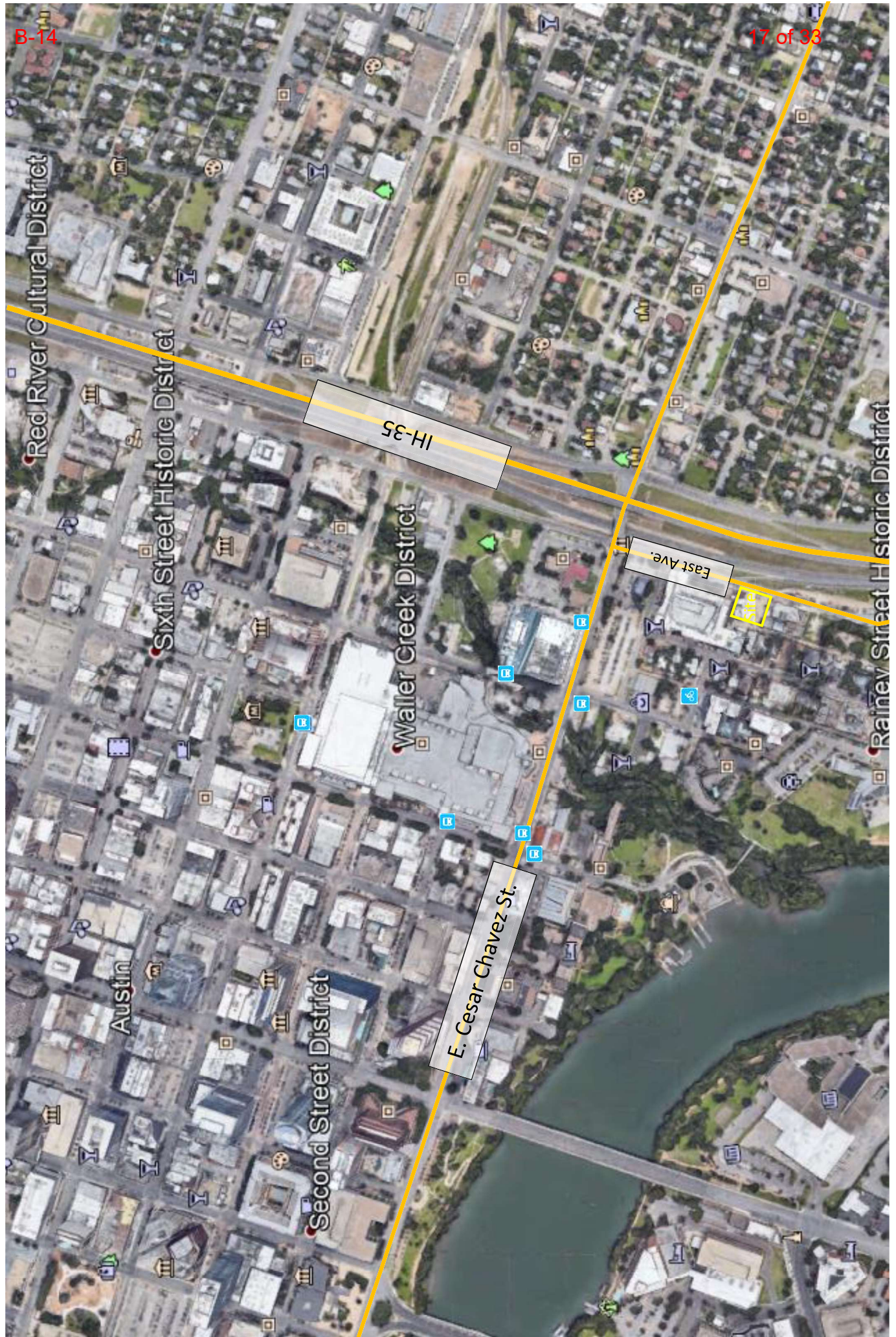
Submitted:

- ☐ 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.



84 East Ave. | Vicinity Map

84 East Ave. – Nearby Transit Facilities



Density Bonus Accumulation Calculations

Community Benefit	Code References	Calculation Methodology	Bonus SF Area Generated	Fee per SF	Fee Incurred
Green Building Community Benefit	25-2-586/E/8/A & Part 10	25% of the site's primary entitlement (equating to 2:1 FAR)	34,310	N/A	N/A
Development Bonus Fee - Affordable Housing Trust Fund	25-2-586/E/1/B & 25-2-586/E/1/A/iii	1 SF per development bonus fee unit (50% of total requested FAR bonus)	175,980	\$5	\$879,900
Total			210,290		\$879,900

Site Area (SF)	17,155	
	Area within Base Entitlement (8:1 FAR)	137,240
	Density Bonus Area (12.25:1 FAR)	210,290
Total	Total Building Area (20.25:1 FAR)	347,530



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: 84 East Ave

Project Address: 84 East Ave, 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: Brian Tucker
Signature: Brian Tucker
Title: Director of Design
Phone Number: 512-550-3775
Date: 2-14-20

AUSTIN ENERGY GREEN BUILDING:

Name: Garrett Jayne
Signature: Garrett Jayne
Title: Engineer A
Phone Number: (512) 482-5438
Date: 2/14/20



2016 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME

84 East

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL POINTS MARKED YES	49
RATING ANTICIPATED	3 Stars
TOTAL POINTS MARKED YES AND MAYBE	88
RATING ANTICIPATED	5 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES			Review at 50% CD Progress set	Architect
2. Current Codes & Regulations	Req'd	YES				Architect
3. Building Systems Commissioning	Req'd	YES			CxA In Architect's Scope	CxA
4. Building Energy Performance	Req'd	YES			Energy Model	Energy Modeler
5. Outdoor Water Use Reduction	Req'd	YES				Landscape Arch.
6. Indoor Water Use Reduction	Req'd	YES			Energy Star Dishwasher	Arch/MEP
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES				Architect/G.C.
8. Storage & Collection of Recyclables	Req'd	YES				Arch/ID
9. Construction Waste Management	Req'd	YES			Demolish/New Construction - 50%	G.C
10. Tenant Requirements	Req'd	YES				Owner
INTEGRATED DESIGN						
1. Integrated Project Design	2		2		In-depth prelim analysis (water budget, energy, etc.)	
INTEGRATED DESIGN SUBTOTALS		0	2	0		
SITE						
1. Environmental Sensitivity	2	2			site assessment report, GIS print-out	Civil
2. Desired Development	2	2			provide map	Architect

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
3. Density	2	2			provide map	Architect
4. Diverse & Walkable Communities	1	1			10 amenities within 1/2 mile	Architect
5. Brownfield Redevelopment	1			1	N/A	
6. Site Specific Design	1		1		site-specific design analysis & report	Architect/Owner
7. Public Transportation	1-3		3		.8 miles from rail stop, Check bus routes	Architect
8. Bicycle Use	1	1			1/20 res visitor bike storage, bike storage for 15% of res & 10% non-res storage; shower for .4%	Architect
9. Parking Capacity	1			1	60% less than LDC Ch 25-6 Appendix-A, Part 1	Architect
10. Electric Vehicle Charging Station	1	1			Level 1 outlets for 6% of parking (19 stalls)/Level 2 stations for 3% of parking (9 stalls) / one DC Fast Charging station	Architect
11. Protect & Restore Habitat	1			1	restore 30% of site identified as previously developed (green roof can be included)	Landscape Arch.
12. Beneficial Open Space	1	1			Yes, it looks like we will qualify for 1 point. We need to provide open space equal to or greater than 30% of the site area (17,875 SF x 30% = 5,363 SF). We have approximately 8,000 SF of amenity deck area.	Landscape Arch.
13. Access to Local & Regional Produce	1		1		On-site Garden (447.5 SF) or weekly produce delivery service	Architect/Owner
14. Heat Island Reduction	1	1			At least 50% of on-site parking spaces are under cover	Architect
15. Light Pollution Reduction	1	1			Minimized or no exterior uplighting	Architect/MEP
16. Integrated Pest Management	1	1			IPM plan for interior and exterior	Owner
SITE SUBTOTALS		13	5	3		
ENERGY						
1. Building Energy Performance	1-16	5	11		(20% reduction based on previous projects) 16 pnts=50% reduction	Architect/MEP
2. Renewables	1-4		4		1%-10% energy offset with onsite renewables	Owner
3. Additional Commissioning	1-3	2	1		CxA for envelope (2 pnt) & comprehensive (1 pnt)	Architect / CxA
4. Advanced Energy Metering	1	1			Install advanced energy metering for whole-building electricity sources	Owner / MEP
5. Demand Response	2		2		participate in AE's demand response programs through load shedding or shifting	Owner
6. Green Energy	2		2		\$ Buy in (min. 1 yr contract with AE Greenchoice for 100% of energy or 2 yr contract with Texas REC for 50% of energy)	Owner
7. District Cooling	1			1	Not on chilled water loop	

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
ENERGY SUBTOTALS		8	20	1		
WATER						
1. Outdoor Water Use Reduction	1-3	1	2		100% reduction = 3 pnt/ no irrigation	Landscape
2. Building Water Use Reduction	1-6	3	3		10%-35% water use reduction. We are at 27%. But if we were to do dual flush toilets and showers with a 1.5 gpm (instead of	MEP
3. Process Water Use Reduction	1-2	1		1	Energy star clothes washers	Architect/Owner
4. Stormwater Management	1-2			2	Civil	Civil
WATER SUBTOTALS		5	5	3		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
1. Indoor Chemical & Pollutant Source Control	1	1			Direct vent for janitors closets; walls to deck; negative pressure to other spaces	MEP
2. Green Housekeeping	1	1			housekeeping program with certain chemicals/cleaning/paper products	Owner
3. Daylighting - Design	1		1		calculated illuminance levels for 75% of occupied spaces	Architect
4. Daylighting - Controls	1			1	install & commission automatic dimming & daylight-sensing controls	Owner/MEP
5. Views to the Outside	1	1			min. 75% of regularly occupied spaces have vision glass btw 2'-6" and 7'-6" to exterior	Architect
6. Individual Controllability	1	1			install & commission individual controllable systems for at least 50% of occupants & all shared spaces	MEP
7. Low-Emitting Materials						
Interior Sealants & Adhesives	1-5	1			scaqmd rule 1168	Arch/ID/GC
Flooring Systems		1			green label carpet; floor score certified hard surface, no added formaldehyde	Arch/ID/GC
Composite Wood & Agrifiber Products				1	no formaldehyde	Arch/ID/GC
Insulation		1			no formaldehyde	Arch/ID/GC
Ceiling & Wall Systems		1			CDPH standard Method v1.1-2010	Arch/ID/GC
Furniture			1		not currently in scope	Owner/ID
Exterior Applied Products			1		scaqmd rule 1113 & 1168	Architect/G.C
8. Moisture Protection	1	1			no vapor barriers on exterior wall; envelope drainage plane; pressurize building under all conditions	Architect/ Envelope Cons.

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
9. Acoustic Quality	1	1			Environmental noise; mechanical background; vibration & sound isolation controls	Acoustician/ID
10. Outdoor Pollutant Control	1	1			recessed walk off mats; no smoking	Architect
11. Construction Indoor Air Quality	1	1			MERV 8 min.; Air Quality management plan	G.C
IEQ SUBTOTALS		12	3	2		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1	1			75% salvaged or recycled	G.C
2. Building Materials Use Reduction	1-3	2			Using at least 5 Cradle to Cradle certified products	Arch/ID
3. Sustainably Sourced Material	1-6	3	2	1	3 = 45% Threshold	Arch/ID
4. Certified Wood	1	1			50% FSC certified wood based material	
5. PVC & Phthalate Free Material	1		1		Cost prohibitive	Arch/ID
MATERIALS & RESOURCES SUBTOTALS		7	3	1		
EDUCATION & EQUITY						
1. Educational Outreach	2	2				Owner
2. Construction Worker Equity	1		1		Code of Conduct in Premier Community Builders program	Owner
EDUCATION & EQUITY SUBTOTALS		2	1	0		
INNOVATION						
1. Innovation #1 Heat Island Effect - Non Roof	1	1			All parking on-site is under cover	Architect
2. Innovation #2 AIA 2030 Commitment	1	1			STG has signed up for the AIA 2030 Commitment	Architect
3. Innovation #3	1					
4. Innovation #4	1					
5. Innovation #5	1					
INNOVATION SUBTOTALS		2	0	0		
GRAND TOTAL POINTS		100	49	39	10	

The East Tower – Downtown Austin Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	The total density requested is 21:1 FAR.
AW.2	Create mixed-use development	NO	By definition Mixed use is being implemented as the ground floor will have a small public gallery on the ground floor. Other than the gallery, not much activation occurs at the ground floor level .
AW.3	Limit development which closes Downtown streets	YES	This project will not close any Downtown Streets.
AW.4	Buffer neighborhood edges	YES	This project will be developed similarly in shape and size to other mid-rise and high-rise construction within the Rainey neighborhood.
AW.5	Incorporate civic art in both public and private development	YES	The western entry point will feature a large mural highlighting the entry access and public art gallery space that will be visible to pedestrians along Rainey Street.
AW.6	Protect important public views	YES	The Project does not obscure important public views and is not located in a Capitol View Corridor.
AW.7	Avoid historical misinterpretations	YES	The exterior design aesthetic for the Project will be contemporary minimalist.
AW.8	Respect adjacent historic buildings	YES	No historic properties are adjacent to the site.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	All equipment will be screened from views from the street. The two amenity decks on levels 12 and 41 incorporate large planting areas and pedestrian-scaled amenities that will enhance the view from adjacent properties.
AW.10	Avoid the development of theme environments	YES	This project will not be a themed development.
AW.11	Recycle existing building stock	NO	The only existing building on the site is in need of repair and will not be preserved or recycled.

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Public Streetscape Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PS.1	Protect the pedestrian where the building meets the street	YES	The ground floor building facade is recessed from the projected building line above to provide shade and weather protection at the main entry. The sidewalk design meets TXDOT's ROW requirements for this district which includes a 2' paving buffer zone that contrasts the sidewalk in texture and color to make pedestrians aware of adjacent vehicular traffic and drivers aware of the pedestrian space.
PS.2	Minimize curb cuts	YES	Two curb cuts currently exist, and this project is proposing to reduce to one, which closely matches the existing southern curb cut.
PS.3	Create a potential for two-way streets	N/A	This project does not impact the street configuration in any way, which is currently a one-way traffic lane governed by TXDOT. The vehicular entry to the parking garage can function in both a one-way and two-way street system.
PS.4	Reinforce pedestrian activity	YES	This project proposes a much wider sidewalk than previously existed on site, connecting to the sidewalk in the right of way on each side.
PS.5	Enhance key transit stops	N/A	No transit stops exist near the site.
PS.6	Enhance the streetscape	YES	The recessed ground floor façade provides space for planting and pedestrian scale elements.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	No utility proposed in streetscape
PS.8	Install street trees	N/A	Street Trees and canopies are not permitted by TXDOT in the ROW.
PS.9	Provide pedestrian-scaled lighting	YES	The pedestrian realm will be lit to provide a safe and interesting place; TXDOT will not allow additional lighting in the ROW adjacent to this property.
PS.10	Provide protection from cars/promote curbside parking	YES	A 2' paving buffer and curb separates vehicular traffic from the pedestrian zone. This buffer zone is walkable and the existing parallel

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			parking will remain, providing additional protection.
PS.11	Screen mechanical and utility equipment	YES	All mechanical equipment is screened in accordance with Commercial Design Standards Section 2.6.2.
PS.12	Provide generous street-level windows	YES	The ground-floor will consist of approximately 80% generous floor-to-ceiling windows along East Avenue street frontage, exceeding Subchapter E requirements.
PS.13	Install pedestrian-friendly materials at street level	YES	The sidewalk design will include pedestrian scale and friendly materials, planting, and bike racks.

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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	The site has no connectivity to adjacent greenspace
PZ.3	Emphasize connections to parks and greenways	N/A	The site has no connectivity to adjacent greenspace
PZ.4	Incorporate open space into residential development	YES	The building will have two large amenity decks with ample open space for tenant interaction. Level 12 will have an outdoor seating area, fitness yard, and a large dog park for tenant use. Level 41 will have a pool deck, lounge area, and outdoor kitchen/dining area.
PZ.5	Develop green roofs	N/A	Project is not an Urban Plaza
PZ.6	Provide plazas in high use areas	N/A	Project is not an Urban Plaza
PZ.7	Determine plaza function, size, and activity	N/A	Project is not an Urban Plaza
PZ.8	Respond to the microclimate in plaza design	N/A	Project is not an Urban Plaza
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	Project is not an Urban Plaza
PZ.10	Provide an appropriate amount of plaza seating	N/A	Project is not an Urban Plaza
PZ.11	Provide visual and spatial complexity in public spaces	YES	A large mural is being proposed for the building
PZ.12	Use plants to enliven urban spaces	YES	green wall that can reach approximately 110 feet in height on the building
PZ.13	Provide interactive civic art and fountains in plazas	YES	The rear entry will include a mural across the rear entry to the public art gallery and entry to the building.
PZ.14	Provide food service for plaza participants	N/A	Project is not an Urban Plaza
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	Project is not an Urban Plaza
PZ.16	Consider plaza operations and maintenance	N/A	Project is not an Urban Plaza

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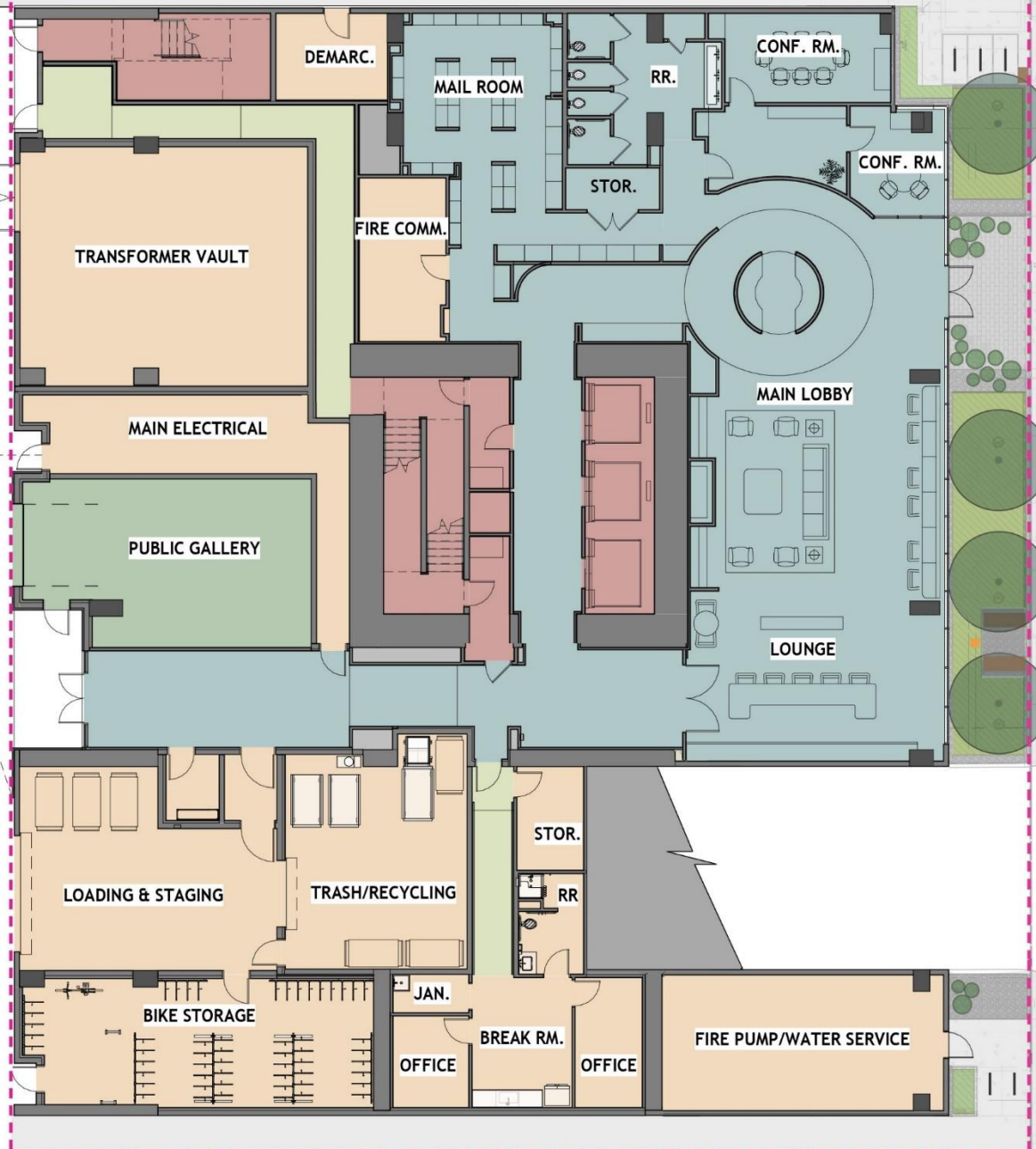
Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	The facade will extend to the property line along the only street frontage at East Avenue.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The midblock project site is limited to 120' of street frontage on East Avenue, with a very limited 15,115 sf floor plate and frontage only on East Ave.
B.3	Accentuate primary entrances	YES	The main entrance will open to East Avenue (the only street frontage available) and will be accentuated with large areas of glass. The western pedestrian entrance will be visible from Rainey Street and accentuated with an artistic mural by a local artist and creative signage.
B.4	Encourage the inclusion of local character	N/A	
B.5	Control on-site parking	YES	The parking will be open decoupled from the cost of the residential units in the building.
B.6	Create quality construction	YES	The project seeks to achieve a high-design aesthetic and will utilize a palette of quality materials with deference to durability, sustainability, and a long-term lifespan. The project is seeking a three-star AEGC certification and will incorporate bird deterrent strategies to mitigate the impact to local bird colonies.
B.7	Create buildings with human scale	YES	The design incorporates the Urban Design recommendations where applicable, and will have the appropriate pedestrian scale, level of detail, architectural variety.

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Conclusion	
Total Number of UD Guidelines	46
Number of Guidelines Applicable	34
Number of Guidelines Met	29

← TO RAINEY STREET

ALLEY





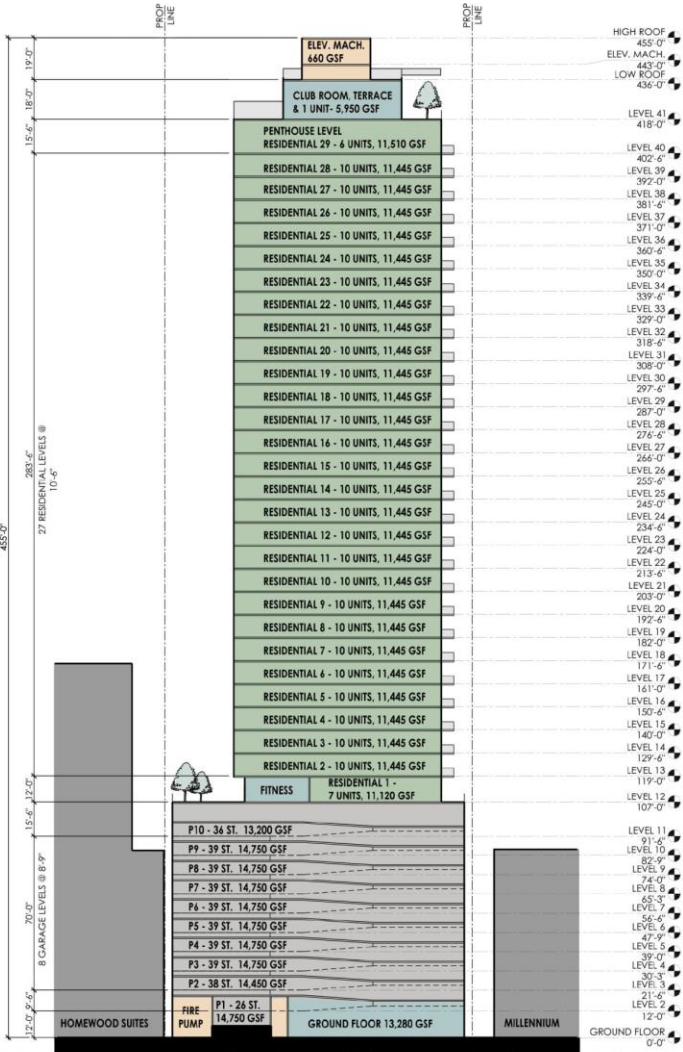


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Central File Path: S:\studio 1616-19943-00 84 East-400 Drawings\410 Revit\84 East-AR (Central 2019)

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Architecture
Interior Design
Planning



05/29/20

THE EAST TOWER

STACKING DIAGRAM