



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 Housing and Planning Department for detailing of affordable housing community benefits. Please contact [Alex Radtke](#) 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):

35,371 SF (0.81 AC.)

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):

Central Business District (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:

N/A

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 \(45\)](#):

813,500 SF

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

Office - 765,500 SF
Restaurant/Retail Uses: 48,000 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:

50

- f. Height:

705-FT

- g. FAR requested:

23:1

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 showing how the project will substantially 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 landscape sheets have also been included with this submittal to 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 to achieve a minimum two star rating under the Austin Energy Green Building 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 \(E\)\(1\)-\(12\)](#).

This site plan is an office project that was submitted and in review prior to the adoption of the new DDBP fees adopted by Ordinance 20210520-009 on May 20, 2021. Therefore, the project is not subject to the updated development bonus fees and shall only be required to meet the gatekeeper requirements to achieve the bonus area since no fee is required for office projects under the previous fee schedule.

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:

This site plan is an office project that was submitted and in review prior to the adoption of the new DDBP fees adopted by Ordinance 20210520-009 on May 20, 2021. Therefore, the project is not subject to the updated development bonus fees and shall only be required to meet the gatekeeper requirements to achieve the bonus area since no fee is required for office projects under the previous fee schedule.

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](#):

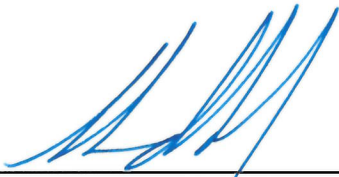
Yes No

- 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.

- N/A Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.