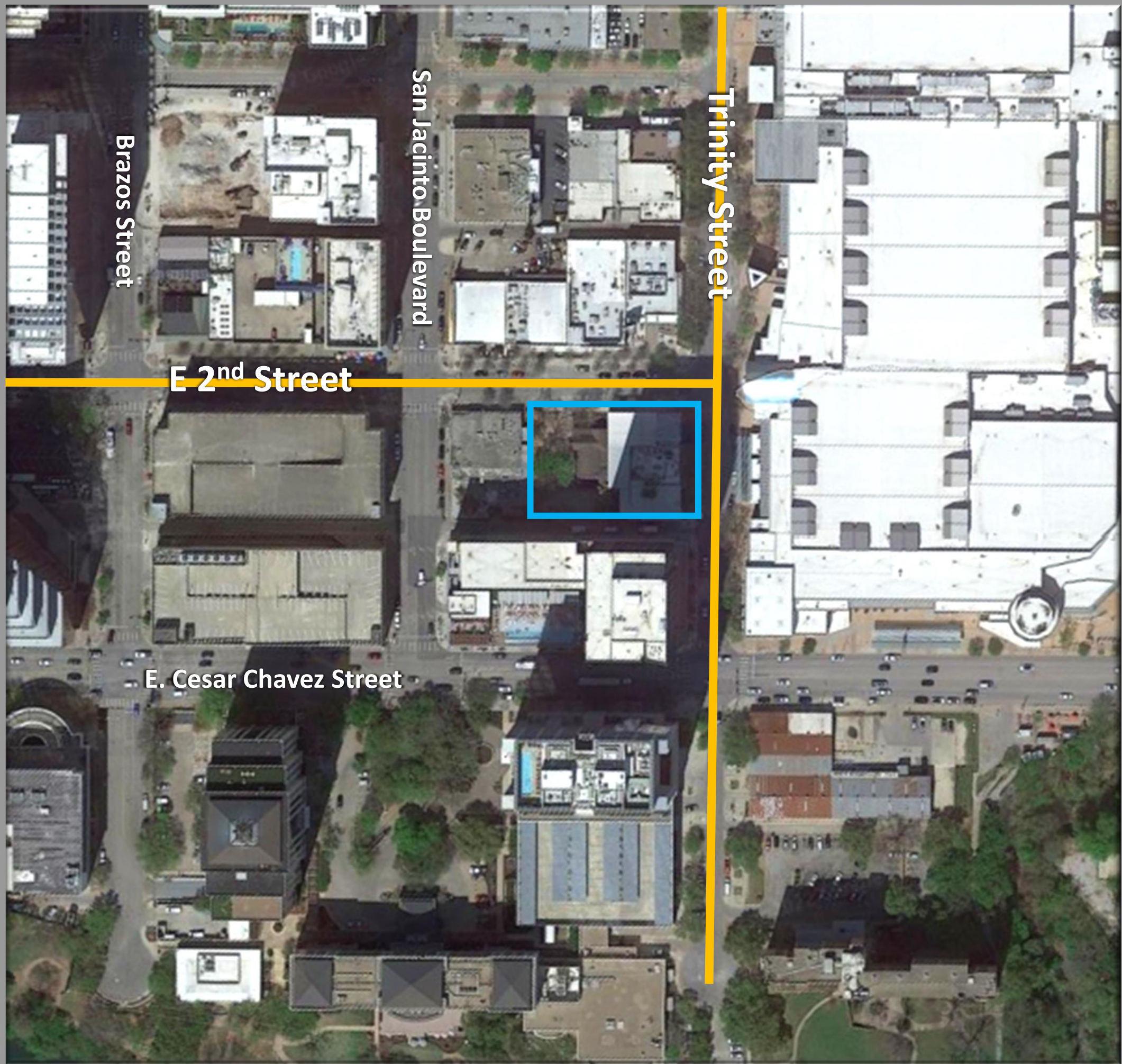


307 E 2nd Street

Design Commission

February 28, 2022



Current Zoning

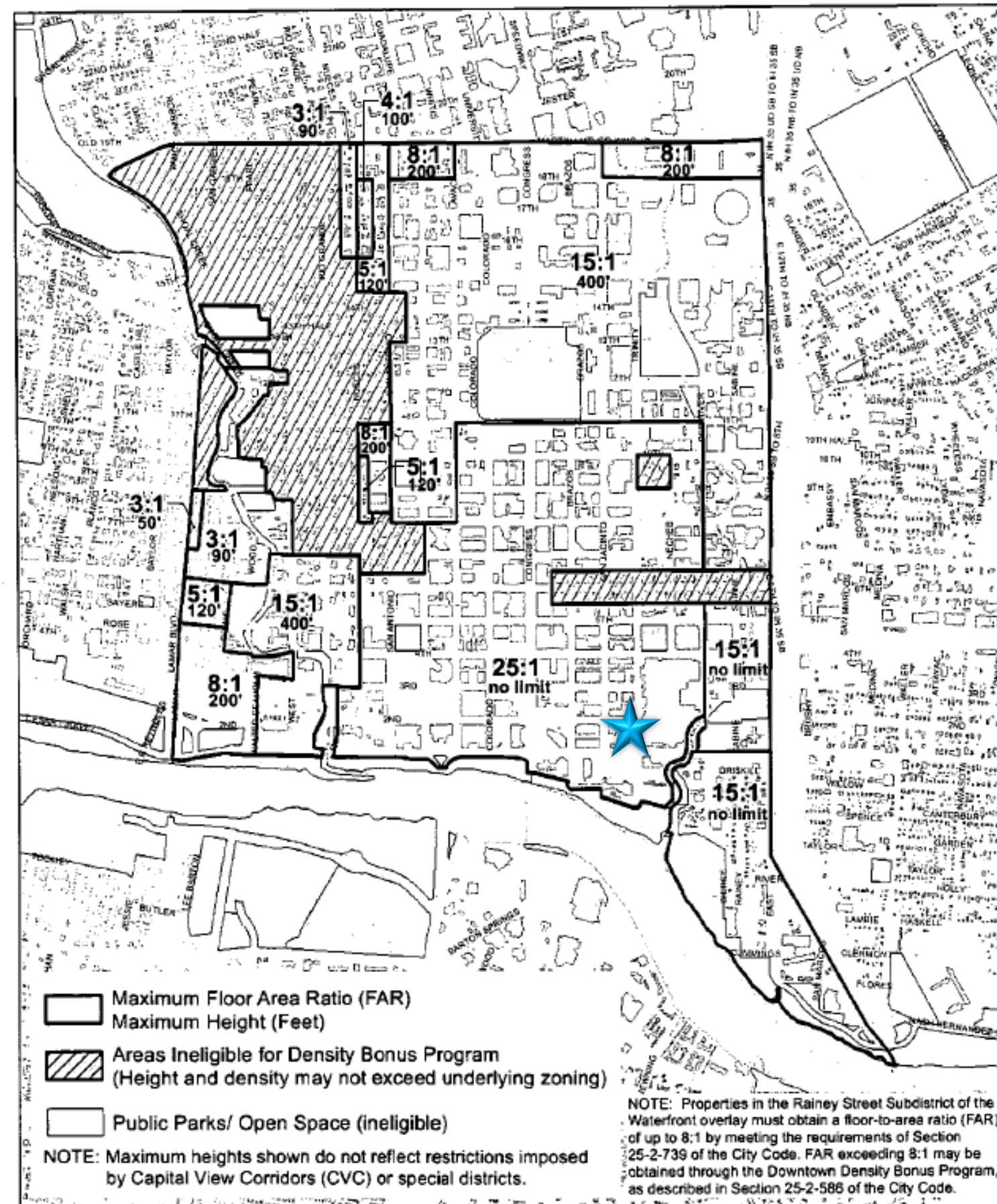
- Central Business District (CBD)
- Surrounded by CBD zoning on all sides
- Intended for an office, commercial, residential, or civic use located in the downtown area



Current Land Use

- Restaurant
- Small office
 - Leonard East House
 - Worked with Historic Preservation Office to preserve structure via off-site relocation and restoration
 - Approved by Historic Landmark Commission
- No residential displacement





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 only 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.

Project Facts

Address:	307-319 E 2nd Street
Lot Size:	0.527 acres / 22,956 square feet
CBD Zoning Entitled Height:	Unlimited
DDBP Allowable Height:	Unlimited
Proposed Height:	756 feet / 65 floors
CBD Zoning Entitled FAR:	8:1
DDBP Allowable FAR:	25:1
Proposed DDBP FAR:	24.98:1

Request

1. Compliance with LDC §25-2-586 (C)(1)(a): Substantial Compliance with Urban Design Guidelines
2. Compliance with LDC §25-2-586 (C)(1)(b): Project received substantial compliance letter from Working Group on February 9, 2022
3. Compliance with LDC §25-2-586 (C)(1)(c): Minimum Austin Energy Green Building 2-Star Rating
4. Review Community Benefits Information



Urban Design Guidelines

February 9, 2022

Project complies with 9 of 11 applicable Area Wide Guidelines. Items 6 and 8 are not applicable.

Project complies with 11.5 of the 13 applicable Public Streetscape Guidelines.

Project complies with 5.5 of the 7 applicable Plaza and Open Space Guidelines. Nine items are not applicable.

Project complies with 7 of the 7 applicable Building Guidelines.

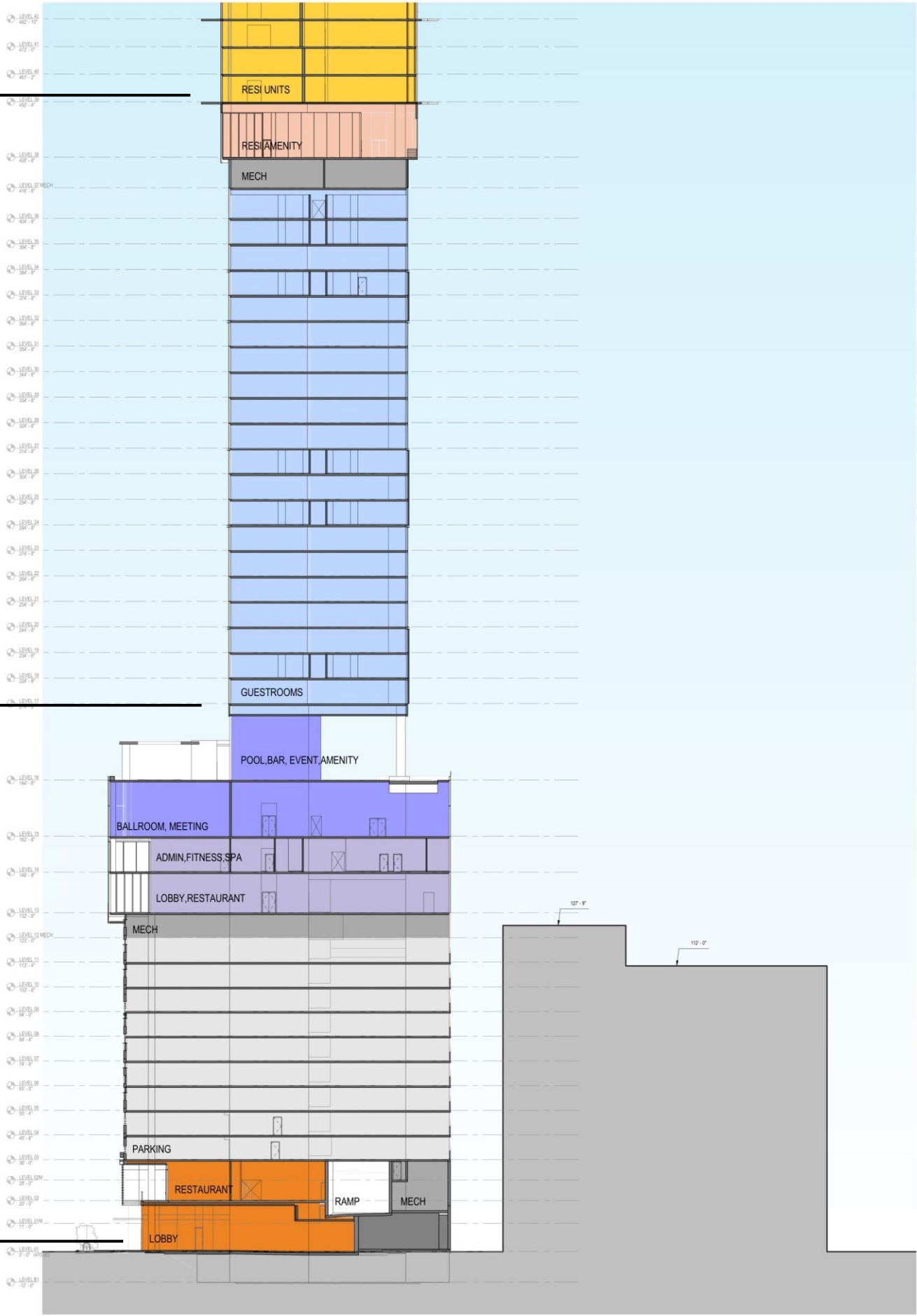
The Density Bonus Working Group has determined that the 307 East 2nd Street project is in substantial compliance with the Urban Design Guidelines.



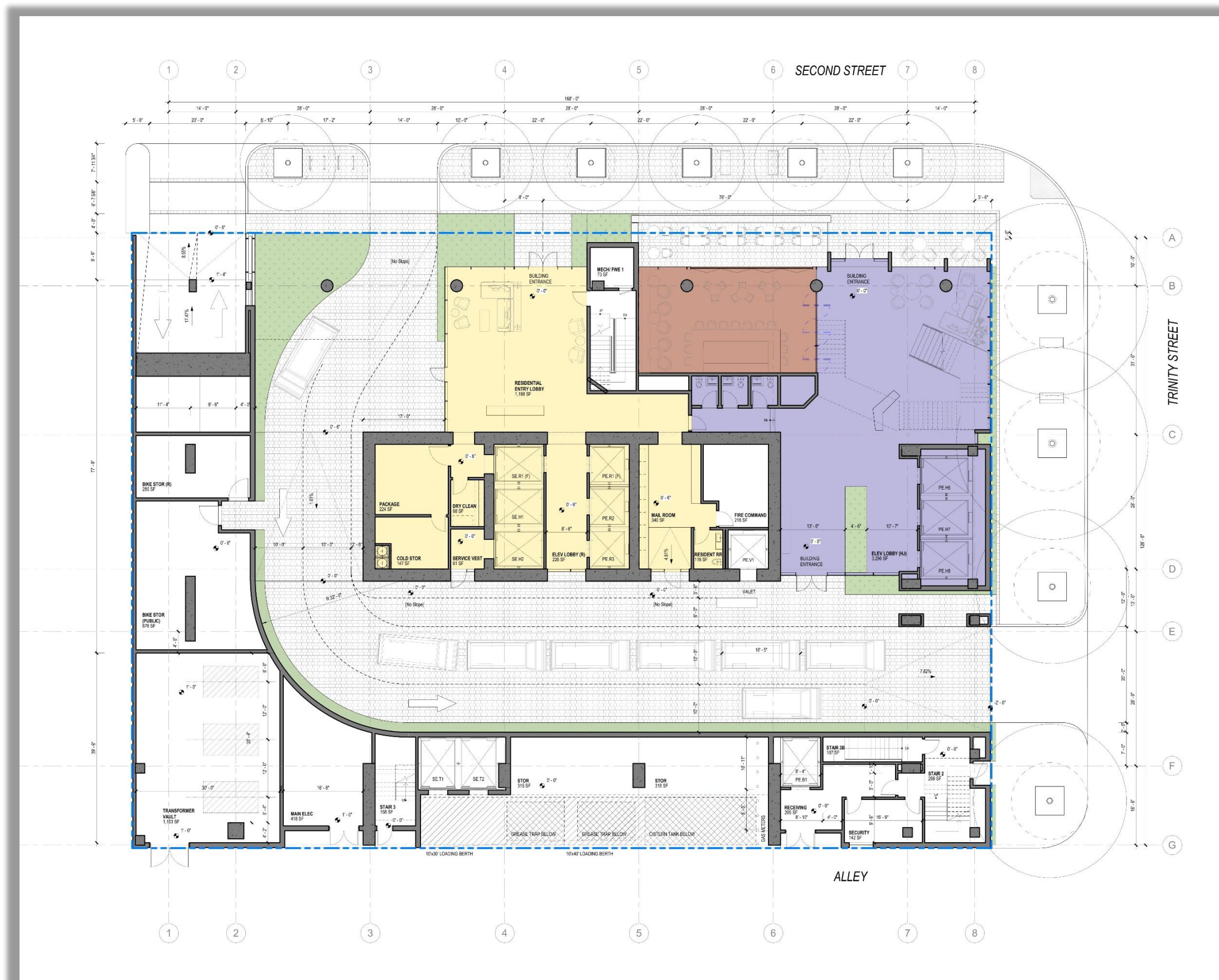
Residential Levels 39 & Above

Hotel Levels 17-36

1st and 2nd Floor Uses & Lobbies



Ground Floor Activation









Building Materials/Textures



Great Streets Standards

Great Streets Standards



Community Benefits

Community Benefit Bonus Area

307 E 2nd Street - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS

Gross Residential Use SF: 269,557
 Gross Residential Use Percentage: 0.47 **Rounded to the nearest hundredth*
 Gross Commercial Use SF: 303,969
 Gross Commercial Use Percentage: 0.53 **Rounded to the nearest hundredth*

TOTAL SITE AREA: 22,956 SF	ACTUAL GSF (24.98:1 FAR):	573,526 SF
MAX. GSF PER ZONING (8:1 FAR): 183,648 SF	PROPOSED GSF (25:1 FAR):	573,900 SF
TOTAL PROPOSED BONUS AREA : 389,878 SF		

Community Benefit	FEE PER SF BONUS AREA	BONUS AREA	FEE INCURRED
THREE-STAR AEGB COMMUNITY BENEFIT (25-2-586)(E)(8)	25% BONUS OF 8:1	45,912 SF	
DEVELOPMENT BONUS FEE FOR OFF-SITE HISTORICAL PRESERVATION - <i>RESIDENTIAL</i> (25-2-586)(E)(7)	\$12	17,284 SF	
DEVELOPMENT BONUS FEE FOR OFF-SITE HISTORICAL PRESERVATION - <i>COMMERCIAL</i> (25-2-586)(E)(7)	\$18	12,994 SF	
OFF-SITE HISTORICAL PRESERVATION VALUATION:			\$ (441,300.00)
DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>RESIDENTIAL</i> (25-2-586)(E)(1)(iii)	\$12	144,380 SF	\$ 1,732,560
DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>COMMERCIAL</i> (25-2-586)(E)(1)(iii)	\$18	169,308 SF	\$ 3,047,544
TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =			\$ 4,780,104

Summary

