

Date: January 11, 2023  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Density Bonus Working Group review of 410 East 5<sup>th</sup> Street for substantial compliance with the Urban Design Guidelines  
Meeting date: December 14, 2022; 12:00 pm; Virtual Microsoft Teams Meeting  
Applicant: Leah M. Bojo- Drenner Group

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The project, 410 Avenue Lofts, is located at 410 East 5<sup>th</sup> Street.

The project includes mixed use of multi-family residential (631,929 sf/450 units) and retail (10,200 sf). The project also includes 8 parking levels.

The applicant is seeking a Density Bonus to raise the FAR from 8:1 to 23:1 resulting in a total project gross area of 776,426 gsf. The site is 0.81 acres (35,431 sf) with a current allowable building size of 283,446 sf based on the current allowable 8:1 FAR.

The total building height is 1,035 ft (80 floors). The maximum height achievable under the Density Bonus program is unlimited.

Per the Density Bonus Program ordinance, the applicant is required to meet the three gatekeeper requirements:

- Substantially comply with the City's Urban Design Guidelines
- Provide streetscape improvements along all public street frontages consistent with the Great Streets Program Standards
- Applicant must commit to a minimum of 2-star green building rating (3-star proposed).

## **WORKING GROUP REVIEW OF PROJECT FOR COMPLIANCE WITH THE URBAN DESIGN GUIDELINES**

### **AREA WIDE GUIDELINES**

1. Create dense development –  
23:1 far is being requested. Project complies with this Section.
2. Create mixed-use development –  
Multi-family residential (condos) and some streetscape oriented retail uses are proposed. Project complies with this Section.
3. Limit development which closes downtown streets –  
This project is not permanently closing down any streets. Project complies with this Section.
4. Buffer neighborhood edges-  
This project is located in a predominantly high-rise area so it blends in with the existing urban fabric. Project complies with this Section.
5. Incorporate civic art in both public and private development –  
Public art is not being provided. Project does not comply with this Section.
6. Protect important public views –  
Since this project is already surrounded by high-rises, there are no important public views to protect. Not applicable.
7. Avoid historical misrepresentations –  
Project complies with this Section.
8. Respect adjacent historic buildings-  
There are no historic buildings adjacent to this project. Not applicable.
9. Acknowledge that rooftops are not seen from other buildings and the street –  
Project complies with this Section.
10. Avoid the development of theme environments-  
Project complies with this Section.
11. Recycle existing building stock –  
Recycled materials were not mentioned. Project does not comply with this Section.

Project complies with 7 of 11 applicable Area Wide Guidelines. Items 6 and 8 are not applicable.

## **GUIDELINES FOR THE PUBLIC STREETSCAPE**

1. Protect the pedestrian where the building meets the street-  
Although this project has a minimum number of curb cuts, the two wide entrance/exits for the 8 level parking garage (many vehicles) raises concerns about pedestrian safety at street level. Some type of change in paving pattern or color and signage would warn pedestrians that they should be cautious of approaching vehicles. Project partially complies with this Section.
2. Minimize curb cuts-  
The curb cuts for this project have been minimized to two, which are the entrances/exits to the parking garage. Project complies with this Section.
3. Create a potential for two-way streets-  
This project does not impact the adjacent streets from becoming two-way streets. Project complies with this Section.
4. Reinforce pedestrian activity-  
Retail space is provided on East 2<sup>nd</sup> Street and the building is set back to provide a wider streetscape. Project complies with this Section.
5. Enhance key transit stops-  
This project is not immediately adjacent to any key transit stops so enhancement does not apply. Not applicable.
6. Enhance the streetscape-  
The Great Streets Program is fully implemented for this project and additional components have been added, such as setting the building back for a wide streetscape and incorporation of public art on the NW corner. Project complies with this Section.
7. Avoid conflicts between pedestrians and utility equipment-  
There are no conflicts between pedestrians and utility equipment. Project complies with this section.
8. Install street trees-  
Street trees are being installed in compliance with The Great Streets Program. Project complies with this Section.
9. Provide pedestrian-scaled lighting-  
Lighting is being installed in compliance with The Great Streets Program. Project complies with this Section.
10. Provide protection from cars/promote curbside parking-  
Pedestrians are protected at sidewalk as per The Great Streets Program but no curbside parking provided for car-share drop-off. Project partially complies with this Section.
11. Screen mechanical and utility equipment-  
Equipment is either screened and/or within building envelope. Project complies with this Section.
12. Provide generous street-level windows-  
For such a large footprint, street-level windows are limited. Some transparency (visual connection) between the water-feature courtyard and building interior (south elevation) would be nice as this is the major façade. Project partially complies with this Section
13. Install pedestrian-friendly materials at street level-  
The street level materials appear to be pedestrian friendly, but more glazing would better connect the building to the pedestrian activity. Project partially complies with this Section.

Project complies with 10.0 of the 13 applicable Public Streetscape Guidelines. Item 5 is not applicable.

## **PLAZAS AND OPEN SPACE GUIDELINES**

1. Treat the Four Squares with special consideration-  
It appears that some consideration was given but nothing special. Even though the project steps down to 120 ft within the 60 ft setback, the buildings overall height of 1,035 ft simply overwhelms Brush Square. Project does not comply with this Section.
2. Contribute to an open space network-  
There was no indication of the project contributing to near-by open spaces although Waller Creek Greenbelt is only 2.5 blocks away. Project does not comply with this Section.
3. Emphasize connections to parks and greenways-  
There was no indication of the project connecting with parks and greenways although Waller Creek Greenbelt is only 2.5 blocks away. Project does not comply with this Section.  
This project provides amenities that encourage outdoor activity and connectivity to near-by parks and greenways. Project complies with this Section.

4. Incorporate open space into residential development (pool, deck, dog area)-  
The project provides ground level open space and a landscaped pool amenities area. Project complies with this Section.
5. Develop green roofs-  
Green roofs are not provided. Project does not comply with this Section.
6. Provide plazas in high use areas- Not applicable.
7. Determine plaza function, size and activity- Not applicable.
8. Respond to microclimate in plaza design- Not applicable.
9. Consider views, circulation, boundaries and subspaces in plaza design- Not applicable.
10. Provide an appropriate amount of plaza seating- Not applicable.
11. Provide visual and spatial complexity in plaza design- Not applicable.
12. Use plants to enliven urban spaces- Not applicable.
13. Provide interactive civic art and fountains in plaza- Not applicable.
14. Provide food service for plaza participants- Not applicable.
15. Increase safety in plazas through wayfinding, lighting and visibility- Not applicable.
16. Consider plaza operations and maintenance- Not applicable.

Project complies with 1 of the 5 applicable Plaza and Open Space Guidelines. Eleven items are not applicable.

## GUIDELINES FOR BUILDINGS

1. Build to the street-  
This project is built to the street and building is inset from streetscape to provide additional outdoor connection to the public realm. Project complies with this Section.
2. Provide multi-tenant, pedestrian-oriented development at the street level-  
This project provides multi-tenant, pedestrian-oriented development at the street level. Project complies with this Section.
3. Accentuate primary entrances-  
The illustrations (elevations and renderings) do not clearly convey that primary entrances are well accentuated. Project does not comply with this Section.
4. Encourage the inclusion of local character-  
Local character could be better exhibited through use of local art or graphics. Local materials do not show local character when the building design itself has no indigenous features. Project partially complies with this Section.
5. Control on-site parking-  
All parking is contained in the 8 Level Garage and some underground. A ride-share drop-off is recommended but not required. Project complies with this Section.
6. Create quality construction- Project complies with this Section.
7. Create buildings with human scale-  
The illustrations (elevations and renderings) do not clearly convey a sensitivity to human scale. Some close-up vignettes active areas would help. Project partially complies with this Section.

Project complies with 5 of the 7 applicable Building Guidelines.

## WORKING GROUP COMMENTS

"Missed opportunity to utilize art in public space"

"Street level plaza not engaging or pedestrian friendly in both materials and scale"

"Pedestrian safety?"

"Poor utilization of street level windows"

"Primary entrances not accentuated"

"Not seeing any local character reflected in their photos and renderings"

"Need to focus more on human-scale, place-making to indicate use and make the building feel more welcoming.

Some suggestions include different paving, signage for scooters by the bike racks, or generally adding human-scaled things like art".

"The building lacked a sense of place and felt like it could located in Anywhere, City USA!"

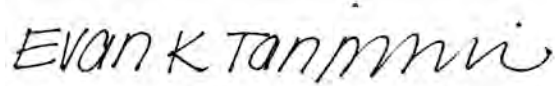
"Presentation should include close-up vignettes of active areas with entourage that reflects human scale and local character."

"The Building and Site Plans need more labeling, especially street names. Only one drawing was properly labeled but it did not include street names".

**The Density Bonus Working Group has determined that 410 Avenue Lofts, located at 410 East 5<sup>th</sup> Street, is in substantial compliance with the Urban Design Guidelines.**

The Working Group appreciates the opportunity to preliminarily review and comment on this project and we look forward to a continued collaborative process while moving this project forward.

Respectfully,

A handwritten signature in black ink that reads "Evan K Taniguchi". The signature is written in a cursive, flowing style.

Evan K. Taniguchi, AIA  
City of Austin Design Commission  
Mayor's Appointee  
Planning & Urban Design Working Group

410 E 5<sup>th</sup> Street | Austin, TX

Downtown Density Bonus Program Application Package

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URBAN DESIGN GUIDELINES MATRIX

SIGNED AUSTIN ENERGY GREEN BUILDING LETTER

November 14, 2022

Ms. Rosie Truelove  
Housing and Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

Via Electronic Delivery

Re: 410 E. 5<sup>th</sup> Street – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for multifamily tower project located at 410 E 5<sup>th</sup> Street related to site development permit application case SP-2022-0254C.

Dear Ms. Truelove:

On behalf of the property owner, 410 Avenue Lofts, LP (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the Downtown Density Bonus Program (“DDBP”) for the property located at 410 E 5<sup>th</sup> Street in Austin, Texas (the “Property”) submitted on November 14, 2022.

The Owner is seeking to redevelop the existing multifamily building on the Property into an 80-story tower consisting of 450 for-rent units, equating to 631,929 gross square feet of multifamily use, 10,200 square feet of pedestrian-oriented, ground-floor food and beverage uses, and a recessed ground-floor footprint creating approx. 6,550 square feet of covered and landscaped open space at the northwest corner of Neches and E 5<sup>th</sup> Streets.

The Property is a half-block property located between Neches and Trinity Street along E 5<sup>th</sup> Street within the Core/Waterfront Subdistrict of the Downtown Austin Plan. 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 DDBP. The gross site area for the Property is 0.81 acres, or approx. 35,431 square feet, resulting in a base entitlement of 283,446 square feet. The project is seeking 23:1 FAR, which is in compliance with the maximum 25:1 FAR allowed in the DDBP and will allow an additional 492,980 gross square feet of bonus area.

The project will meet the DDBP Gatekeeper requirements by achieving a two-star rating with Austin Energy Green Building (“AEGB”), achieve substantial compliance with the City of Austin

Urban Design Guidelines, and by providing all of the required Community Benefit through § 25-2-586 (E)(1)(iii), a development bonus fee for affordable housing contribution of \$5,915,736 to the Affordable Housing Trust Fund. 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 residents, the community, and employees. The Property is one block from the Downtown Austin Capital Metro Red Line rail station and Lance Armstrong Bikeway, as well as being located less than ¼ mile from three Capital Metro bus stops; a map of the proximity to the rail station and bus stops is included with this submission.

We respectfully request that this 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: Jorge Rousselin, Planning and Zoning Department (*via electronic delivery*)





**URBAN  
DESIGN**  
HOUSING & PLANNING

## **DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL**

### **INSTRUCTIONS**

A property owner (**Owner**) or their 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 per the [Land Development Code \(LDC\) 25-2-586](#).

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 Submittal;
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 [Great Streets Standards](#)):
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;
5. As part of the gatekeeper requirements,
  - Urban Design Guidelines checklist;
  - Great Streets Compliance – Contact Jill Amezcua, Program Manager at: ([jill.amezcua@austintexas.gov](mailto:jill.amezcua@austintexas.gov))
  - 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: ([greenbuilding@austinenergy.com](mailto:greenbuilding@austinenergy.com))
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 Brendan Kennedy, ([Brendan.Kennedy@austintexas.gov](mailto:Brendan.Kennedy@austintexas.gov)), for more information.
8. Please submit all materials in PDF format (no larger than 10 MB) to:  
**Jorge E. Rousselin, Development Services Division Manager**  
**Urban Design – Housing and Planning Department**  
[jorge.rousselin@austintexas.gov](mailto:jorge.rousselin@austintexas.gov)  
**(512) 974-2975**



**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.

**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? Contact Sophia Benner at: [sophia.benner@austintexas.gov](mailto:sophia.benner@austintexas.gov).

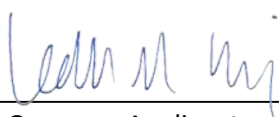
☒ Yes

☐ 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:**

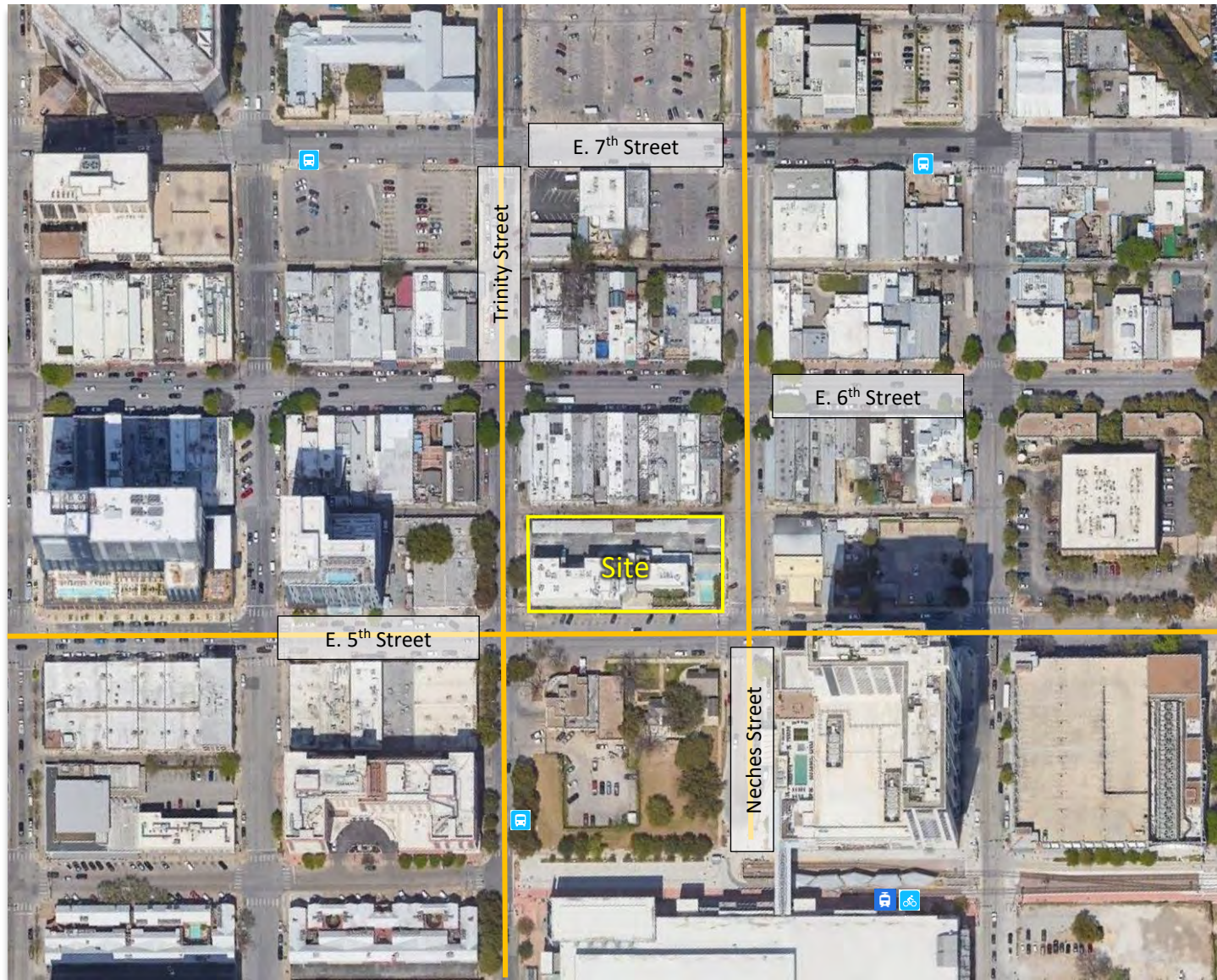
- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;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

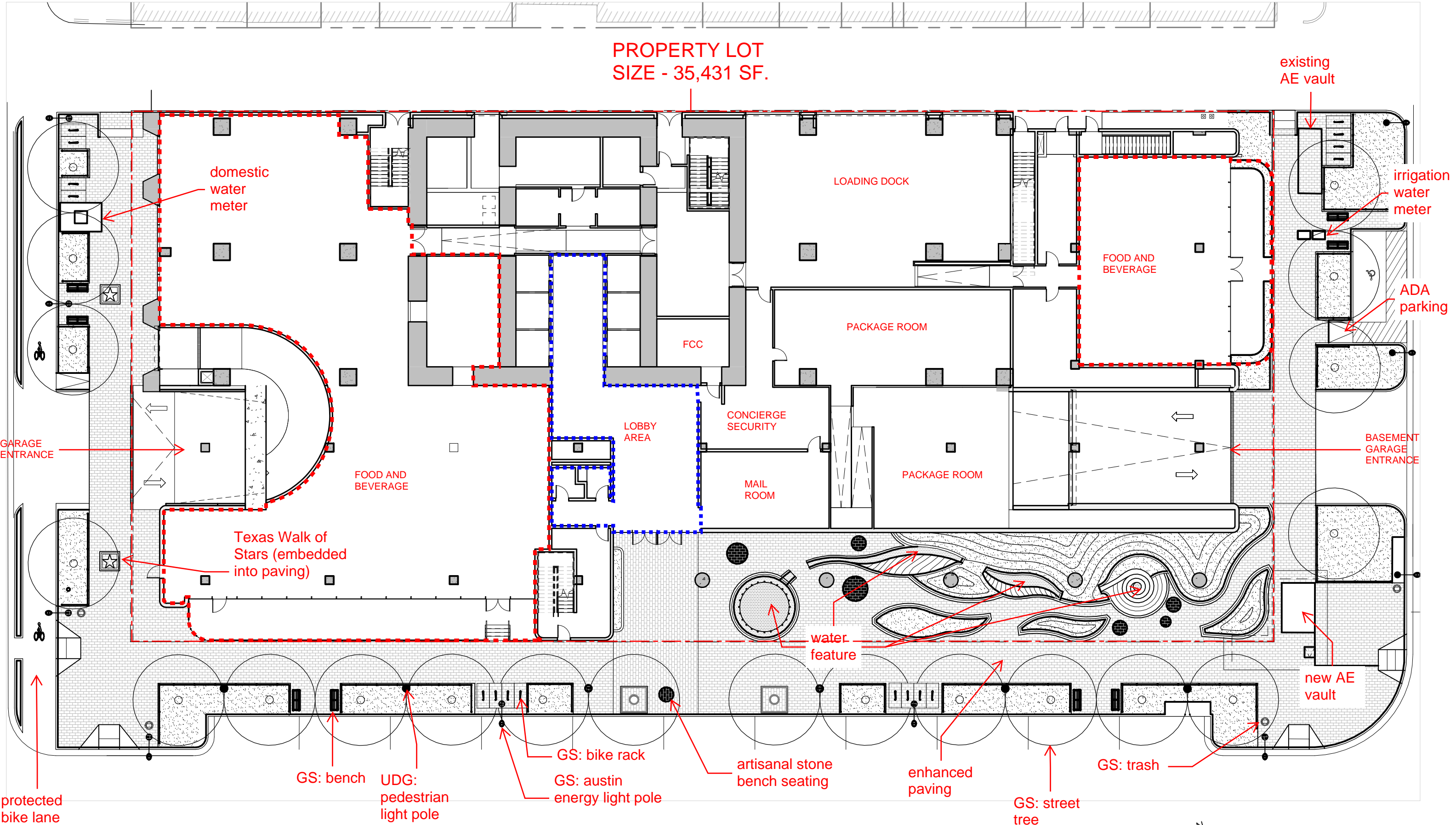


410 E 5<sup>th</sup> Street | Vicinity Map

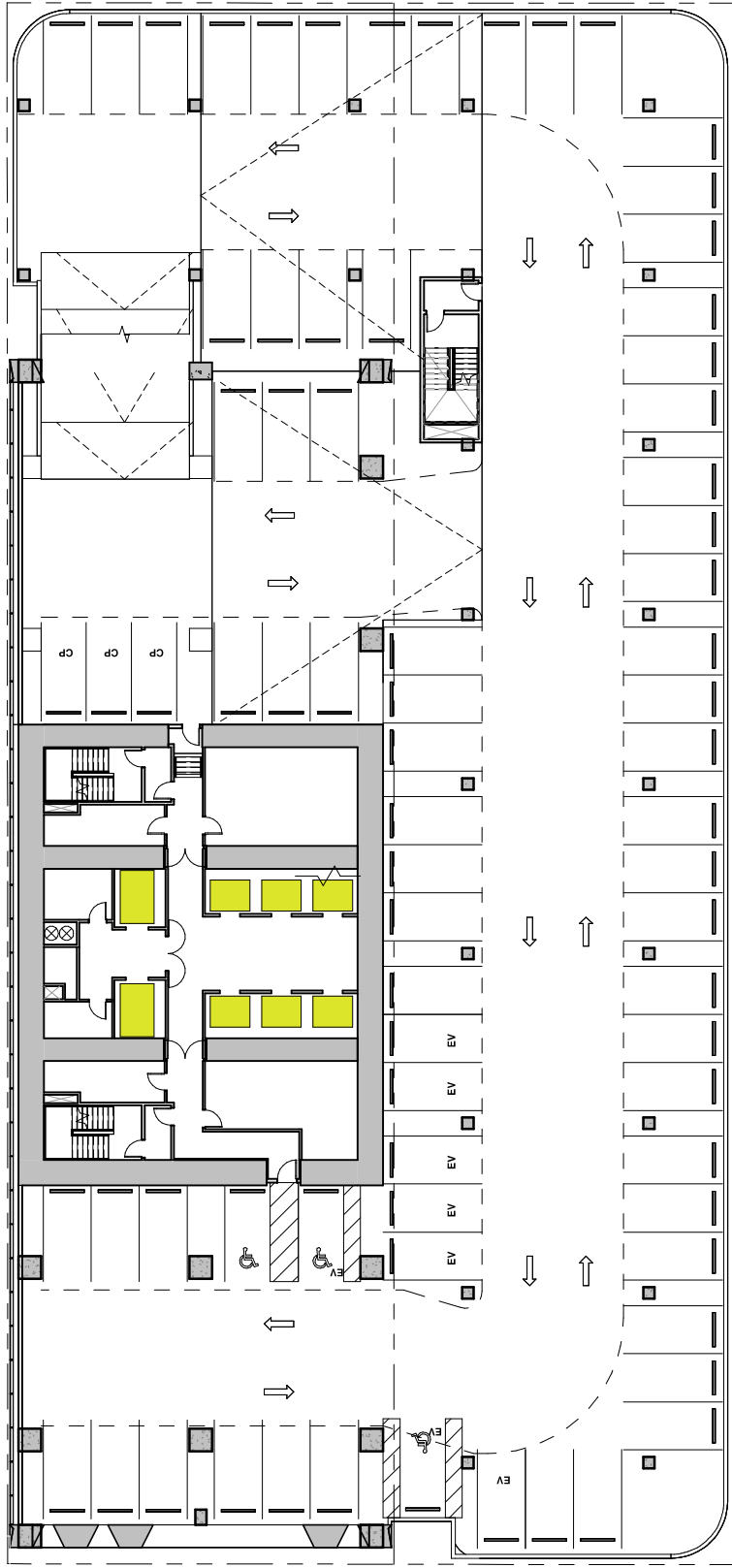


## 410 E 5<sup>th</sup> Street – Nearby Transit Facilities

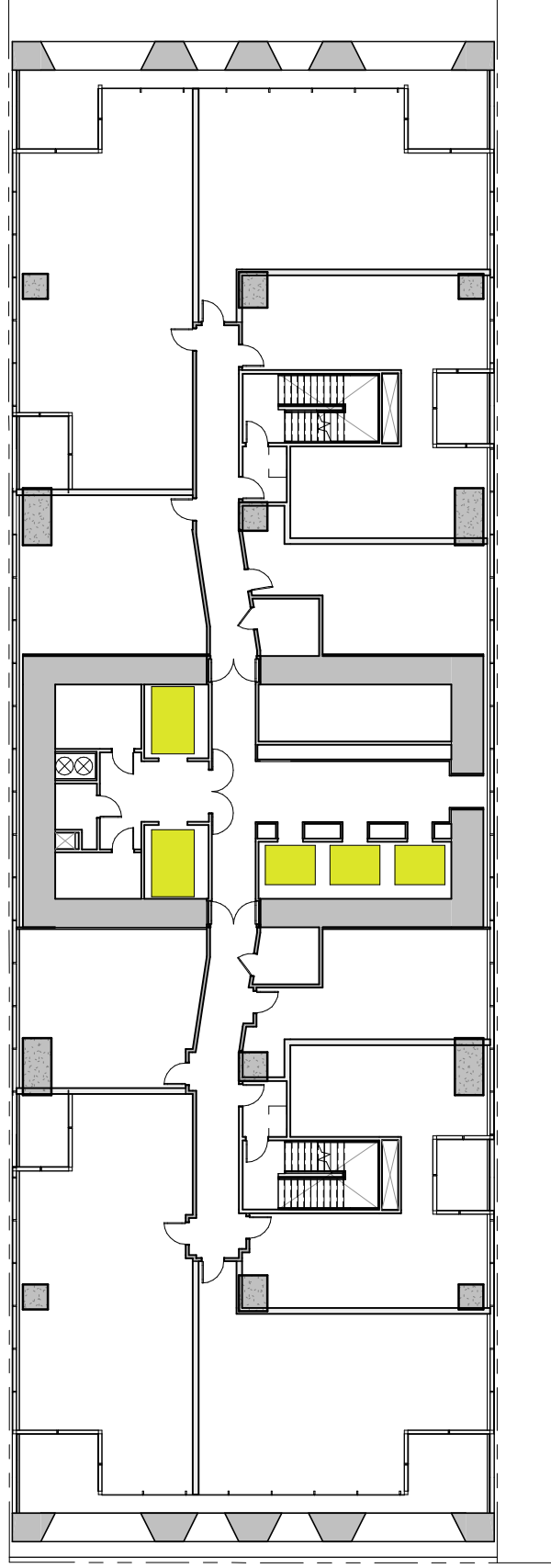






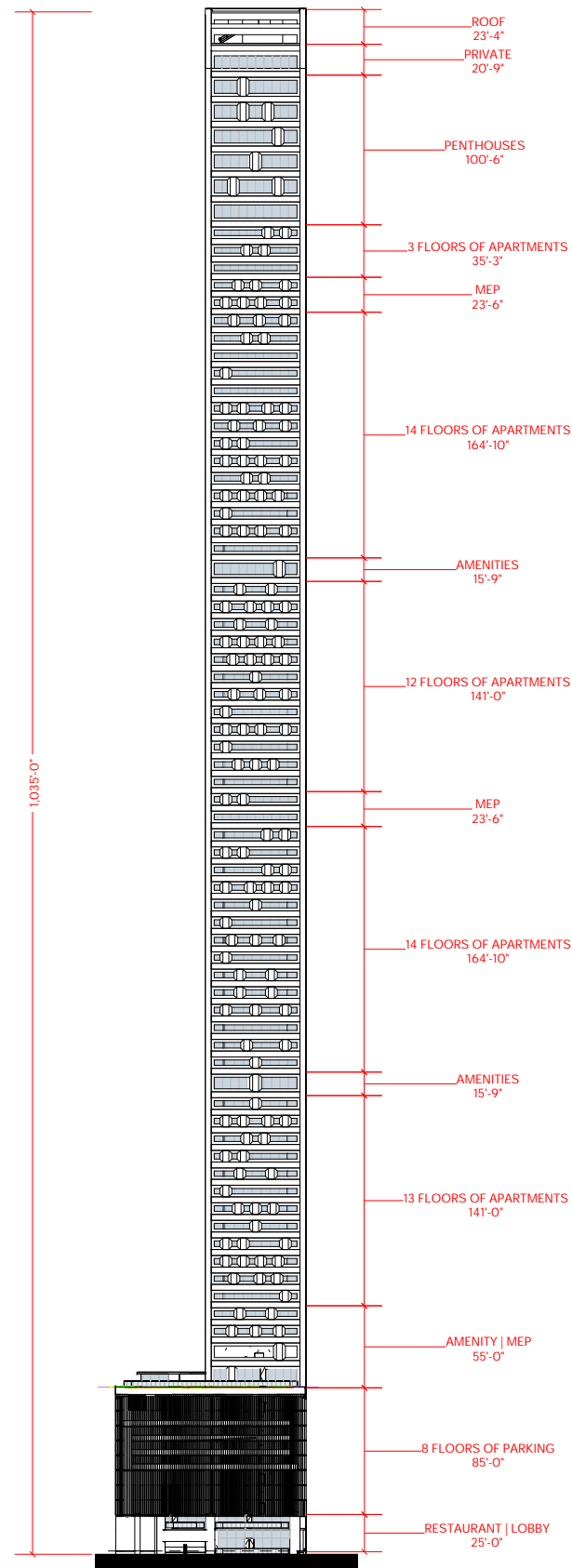


Parking Floor Plan

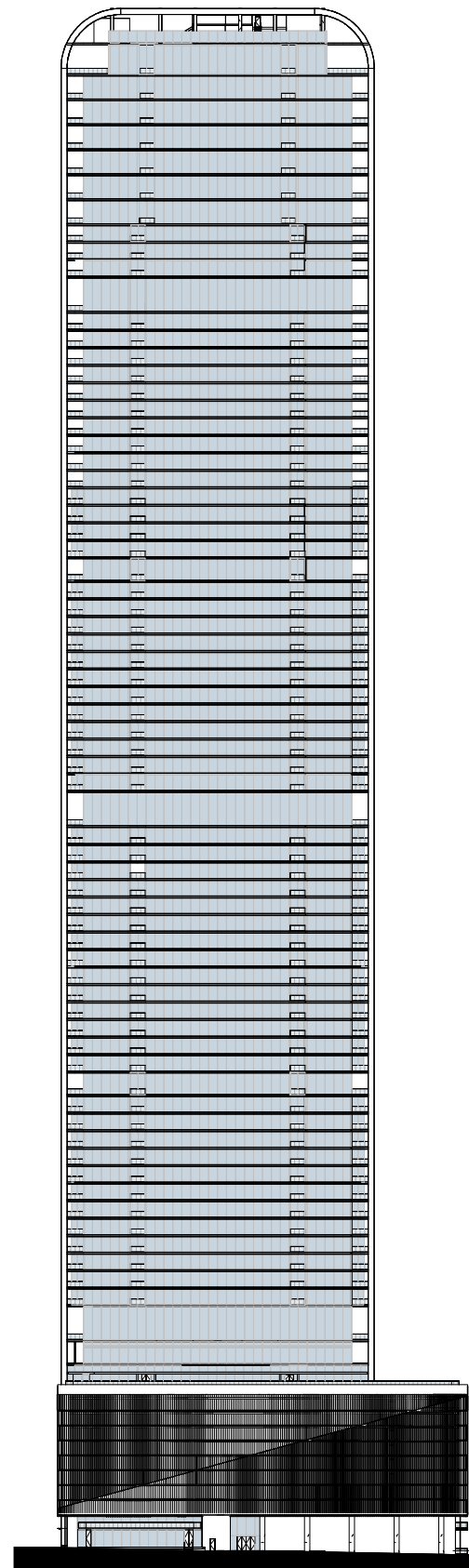


Typical Residential Floor Plan

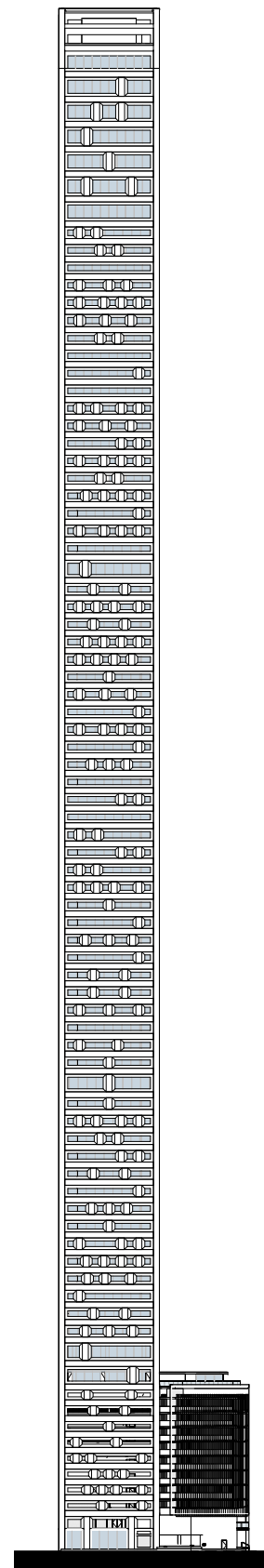




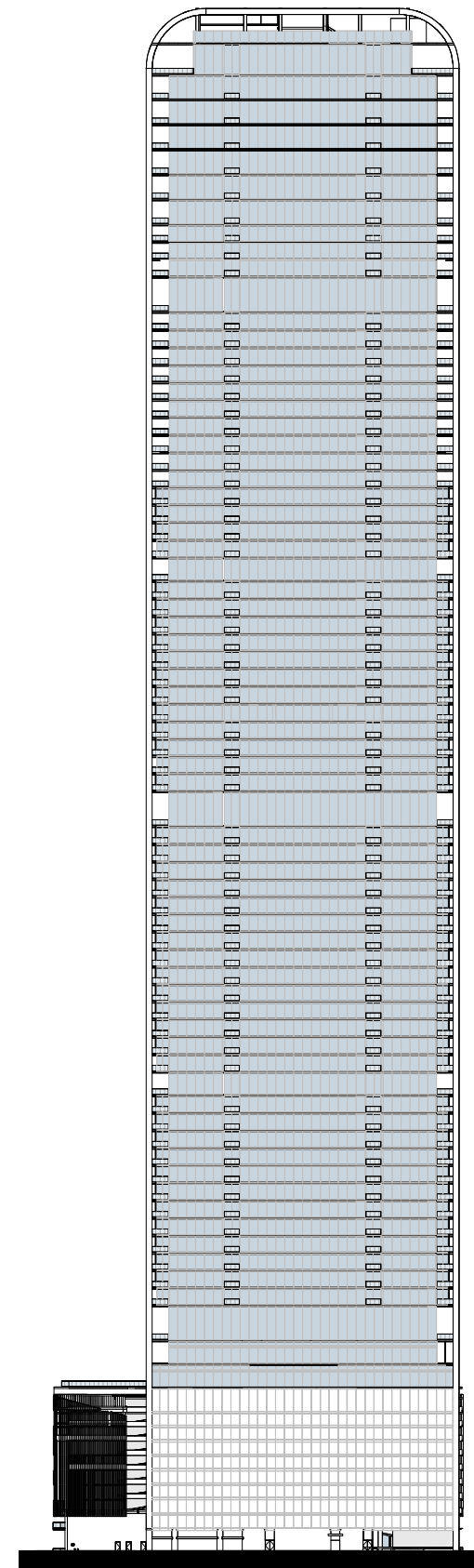
East Elevation



South Elevation



West Elevation



North Elevation



























307 E 2nd Street - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS				
<div> <div>Gross Residential Use SF: 631,929</div> <div>Gross Residential Use Percentage: 100% <i>*Rounded to the nearest hundredth</i></div> </div>				
<div> <div> <div>TOTAL SITE AREA: 35,431 SF</div> <div>MAX. GSF PER ZONING (8:1 FAR): 283,446 SF</div> </div> <div> <div>ACTUAL GSF (21.91:1 FAR): 776,426 SF</div> <div>PROPOSED GSF (23:1 FAR): 814,907 SF</div> </div> </div>				
TOTAL PROPOSED BONUS AREA : 492,980 SF				
Community Benefit	FEE PER SF BONUS AREA	BONUS AREA	BONUS AREA %	FEE INCURRED
1) DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>RESIDENTIAL</i> (25-2-586)(E)(1)(iii)	\$12	492,980 SF	100%	\$ 5,915,762
TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =			100%	\$ 5,915,762





Legend:

- Streetlights
- Street Trees – Chinkapin
- Street Trees – Red Oak
- Street Trees – Cedar Elm
- ▢ Great Streets Benches
- ▢ Great Streets Bike Racks
- Great Streets Waste Bins

410 E 5th Street - Urban Design Guidelines Matrix  
Review of Substantial Compliance

Date: 11/14/2022

Line Item	Guideline	Achieved? (Yes/No)	Applicant's Comments
<b>Area Wide Guidelines</b>			
1	AW-1: Create dense development	Yes	This project is requesting additional density through the Downtown Density Bonus Program to exceed the base 8:1 FAR for an administratively approved increase to 23:1 FAR.
2	AW-2: Create mixed-use development	Yes	The project will span a half block and proposes approximately 500,562 net rentable SF of residential use with associated lobby and 10,200 SF of restaurant/retail uses activating the ground floor along E 5th Street, Trinity Street, and Neches Street.
3	AW-3: Limit development which closes downtown streets	Yes	This project will not close any downtown streets.
4	AW-4: Buffer neighborhood edges	Yes	This project will be developed similarly in shape and size to other high-rise construction within the Downtown area. An exhibit to contextualize the project in the area has been included with this application.
5	AW-5: Incorporate civic art in both public and private development	Yes	Public artwork will be incorporated at the ground floor in the form of sculpted natural materials forming customized furniture within the landscaped open space.
6	AW-6: Protect important public views	Yes	The project does not obscure existing public views. The project is not located in the Capitol View Corridor nor does it propose any pedestrian bridges or flyovers. The project complies with the required setback of 60' from the property line along Brush Square at a height of 120' to ensure ample daylight shines into the park.
7	AW-7: Avoid historical misrepresentations	Yes	The project will consist of a contemporary design built from high-quality modern materials and will not have historical references.
8	AW-8: Respect adjacent historic buildings	Yes	The project is not adjacent to or near any historic buildings nor will it mimic historic architecture. It is across the street from Brush Square and the historic O'Hentry Museum, with the primary entrance and landscaped public open space opening out to and connecting with the park.
9	AW-9: Acknowledge that rooftops are seen from other buildings and the street	Yes	All rooftops that are visible from neighboring properties will be landscaped rooftop terraces and utilized as an occupiable space. All mechanical equipment on the rooftop will be screened from view.
10	AW-10: Avoid the development of theme environments	Yes	This project will not be a themed development.
11	AW-11: Recycle existing building stock	No	The existing building on the site was reviewed by the Historic Landmark Commission and does not meet historic preservation criteria. The building is in need of repair and will not be preserved or recycled.

410 E 5th Street - Urban Design Guidelines Matrix  
Review of Substantial Compliance

Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	Yes	The project fully meets Great Streets Standards along all public street frontages, including an enhanced clear zone along Neches Street where the pedestrian walkway is setback approx. 20 feet from the curb. Overhangs and canopies are present at building entries along E 5th Street, Trinity Street and Neches Street and will provide overhead protection for pedestrians.
13	PS-2. Minimize curb cuts	Yes	This project uses only two curbcuts for automobiles, maintaining the same number present today. No curb cuts are proposed along E. 5th Street.
14	PS-3. Create a potential for two-way streets	Yes	The project proposes one driveway along Neches Street and one driveway along Trinity Street, both of which could be used for traffic traveling in either direction. The driveway area within the sidewalk will consist of a different paving material to create a material contrast that alerts oncoming traffic of a pedestrian crossing.
15	PS-4. Reinforce pedestrian activity	Yes	The project will implement Great Streets improvements along Trinity Street, E. 5th Street, and Neches Street, encouraging pedestrian activity in and around the project. The ground level uses will be pedestrian oriented including open spaces that are publicly accessible.
16	PS-5. Enhance key transit stops	Yes	There are no existing transit stops located on or adjacent to the property. These residential units will support ridership on the CapMetro proposed Blue Line which will provide connections from Republic Square to the Austin-Bergstrom International Airport. A 400-ft underground platform is proposed near to the site, soon becoming an important downtown transit hub.
17	PS-6. Enhance the streetscape	Yes	The project will comply with Great Streets Standards along all street frontages, enhancing the streetscape and pedestrian experience. The streetscape will also be expanded by the open space at the southeast corner of the tower, which will provide a recessed foot print at the ground-level and ample seating to create an active, pedestrian-friendly environment.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All utilities will be below grade. Loading/BOH are located from the alley to avoid conflicts with pedestrians.
19	PS- 8. Install street trees	Yes	Street trees are planned along Neches Street, E. 5th Street, and Trinity Street in compliance with Great Streets Standards. The site plan currently provides three (4) Chinkapin along Trinity Street, twelve (12) Cedar Elms along E. 5th Street, and four (4) Red Oak trees along Neches Street. Additional plantings are also proposed to be incorporated into the publicly accessible open space.

410 E 5th Street - Urban Design Guidelines Matrix  
Review of Substantial Compliance

20	PS- 9. Provide pedestrian-scaled lighting	Yes	The project will provide light poles along E. 5th Street, consistent with Great Streets Standards to provide pedestrian-scaled lighting. Additional lighting will be incorporated into the open space within the recessed footprint of the tower to maximize pedestrian comfort and create a space where people feel safe during all hours of the day.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Parallel parking replaces back-in parking along E. 5th Street and an ADA space is maintained on Neches Street, buffering pedestrians from car traffic. In addition, the street furniture and trees located in the furniture zone will provide protection to the pedestrian along all frontages
22	PS-11. Screen mechanical and utility equipment	Yes	The project will utilize architecturally designed screens integrated into the building façade design to prevent visibility of mechanical equipment.
23	PS-12. Provide generous street-level windows	Yes	The ground level is designed to incorporate generous amounts of street-level windows to enhance the visual connection between the inside of the building and the streetscape. Highly reflective and/or tinted glass is not proposed at the ground level.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	The project will utilize pedestrian-friendly materials such as wood/mass timber, glass, stone and granite, as well as greenery, at street level.



410 E 5th Street - Urban Design Guidelines Matrix  
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Building Guidelines			
25	B- 1. Build to the street	Yes	The project will be built to the property line.
26	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The ground level will incorporate multi-tenant pedestrian-oriented uses that front along all adjacent streets along the property.
27	B-3. Accentuate primary entrances	Yes	The primary entrance will be located on E 5th Street and is accentuated by the landscaped, publicly accessible open space.
28	B- 4. Encourage the inclusion of local character	Yes	The project is designed to represent Austin's character by incorporating natural materials and settings that touches on our past but looks to the future and responds to our local climate conditions.
29	B- 5. Control on-site parking	Yes	All parking will be structured and controlled. It will also be screened from public view and includes a mezzanine level to provide habitable space along the streetwall as recommended in the UDG.
30	B- 6. Create quality construction	Yes	The project seeks to achieve a high-quality aesthetic and will utilize a palette of quality materials prioritizing durability and sustainability. The project is seeking a two-star AEGC certification.
31	B- 7. Create buildings with human scale	Yes	The project is designed to promote human scale experiences by providing active and intimate environments on multiple levels.

Plaza and Open Space Guidelines			
32	PZ-1. Treat the four squares with special consideration	No	The project is adjacent to Brush Square which is one of downtown Austin's original four squares. The project's distinguishable architecture incorporates the required setback of 60' from the property line along Brush Square at a height of 120' allowing daylight to fill the park. All back of house access and systems are located within the alley and are not visible from the square.
33	PZ- 2. Contribute to an open space network	No	The project is located directly across from Brush Square to the south and is designed to include a beautifully landscaped and publicly accessible open space within the tower's ground-floor footprint. The main entrance fronts on the open space and ground level retail and restaurant uses front Trinity Street and E. 5th Street for an activated connection to the park.
34	PZ- 3. Emphasize connections to parks and greenways	No	The project is located directly across from Brush Square to the south. The project is designed to include a landscaped open space that is publicly accessible and shaded along the street frontage connecting to the adjacent square, other parks, and greenways across the City.
35	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	No	Besides the ground level open space, there will be a large, landscaped pool deck on the roof of the podium and the residential units will have shaded balconies.
36	PZ- 5. Develop green roofs	No	The project incorporates a generously landscaped deck on the roof of the parking podium.

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37	PZ- 6. Provide plazas in high use areas	No	The project is designed to incorporate publicly accessible open space on the ground level within the property where some of the pedestrian-oriented uses are located.
38	PZ- 7. Determine plaza function, size, and activity	No	Approximately 6,550 sf of the ground level is designated as publicly accessible open space. The open area is designed to enhance the ground level experience by integrating them with the pedestrian-oriented uses.
39	PZ- 8. Respond to microclimate in plaza design	No	The ground floor open space will be shaded, generously landscaped, and aims to provide a comfortable environment during even the hottest days of Texas summer.
40	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	No	Within the property, the open space will face directly towards Brush Square park and will incorporate lush landscaping and a water feature to promote a multi-sensory experience.
41	PZ- 10. Provide an appropriate amount of plaza seating	No	Ample landscape furnishings, including custom seating, will be provided within the open space in addition to the seating/street furniture provided in accordance with Great Street Standards.
42	PZ- 11. Provide visual and spatial complexity in public spaces	No	Within the property, the open space will face directly towards Brush Square park and will incorporate lush landscaping and a water feature to promote a multi-sensory experience
43	PZ- 12. Use plants to enliven urban spaces	No	The open space as well as surrounding levels that front on the plaza will provide lush landscaping. The landscape has been designed to help define spaces and transitions throughout the recessed footprint of the tower located at the ground floor. Special consideration has been given for utilizing native plants as well as considering the long term health and maintenance of the green spaces.
44	PZ- 13. Provide interactive civic art and fountains in plazas	No	Public artwork will be incorporated into the project in the form of custom, sculptured seating resembling stone worn down by running water, as well as a water feature.
45	PZ- 14. Provide food service for plaza participants	No	Restaurant uses will be adjacent to the open area and will provide food and outside dining adjacent to the public space, adding activity and vitality for passing pedestrians. The tower's ground-floor open space incorporated into the project will provide ample seating and comfortable spaces for pedestrians to pause or sit.
46	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	No	The open space will be designed to maximize safety by providing clear wayfinding, appropriate lighting, and consistent surface grades.
47	PZ- 16. Consider plaza operations and maintenance	No	The publicly accessible open space will be privately developed, operated and maintained by the tower.

**Conclusions**

	Total number of Urban Design Guidelines	30	
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# 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: 410 E 5th St

Project Address: 410 E 5th St, 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: Phil Roesel

Signature: 

Title: Development Manager

Phone Number: 912.486.4447

Date: 10.25.2022

### AUSTIN ENERGY GREEN BUILDING:

Name: Ben Howell, AIA

Signature: 

Title: Project Manager

Phone Number: 512.693.8194

Date: 10.25.2022