

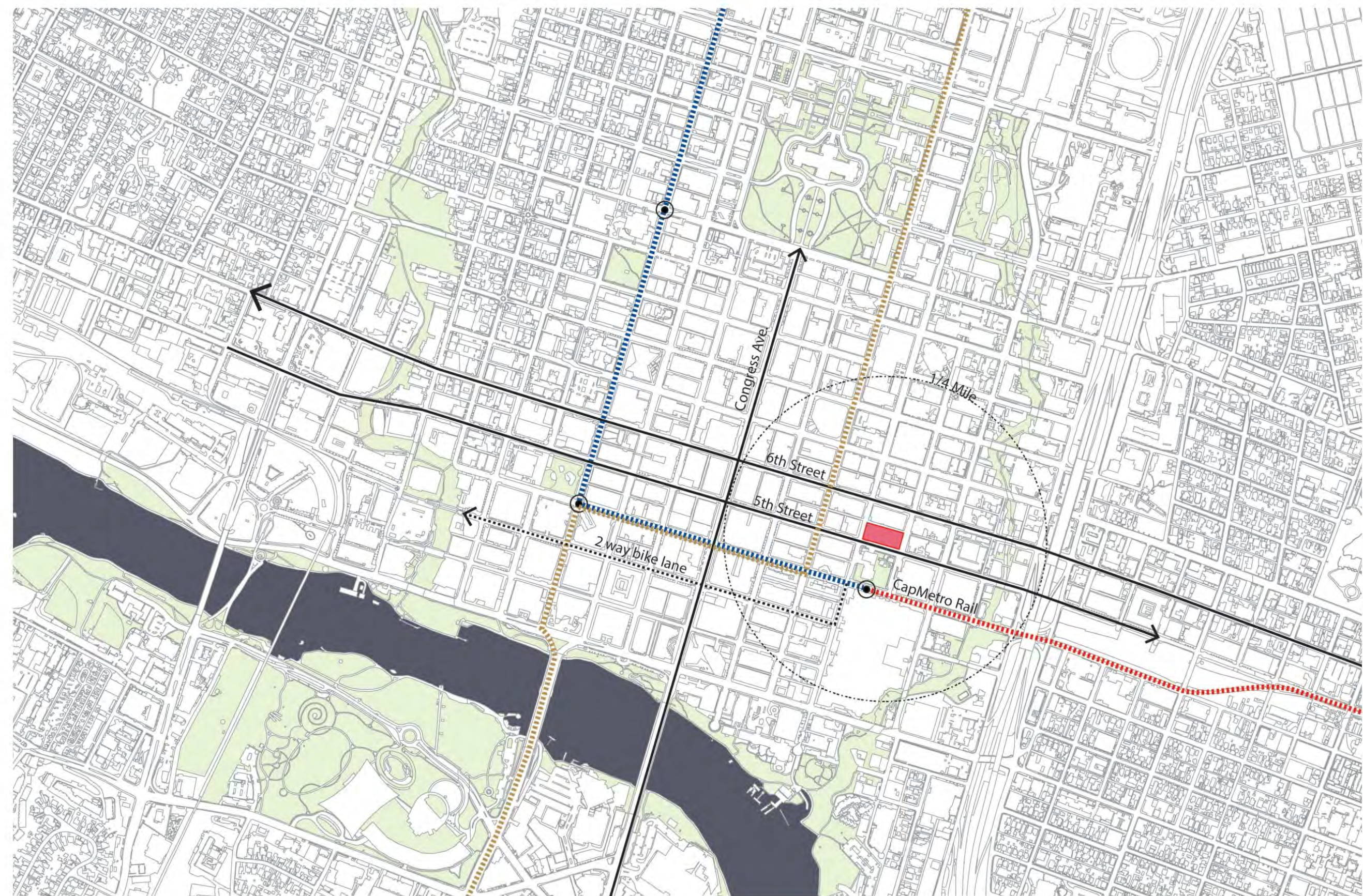
410 E 5th Street

Design Commission

January 23, 2023

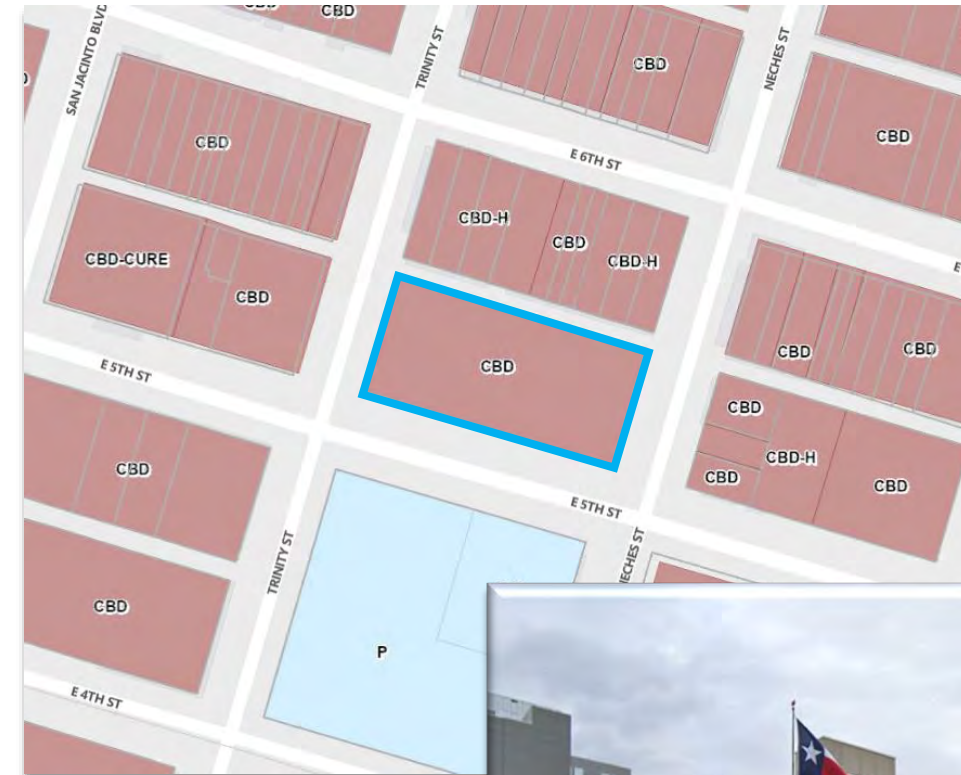
- Parks-
- Water-
- Metro Red Line-
- Metro Blue Line-
- Metro Gold Line

The Blue Line light rail will operate for approximately 15-miles connecting 20 stations, running from downtown to the Airport providing service along East Riverside Drive across Lady Bird Lake to the Convention Center and west on 4th Street to Republic Square



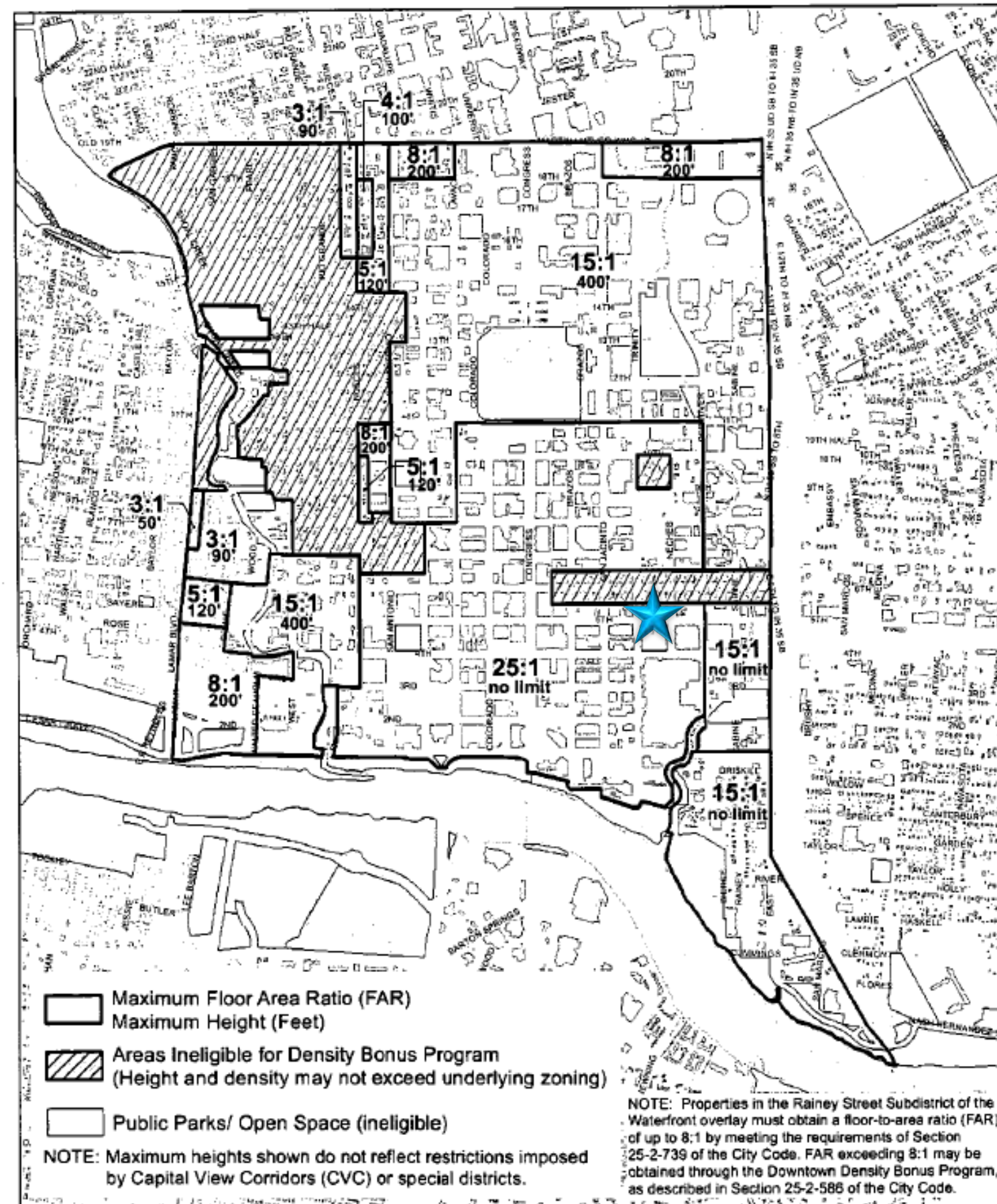
Zoning

- Central Business District (CBD)
- Surrounded by CBD zoning
- Intended for an office, commercial, residential, or mix of uses located in the downtown area
- HLC released permit for demolition February 28, 2022
 - Does not meet criteria for preservation.



Project Facts

Address:	410 E 5th Street
Lot Size:	0.81 acres / 35,431 square feet
CBD Zoning Entitled Height:	Unlimited
DDBP Allowable Height:	Unlimited
Proposed Height:	1,035 feet / 80 floors
CBD Zoning Entitled FAR:	8:1
DDBP Allowable FAR:	25:1
Proposed DDBP FAR:	23:1



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.

1 Miles
0 0.125 0.25 0.5
MAY2014

Project Compliance

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): Compliance with Great Streets Standards
3. Compliance with LDC §25-2-586 (C)(1)(c): Minimum Austin Energy Green Building 2-Star Rating
4. Community Benefits



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 5th Street for substantial compliance with the Urban Design Guidelines
Meeting date: December 14, 2022, 12:00 pm, Virtual Microsoft Teams Meeting
Audience: Lead & Main Decision Group

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

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 178,438 sqft. The site is 6,671 sqft with a current allowable building area of 537,438 sqft based on the

Project complies with 5 of the 7 applicable Building Guidelines.

For the Density Bonus Program ordinance, the applicant is required to meet the three guideline requirements:

- Substantially comply with the City's Urban Design Guidelines
- Provide streetscape improvements along all public street frontages consistent with the Great Streets

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

AREA WIDE GUIDELINES
1. Create dense development -
23.1 far is being requested. Project complies with this Section.

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

This project is located in a predominantly high-rise area so it complies with the existing urban fabric.
Project complies with this Section.
5. Incorporate new art in both public and private development -

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

7. There are no historic buildings adjacent to the project. Not applicable.
8. 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.

AEGB 2-Star Rating

- Integrated design process
- Sustainable / Urban site selection
- Activated street frontage
- Increased building energy performance



Community Benefit Bonus Area

307 E 2nd Street - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS

Gross Residential Use SF: 631,929
Gross Residential Use Percentage: 100%

**Rounded to the nearest hundredth*

TOTAL SITE AREA: 35,431 SF
MAX. GSF PER ZONING (8:1 FAR): 283,446 SF
TOTAL PROPOSED BONUS AREA : 492,980 SF

ACTUAL GSF (21.91:1 FAR): 776,426 SF
PROPOSED GSF (23:1 FAR): 814,907 SF

Community Benefit	FEE PER SF BONUS AREA	BONUS AREA	BONUS AREA %	FEE INCURRED
1) DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - RESIDENTIAL (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

Great Streets Standards





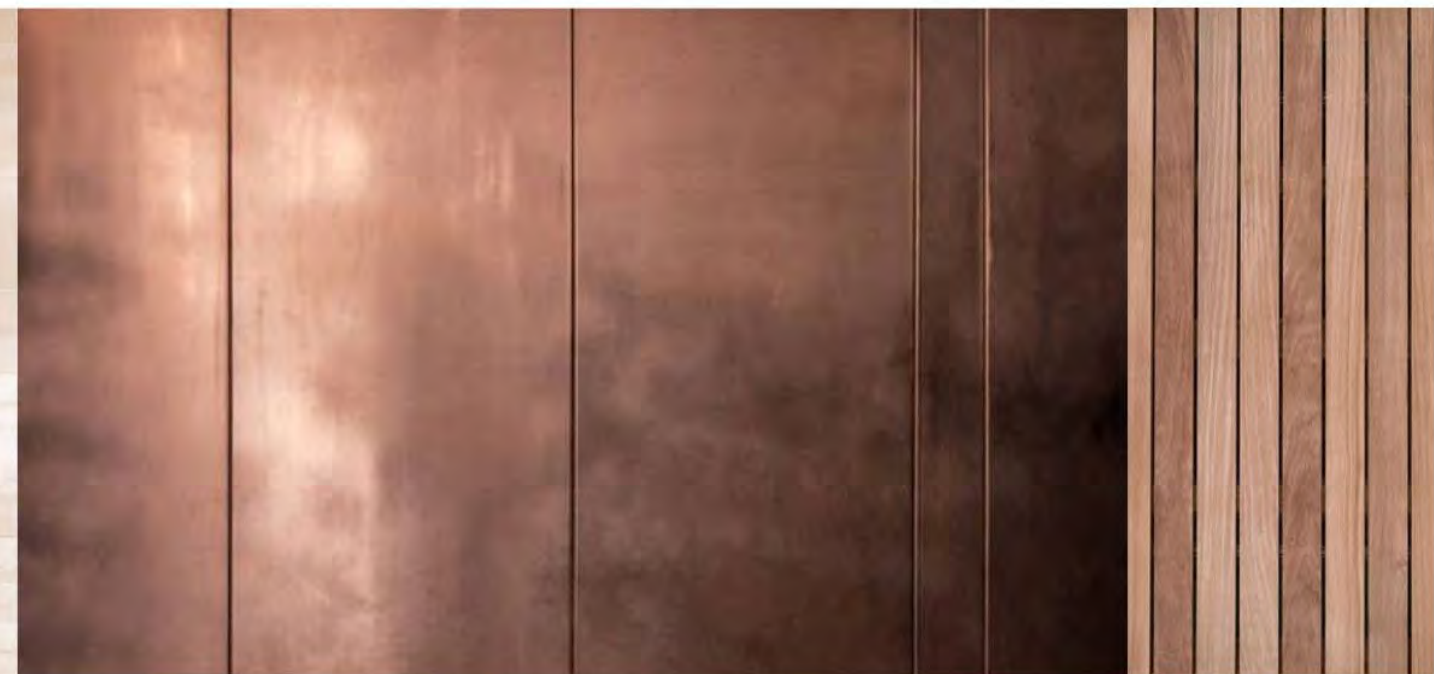






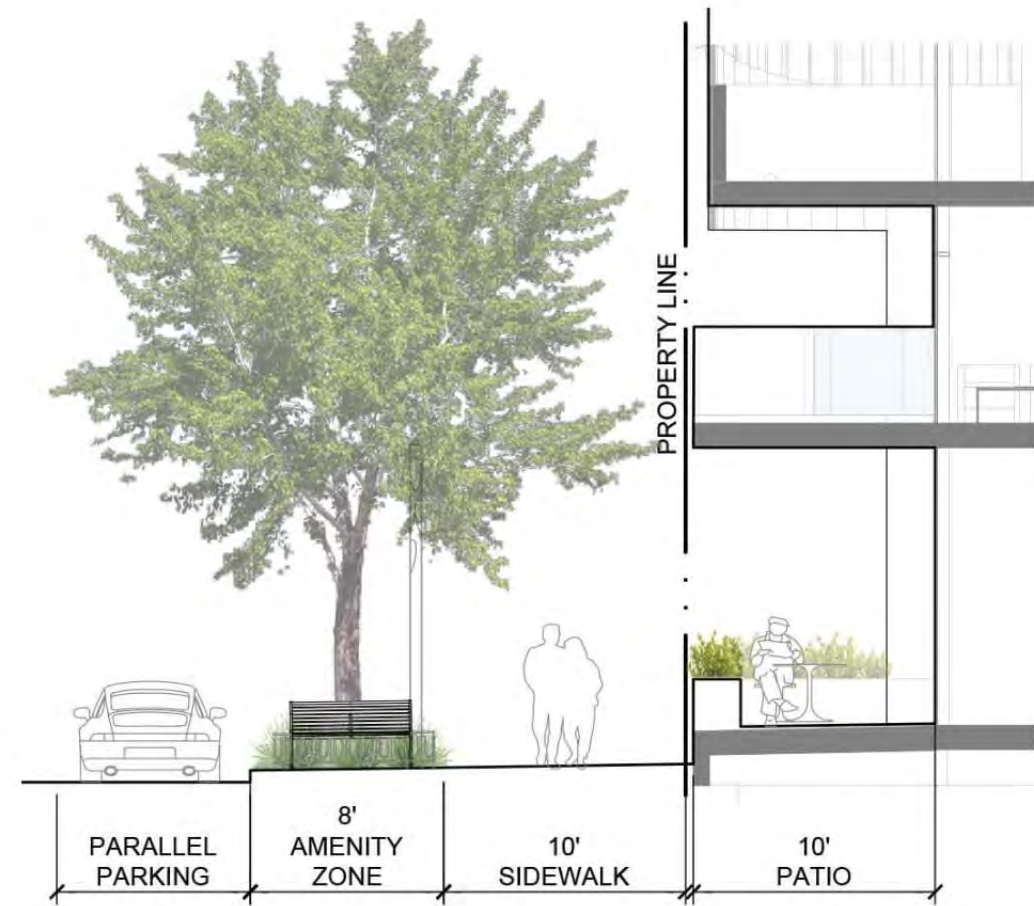


Building Materials/Textures



Great Streets Standards





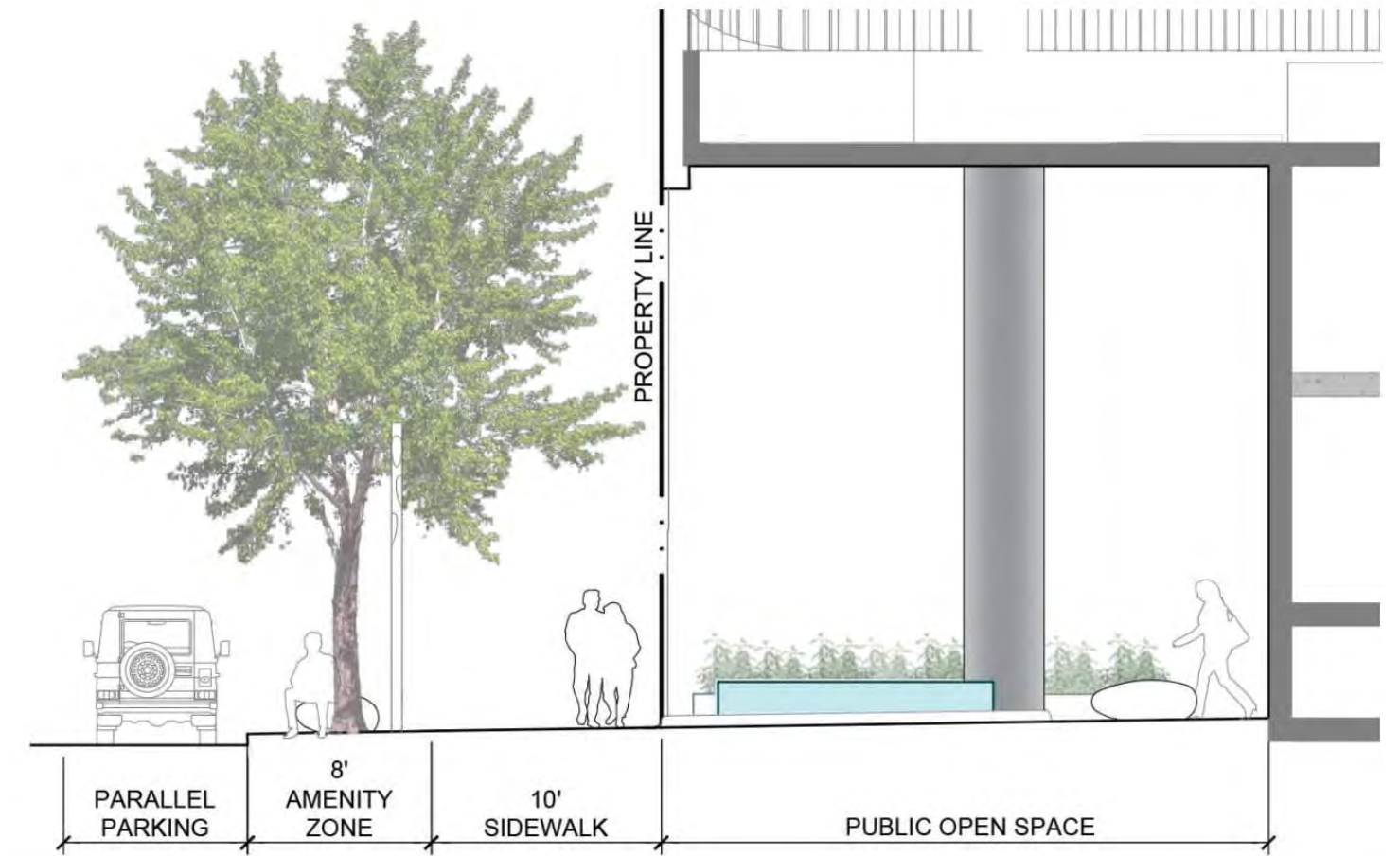
5TH STREET SECTION

SCALE: 1/8" = 1'-0"



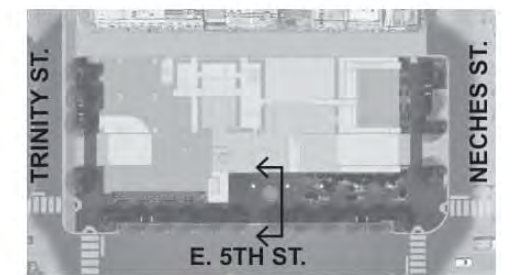
KEY PLAN

NTS



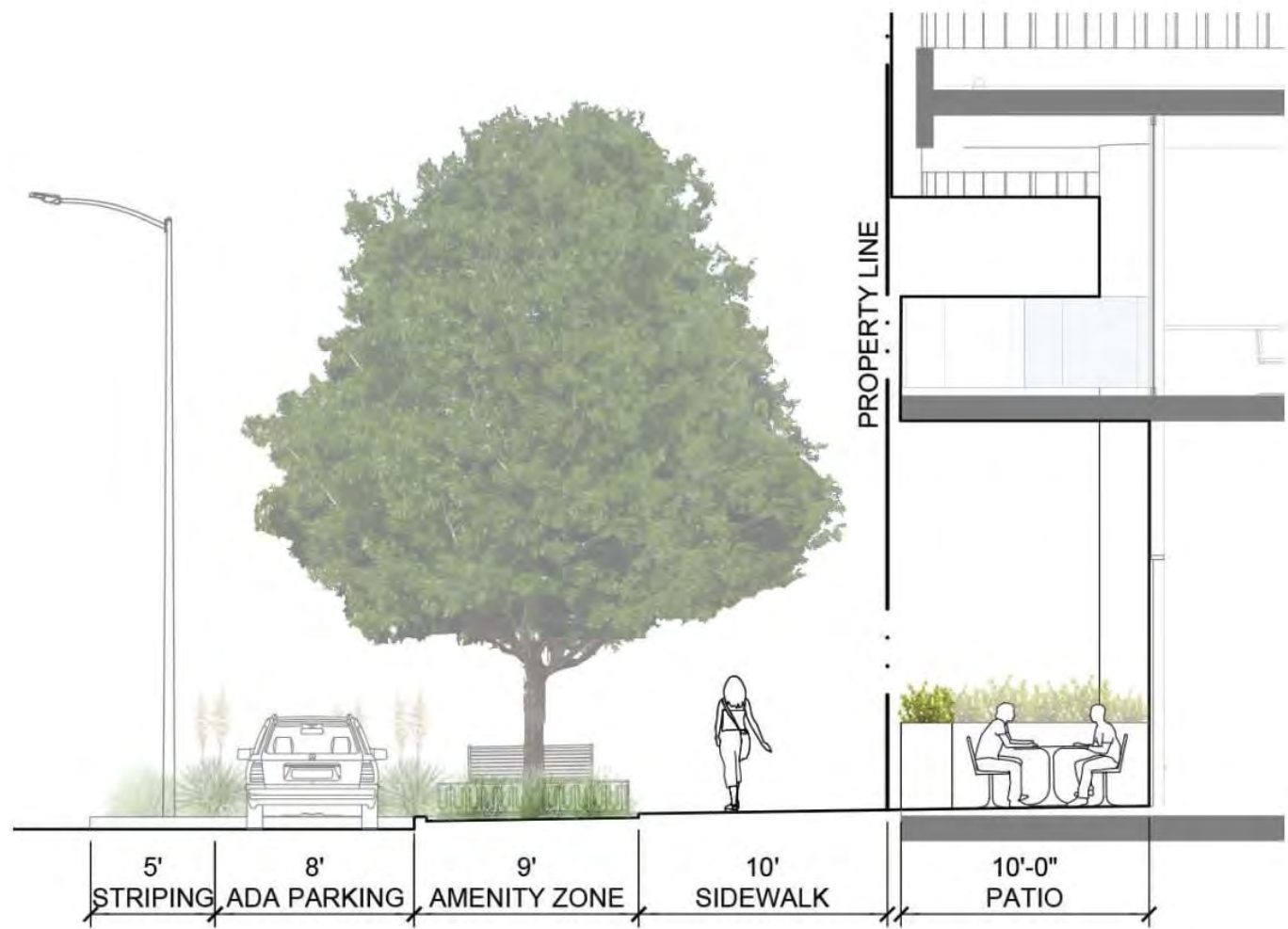
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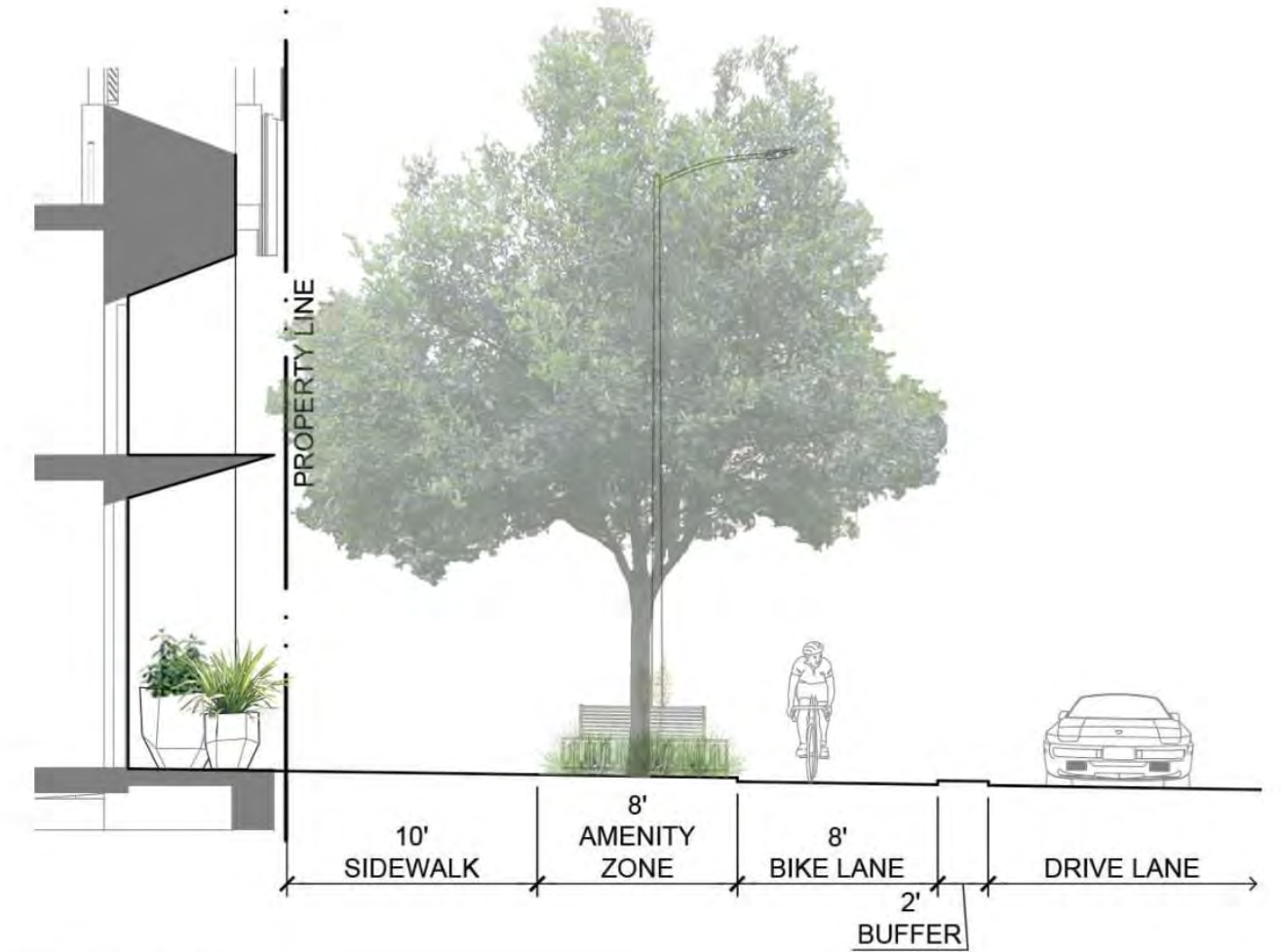
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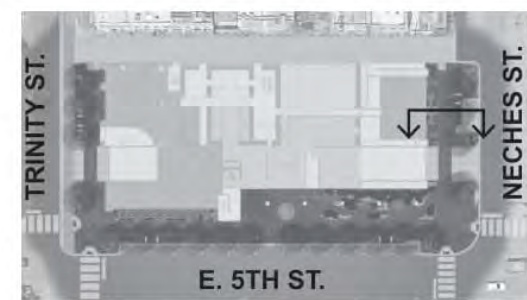
NECHES SECTION

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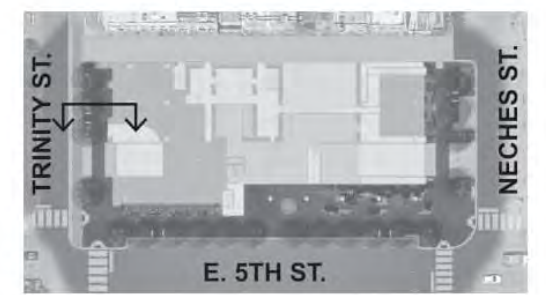
TRINITY SECTION

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