62 East Avenue | Austin, TX

Downtown Density Bonus Program Application Package

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DRENNER GROUP

January 9, 2023

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

Via Electronic Delivery

Re: 62 East Avenue – Downtown Density Bonus Program ("DDBP") Application and Summary of Compliance with the City of Austin's Urban Design Guidelines for multifamily tower project located 62-66 East Avenue related to site development permit application case SP-2022-0852C.

Dear Ms. Truelove:

On behalf of the property owner, 62-64 East Ave Owner, LLC ("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 62-66 East Avenue in Austin, Texas (the "Property") submitted on January 3, 2023.

The Owner is seeking to develop a 53-story multifamily tower on the Property consisting of 229 for-sale units, equating to 340,980 gross square feet of multifamily use. The Property is a midblock project site and only has 100' of street frontage on East Avenue. The site occupies less than 10% of the block and has small net site area of 11,942 square feet, and with a very limited, approximately 9,000 square foot floor plate, the project will contribute to the overall mix of uses within the block. The ground floor contains an active lobby space and access for the garage entry and service areas that must be located off the same frontage.

The Property is located within the Rainey Street Subdistrict of the Waterfront Overlay which limits the permitted height to 40 feet. Per the site development regulations of the Rainey Street Subdistrict, this height limitation may be exceeded to an unlimited height maximum and a base floor-to-area ratio ("FAR") of 8:1 if 5% of the net rentable square footage of dwelling units are provided as on-site affordable housing. Per this requirement, 3,487 square feet will be reserved as affordable for residents earning no more than 80% of the Austin Area Median Family Income (MFI). The bedroom mix of these affordable units will match the overall bedroom mix of the project.

In order to exceed an 8:1 FAR, the applicant is proposing to participate in the Downtown Density Bonus Program ("DDBP"). The gross site area for the Property is 0.274 acres, or approx. 11,942 square feet, resulting in a base entitlement of 95,536 square feet. The project is seeking approximately 29:1 FAR to allow an additional 245,444 square feet of multifamily use. An additional 5% of the bonus area square footage exceeding 15:1 will be reserved for residents earning no more than 80% MFI, as is calculated for the Rainey Street Subdistrict requirement. This community benefit will provide approximately 6,075 total square feet of on-site affordable housing with this project.

The project will also exceed the DDBP Gatekeeper requirements by achieving a three-star rating with Austin Energy Green Building ("AEGB") and achieve substantial compliance with the City of Austin Urban Design Guidelines, and by providing the remaining Community Benefit through § 25-2-586 (E)(1)(i), reserved on-site affordable housing and § 25-2-586 (E)(1)(iii), a development bonus fee for affordable housing contribution of $804,050 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. There are several Capital Metro bus stops located within ¼-mile of the Property; a map of the bus stops and B-Cycle station 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)*

62 East Avenue | Vicinity Map

62 East Avenue – Nearby Transit Facilities

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)
    - 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)
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), 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
    (512) 974-2975

DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION

1. Project Name: 62 East Avenue

2. Property Owner

Name: 62-64 East Ave Owner, LLC

Address: 2220 Webberville Road, Suite 101

Phone:

E-mail:

3. Applicant/Authorized Agent

Name: Leah M. Bojo

Address: 2705 Bee Caves Road, Suite 100

Phone: 512-807-2918

E-mail: lbojo@drennergroup.com

4. Anticipated Project Address:

62 East Avenue

5. Site Information

a. Lot area *(also include on site plan)*:

11,942 SF or 0.274 acres

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):

CBD

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

8:1

II. Current height limitation (in feet) :

40 feet

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):

Easements recorded 2020139175 and 2014170215. Temporary ROW Encroachment Agreement recorded in 2022018624.

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):

340,980 NSF

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

Multifamily 252,263 GSF

c. Number or units (if residential development): 229

d. Number of rooms (if hotel or similar use): N/A

e. Number of floors: 53

f. Height: 625.5'

g. FAR requested: 29:1

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.

The applicant is proposing participation in the Downtown Density Bonus Program to increase FAR from 8:1 to 27:1. The project will meet the Rainey Street Subdistrict Regulations by reserving 5% of the residential units from persons whose income is 80%, or below, MFI in order to achieve 8:1 FAR.

The project will meet gatekeeper requirements by achieving a minimum 2-star rating under the Austin Energy Green Building Program, providing community benefits in the form of on-site and a fee in-lieu contribution to affordable housing, and by substantially complying with the City of Austin Downtown Urban Design Guidelines.

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:

We will comply with Great Streets via payment of a fee in-lieu, per Resolution No. 20200312-040, into a fund within the Public Works Department for the design, construction, and maintenance of Great Street CIP projects within the downtown area. The project's frontage is within TXDOT's jurisdiction, thereby meeting the fee-in-lieu requirements.

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 plans to exceed the 2-star AEGB rating required per the DDBP gatekeeper requirements and is targeting a 3-star rating to provide additional Community Benefit.

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).

See attached Density Bonus Accumulation Calculation sheet.

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:

The project will meet Austin Green Building Community Benefit as a three-star building, further achieving the intent of the community benefits outlined in the accompanied Urban Design Guideline Matrix and by providing community benefits in the form of the required 5% on-site affordable housing below 8:1 and by a fee in-lieu contribution to the Affordable Housing Trust Fund.

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.

☒ 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 Leah M. Bojo

Date Submitted 01/09/2023

DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
APPLICATION SUBMITTAL CHECKLIST

Submitted:

X Completed DDBP Application;

X Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;

X Location of nearby transit facilities;

X Drawings:
- Site plan;
- Floor plans;
- Exterior elevations (all sides);
- Three-dimensional views;

X Copy of the projects signed Austin Energy Green Building Letter of Intent;

X Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.

X Letter of affordability and acknowledgment from HPD for affordable housing community benefit.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Registrant's Name: James A. Stephenson, Texas Registration Number: 21847

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03/15/23

STG DESIGN
Architecture
Interior Design
Planning

62 East Ave

Ground Level

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09/16/2022

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Planning

62 East Ave
Concept Design
Level 2, Parking

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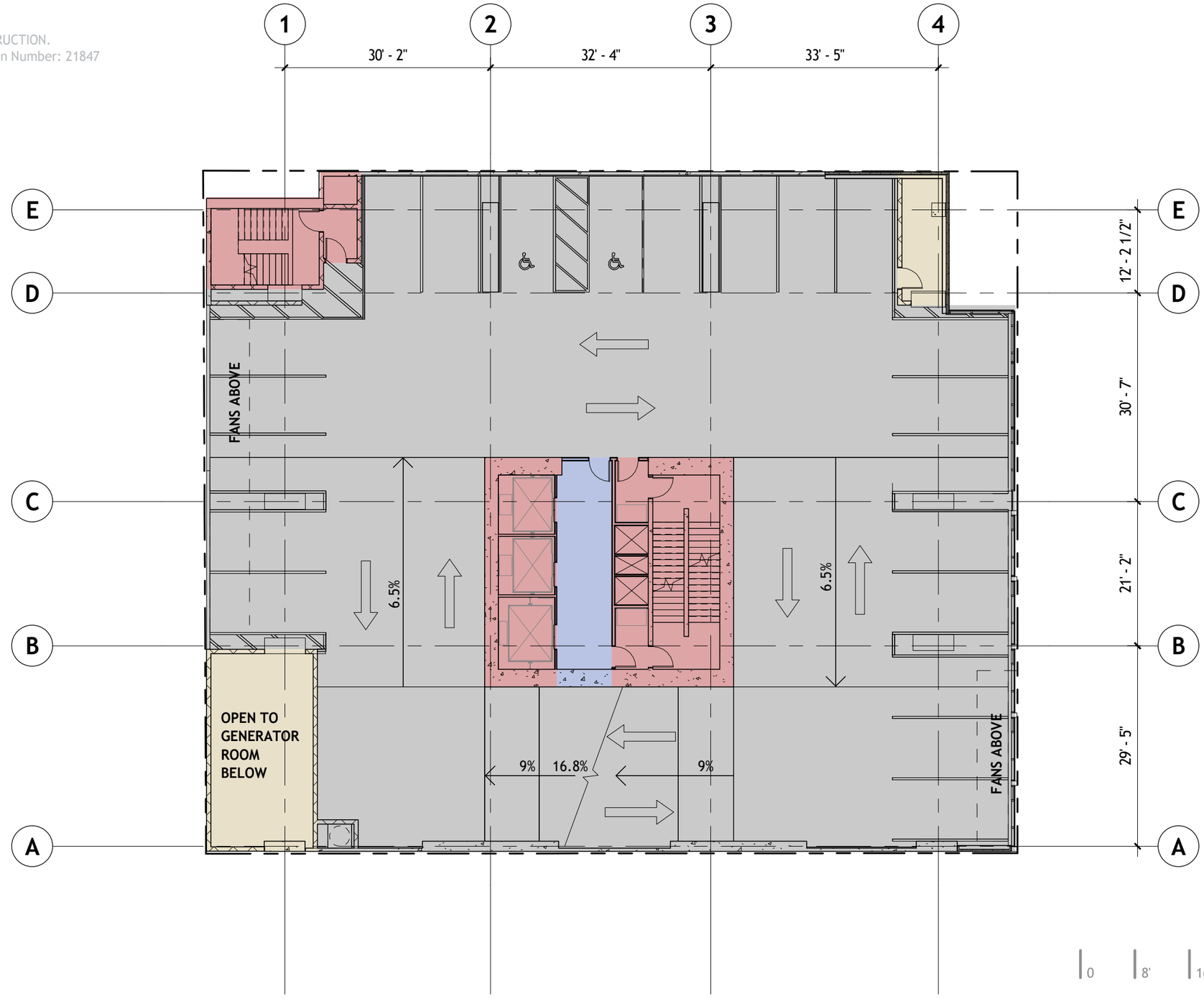

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12/20/22

Architecture
Interior Design
Planning

62 East Ave

Level 3, Parking

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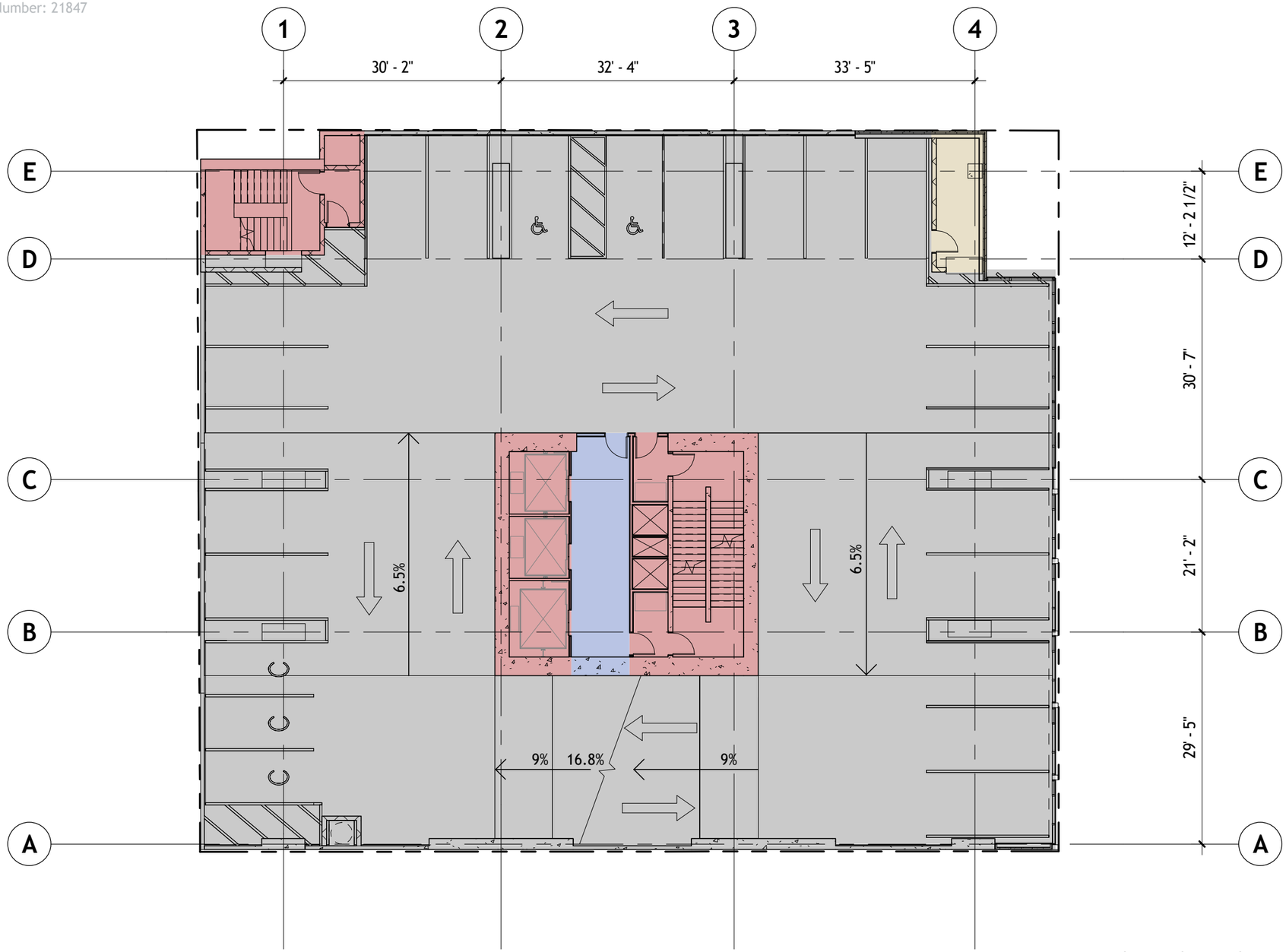

0 8' 16' 32'

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STG DESIGN
Architecture
Interior Design
Planning

62 East Ave

Level 4-13, Parking

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Registrant's Name: James A. Stephenson, Texas Registration Number: 21847

0 8' 16' 32'

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Architecture
Interior Design
Planning

62 East Ave

Level 14, Parking + Mechanical

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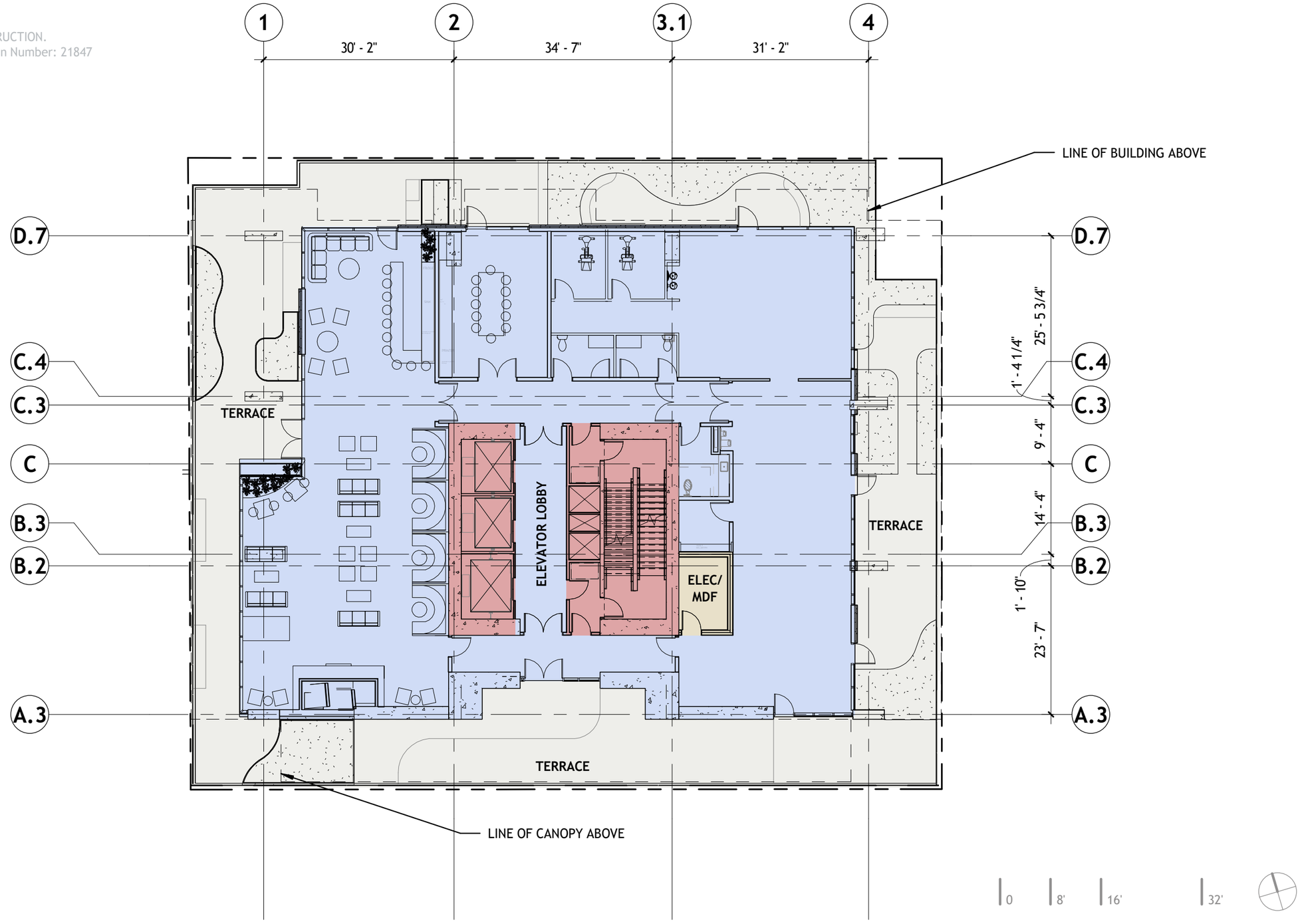

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Architecture
Interior Design
Planning

62 East Ave

Level 15, Amenity + Dog Park

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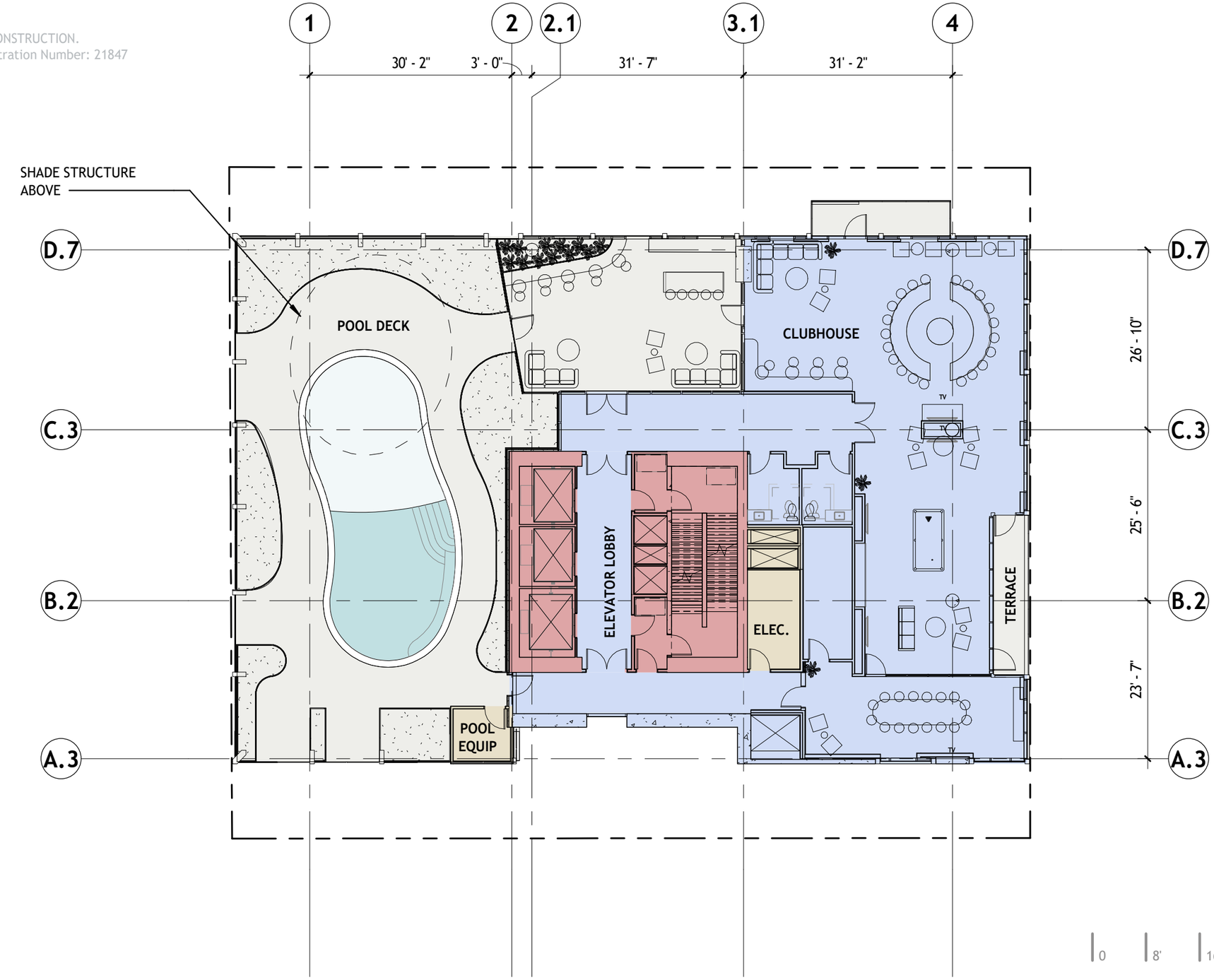

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Planning

62 East Ave

Level 48, Amenity

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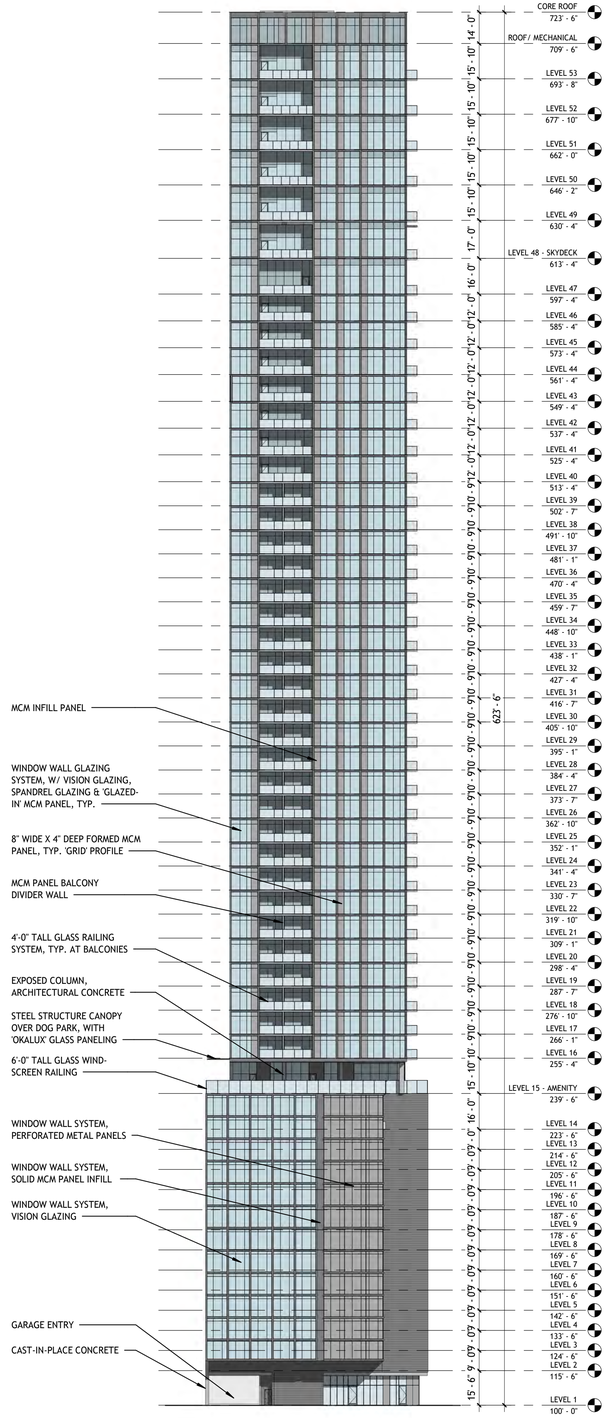
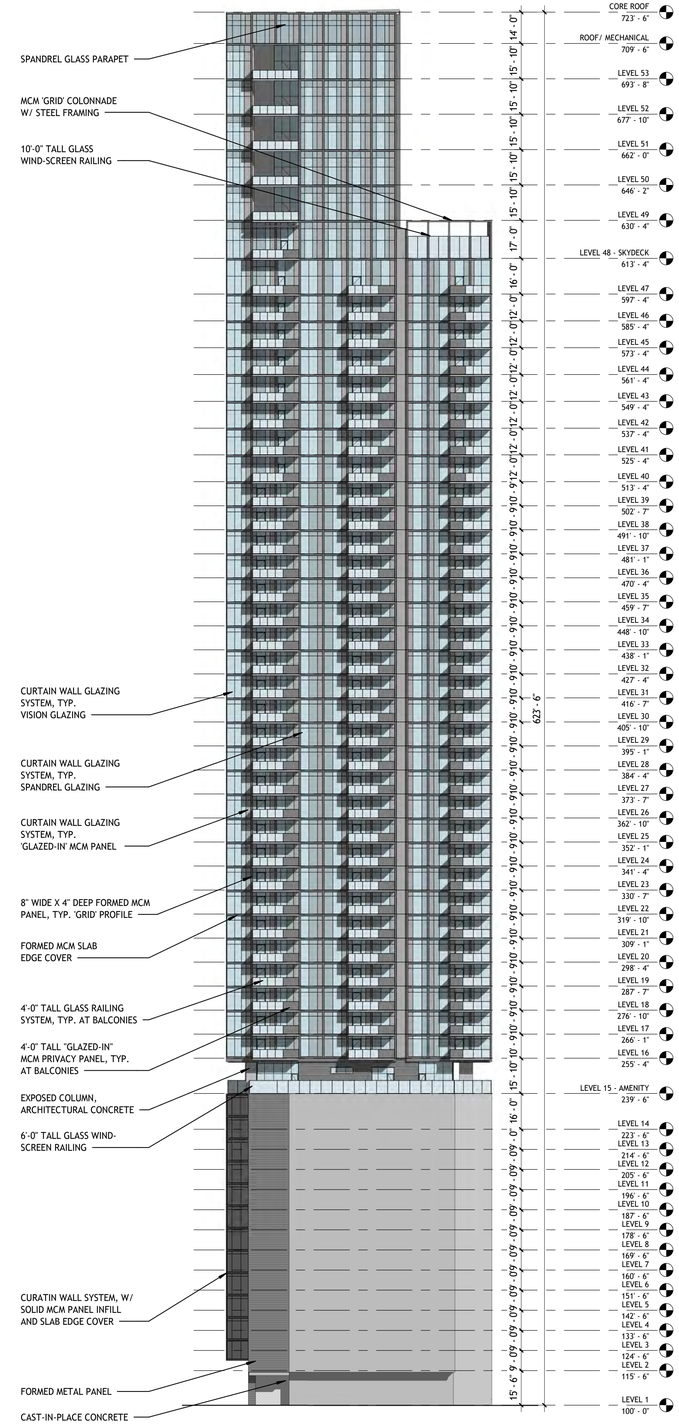


EAST ELEVATION



NORTH ELEVATION

0 32' 64' 128'

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62 East Ave

ELEVATIONS

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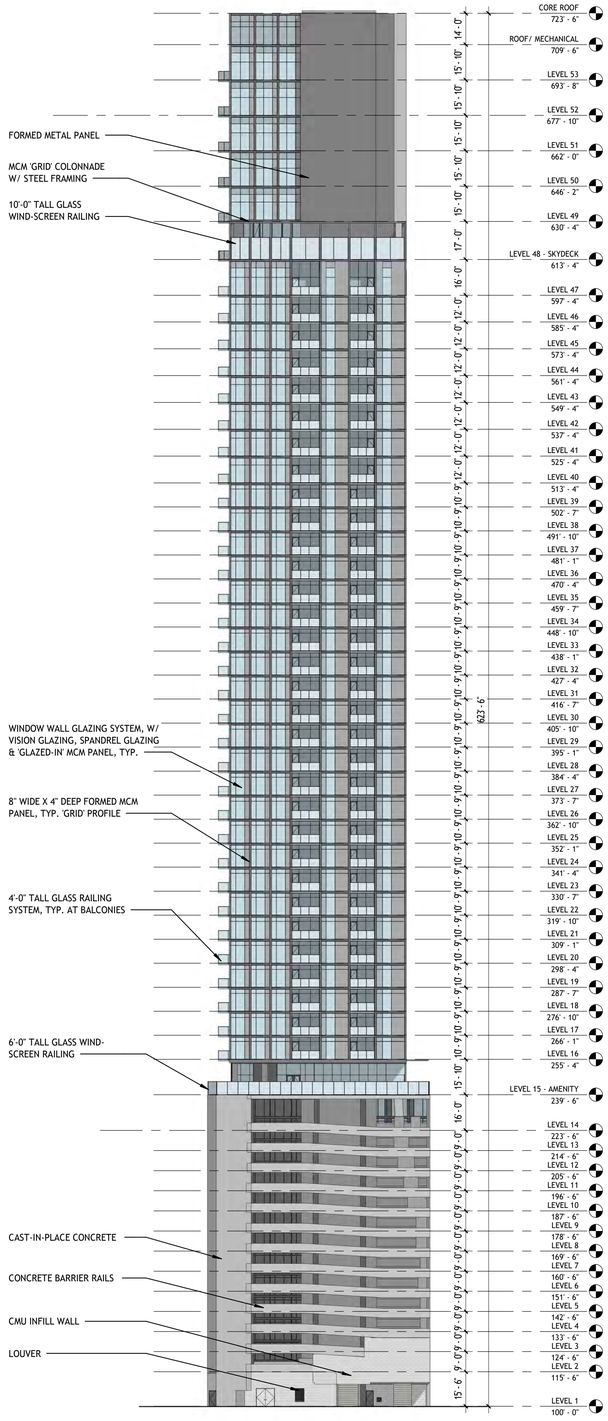
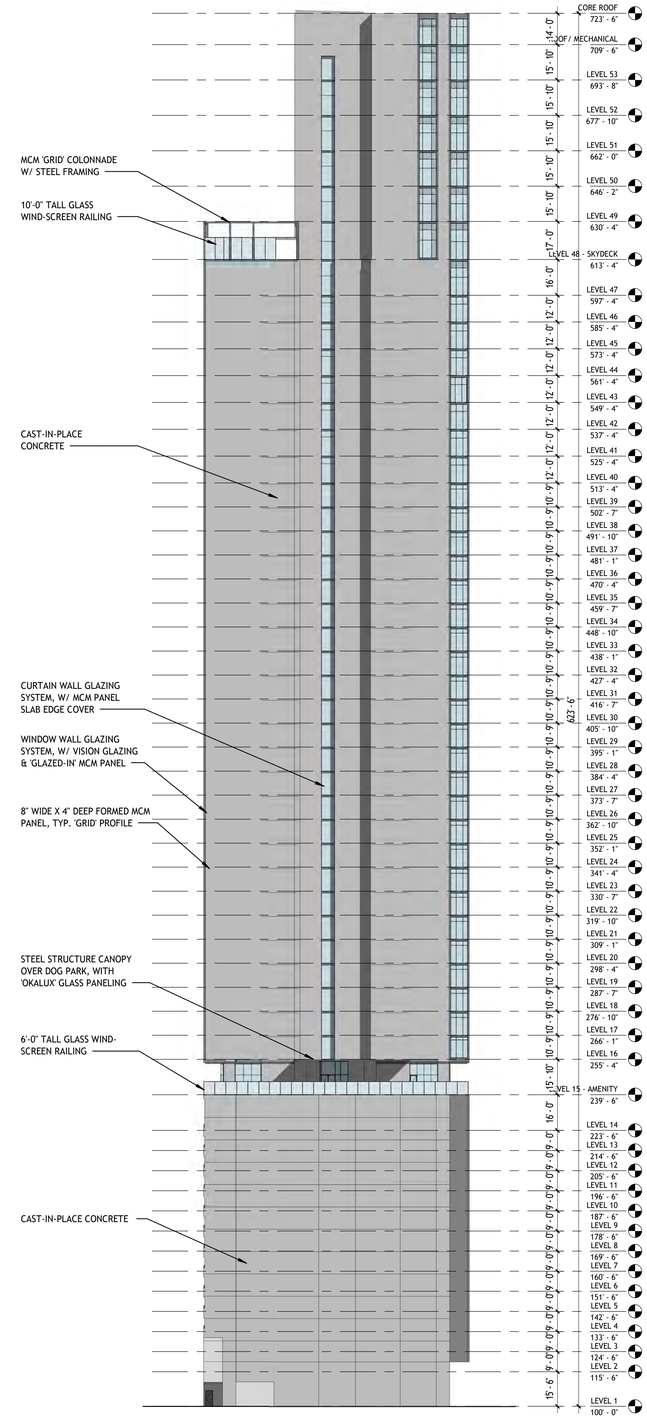


WEST ELEVATION



SOUTH ELEVATION

0 32' 64' 128'

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Elevations

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12/19/22

Architecture
Interior Design
Planning

62 East Ave
Overall East Elevation

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12/19/22

Architecture
Interior Design
Planning

62 East Ave
Building Top

2 EAST

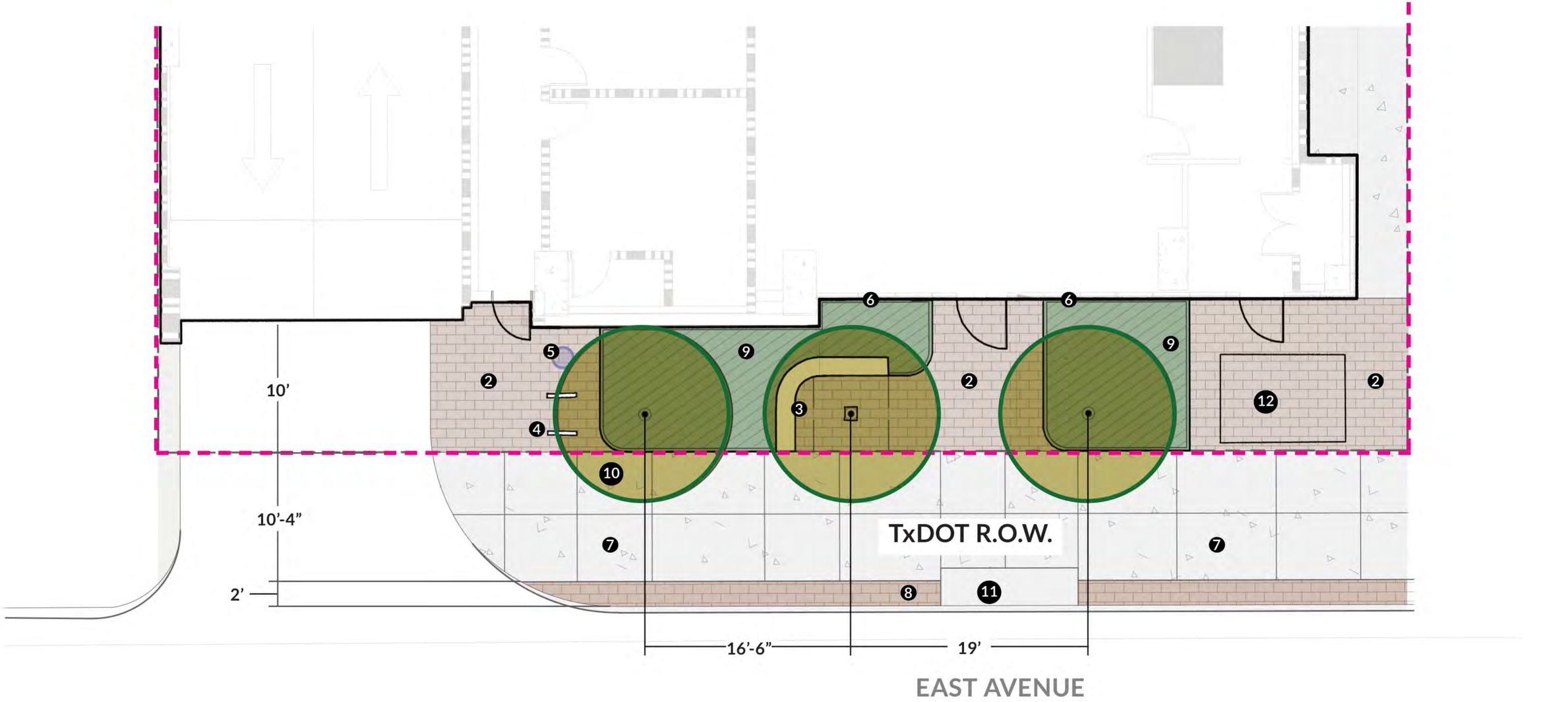
62 EAST

dwg.

62 EAST AVENUE - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS

Gross Residential Use SF:	340,980 SF		
Gross Residential Use Percentage:	100%	**Rounded to the nearest hundredth*	
Net Residential Use SF:	252,263 SF		
TOTAL SITE AREA:	11,942 SF	**ACTUAL GSF (28.55:1 FAR):**	340,980 SF
MAX. GSF PER ZONING (8:1 FAR):	95,536 SF	PROPOSED GSF (29:1 FAR):	346,318 SF
TOTAL PROPOSED BONUS AREA :	**245,444 SF**		

Community Benefit	FEE / BONUS AREA	BONUS AREA	BONUS AREA %	FEE INCURRED
1) THREE-STAR AEGB COMMUNITY BENEFIT (25-2-586)(E)(8)	25% BONUS OF 8:1	23,884 SF	10%	
2a) ON-SITE AFFORDABLE HOUSING RAINEY STREET SUBDISTRICT - *RESIDENTIAL* (25-2-739)(4)	3,487 SF			
2b) ON-SITE AFFORDABLE HOUSING - *RESIDENTIAL* (25-2-586)(E)(1)(i)	6,075 SF	60,750 SF	25%	
3) DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - *RESIDENTIAL* (25-2-586)(E)(1)(iii)	$5	160,810 SF	66%	$ 804,050
		TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =	**100%**	**$ 804,050**
		TOTAL ON-SITE SQUARE FOOTAGE RESERVED AS AFFORDABLE =		**9,562 SF**



1. concrete paving
2. differentiated paving
3. custom bench
4. bike racks
5. trash receptacle
6. gravel at building face
7. TxDOT R.O.W. concrete paving zone
8. TxDOT required paving buffer zone
9. 6" raised planters
10. ornamental trees
11. storm inlet
12. water vault paver lid

property line

SCALE: 1" = 8'-0"

0' 4' 8' 16'

NORTH

dwg.

62 East Avenue - Urban Design Guidelines Matrix
Review of Susbstantial Compliance

Date: 03/17/2023

Line Item	Guideline	Achieved? (Yes/No)	Applicant's Comments
	Area Wide Guidelines		
1	AW-1: Create dense development	**Yes**	The project is applying to exceed the density of 15:1 FAR permitted administratively through the density bonus program by 14:1 FAR through City Council approval. The total density requested is 29:1 FAR.
2	AW-2. Create mixed-use development	**N/A**	The midblock project site only has 100' of street frontage on East Avenue. The site occupies less than 10% of the block, and with a very limited, approximately 9,000 SF floor plate, the project contributes to the overall mix of uses within the block. The ground floor contains an active lobby space with access for the garage entry and service areas. As such, no additional tenant space or mixed-use programming is possible.
3	AW-3. Limit development which closes downtown streets	**Yes**	This project will not close any Downtown streets and will take all vehicular access from East Avenue. The project team has worked with the Austin Transportation Department and TXDOT to ensure that project access is consistent with future plans for the adjacent roadways. Tenant move-in/out will be accessible via the alley to the west.
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	**No**	There is no civic art component for the project. The mid-block site has very limited street frontage and ground-floor site area to incorporate engaging civic artwork. While the interior design will feature an emphasis on local culture and art, there is no outdoor space along the street available to install a public component due to limited frontage and site area.
6	AW-6. Protect important public views	**Yes**	The project does not obscure existing views through the public ROW and no pedestrian bridges are proposed.
7	AW-7. Avoid historical misrepresentations	**Yes**	The exterior design aesthetic for the project will be contemporary minimalist and will not appear to be built earlier than it was.
8	AW-8. Respect adjacent historic buildings	**Yes**	The project is not adjacent to historic buildings.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	**Yes**	Mechanical equipment will be on the rooftop and all equipment will be screened from views from the street. The two large amenity decks on levels 15 and 48, incorporate large planting areas and pedestrian-scaled amenities that will enhance the view from adjacent properties.
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	**N/A**	No buildings exist on the site to recycle or preserve.

	Public Streetscape Guidelines		
12	PS-1. Protect the pedestrian where the building meets the street	**Yes**	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.
13	PS-2. Minimize curb cuts	**Yes**	Only one curb cut is proposed.
14	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.
15	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.
16	PS-5. Enhance key transit stops	**N/A**	No transit stops exist adjacent to the site.
17	PS-6. Enhance the streetscape	**Yes**	The recessed ground floor façade provides space for planting and pedestrian scale elements to enhance the streetscape experience.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	**Yes**	No utility appurtenances are proposed in the pedestrian zone of the streetscape with this project.
19	PS- 8. Install street trees	**N/A**	We will comply with Great Streets via payment of a fee in-lieu, per Resolution No. 20200312-040, into a fund within the Public Works Department for the design, construction, and maintenance of Great Street CIP projects within the downtown area. The project's frontage is within TXDOT's jurisdiction, thereby meeting the fee-in-lieu requirements.
20	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.
21	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 parking will remain, providing additional protection.
22	PS-11. Screen mechanical and utility equipment	**Yes**	All mechanical equipment is screened in accordance with Commercial Design Standards Section 2.6.2.
23	PS-12. Provide generous street-level windows	**Yes**	The ground floor lobby that front the street will have generous floor-to-ceiling windows that exceeds 49% of the area of the ground-level façade. It will exceed Subchapter E requirements.
24	PS-13. Install pedestrian-friendly materials at street level	**Yes**	The sidewalk design will include pedestrian scaled and friendly materials, planting, seating, and bike racks.

	Building Guidelines		
25	B- 1. Build to the street	**Yes**	The facade will extend to the property line at Levels 2-4 along the only street frontage at East Avenue. Level 1 will be recessed from the sidewalk pedestrian zone to accentuate the primary entrance and provide space for landscaping, bike racks and seating.
26	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	**Partial**	Refer to AW-2 response above. The site constraints and limited street frontage do not allow for multi-tenant space on this small site. However, the lobby at the street edge will be pedestrian-oriented in nature and encourage walk-in traffic and visibility.
27	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, dedicated signage, a canopy over the entrance, and recessed from the sidewalk pedestrian zone.
28	B- 4. Encourage the inclusion of local character	**Yes**	The tower's façade design seeks to achieve a timeless "contemporary minimalist" aesthetic with a mix of modern glass and metal panel systems. The interior design of the building and the street-level experience will be focused on conveying the unique local character, historical context and "urban vibe" of the adjacent Rainey Street neighborhood. The Owner, Architect, and General Contractor all have strong local ties and a shared commitment to fostering high quality design and contextualism in all of their Austin projects.
29	B- 5. Control on-site parking	**Yes**	All parking is located above-grade, structured parking plinth that is enclosed by architectural facades (with a mix of transluscent, opaque and perforated materials) on all sides visible from East Avenue. The entire façade on the East avenue is treated in a manner that has the same visual language leading up to the residential levels above. The facade design will screen cars/headlights from view and will seek to minimize the aesthetic issues often associated with above grade parking.
30	B- 6. Create quality construction	**Yes**	The project seeks to achieve a high quality aesthetic and will utilize a palette of quality materials with durability, sustainability, and a long-term lifespan. The General Contractor is a highly-reputable firm with experience in the local market. The project is seeking a three-star AEGB certification.
31	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, and vertical massing relief to satisfy the intent of this section.

	Plaza and Open Space Guidelines		
32	PZ-1. Treat the four squares with special consideration	**N/A**	The project is not located adjacent to one of Downtown's four squares.
33	PZ- 2. Contribute to an open space network	**N/A**	The site has no connectivity to adjacent greenspace
34	PZ- 3. Emphasize connections to parks and greenways	**N/A**	The site has no connectivity to adjacent greenspace
35	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	**Yes**	The building will have two large amenity decks with ample open space for tenant interaction. Level 15 will have outdoor seating areas, a fitness yard, and a dog park for tenant use. Level 48 will have a pool deck, lounge area, and outdoor kitchen/dining area.
36	PZ- 5. Develop green roofs	**No**	Both amenity decks will include ample landscaping in a mix of above-deck planters.
37	PZ- 6. Provide plazas in high use areas	**N/A**	The small site will not support a public urban plaza.
38	PZ- 7. Determine plaza function, size, and activity	**N/A**	The small site will not support a public urban plaza.
39	PZ- 8. Respond to microclimate in plaza design	**N/A**	The small site will not support a public urban plaza.
40	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	**N/A**	The small site will not support a public urban plaza.
41	PZ- 10. Provide an appropriate amount of plaza seating	**N/A**	The small site will not support a public urban plaza.
42	PZ- 11. Provide visual and spatial complexity in public spaces	**N/A**	The small site will not support a public urban plaza.
43	PZ- 12. Use plants to enliven urban spaces	**Yes**	The recessed ground floor façade provides space for planting and trees on the streetscape within the property line.
44	PZ- 13. Provide interactive civic art and fountains in plazas	**N/A**	The small site will not support a public urban plaza.
45	PZ- 14. Provide food service for plaza participants	**N/A**	The small site will not support a public urban plaza.
46	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	**N/A**	The small site will not support a public urban plaza.
47	PZ- 16. Consider plaza operations and maintenance	**N/A**	The small site will not support a public urban plaza.

	Conclusions		
48	Total number of Urban Design Guidelines	**25.5 of 30**	

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: 62 East Tower

Project Address: 62 East Avenue, 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: Mason McGaughey

Signature: _____

Title: Project Director

Phone Number: 903-738-5962

Date: 8-25-22

AUSTIN ENERGY GREEN BUILDING:

Name: Ben Howell

Signature: Ben Howell

Title: Project Manager

Phone Number: 512-693-8194

Date: 8.25.2022

Date: 2/17/23
To: Austin Design Commission
From: Planning & Urban Design Working Group

Re: Working Group review of 62 Ease Ave. for substantial compliance with the Urban Design Guidelines

Meeting date: 2/2/23
Applicant: Leah Bojo / Drenner Group
Design Commission members present: Bart Whatley, Jennifer Weaver

The project location is 62 East Ave. The project includes use of Residential. There are 205 dwelling units.

The applicant is seeking a density bonus to raise the FAR from 8:1 to 27:1 FAR. The lot area is 11,942 sq ft, and the total project area is 232,430 sf. The total building height is 623.5 feet (53 stories). The maximum height achievable under the density bonus program in this portion of downtown is unlimited.

The Design Commission provides advisory recommendations to the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The commission seeks to foster a pedestrian-oriented, walkable city.

Aspects of affordable housing being offered for any residential project component includes:
5% of units to be offered as affordable up to 8:1 FAR, Fee in lieu for affordable housing for area over 8:1 FAR.
3 star AEGB rating over the base 2 star required.

Per ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star green building rating. The Mayor
and Council and the Planning & Development Review Director is to determine appropriate bonus area and in light of community benefits to be provided.

Positive attributes of the project include: 10' setback of building to allow planting zone outside of the TxDOT right of way, exterior bench, interior mural at the bike room entry visible from the street.

Concerns primarily center on how the vault cover can integrate with walk paving, the city may have limitations on materials used on vault covers. We are also concerned about pedestrian safety around the garage entrance off East Ave. Garage access cannot come through the alley and TxDOT has a minimum radius on the curb cut, so there are some challenges with regards to pedestrian safety.

We recommend that the project, as presented, is in substantial compliance with the Urban Design Guidelines.

We understand a standard Great Streets streetscape cannot be achieved on projects fronting a TxDOT right of way, and acknowledge the Greet Streets fee in lieu to be implemented. This is a small site and the development team has done a good job working with challenges a small site imposes for such a large tower.

The working group appreciates the opportunity to comment on this project. We look forward to continued discussion.

Respectfully,
Planning & Urban Design Working Group of the Design Commission

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AREA WIDE GUIDELINES

Create dense development - [x] incorporated, [ ] need input, [ ] n/a

Create mixed-use development - [x] incorporated, [ ] need input, [ ] n/a

Limit development which closes downtown streets - [ ] incorporated, [ ] need input, [ ] n/a

Buffer neighborhood edges - [ ] incorporated, [ ] need input, [x] n/a

Incorporate civic art in both public and private development - [ ] incorporated, [x] need input, [ ] n/a

Protect important public views - [ ] incorporated, [ ] need input, [x] n/a

Avoid historical misrepresentations - [x] incorporated, [ ] need input, [ ] n/a

Respect adjacent historic buildings - [ ] incorporated, [ ] need input, [x] n/a

Acknowledge that rooftops are seen from other buildings and the street - [ ] incorporated, [ ] need input, [x] n/a

Avoid the development of theme environments - [x] incorporated, [ ] need input, [ ] n/a

Recycle existing building stock - [ ] incorporated, [ ] need input, [x] n/a

GUIDELINES FOR THE PUBLIC STREETSCAPE

Protect the pedestrian where the building meets the street (Subhapter E: Bldg: Ped. Frontages: shade & shelter) - [x] incorporated, [ ] need input, [ ] n/a

Minimize curb cuts - [x] incorporated, [ ] need input, [ ] n/a

Create a potential for two-way streets - [ ] incorporated, [ ] need input, [x] n/a

Reinforce pedestrian activity (Subchapter E: Site: Connectivity) - [x] incorporated, [ ] need input, [ ] n/a

Enhance key transit stops - [x] incorporated, [ ] need input, [ ] n/a

Enhance the streetscape (Subchapter E: Site: Relationship of Buildings to Streets & Walks) - [x] incorporated, [ ] need input, [ ] n/a

Avoid conflicts between pedestrians and utility equipment - [x] incorporated, [ ] need input, [ ] n/a

Install street trees (Subhapter E) - [ ] incorporated, [x] need input, [ ] n/a

Provide pedestrian-scaled lighting (Subchapter E: Site: Exterior Lighting) - [ ] incorporated, [x] need input, [ ] n/a

Provide protection from cars/promote curbside parking - [x] incorporated, [ ] need input, [ ] n/a

Screen mechanical and utility equipment (Subchapter E: Site: Screening) - [ ] incorporated, [ ] need input, [x] n/a

Provide generous street-level windows (Subhapter E) - [x] incorporated, [ ] need input, [ ] n/a

Install pedestrian-friendly materials at street level - [x] incorporated, [ ] need input, [ ] n/a

GUIDELINES FOR PLAZAS AND OPEN SPACE

Treat the four squares with special consideration - [ ] incorporated, [ ] need input, [x] n/a

Contribute to an open space network - [ ] incorporated, [ ] need input, [x] n/a

Emphasize connections to parks and greenways - [ ] incorporated, [ ] need input, [x] n/a

Incorporate open space into residential development (Subchapter E: Site: Private Common Open Space / Ped. Amenities) - [x] incorporated, [ ] need input, [ ] n/a

Develop green roofs - [ ] incorporated, [ ] need input, [x] n/a

Provide plazas in high use areas - [ ] incorporated, [ ] need input, [x] n/a

Determine plaza function, size, and activity - [ ] incorporated, [ ] need input, [x] n/a

Respond to microclimate in plaza design - [ ] incorporated, [ ] need input, [x] n/a

Consider views, circulation, boundaries, and subspaces in plaza design - [ ] incorporated, [ ] need input, [x] n/a

Provide an appropriate amount of plaza seating - [ ] incorporated, [ ] need input, [x] n/a

Provide visual and spatial complexity in public spaces - [x] incorporated, [ ] need input, [ ] n/a

Use plants to enliven urban spaces - [x] incorporated, [ ] need input, [ ] n/a

Provide interactive civic art and fountains in plazas - [ ] incorporated, [ ] need input, [x] n/a

Provide food service for plaza participants - [ ] incorporated, [ ] need input, [x] n/a

Increase safety in plazas through wayfinding, lighting, & visibility - [x] incorporated, [ ] need input, [ ] n/a

Consider plaza operations and maintenance - [x] incorporated, [ ] need input, [ ] n/a

GUIDELINES FOR BUILDINGS

Build to the street (Subhapter E) - [x] incorporated, [ ] need input, [ ] n/a

Provide multi-tenant, pedestrian-oriented development at the street level (Subchapter E: Bldg: Ped. Frontages: glazing on facades) - [ ] incorporated, [x] need input, [ ] n/a

Accentuate primary entrances - [x] incorporated, [ ] need input, [ ] n/a

Encourage the inclusion of local character - [x] incorporated, [ ] need input, [ ] n/a

Control on-site parking - [x] incorporated, [ ] need input, [ ] n/a

Create quality construction - [x] incorporated, [ ] need input, [ ] n/a

Create buildings with human scale - [x] incorporated, [ ] need input, [ ] n/a