

506 WEST RESIDENTIAL URBAN DESIGN GUIDELINES MATRIX

AREAWIDE URBAN GUIDELINES			
#	DESIGN GUIDELINE	MET	DISCUSSION
AW.1	Create dense development	YES	The project is requesting additional density through the Downtown Density Bonus Program to increase density to an FAR of 20:1.
AW.2	Create mixed-use development	YES	506 West Residential will consist of approximately 359 residential dwelling units 2,480 SF of commercial space, 127 SF street café, 356 SF of public patio adjacent to West Avenue, 780 SF of patio and 1,910 SF of green space adjacent to Shoal Creek.
AW.3	Limit development which closes downtown streets	YES	No existing streets will be permanently closed because of the project.
AW.4	Buffer neighborhood edges	N/A	The project is located within the Central Business District and does not border any existing residential neighborhoods.
AW.5	Incorporate civic art in both public and private development	YES	The project will incorporate exterior artwork throughout the project which will include a mural(s) on the building façade and additional artwork within the lobby visible from West Avenue.
AW.6	Protect important public views	N/A	506 West Residential will not impact any protected view corridors, since this project is already surrounded by high rises. In addition the project will incorporate a 780 SF patio that overlooks Shoal Creek and a 1,910 SF green space thereby protecting and enhancing this view shed.
AW.7	Avoid historical misrepresentations	YES	The proposed building will be designed with modern materials to create a contemporary building and does not attempt to mimic past historical architectural styles.
#	DESIGN GUIDELINE	MET	DISCUSSION

AW.8	Respect adjacent historical buildings	N/A	There are no significant historically zoned building located adjacent to the project.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	506 West Residential will include a rooftop pool/amenity deck. Additionally, all mechanical equipment will be screened from view.
AW.10	Avoid the development of theme environments	YES	506 West Residential is not a theme environment and does not mock or caricature past imaginary places.
AW.11	Recycle existing building stock	YES	To the extent possible, 506 West Residential will salvage portions of the existing building stock, including steel canopy structure and interior bar.

GUIDELINES FOR THE PUBLIC STREETSCAPE

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.1	Protect the pedestrian where the building meets the street	YES	506 West Residential will provide street-tree coverage consistent with Great Streets standards along West Avenue to provide overhead cover within the pedestrian realm. In addition, the project will provide two shaded ground-floor patio spaces and garden areas, including 356 SF of public patio adjacent to West Avenue, 780 SF of patio and 1,910 SF of green space adjacent to Shoal Creek. There will be a change in paving to indicate where vehicular traffic is entering/exiting the building, and the entry to the parking garage is now located towards the rear of the site to allow traffic to slow before approaching the sidewalk along with signage to alert pedestrians and vehicular traffic.
PS.2	Minimize curb cuts	YES	The project proposes two curb cuts along West Avenue to comply with the Fire Access Code and provide on-site circulation. The curb cut dedicated to the fire lane will be closed with automatic bollards and only be used in the event of a fire, leaving the site with only one primary curb cut for daily use. This dedicated fire lane will use a distinct grass pave system to further differentiate it from the main curb cut, and create a better pedestrian experience.

PS.3	Create a potential for two-way streets	N/A	All driveways are designed perpendicular to the right-of-way to allow for two-way traffic flow along West Avenue.
#	DESIGN GUIDELINE	MET	DISCUSSION
PS.4	Reinforce pedestrian activity	YES	Given the impacts of the flood plain and the code requirements for development within the flood plain, the project is limited in its ability to provide active streetscape improvements. In addition to the implementation of Great Streets along West Avenue to encourage and reinforce pedestrian activity, the project will provide 127 SF street café at ground level. Additionally, above the flood plain level there will be 2,480 SF dedicated to commercial space, a 356 SF balcony/patio facing West Avenue, and a 780 SF patio facing Shoal Creek, accessible from the commercial space. From the commercial space visitors will also be able to access 1,910 SF of green space along the west property line adjacent to Shoal Creek.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops located on the property.
PS.6	Enhance the streetscape	YES	506 West Residential will improve existing conditions by implementing Great Streets standards and provide key streetscape improvements along West Avenue, including benches, street trees, bike racks and trash receptacles.
PS.7	Avoid conflicts between pedestrians and utility equipment	YES	All above grade utility equipment is proposed to be located within the 8-ft furnishing zone along West Avenue. The Austin Energy vaults require street access per City Code and have been located to the south of the site away from the lobby frontage to maximize the amount of uninterrupted pedestrian activity on the northern portion of the property towards the intersection of West 6 th Street and West Avenue. This project also proposes a mural on the AE Vault to enhance pedestrian engagement and activation in the area.
PS.8	Install street trees	YES	Street trees will be provided along West Avenue in accordance with Great Streets Standards. Per the landscape plans, three (3) Texas Red Oaks are proposed along West Avenue. Additionally two (2) existing heritage trees on-site will be transplanted to other locations of the property and incorporated into the Project.

PS.9	Provide pedestrian-scaled lighting	YES	Appropriately scaled sidewalk lighting will be installed along West Avenue in accordance with Great Streets Standards. Additionally, building lighting will be provided at the canopies of the building to promote pedestrian safety at the street level and complement the Great Streets lighting.
PS.10	Provide protection from cars/promote curbside parking	YES	The 8-ft street tree/furniture zone will create a buffer between pedestrians from vehicular traffic and will include improvements such as benches, trash receptacles, bike racks, and street lights. Additionally landscaped zones consisting of Softleaf Yuccas and Mexican Feather Grass will be provided along West Avenue to separate the street curb from the pedestrian traffic areas. Paving will be differentiated between pedestrian and vehicular zones.
PS.11	Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened from view.
PS.12	Provide generous street-level windows	YES	While the flood plain restricts the building from being at street level, the project will have floor-to-floor glazing along the public frontages of the building that allows a visual connection into the residential lobby and the commercial space to promote a visually active streetscape. Since there is a high ground level to second level floor-to-floor height, the windows along the ground floor should provide sufficient visual openings.
PS.13	Install pedestrian-friendly materials at street level	YES	Pedestrian-friendly materials such as sidewalk pavers, site seating, and decorative street tree planters per Great Streets Standards will be incorporated in this project.

GUIDELINES FOR PLAZAS AND OPEN SPACE

#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.1	Treat the four squares with special consideration	N/A	The property is not adjacent to any of downtown Austin's four squares.

PZ.2	Contribute to an open space network	YES	The pedestrian realm along West Avenue will be designed in accordance with Great Streets Standards and will include wide sidewalks, benches, bike racks. The commercial space and additional outdoor patio along the north side of the ground level provide a connection to Shoal Creek.
PZ.3	Emphasize connections to parks and greenways	YES	The pedestrian realm along West Avenue will be designed in accordance with Great Streets Standards and will include wide sidewalks, benches, bike racks, and canopy trees that interconnect to form a larger network of paths linking to the local parks, the waterfront, and other attractions within the Central Business District. The commercial space and additional outdoor patio along the north side of the building provide a connection to Shoal Creek.
PZ.4	Incorporate open space into residential development	YES	The project will have several landscaped amenity terraces on the Level 12, Level 36 and the rooftop level for the residential tenants of the building. These terraces will include residential amenities such as an outdoor kitchen and lounge, outdoor pool, gardens and a dog run. At the rooftop, a sky lounge, gym and pool deck will include terraces overlooking the Austin skyline with views of the lake. There is also an open green space located under the heritage pecan tree along Shoal Creek at ground level.
PZ.5	Develop green roofs	YES	The outdoor rooftop amenity decks will be landscaped with planting beds, including intensive green roof planters for a portion of the terrace. Additionally, roof pavers will help reduce urban heat island effect.
PZ.6	Provide plazas in high use areas	N/A	The space between the sidewalk and building setback will be a high trafficked publicly visible and accessible area.
PZ.7	Determine plaza function, size, and activity	YES	The street café area is designed to accommodate outdoor seating in a shaded space approximately 356 SF in size, with seating and planting. The street café area will also accommodate bike users as they circulate into the space and give a location to lock their bikes. An additional 780 SF exterior patio is located above Shoal Creek to provide a visual connection to the creek. In addition, visitors will also be able to access 1,910 SF of green space along the west property line adjacent to Shoal Creek.
PZ.8	Respond to the microclimate in plaza design	YES	Based on solar geometry of adjacent structures and the overhang above, the street café area and the outdoor patios will be very shaded. Plant selections will also be selected for shady conditions.

PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	YES	The street café area and grand stairs are designed to provide views into the seating area from West Ave that will be inviting and draw the public into the space. The paving and architecture along with signage will indicate to pedestrians that there are publicly accessible uses in the street café area.
PZ.10	Provide an appropriate amount of plaza seating	YES	The street café and creek patio area can accommodate seating appropriate and proportional to potential food and beverage offerings in the space.
PZ.11	Provide visual and spatial complexity in public spaces	YES	The meandering stair entry from West Ave, and the architectural pavers and planting layered against them will provide an engaging experience for users of the street café space. A backdrop of local art is planned as a focal element as well.
PZ.12	Use plants to enliven urban spaces	YES	Street trees and plantings have been included along West Ave as part of the Great Streets program and along with fully planted beds between the clear zone and the curb at the face of the building. Planting along the entry stair will soften and buffer the street cafe experience.
PZ.13	Provide interactive civic art and fountains in plazas	YES	A space for civic art is planned as a backdrop and visual focal element of the street café and commercial space.
PZ.14	Provide food service for plaza participants	YES	The project will provide 2,480 SF of interior commercial space with a minimum of 1,000 SF exterior space reserved for tables and seating.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	YES	Overhead and landscape accent lighting will be provided to create a comfortable and safe space.
PZ.16	Consider plaza operations and maintenance	YES	The commercial areas will be programmed and maintained by the Owners' Building Management Team. Paving and planting materials are being selected with durability and ease of maintenance in mind.

GUIDELINES FOR BUILDINGS

#	DESIGN GUIDELINE	MET	DISCUSSION
B.1	Build to the street	YES	The first two levels of the building step back slightly from the property line to extend the sidewalk and allow for additional pedestrian traffic flow in the area. Apart from the south property line, the rest of the building (Level 3 and above) is built up to the property line.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	506 West Residential will be occupied by a single tenant. However, the project will incorporate a street café located at street level which will be open to the public and encourage pedestrian activity in the area. In addition to the street café the project will include 2,480 SF of commercial space and 780 SF of exterior patio space.
B.3	Accentuate primary entrances	YES	The primary entrance will be accentuated both through building architecture and landscape features. A grand stair with generous plantings will pull people off of the street and onto the lobby level. The street level of the building is also recessed slightly off of the sidewalk to create a “front porch” to further distinguish the entrance.
B.4	Encourage the inclusion of local character	YES	Artwork will be commissioned by local artists will be incorporated within the building as well as commissioned to create murals on a large portion of the building façade. We will also be using locally sourced materials through the building. Efforts will be made to include locally sourced stone and plants for the landscape. The deep overhangs on the public and amenity spaces on the building work to provide microclimates and respite to the sun.

B.5	Control on-site parking	YES	An interior parking garage is located above the ground floor and is intended primarily for building residents. The garage parking will be screened so that cars are not visible from adjacent buildings or the street and neighbors are not adversely affected by headlights.
B.6	Create quality construction	YES	The project will be constructed to current building construction codes, laws, and standards and will achieve a minimum 2-star Austin Energy Green Building rating for superior energy efficiency. High quality construction materials will be used, with a preference for locally sourced products. Experienced contractors will construct with a goal for long building life-span.
B.7	Create buildings with human scale	YES	The project is designed to the human scale, with various floor-to-floor heights corresponding to the different program elements within the buildings. The overall massing of the building is divided into smaller volumes to break up the scale of the building. The recessed lobby at the ground floor helps bring the building experience at the street level to a human scale. High quality materials and detailing at the street level also create a material connection with the tenants and pedestrians interacting with the building.

ARMBRUST & BROWN, PLLC

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May 11, 2023

Rosie Truelove
Director
City of Austin, Housing & Planning Department
1000 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Updated Downtown Density Bonus Application for 506 West Residential (the "Application")

Dear Ms. Truelove:

This letter, along with the Application is submitted to apply for a density bonus for property located at 506 and 508 West Avenue (the "Property").

The Property is approximately ±0.5685 acres and is currently developed with two commercial buildings that operate as restaurants with surface parking. The Property is zoned Downtown Mixed Use ("DMU") and is located within the Lower Shoal Creek district of the Downtown Austin Plan. A zoning case has been submitted under City Case No. C14-2022-0102 to rezone the Property from DMU to Central Business District ("CBD"). The maximum floor-to-area ratio ("FAR") for properties zoned CBD is 8:1 which would yield approximately 198,112 square feet of building area.

The purpose of this Application is to request a density bonus to exceed the 8:1 FAR limitation to construct a 47-story residential tower with structured parking and associated infrastructure (the "Project"). The building will be approximately 564'-8" tall. The density bonus, if approved, would allow for a 20:1 FAR to yield approximately 495,280 square feet of building area. This is an increase of approximately 297,168 square feet.

The Project shall adhere to Section 25-2-586 of the City of Austin Land Development Code by meeting all of the Gatekeeper requirements. This includes (i) a restrictive covenant committing to provide streetscape improvements along West Avenue, consistent with Great Streets Standards, (ii) a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program, and (iii) substantial compliance with the Urban Design Guidelines as outlined in the matrix submitted with this Application.

In addition to the Gatekeeper requirements outlined above, a project must provide community benefits equal to the amount of bonus area being requested. The Project proposes to achieve 50% of the bonus area through the Affordable Housing Community Benefit outlined in Section 25-2-586(E)(1) of the City of Austin Land Development Code (“City Code”) through payment of a fee in-lieu contribution towards the Affordable Housing Trust Fund. The remaining 50% of the bonus area will be achieved, subject to City Council approval, through a fee contribution to be allocated towards the Cypress and Shoal Creek Public Strategy projects, particularly the Third Street Bike-Pedestrian & Trestle improvement in accordance with Section 25-2-586(E)(12) of the City Code. More information regarding the Third Street Bike-Pedestrian & Trestle project is provided with this Application.

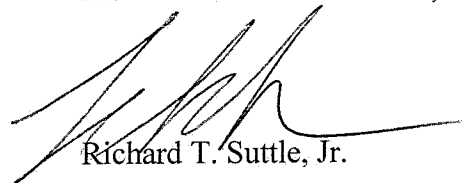
There are several site constraints that make redevelopment of the Property challenging. It is situated mid-block between 5th Street and 6th Street, with West Avenue to the east and Shoal Creek to the west; resulting in limited frontage along West Avenue. The sites proximity to Shoal Creek places it directly within the 100-year floodplain. As a result, the finished floor elevation of the building must be designed at least two feet above the 100-year floodplain elevation. In addition, the project must show no adverse impact to the floodplain as a result of the development.

A site plan for the Project has been filed under Case No. SP-2022-0092C that provides streetscape improvements along West Avenue consistent with Great Streets Standards. The Project also complies with the City of Austin Urban Design Guidelines to the maximum extent feasible, based the various site constraints. Because of the impacts imposed by the floodplain the building must be constructed above the floodplain elevation resulting in a 8 – 9-ft elevation difference between the building and the streetscape. The Project proposes a 127 SF street café reinforced by a 356 SF balcony patio that overlooks West Avenue, and a 2,480SF commercial space reinforced by a 780 SF patio that overlooks Shoal Creek which will reinforce pedestrian activity in the area.

In summary, the request is to increase the allowed FAR from 8:1 to 20:1 through the Downtown Density Bonus Program. We appreciate your consideration of our Project and look forward to meeting with you to answer any questions and provide further details.

Very truly yours,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Tyler Grooms
Dustin Dorph
Amanda Morrow
Amanda Hendrix

Date: April 4, 2023
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Density Bonus Working Group review of 506 West Residential substantial compliance with the Urban Design Guidelines
Meeting date: March 29, 2023; 12:00 pm; Virtual Microsoft Teams Meeting
Applicant: Mr. Richard T. Suttle

The project, 506 West Ave, is located on West Avenue between 5th and 6th Streets, on the west side of the street.

The project includes mixed use of multi-family residential (460,129 sf / 359 residential units) and retail (127 sf) plus 32,451 outdoor amenities. The project also includes 14 floors of above-grade parking.

The applicant is seeking a Density Bonus to raise the FAR from 8:1 to 20:1 resulting in a total project gross area of 492,707 gsf. The site is 24,764 sf) with a current allowable building size of 198,112 gsf based on the current allowable 8:1 FAR.

The total proposed building height is 565 ft (47 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 –
20:1 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-
N/A
5. Incorporate civic art in both public and private development –
Public art was mentioned in the presentation. Project does 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-
N / A
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 –
Project does not comply with this section.

Project complies with 7 of 11 applicable Area Wide Guidelines, and 3 items are not applicable.

GUIDELINES FOR THE PUBLIC STREETScape

1. Protect the pedestrian where the building meets the street-
The wide curb cut 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, as well as a traffic arm to slow traffic coming into and out of the garage. Project does not comply with this Section.
2. Minimize curb cuts-
The project does not comply with this section.
3. Create a potential for two-way streets-
Not Applicable.
4. Reinforce pedestrian activity-
A coffee bar attempts to engage the public – but no restrooms are provided for true occupancy. Project does not comply.
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 minimally implemented for this project and additional enhancements would bolster street activity. Reduction of curb cut could bolster this point. Project partially 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 shown on the The Great Streets Program but no mention was made as to the the type and they don't really show up in the illustrations. Project partially complies with this Section.
10. Provide protection from cars/promote curbside parking-
Pedestrians could be more protected at sidewalk with clear indication of sidewalk vs driveway. Tthe Commission appreciates some type of parking provided for car-share drop-off, as well. Project does not comply 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-
Street-level windows are limited due to the flood plain. Not Applicable.
13. Install pedestrian-friendly materials at street level-
Project Complies with this section.

Project receives 4 points for compliance. Items 6 and 9 partially comply. Items 1, 2, 4, and 10 are not in compliance. 3 items were not applicable.

PLAZAS AND OPEN SPACE GUIDELINES

1. Treat the Four Squares with special consideration- Not applicable.
2. Contribute to an open space network-
There was no indication of the project contributing to near-by open spaces although the Butler Greenbelt is in close proximity. 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 the Shoal Creek Hike and Bike Trail is an edge of the site. Project does not comply 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 16 applicable Plaza and Open Space Guidelines. 2 items were not in compliance. 13 items were not applicable.

GUIDELINES FOR BUILDINGS

1. Build to the street-
This project is built to the street. Project complies with this Section.
2. Provide multi-tenant, pedestrian-oriented development at the street level-
The coffee tenant is not an occupiable space – project partially complies with this point.
3. Accentuate primary entrances-
Project complies with this section.
4. Encourage the inclusion of local character-
Aside from a few local materials, new building show very little local character. Local art or graphics or at least some use of local materials or indigenous features would tie the project to our local character – notably Shoal Creek. Project partially complies with this Section.
5. Control on-site parking-
All parking is contained in the parking podium. 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 convey a sensitivity to human scale. The canopy at the corner helps but the Lobby seems extraordinarily tall. Some close-up vignettes of active areas would help. Project partially complies with this Section.

Project complies with 4.5 of the 7 applicable Building Guidelines. Items 2, 4 and 7 partially comply.

OVERALL RESULTS

Areawide	7 out of 11 comply	0 partially complies	3 not applicable
Public Streetscape	4 out of 13 comply	2 partially comply	3 not applicable
Plazas and Open Space	1 out of 16 comply	0 partially comply	13 not applicable
Buildings	5 out of 7 comply	2 partially comply	0 not applicable
TOTAL	17 out of 47 comply	4 partially comply	19 not applicable

The Density Bonus Working Group has determined that 506 West Avenue may not be in substantial compliance with the Urban Design Guidelines. It should be noted that the findings of this Working Group Memo are not reflective of the Design Commission and should not be construed as a final determination. Not all categories have equal weight from a points determination perspective. Substantial Compliance is a judgement call based upon the overall contribution to the experience of the public. Bringing partial points to full compliance and out of compliance to full compliance increase support from the full Design Commission.

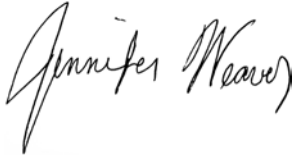
WORKING GROUP COMMENTS

- Shoal Creek Hike and Bike Trail is an accessible path for building maintenance and staff. Please consider adding bike showers and bike racks for building staff who commute to work via bicycle.
- Consider adding a bathroom for staff at the coffee kiosk at the street grade. It may be challenging to staff a coffee counter with out restroom access.
- Consider creating spaces that interact with Shoal Creek for resident use.
- Consider how the Heritage Tree in the northwest corner can be activated and enjoyed by the retail space.
- Consider a change in paver material to alert pedestrians when the sidewalk becomes a driveway. Consider adding a traffic arm to slow vehicles pulling out of the driveway.

- Two restaurants, one with a front-serving coffee window, will be removed and replaced with a single coffee kiosk. Consider maintaining the same linear feet of activation by adding a second story for a coffee bar, restaurant to maintain vitality and engagement at the street front.
- I appreciate pulling building services under the building away from the sidewalk. Thank you!

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

With thanks,

A handwritten signature in black ink that reads "Jen Weaver". The signature is written in a cursive, flowing style.

Jen Weaver
City of Austin Design Commission
Chair
Planning & Urban Design Working Group



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):

0.57 acres (24,764 SF)

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):

DMU pending rezoning to CBD. A zoning case has been submitted to the City of Austin under Case No. C14-2022-0102.

c. Existing entitlements:

I. Current floor to area (FAR) limitation:

DMU: 5:1 (By Right) or 15:1 with Density Bonus

CBD: 8:1 (By Right) or 15:1 with Density Bonus

II. Current height limitation (in feet) :

DMU: 120 - FT (By Right) or 400 FT with Density Bonus

CBD: No height limit

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):

N/A

7. Building Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\)](#), [\(44\)](#), and [\(45\)](#):

492,707 square feet

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

Commercial - 2,607 square feet
Multi-Family - 460,129 square feet
Common Areas - 32,451 square feet
Outdoor patio space - 1,216 square feet

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

359

- d. Number of rooms (if hotel or similar use):

N/A

- e. Number of floors:

47

- f. Height:

564'-8"

- g. FAR requested:

20:1

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.

An Urban Design Guidelines matrix is provided with this application detailing how the project complies with the 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:

The project shall execute a restrictive covenant committing to streetscape improvements consistent 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:

A restrictive covenant will be executed committing to 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 \(E\)\(1\)-\(12\)](#).

SITE AREA

Site Area: 24,764 SF

Maximum GSF (by-right - Based on CBD zoning approval) = 198,112 SF* (8:1 FAR)

Maximum GSF (w/Density Bonus) = 371,460 SF (15:1 FAR)

Bonus Area (Administrative Approval) = 173,348 SF

Proposed GSF: 492,707 SF (19.9:1 FAR)

Requested GSF: 495,280 SF (20:1 FAR)

Bonus Area (City Council Approval) = 495,280 SF - 371,460 SF = 123,820 SF

Total Bonus Area (Administrative & CC Approval) = 297,168 SF

*The calculations above are contingent upon City Council approval of zoning case No. C14-2022-0102 which proposes rezoning the property from DMU to CBD.

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:

50% of the Bonus Area (148,584 SF) will be achieved through the Affordable Housing Community Benefit outlined in 25-2-586(E)(1) through payment of a fee in-lieu contribution towards the Affordable Housing Trust Fund. The fee to be paid for residential properties with CBD zoning is \$12.00 per square feet of bonus area. Therefore, the project proposes to pay a fee in lieu of \$1,783,008.00 (148,584 SF X \$12/SF of Bonus Area) into the affordable housing trust fund to achieve 50% of the bonus area.

Subject to City Council approval the remaining 50% of the Bonus Area will be achieved through a fee contribution in the amount of \$1,783,008.00 to be allocated towards the Cypress and Shoal Creek Public Strategy projects - particularly the Third Street Bike-Pedestrian & Trestle project in accordance with Section 25-2-586(E)(12). More information regarding this community benefit is provided with this application.

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

Richard T. Suttle, Jr.

Date Submitted