



Austin Design Commission

May 18, 2016

To: City of Austin Staff
From: Austin Design Commission

Re: Review of the Third + Shoal commercial office building for substantial compliance with the Urban Design Guidelines

Meeting date: April 25, 2016

Applicant: Michele Rogerson Lynch representing 208 Nueces Street, LLC, and Genzler

The applicant is seeking a density bonus. 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 in light of community benefits to be provided.

Positive attributes of the project include:

1. Designed to achieve LEED Platinum.
2. Site Plan is very sensitive to surroundings and context, especially Shoal Creek.
3. Building layout concentrates active functions towards north (3rd Street Great Street) and west (Shoal Creek) sparking liveliness in these areas.
4. Nice attention to interior-exterior experience for users.
5. Creative curtain wall detailing nicely breaks up the exterior wall plane.
6. Large bicycle storage with locker rooms and showers encourages biking to work.

Suggestions/concerns raised include:

1. Why aren't photo-voltaics utilized?
2. Why not more green roof?
3. Why so much parking?

The Design Commission has determined that this project, as presented, is in substantial compliance with the Urban Design Guidelines.

Respectfully,

Evan K. Taniguchi, AIA
Chair, Design Commission

Evan Taniguchi, Chair

Bart Whatley, Vice Chair

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