

**PLANNING COMMISSION
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2022-0518C **PLANNING COMMISSION
HEARING DATE:** June 13, 2023

PROJECT NAME: 415 Lavaca St. - Hilton Dual Brand Hotel

ADDRESS: 415 Lavaca Street, 209 W 5th Street, and 213 W 5th Street

APPLICANT: Armbrust & Brown, PLLC (Michael Whellan)
Armbrust & Brown, PLLC
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Austin, Texas 78701-2744

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NEIGHBORHOOD PLAN: Downtown

NOTE: This case was approved on consent at the May 23 meeting but is being heard again due to an error with the public notice. Two addresses (209 W 5th St. and 213 W 5th St.) have been added to 415 Lavaca St. to rectify the notice issue. The project and staff recommendation have not changed in any way.

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 30-story hotel building with a restaurant and streetscape improvements.

PROJECT REQUEST:

In accordance with [LDC Section 25-2-586\(B\)\(6\)](#), the applicant is requesting, from City Council, additional floor to area ratio (FAR) from 25:1 to 26:1 for a proposed hotel project. The project is participating in the Downtown Density Bonus Program for bonus area up to 25:1 FAR to be granted administratively.

SUMMARY STAFF RECOMMENDATION:

Gatekeeper Requirements:

To participate in the Downtown Density Bonus Program, projects must first satisfy the gatekeeper requirements, which are 1) To substantially comply with the Urban Design Guidelines, 2) Execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards, and 3) Execute a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program using the ratings in effect at the time the application is submitted ([Section 25-2-586\(C\)\(1\)](#)).

For this project, the applicant has provided sufficient documentation to meet the gatekeeper requirements, as outlined below:

- The project will implement Great Streets improvements along West 5th Street and Lavaca Street with a pedestrian-oriented design featuring wide sidewalks, street trees, benches, bike racks, trash receptacles, and streetlights.
- The applicant has committed to achieving a minimum two-star rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating they will comply with the Urban Design Guidelines.

Bonus Area Analysis:

The applicant seeks a total “Bonus Area” – defined by [Section 25-2-586\(A\)\(1\)](#) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlement” – as the bonus area approved administratively between 8:1 and 25:1 FAR (as permitted by [Section 25-2-586\(B\)\(3\)](#)), and the bonus area above the administrative allowance of 25:1 FAR (as permitted by [Section 25-2-586\(B\)\(6\)](#)), up to 26:1 FAR.

The applicant has proposed to achieve the bonus area allowances through the following means:

- Bonus area from 8:1 to 25:1 FAR: Pay \$1,807,389 of fees-in-lieu (to satisfy [Section 25-2-586\(E\)](#))
- Bonus area from 25:1 to 26:1 FAR: Pay \$106,317 of fees-in-lieu (to satisfy [Section 25-2-586\(B\)\(6\)\(d\)\(1\)](#))

All fees-in-lieu, totaling \$1,913,706, will be paid into the Affordable Housing Trust Fund.

With this, the applicant has met the code requirement to go above and beyond what’s required to achieve the administrative FAR allowance for community benefits ([Section 25-2-586\(B\)\(6\)\(d\)\(1\)](#)).

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the request for bonus area above what is allowed administratively by [\(25-2-586\(B\)\(3\)\)](#), up to 26:1 FAR, due to the additional community benefits that will be realized in exchange for the greater bonus area.

PROJECT INFORMATION

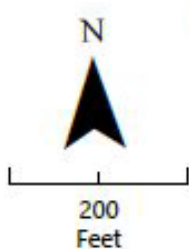
SITE AREA	11,813 square feet	0.27 acres	
EXISTING ZONING	CBD		
TRAFFIC IMPACT ANALYSIS	N/A		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Lavaca Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	1:1	26:1
BUILDING COVERAGE	100%	100%	100%
PARKING		0	0

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CBD	Commercial / Hotel
<i>North</i>	CBD	Commercial
<i>South</i>	CBD	Commercial
<i>East</i>	CBD	Commercial
<i>West</i>	CBD	Public

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Lavaca Street	79'	44'	Minor Arterial
W 5 th Street	79'	41'	Minor Arterial



- Subject Tract
- Zoning Boundary
- Parcels

Downtown Density Bonus
 Site Plan Case #: SP-2022-0518C
 Address: 415 Lavaca St, 209 W 5th St & 213 W 5th St

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