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SIGNED AUSTIN ENERGY GREEN BUILDING LETTER

May 8, 2023

Ms. Lauren Middleton-Pratt  
Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

Via Electronic Delivery

Re: 708 E. 12th Street – Downtown Density Bonus Program (“DDBP”) Application and Summary of Compliance with the City of Austin’s Urban Design Guidelines for a hotel tower project located at 708 E. 12th Street and 1200 N IH-35 Service Road related to site development permit application case SP-2022-0543C.

Dear Ms. Middleton-Pratt:

On behalf of the property owner, 12th and Sabine Owner, LLC c/o LV Collective (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the Downtown Density Bonus Program (“DDBP”) for the south half-block property located on E. 12<sup>th</sup> Street between Sabine Street and N IH-35 Service Road in Austin, Texas (the “Property”) submitted on November 16, 2022.

The Owner is seeking to develop a 39-story hotel tower on the Property consisting of 527 keys, equating to 550,471 gross square feet of hotel use with approx. 11,000 gross square feet of pedestrian oriented use on the ground floor. The Property is currently developed with a vacant office building.

The Property is located within the Waller Creek subdistrict of the Downtown Austin Plan (DAP) and is zoned Central Business District (“CBD”). The Property is entitled to a floor-to-area ratio (“FAR”) of 8:1. In order to exceed 8:1 FAR, the applicant is proposing to participate in the Downtown Density Bonus Program (“DDBP”). The gross site area for the Property is 1.13 acres, or 49,114 square feet, resulting in a base entitlement of 392,912 square feet. The project is seeking 12:1 FAR, in compliance with the maximum FAR allowed administratively in this DDBP subdistrict, allowing an additional 183,054 square feet of proposed multifamily use.


The project will meet the DDBP Gatekeeper requirements by 1) achieving a two-star rating with Austin Energy Green Building (“AEGB”), 2) achieving substantial compliance with the City of Austin Urban Design Guidelines, and 3) providing the required Community Benefit through § 25-2-586 (E)(1)(iii), a development bonus fee for affordable housing of \$823,554 to the Affordable Housing Trust Fund and a 3-star DDBP AEGB rating as described in (E)(8). 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.

We respectfully request that this project be reviewed by the City of Austin Design Commission for substantial compliance with the Urban Design Guidelines 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 Department (*via electronic delivery*)  
Zack Lofton, Planning Department (*via electronic delivery*)

708 E. 12<sup>th</sup> Street | Austin, TX

Downtown Density Bonus Program Application Package





**URBAN  
DESIGN**  
HOUSING & PLANNING

## **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](mailto: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](mailto: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](mailto: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](mailto:jorge.rousselin@austintexas.gov)  
**(512) 974-2975**



**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)*:

- 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):

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

- II. Current height limitation (in feet) :

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☐ No

If yes, please provide specify height allowed under CVC:

## 6.Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

## 7. Building Information

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

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

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

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

- e. Number of floors:

- f. Height:

- g. FAR requested:

**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.

**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:

**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:

**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 \(E\)\(1\)-\(12\)](#).

**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:



### 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](mailto: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**

**Date Submitted**



## **DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST**

### **Submitted:**

- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
  - Site plan;
  - Floor plans;
  - Exterior elevations (all sides);
  - Three-dimensional views;
- ☐ Copy of the projects signed Austin Energy Green Building Letter of Intent;
- ☐ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
- ☐ Letter of affordability and acknowledgment from HPD for affordable housing community benefit.

## 708 E. 12<sup>th</sup> Street – Vicinity and Nearby Transit Facilities





ILLUSTRATED SITE PLAN

- RETAIL
- TENANT LOBBY
- TENANT AMENITY

SABINE STREET

ALLEY

PROPERTY LINE

IH-35 ACCESS ROAD

E. 12TH STREET

A1 FLOOR PLAN - LEVEL 01  
3/32" = 1'-0"

Plot Date: 16/03/23 10:42:17 AM  
C:\Users\jthompson\OneDrive\Documents\16.22456.00 Sabine Tower\Tower 01\General\2023.rvt



GENERAL NOTES: FLOOR PLAN

- 1. ALL DIMENSIONS ARE TO FACE OF PARTITIONS UNLESS OTHERWISE NOTED.
- 2. THE INSIDE FACE OF ALL DOOR JAMBS IS TO BE LOCATED 4 INCHES FROM AN INSIDE CORNER UNLESS NOTED OR SHOWN OTHERWISE.
- 3. REFER TO SHEETS A-6001 AND A-6002 FOR PARTITION TYPES, NOTES, AND DETAILS.
- 4. REFER TO SHEETS G-1003 THROUGH G-1005 FOR ACCESSIBILITY STANDARDS.
- 5. PROVIDE 2-HR FIRESTOPPING AT ALL FLOOR PENETRATIONS NOT LOCATED WITHIN A 2-HR. SHAFT ENCLOSURE.
- 6. PROVIDE 2-HR. PERIMETER JOINT FIRESTOPPING AT ALL FLOOR AND ROOF OPEN PERIMETER JOINT CONDITIONS.
- 7. FURNITURE SHOWN IS N.I.C. UNLESS OTHERWISE NOTED.
- 8. PROVIDE CONTINUOUS F.R.T. BLOCKING FOR ALL TVS; TYPICAL.
- 9. REFERENCE THE LV DESIGN GUIDE FOR FINISHES, CASEWORK, APPLIANCES, LIGHTING, ALLOWANCES, ETC.



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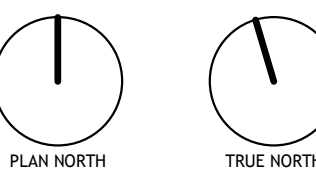
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Suite 300  
Austin, TX 78703  
512.899.3500

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Registered Name: James A. Thompson  
Texas Registration Number: 21947

Sabine Tower  
708 E 12th Street  
Austin, TX 78701



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3	DD ADDENDUM	01/31/23
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1	50% DESIGN DEVELOPMENT	11/01/22
0	SCHEMATIC DESIGN	09/20/22

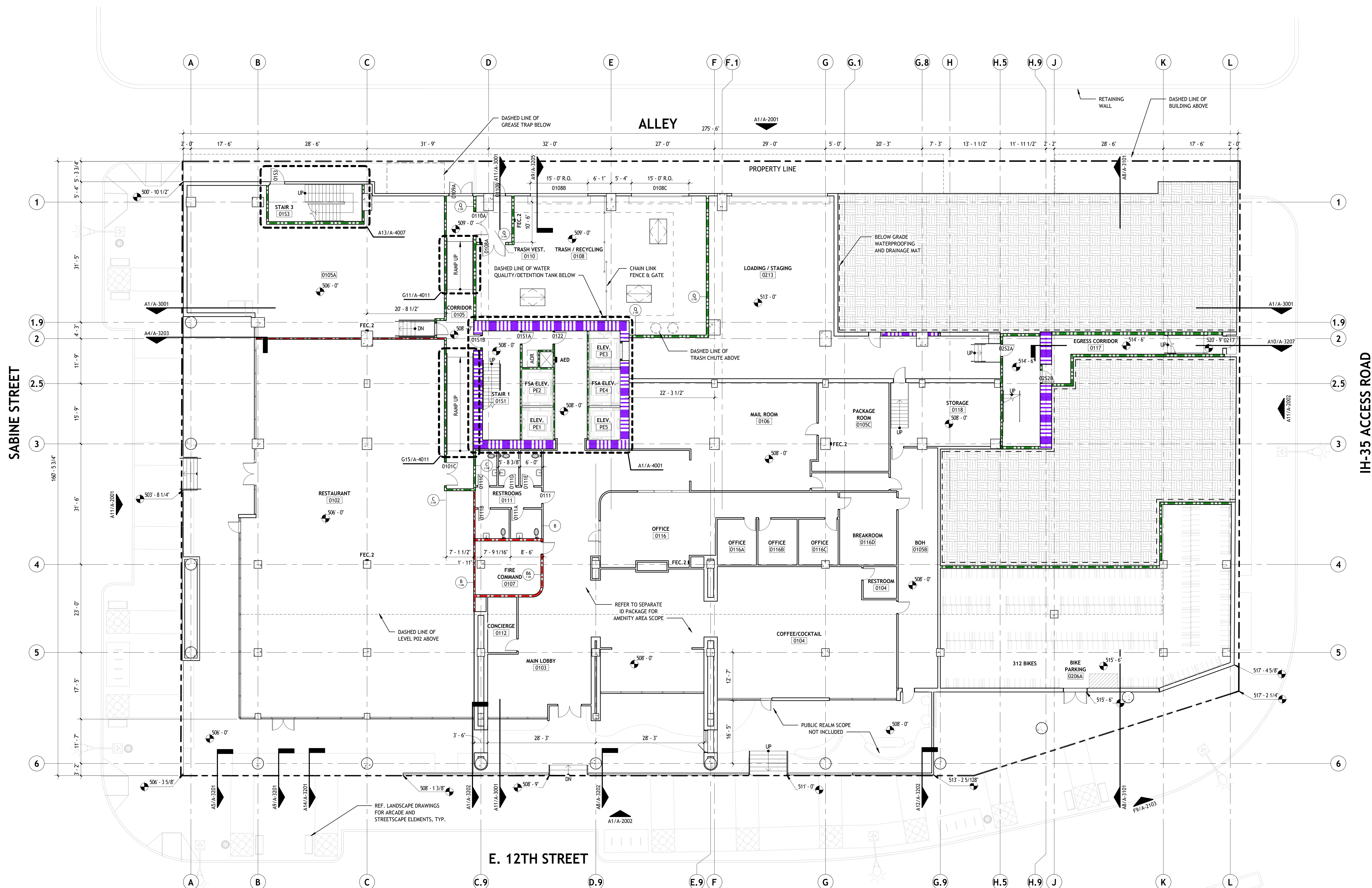
Issues

Project Number: 16.22456.00

Project Lead: JS

FLOOR PLAN - LEVEL 01

A-1001



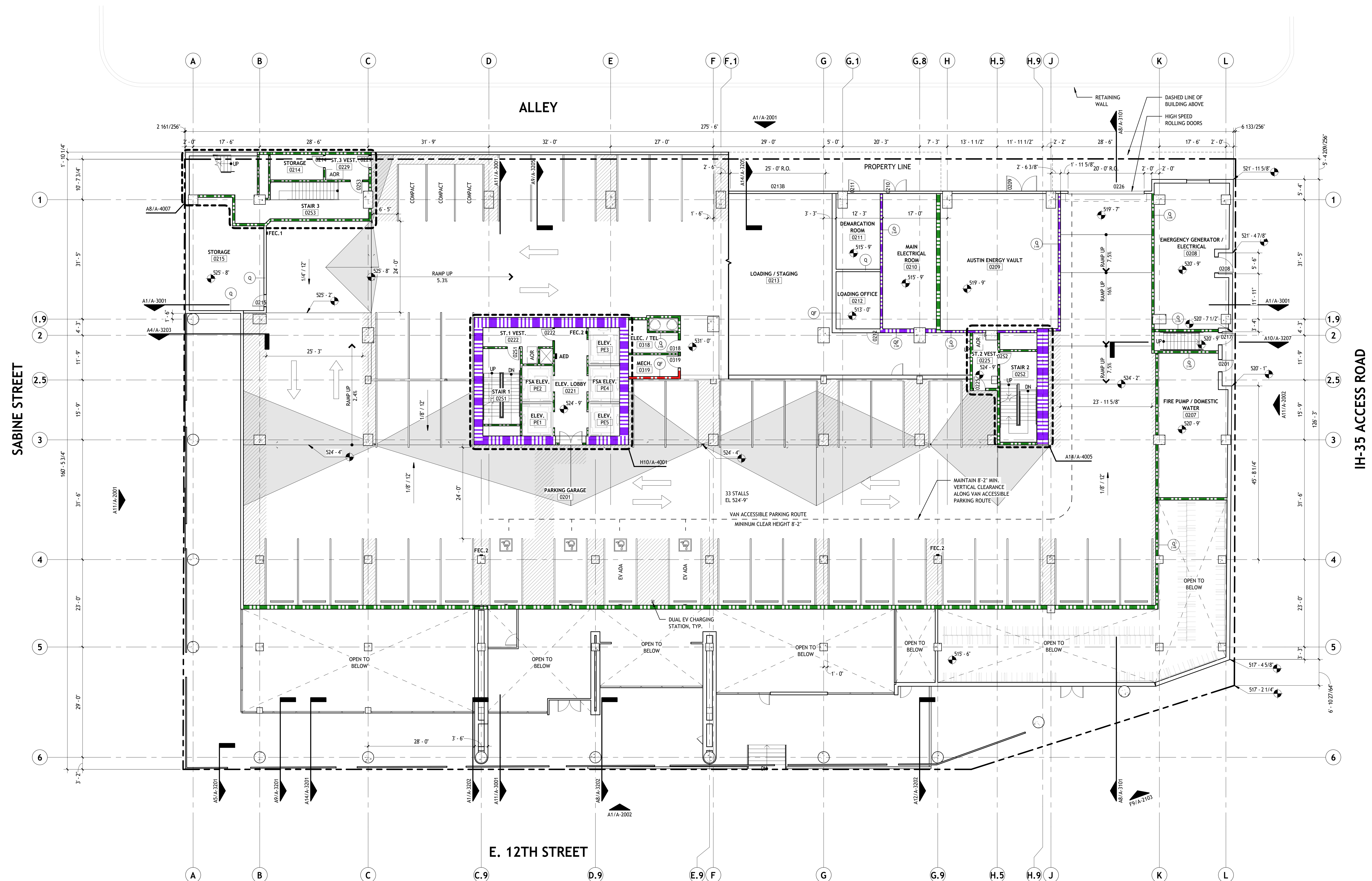
**A1** FLOOR PLAN - LEVEL 01  
3/32" = 1'-0"

Plot Date: 10/10/23 5:40:23 PM  
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**GENERAL NOTES: FLOOR PLAN**

1. ALL DIMENSIONS ARE TO FACE OF PARTITIONS UNLESS OTHERWISE NOTED.
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8. PROVIDE CONTINUOUS F.R.T. BLOCKING FOR ALL TVS; TYPICAL.
9. REFERENCE THE LV DESIGN GUIDE FOR FINISHES, CASEWORK, APPLIANCES, LIGHTING, ALLOWANCES, ETC.



**A1** FLOOR PLAN - LEVEL P02  
3/32" = 1'-0"

3	DD ADDENDUM	01/31/2
2	DESIGN DEVELOPMENT	01/10/2
1	50% DESIGN DEVELOPMENT	11/01/2
0	SCHEMATIC DESIGN	09/20/2



GENERAL NOTES: PARKING

- ALL DIMENSIONS ARE TO FACE OF PARTITIONS UNLESS OTHERWISE NOTED.
- THE INSIDE FACE OF ALL DOOR JAMBS IS TO BE LOCATED 4 INCHES FROM AN INSIDE CORNER UNLESS NOTED OR SHOWN OTHERWISE.
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- REFER TO SHEETS G-1003 THROUGH G-1005 FOR ACCESSIBILITY STANDARDS.
- PROVIDE 2-HR FIRESTOPPING AT ALL FLOOR PENETRATIONS NOT LOCATED WITHIN A 2-HR. SHAFT ENCLOSURE.
- PROVIDE 2-HR. PERIMETER JOINT FIRESTOPPING AT ALL FLOOR AND ROOF OPEN PERIMETER JOINT CONDITIONS.
- PARKING LEVEL SLOPE AT ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTE TO BE 2% MAX. IN ALL DIRECTIONS.



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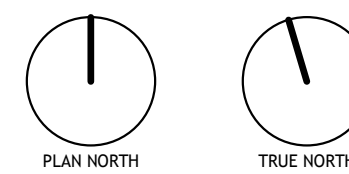
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Registered Name: James A. Engstrom  
Texas Registration Number: 21947

Sabine Tower

708 E 12th Street  
Austin, TX 78701



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|---|--------------------|----------|
| 3 | DD ADDENDUM        | 01/31/23 |
| 2 | DESIGN DEVELOPMENT | 01/10/23 |
| 1 | 50% DESIGN         | 11/01/22 |
| 0 | SCHEMATIC DESIGN   | 09/20/22 |

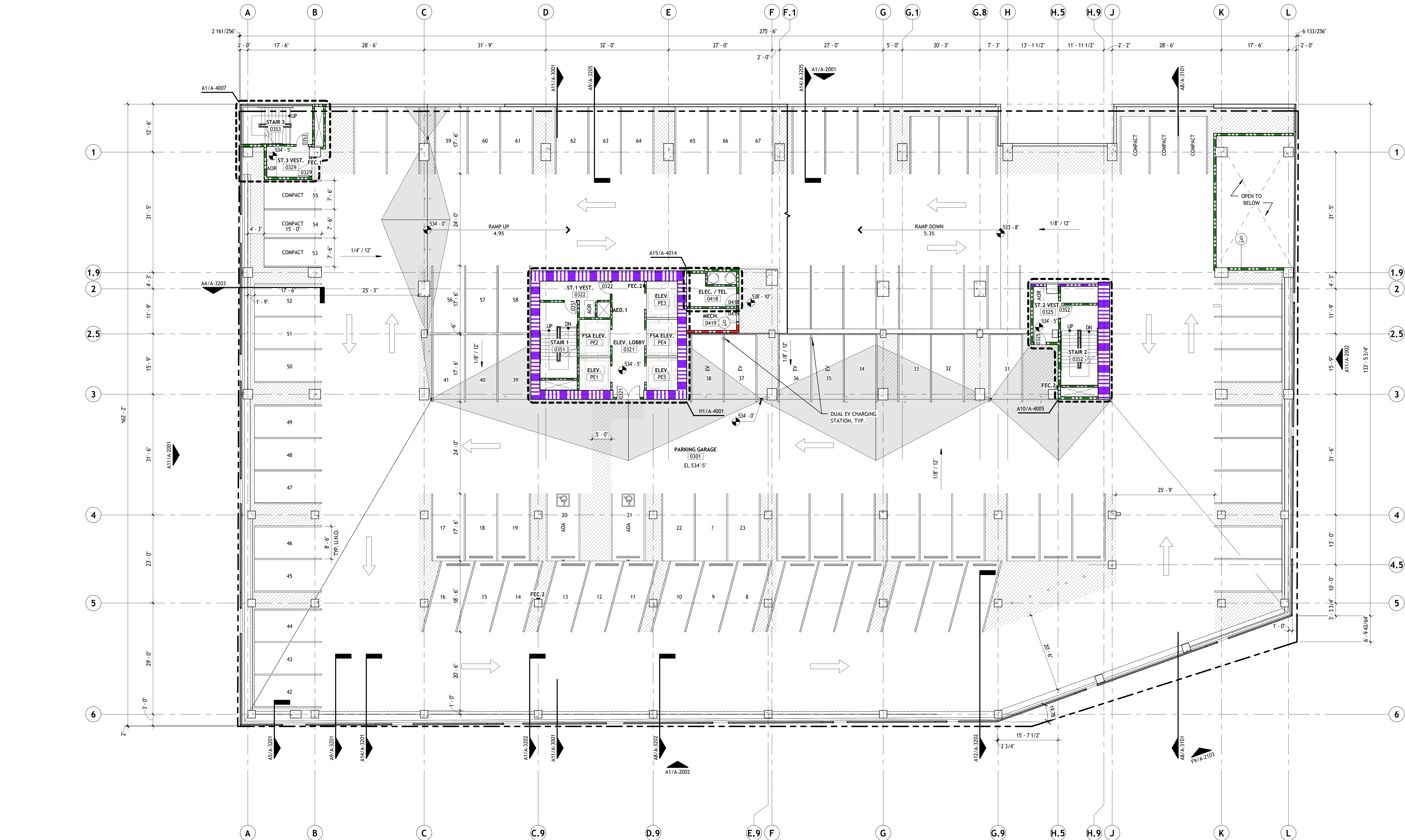
Issues

Project Number: 16.22456.00

Project Lead: JS

FLOOR PLAN - LEVEL  
P03

A-1003



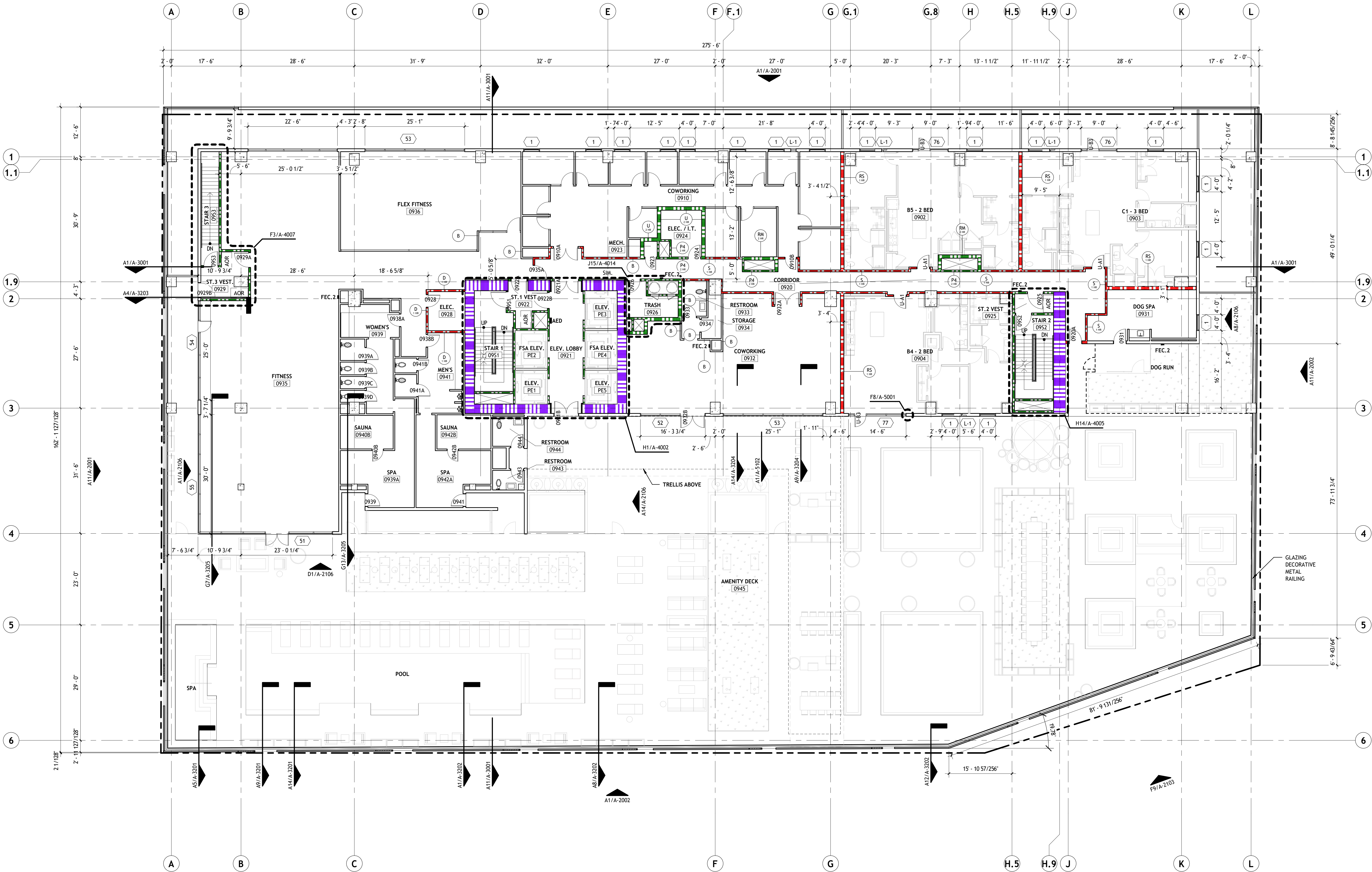
A1 FLOOR PLAN - LEVEL P03  
3/32" = 1'-0"

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## GENERAL NOTES: FLOOR PLAN

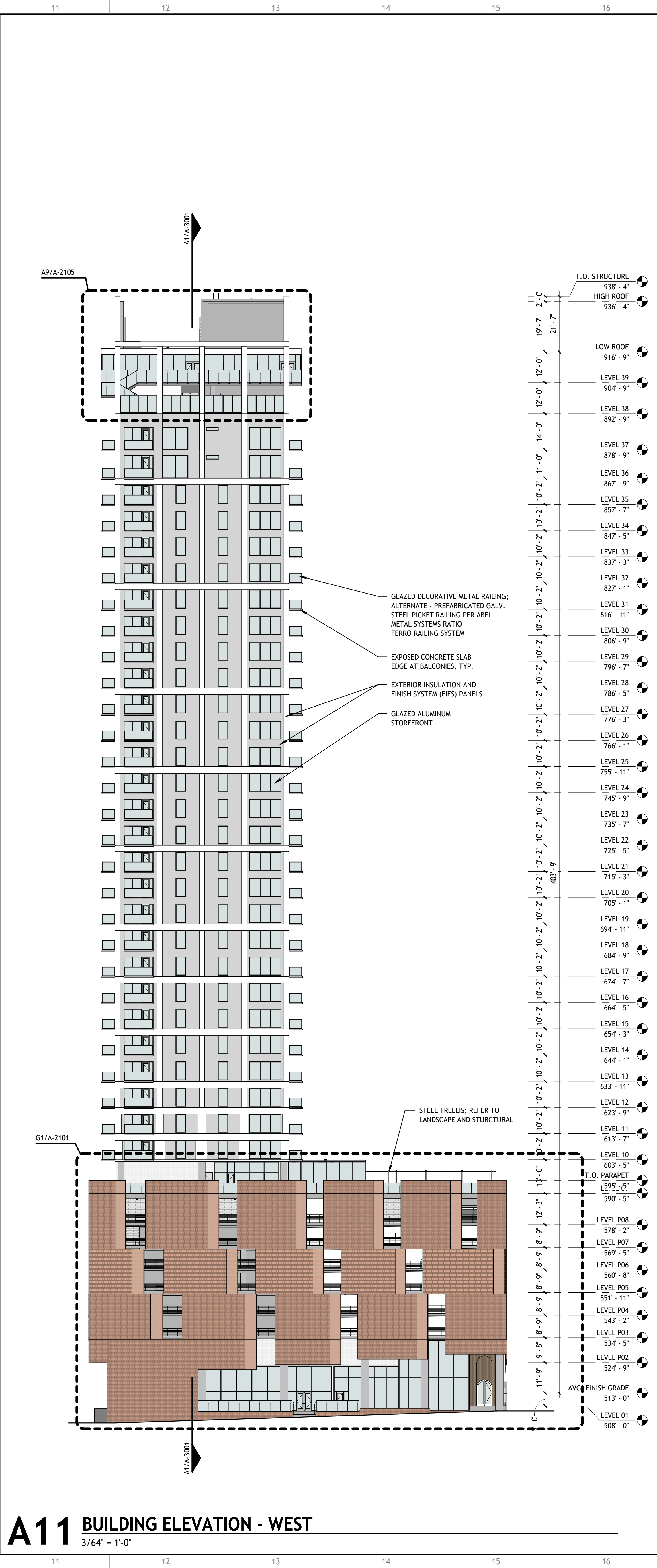
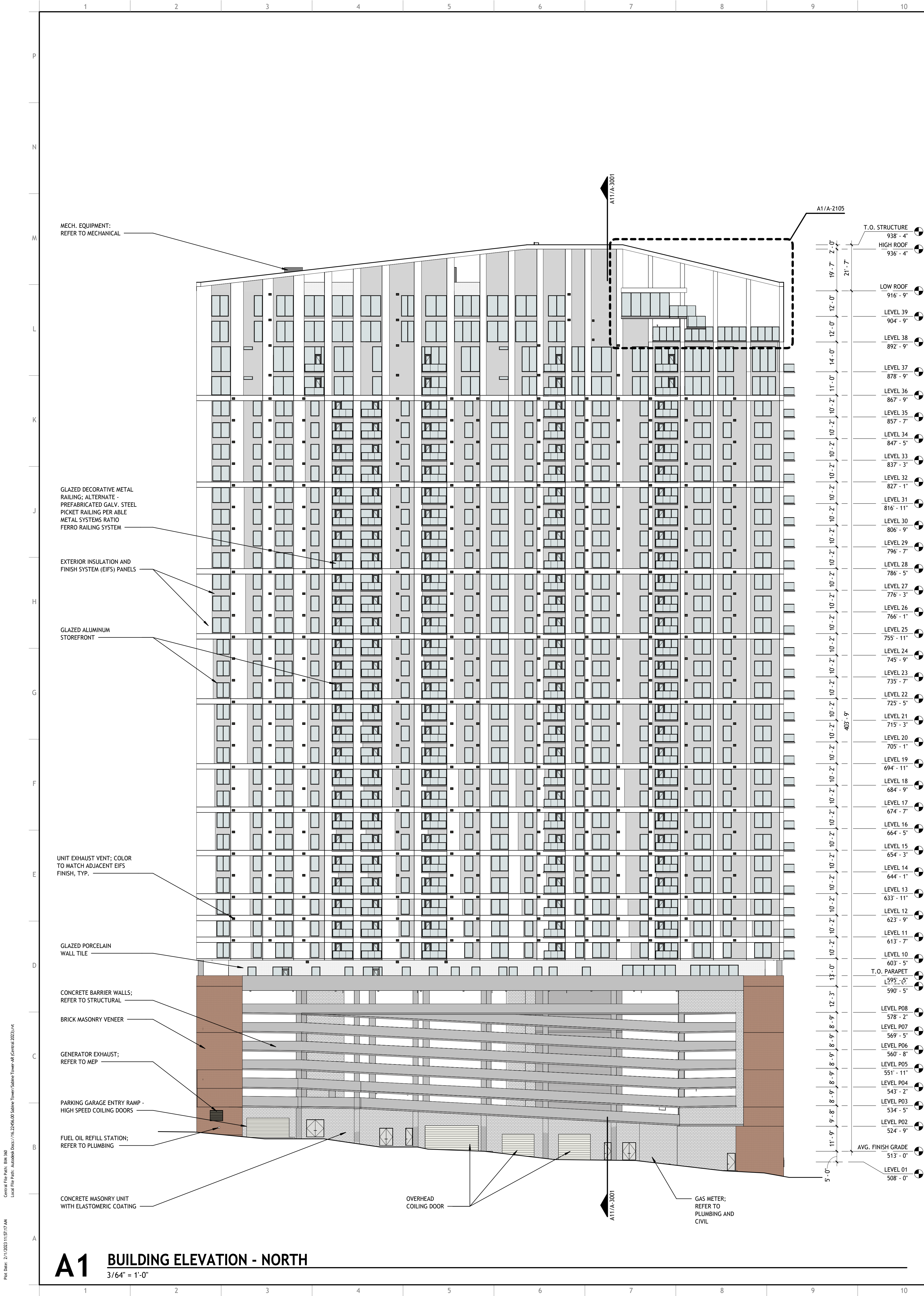
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## A1 FLOOR PLAN - LEVEL 09 - AMENITY

# A-1009





## MATERIALS KEY

- STRUCTURAL BRICK MASONRY WALL - BK. 1
- STRUCTURAL, PERFORATED BRICK MASONRY WALL - BK. 2
- EIFS TYPE 1
- EIFS TYPE 2
- GLAZING TYPE A - CLEAR
- CONCRETE MASONRY UNIT TYPE 1 - C.M.U. 1
- TILE TYPE 1

## GLAZING RATIO

	AREA	PERCENTAGE
EAST		
Solid	16965 SF	8%
Glazed	4370 SF	2%
NORTH		
Solid	57718 SF	27%
Glazed	29607 SF	14%
SOUTH		
Solid	63352 SF	29%
Glazed	23816 SF	11%
WEST		
Solid	12897 SF	6%
Glazed	6680 SF	3%
Solid	150933 SF	70%
Glazed	64473 SF	30%
	215406 SF	



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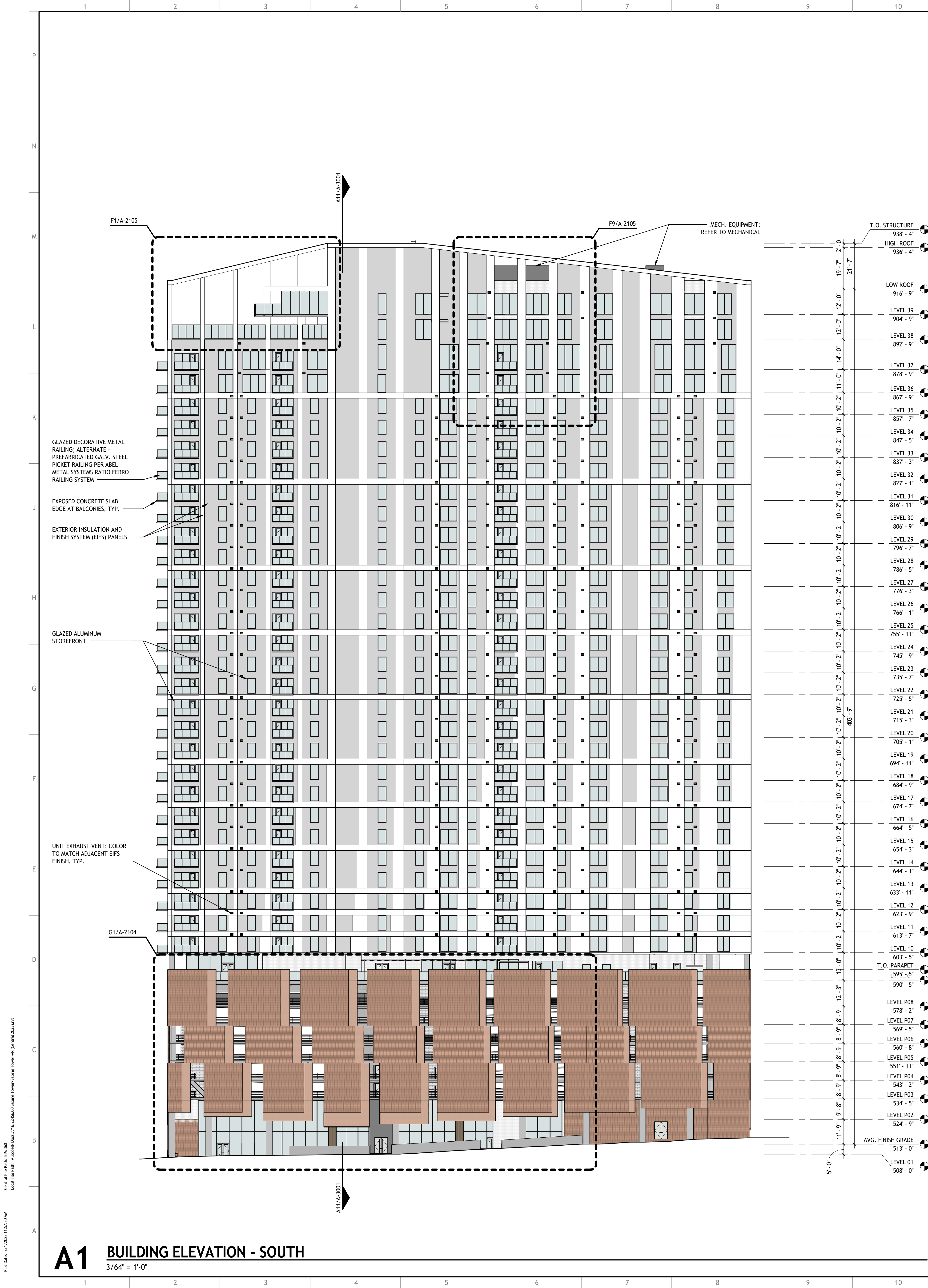
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Project Lead: JS

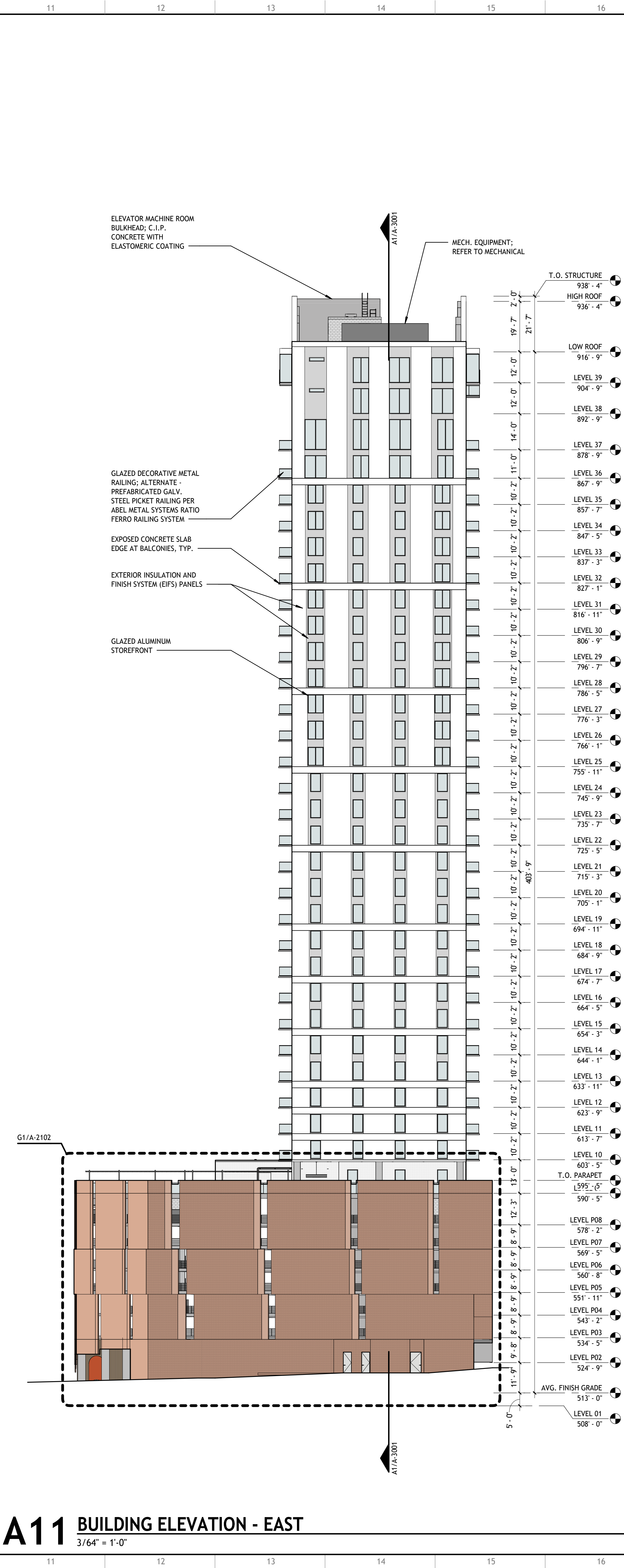
BUILDING ELEVATIONS -  
WEST & NORTH

A-2001





**A1 BUILDING ELEVATION - SOUTH**  
3/64" = 1'-0"



**A11 BUILDING ELEVATION - EAST**  
3/64" = 1'-0"

**MATERIALS KEY**

- STRUCTURAL BRICK MASONRY WALL - BK. 1
- STRUCTURAL, PERFORATED BRICK MASONRY WALL - BK. 2
- EIFS TYPE 1
- EIFS TYPE 2
- GLAZING TYPE A - CLEAR
- CONCRETE MASONRY UNIT TYPE 1 - C.M.U. 1
- TILE TYPE 1

**GLAZING RATIO**

	AREA	PERCENTAGE
EAST		
Solid	16965 SF	8%
Glazed	4370 SF	2%
NORTH		
Solid	57718 SF	27%
Glazed	29607 SF	14%
SOUTH		
Solid	63352 SF	29%
Glazed	23816 SF	11%
WEST		
Solid	12897 SF	6%
Glazed	6680 SF	3%
Solid	150933 SF	70%
Glazed	64473 SF	30%
	215406 SF	



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Texas Registration Number: 21947

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Austin, TX 78701



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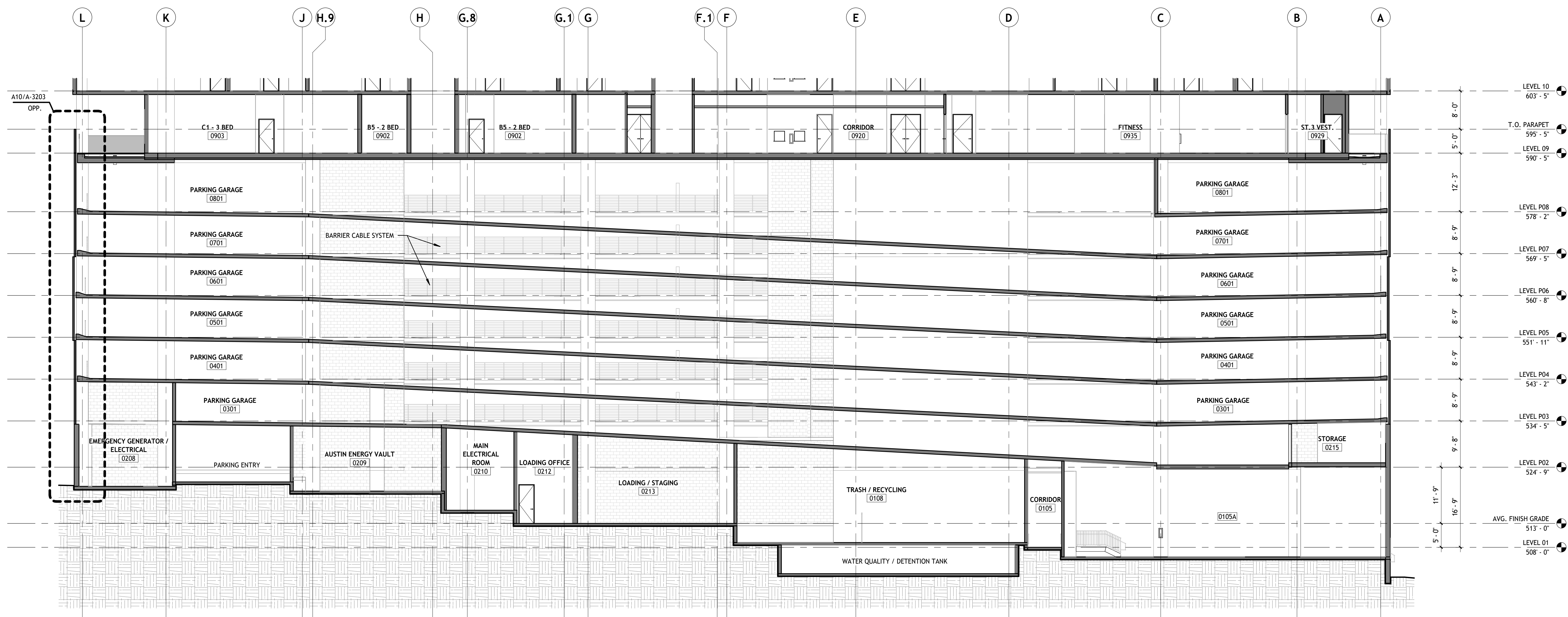
Project Number: 16.22456.00

Project Lead: JS

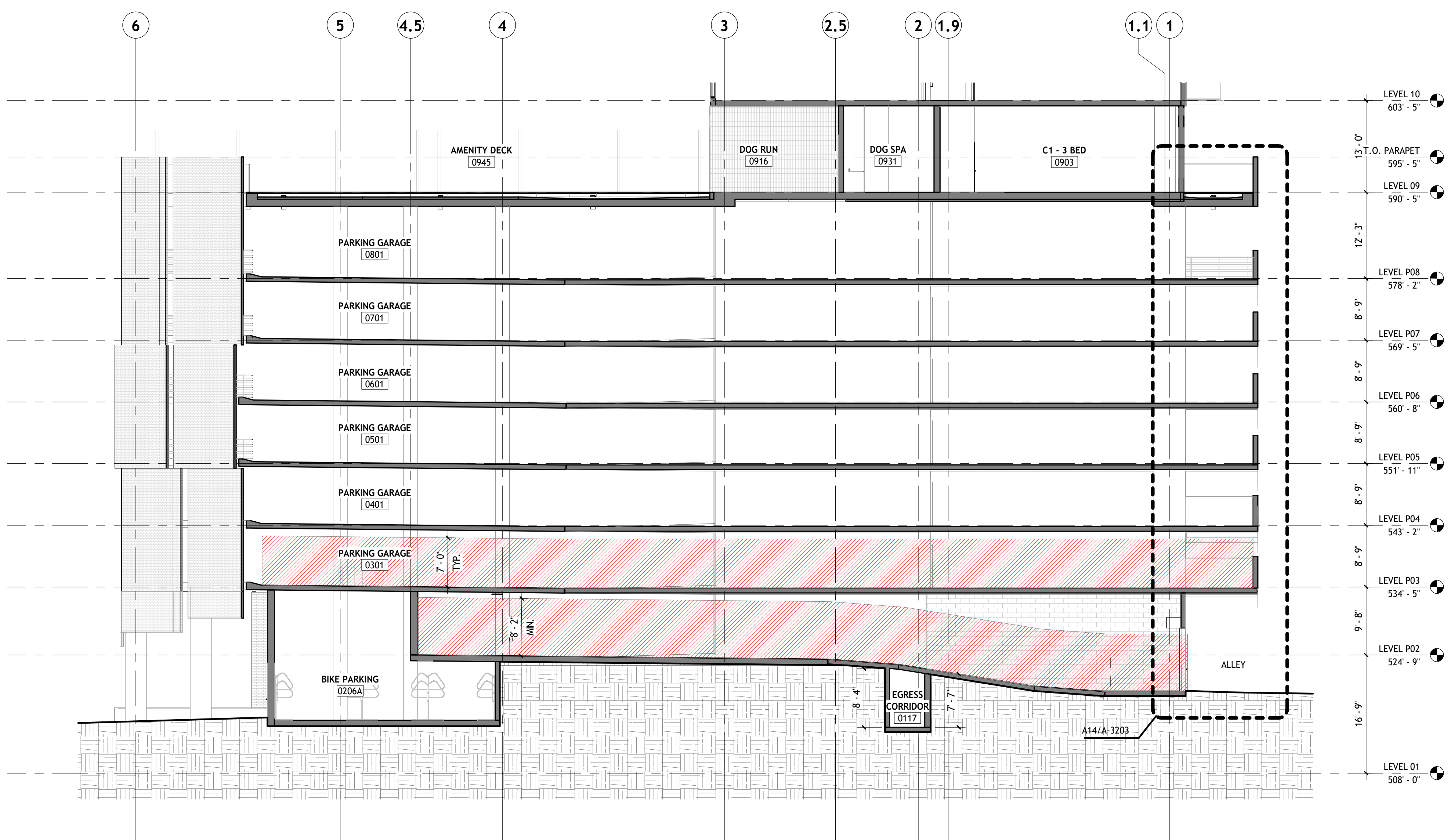
**BUILDING ELEVATIONS - EAST & SOUTH**

**A-2002**





**H1** ENLARGED BUILDING SECTION - GARAGE - LOOKING SOUTH  
3/32" = 1'-0"



**A8** ENLARGED BUILDING SECTION - GARAGE - LOOKING WEST  
1" = 10'-0"
























**708 E. 12th Street - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS**

Gross Commercial Use SF: 575,966 SF  
 Gross Commercial Use Percentage: 100% *\*Rounded to the nearest hundredth*

<b>TOTAL SITE AREA:</b> 49,114 SF	<b>ACTUAL GSF (11.73:1 FAR):</b>	575,966 SF
MAX. GSF PER ZONING (8:1 FAR): 392,912 SF	PROPOSED GSF (12:1 FAR):	589,368 SF
<b>TOTAL PROPOSED BONUS AREA : 183,054 SF</b>		

Community Benefit	FEE / BONUS AREA	BONUS AREA	COMMUNITY BENEFIT %	FEE INCURRED
1) THREE-STAR AEGB COMMUNITY BENEFIT (25-2-586)(E)(8)	23.3% BONUS OF 8:1	91,548 SF	50%	
2) DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>COMMERCIAL</i> (25-2-586)(E)(1)(iii]	\$9	91,506 SF	50%	\$ 823,554
<b>TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =</b>		<b>183,054 SF</b>	<b>100%</b>	<b>\$ 823,554</b>



## 708 E. 12<sup>th</sup> Street Great Streets Narrative

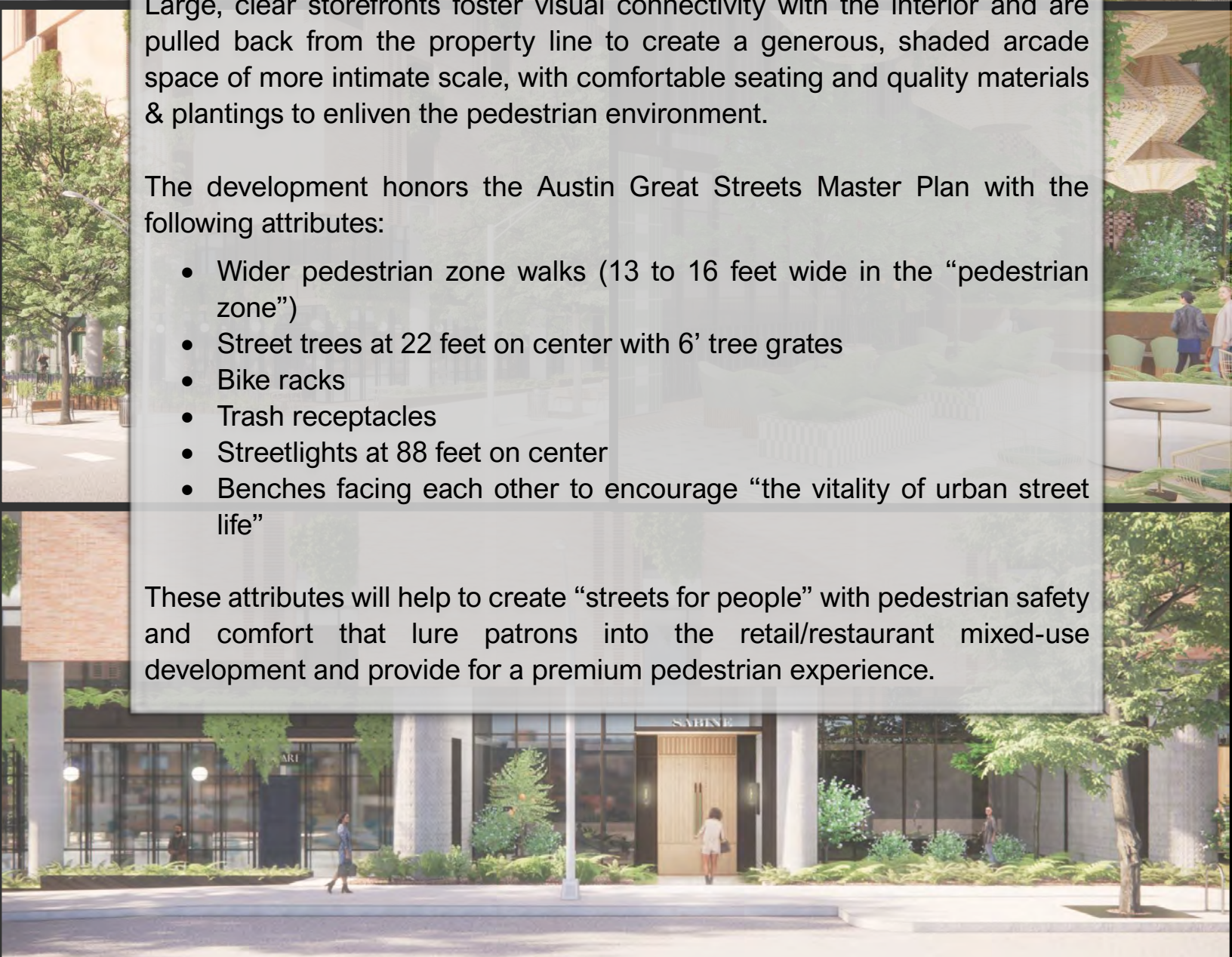
Sabine Tower will provide visitors and residents with a sense of place as they move through the development. A mural on the east side of the ground floor is intended to celebrate the intersection of Waterloo Park, Waller Creek and the Red River district nearby to this location. The pedestrian-oriented uses - restaurant, lobby, and retail - are configured to prioritize the higher-traffic corner at E. 12th & Sabine Streets, fully activating and engaging the downtown neighborhood at the ground floor.

Large, clear storefronts foster visual connectivity with the interior and are pulled back from the property line to create a generous, shaded arcade space of more intimate scale, with comfortable seating and quality materials & plantings to enliven the pedestrian environment.

The development honors the Austin Great Streets Master Plan with the following attributes:

- Wider pedestrian zone walks (13 to 16 feet wide in the “pedestrian zone”)
- Street trees at 22 feet on center with 6’ tree grates
- Bike racks
- Trash receptacles
- Streetlights at 88 feet on center
- Benches facing each other to encourage “the vitality of urban street life”

These attributes will help to create “streets for people” with pedestrian safety and comfort that lure patrons into the retail/restaurant mixed-use development and provide for a premium pedestrian experience.









Sabine Tower - Urban Design Guidelines Matrix  
Review of Substantial Compliance

	Guideline	Achieved? (Yes/No)	Applicant's Comments
<b>Area Wide Guidelines</b>			
1	AW-1: Create dense development	Yes	The project is applying for 15:1 FAR, allowed administratively under the Downtown Density Bonus program. The project is for a 527 key hotel that, combined with active first floor restaurant and/or retail space that creates a dense development.
2	AW-2. Create mixed-use development	Yes	The project is approximately a half-block development and will include 527 hotel keys, 24,171 SF of amenity space, and approx. 11,000 SF of pedestrian-oriented uses (retail/restaurant) at the ground floor.
3	AW-3. Limit development which closes downtown streets	Yes	No streets will be closed as part of the proposed project.
4	AW-4. Buffer neighborhood edges	Yes	This project is located in the Downtown Austin Plan and 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	The project proposes the incorporation of locally created artwork within the publically accessible lobby. The lobby will include floor to ceiling windows and will be visible from the public pedestrian realm, as well as being visible from the adjoining coffee/cocktails space. The interior design will also feature an emphasis on local culture, art, or landscape. These elements will be visible at the street level.
6	AW-6. Protect important public views	Yes	The Project does not obscure existing views through the public right-of-way and no pedestrian bridges are proposed.
7	AW-7. Avoid historical misrepresentations	Yes	The contemporary exterior design aesthetic for the Project will not appear to be built earlier than it was.
8	AW-8. Respect adjacent historic buildings	Yes	The project is not adjacent to or near any historic buildings, nor will it mimic historic architecture.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	All rooftops that are visible from neighboring properties will be occupiable rooftop terraces with landscaped elements; rooftop mechanical equipment will be substantially obscured.
10	AW-10. Avoid the development of theme environments	Yes	This project will not be a themed environment.
11	AW-11. Recycle existing building stock	No	The existing buildings to be demolished do not contribute meaningfully to the downtown urban fabric or have Architectural/Cultural character worthy of preservation.

Sabine Tower - Urban Design Guidelines Matrix  
Review of Substantial Compliance

Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	Yes	All vehicle access will be taken off of the alleyway. The streetscape will be lined with street trees, landscape planters, and a ground floor arcade along E. 12th Street & Sabine Street that provides shade and overhead pedestrian protection. Tree grates and curbs also provide protection and wayfinding for pedestrians.
13	PS-2. Minimize curb cuts	Yes	The existing curb cuts a on Sabine Street, E. 12th Street, and N IH-35 Service Road will all be removed and vehicle access will be taken from the mid-block alley.
14	PS-3. Create a potential for two-way streets	Yes	The driveway and parking entry will be designed to function for both a one-way and two-way street system.
15	PS-4. Reinforce pedestrian activity	Yes	The project intends to install sidewalks abutting the curb along Sabine Street and E. 12th Street that exceed the Great Street standard 18-foot wide sidewalk width. The sidewalks on Sabine Street will be 22' 11" wide and on E. 12th Street, 20' wide. The ground-floor commercial uses will have entrances fronting Sabine Street and E. 12th Street where the most pedestrian activity will be located.
16	PS-5. Enhance key transit stops	Yes	Providing ridership to support the nearby CapMetro Routes 18 and 5, both local routes, and 7, a weekday high frequency route at 12th Street and Trinity.
17	PS-6. Enhance the streetscape	Yes	Great Streets amenities, shaded seating, tree grates and specialty paving are provided with landscaped outdoor patio dining and lounging areas adjacent to the commercial uses to create engagement for pedestrians and patrons. The project is adjacent to TXDOT right-of-way along the N IH-35 Service Road, and cannot implement Great Streets standards on that frontage, and therefore will pay the fee in-lieu.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All utility equipment will be off the alley, the N IH-35 Service Road, or within the tree/furniture zone. Utility vaults will not be in the pedestrian clear zone.
19	PS- 8. Install street trees	Yes	Street trees are planned along Sabine Street and E. 12th Street in compliance with Great Streets Standards. The site plan currently provides four (4) (5" cal) Live Oaks along Sabine Street and nine (9) (5" cal) American Elms along East 12th Street.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	The project will provide light poles along Sabine Street and E. 12th Street, consistent with Great Streets Standards. Additionally, the ground floor exterior of the building will include accent and security lighting fixtures to provide warm, pedestrian-scaled lighting.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	The project will provided pedestrian drop-off zones on both E. 12th Street and Sabine Street, along with street trees and planting beds to provide for safe passage and protection from vehicle traffic.
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 and tenant spaces that front the street will have generous storefronts that exceed Subchapter E height requirements in order to maintain appropriate pedestrian scale with the grade change along E. 12th Street.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	The project will utilize pedestrian-friendly, durable materials such as concrete, as well as greenery in the public and private pedestrian realm at street level.

Sabine Tower - Urban Design Guidelines Matrix  
Review of Substantial Compliance

Building Guidelines			
25	B- 1. Build to the street	Yes	The project provides an outdoor patio arcade along E. 12th Street and Sabine Street frontages; the façade of the structure will otherwise extend to the property line along all street frontages.
26	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The project will have approx. 11,000 SF ground floor tenant space suitable for retail/restaurant use and a 3,324 SF lobby area that will encourage walk-in traffic. The street edge will be pedestrian-oriented in nature with a two-story arcade for outdoor seating and shade with significant landscaping beds.
27	B-3. Accentuate primary entrances	Yes	The main Lobby entrance will open to a two-story arcade that fronts E. 12th Street with ample seating areas, landscape beds, and dedicated signage. The ground floor will be all-glass for increased transparency into the lobby.
28	B- 4. Encourage the inclusion of local character	Yes	The tower's façade design seeks to achieve an iconic, contemporary aesthetic with a mix of modern glass and colored EIFS panels. 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 downtown Austin. 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 enclosed by "floating" architectural brick panels and greenery on all sides visible from the street. The design will screen cars & headlights from view.
30	B- 6. Create quality construction	Yes	The project seeks to achieve a high-design aesthetic and will utilize a palette of quality materials with deference to durability, sustainability, and a long-term lifespan.
31	B- 7. Create buildings with human scale	Yes	The design incorporates the Urban Design Guidelines along the ground-floor, and will have the appropriate pedestrian scale, articulation in the ground-floor spaces, architectural differentiation at the lower floors, and vertical massing relief to satisfy the intent of the this guideline.

Sabine Tower - Urban Design Guidelines Matrix  
Review of Substantial Compliance

Plaza and Open Space Guidelines			
32	PZ-1. Treat the four squares with special consideration	N/A	This project is not adjacent to one of the four squares.
33	PZ- 2. Contribute to an open space network	Yes	The project has oriented all pedestrian oriented uses along the building's footprint on Sabine Street as well as a portion of E. 12th Street. The larger commercial space will be able to accommodate a restaurant tenant to provide ancillary support to the patrons of the nearby open space.
34	PZ- 3. Emphasize connections to parks and greenways	Yes	There are existing sidewalks/pedestrian connection from the site to the Waterloo Neighborhood Park. The development will not obstruct these connections and seek to improve the sidewalk width and pedestrian connection along the site's frontage with improved lighting fixtures, street trees, and bicycle racks.
35	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	Yes	The project will have two large amenity decks with ample open space, numerous amenities, and gathering spaces. Level 9 includes a pool, fire pits, shaded seating, sun deck, event/game lawn, urban garden, outdoor kitchens and a dog park. Level 38 includes a pool, shaded seating, bar with media wall, and a fireplace.
36	PZ- 5. Develop green roofs	Partial	Level 9 will include a working urban garden with over 2,900 SF of planted area to provide vegetables and produce as well as event space and gathering spaces for guests.
37	PZ- 6. Provide plazas in high use areas	Partial	The site is less than 450 feet from the nearby City of Austin Waterloo Park with the Lebermann Plaza and Moody Amphitheater. The project will support the nearby park, amphitheater and plaza by providing ground floor commercial uses that will be used by guests, visitors and patrons of the project and area.
38	PZ- 7. Determine plaza function, size, and activity	Partial	The project will accommodate public interaction through roughly 5,000 SF of covered patio space off the sidewalk. These spaces are intended to be relaxing and secure, as well as aiding in deterring vandalism by putting eyes on the street where the private realm meets the public pedestrian realm.
39	PZ- 8. Respond to microclimate in plaza design	Partial	The project will include a diverse microclimate that provides a mixture of shade from the street trees, ground-floor arcade and low-level vegetation in planting beds, pots and planters. The parking structure incorporates planters that will mitigate heat absorption.
40	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Partial	The site will not obstruct views of the Waterloo Park from the pedestrian realm. West and north facing guests will be able to view the park activities and live in close proximity to the same.
41	PZ- 10. Provide an appropriate amount of plaza seating	N/A	Many seating options will be available including 8 benches and numerous chairs.
42	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	The recessed nature of the ground floor allows for spatial complexity, visual depth, and overhead protection. The grade change on the site will be handled in a modest manner that creates a slightly recessed seating area along E. 12th Street and slightly higher seating area along Sabine Street; the outdoor patio area aligns with the sidewalk's grade near the corner of E. 12th Street and Sabine Street.
43	PZ- 12. Use plants to enliven urban spaces	Partial	A variety of plants, shrubs and trees will be used within the public realm as well as along the entrance to the building and associated ground floor commercial uses.



Sabine Tower - Urban Design Guidelines Matrix  
Review of Substantial Compliance

44	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	The project will not include a water feature.
45	PZ- 14. Provide food service for plaza participants	Partial	The commercial spaces will support restaurant or food service tenants with access to the public.
46	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	The project is not located adjacent to the nearby open-space or plaza. However, the building's entrances will be highlighted with lighting and signage as well as provide appropriate signage and lighting along the pedestrian realm.
47	PZ- 16. Consider plaza operations and maintenance	N/A	The project is not located adjacent to the nearby open-space or plaza. The project will maintain all maintenance relative to the ground floor area of the building.
<b>Conclusions</b>			
	Total number of Urban Design Guidelines		



# 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: Sabine Tower


Project Address: 708 E 12th Street, 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: JAMES R CORNETET  
Signature:   
Title: DIRECTOR DEVELOPMENT  
Phone Number: 740.525.2268  
Date: 2022.08.02

### AUSTIN ENERGY GREEN BUILDING:

Name: Mark Leger  
Signature:   
Title: AEGB Representative  
Phone Number: 512-482-5405  
Date: 4/18/2023





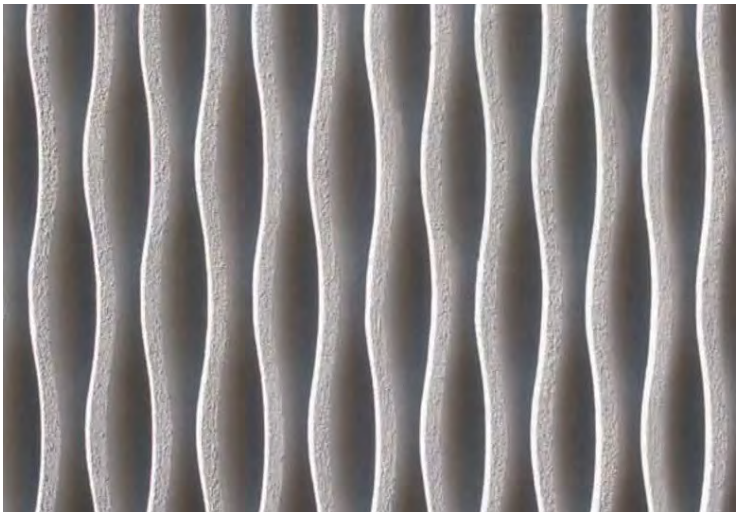
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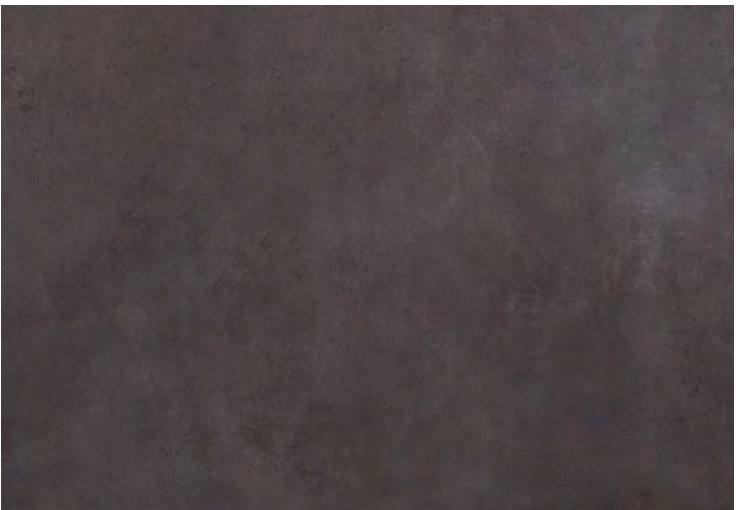
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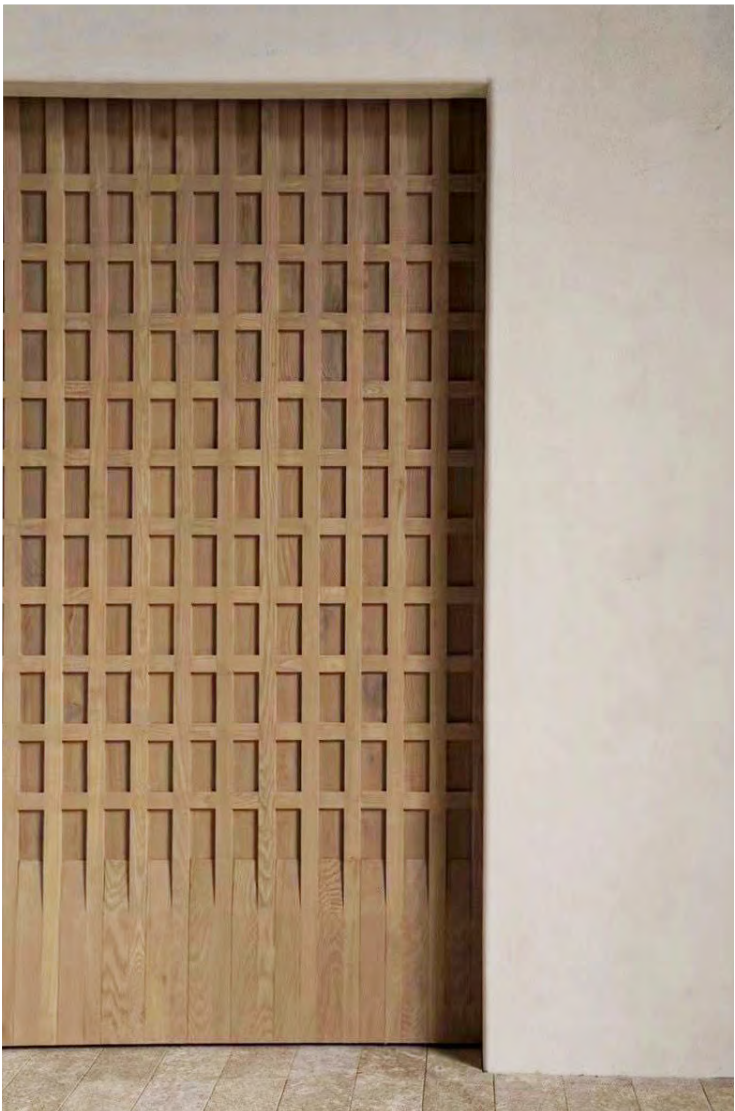
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OVERGROWN GREENERY



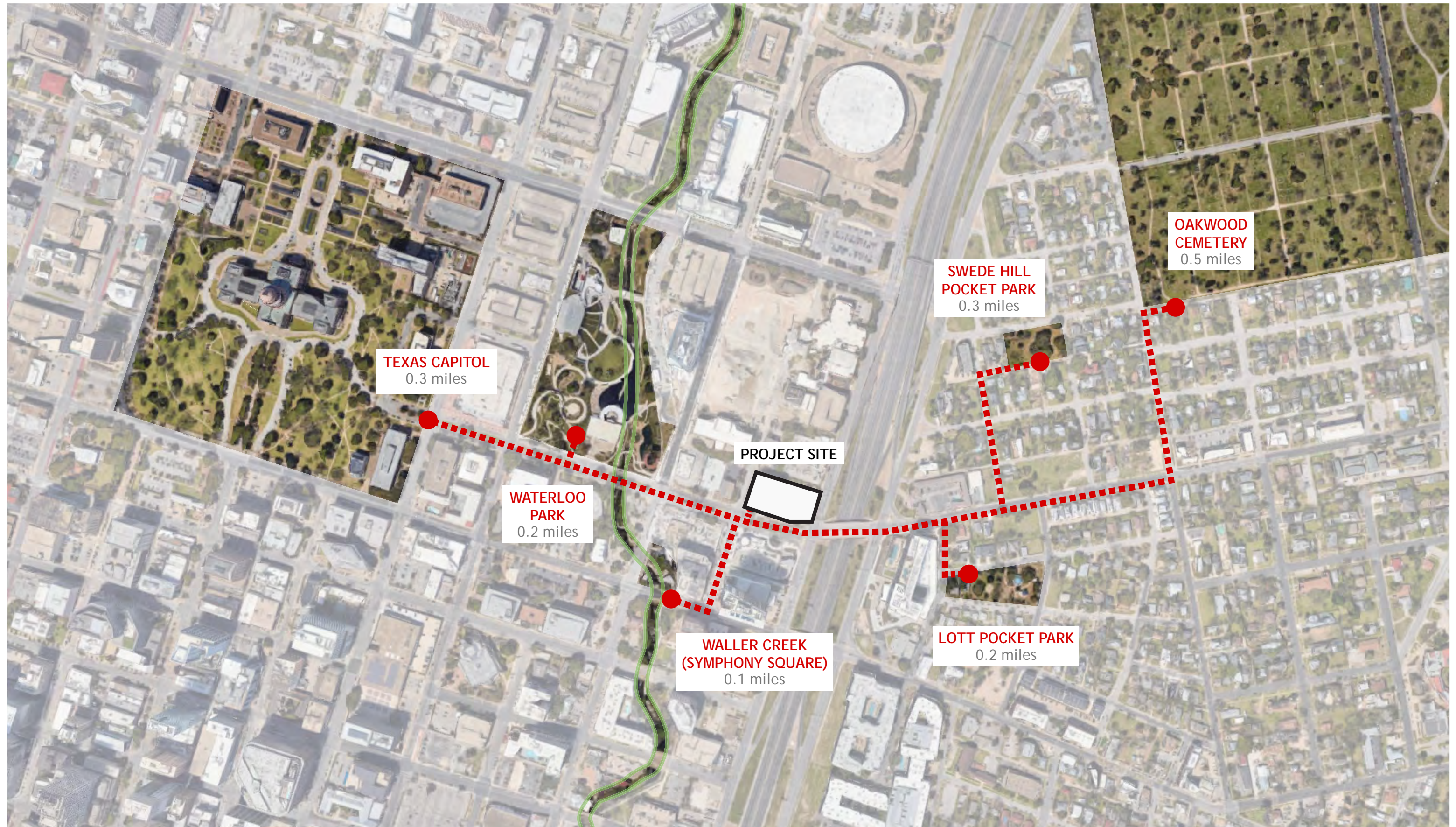
BLACKENED STEEL



WOOD VENEER DOOR







Nearby Open Space







Date: June 12, 2023  
To: City of Austin Design Commission  
From: Planning & Urban Design Working Group  
Subject: Density Bonus Working Group review of 708 E 12<sup>th</sup> Street substantial compliance with the Urban Design Guidelines  
Meeting date: June 7, 2023; 12:00 pm; Virtual Microsoft Teams Meeting  
Applicant: Leah M. Bojo

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The proposed project, 708 E 12<sup>th</sup> Street, is located on 12<sup>th</sup> Street between S I-35 Frontage Rd on the east and Sabine Street on the west, it is separated from it's northern neighbor by an existing alley.

The project includes a hotel (565,001 gsf / 527 rooms) and retail (10,965 gsf) on a 49,114 square foot lot.

The applicant is seeking a Density Bonus to raise the FAR from 8:1 to 12:1. Current height limitation is 400 feet and proposed height is 404 feet.

The current allowable area is gross building area is 392,912sf. With the density bonus, the applicant will receive an additional 172,089sf of gross building area.

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 –  
Project complies with this Section.
2. Create mixed-use development –  
Project complies with this Section.
3. Limit development which closes downtown streets –  
Project complies with this Section.
4. Buffer neighborhood edges-  
N/A
5. Incorporate civic art in both public and private development –  
Project is not currently incorporating any public art. Project does **not** comply with this Section.  
*Working Group Thoughts:*
  - utilizing art on the north & east elevations to shield parking structures
  - Incorporate Red River Cultural District tie-ins with opportunities for live music performance, pre-wired staging areas, etc
6. Protect important public views –  
Project is outside of Capitol View Corridor and adjacent to S I-35, This section is N/A.
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.  
*Working Group Thoughts:*

- Building is not historically significant so we do not feel strongly that this should be incorporated.

Project receives 6 points for full compliance. 3 items are not applicable. 2 item are **not** in compliance.

## **GUIDELINES FOR THE PUBLIC STREETSCAPE**

1. Protect the pedestrian where the building meets the street-  
Project **partially** complies with this section.  
*Working group thoughts:*
  - Would recommend a site diagram showing how pedestrians, vehicles and deliveries enter and exit the site.
2. Minimize curb cuts-  
Project complies with this section.
3. Create a potential for two-way streets-  
N/A
4. Reinforce pedestrian activity-  
Project **partially** complies with this section  
*Working Group Thoughts:*
  - Enliven streetscape by activating second story.
5. Enhance key transit stops-  
N/A
6. Enhance the streetscape-  
Project complies with this Section.
7. Avoid conflicts between pedestrians and utility equipment-  
Project complies with this section.
8. Install street trees-  
Project complies with this Section.
9. Provide pedestrian-scaled lighting-  
Project complies with this Section.
10. Provide protection from cars/promote curbside parking-  
Project complies with this Section.
11. Screen mechanical and utility equipment-  
project does **not** comply with this section.  
*Working Group Thoughts:*
  - Mechanical and utility equipment are visible from I-35.
12. Provide generous street-level windows-  
Project complies with this Section.
13. Install pedestrian-friendly materials at street level-  
Project **partially** complies with this section.  
*Working Group Thoughts:*
  - East and North sides of building need further refinement as it relates to views from S I-35 and Frontage rd. S I-35 Frontage does have a sidewalk and East façade should provide more friendly façade to potential pedestrians.

Project receives 7 points for full compliance. 3 items are in **partial** compliance. 2 items were not applicable, 1 item does **not** comply.

## **PLAZAS AND OPEN SPACE GUIDELINES**

1. Treat the Four Squares with special consideration-  
N/A
2. Contribute to an open space network-  
Project complies with this Section.
3. Emphasize connections to parks and greenways-  
Project complies with this Section
4. Incorporate open space into residential development (pool, deck, dog area)-  
N/A

5. Develop green roofs-  
Project **partially** complies with this Section.  
Working Group Thoughts:
  - Provide more substantial green roof area throughout building roofs.
6. Provide plazas in high use areas-  
Project does **partially** complies with this Section.  
Working Group Thoughts:  
Explanation provided that Waterloo Greenway is exceedingly close to this development is acceptable.
7. Determine plaza function, size and activity-  
N/A
8. Respond to microclimate in plaza design-  
N/A
9. Consider views, circulation, boundaries and subspaces in plaza design-  
Project **partially** complies with this Section.  
Working Group Thoughts:
  - Allow for public access to vistas of Waterloo Park
10. Provide an appropriate amount of plaza seating-  
N/A
11. Provide visual and spatial complexity in plaza design-  
N/A
12. Use plants to enliven urban spaces –  
Project complies with this Section.
13. Provide interactive civic art and fountains in plaza-  
N/A
14. Provide food service for plaza participants-  
N/A – food service is provided but no formal plaza.
15. Increase safety in plazas through wayfinding, lighting and visibility-  
N/A
16. Consider plaza operations and maintenance-  
N/A

Project receives 3 points for full compliance. 2 items are in **partial** compliance. 10 items were not applicable.

## GUIDELINES FOR BUILDINGS

1. Build to the street-  
Project complies with this Section.
2. Provide multi-tenant, pedestrian-oriented development at the street level-  
Project complies with this Section.
3. Accentuate primary entrances-  
Project complies with this Section.
4. Encourage the inclusion of local character-  
Project does **not** comply with this section.  
Working Group Thoughts:
  - Consider more deliberate connections to Waterloo Greenway and Red River Cultural District for a site-specific project with local character.
5. Control on-site parking-  
Project complies with this Section.
6. Create quality construction-  
Project complies with this Section.
7. Create buildings with human scale-  
Project **partially** complies with this Section.  
Working Group Thoughts:
  - Project more human scale facades on North and East sides of buildings. Even though they face the substation and S I-35 they will be viewed by many humans each day

Project receives 5 points for full compliance. 1 items are in **partial** compliance and 1 item is not in compliance.



## OVERALL RESULTS

Areawide	6 out of 11 comply	0 partially complies	3 not applicable
Public Streetscape	7 out of 13 comply	3 partially comply	2 not applicable
Plazas and Open Space	3 out of 16 comply	2 partially comply	10 not applicable
Buildings	6 out of 7 comply	2 partially comply	0 not applicable
TOTAL	24 out of 47 comply	6 partially comply	15 not applicable

**The Density Bonus Working Group has determined that 708 E 12<sup>th</sup> Street is 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 any out of compliance items to full compliance increases the likelihood of support from the full Design Commission.**

## WORKING GROUP COMMENTS

- AW5 - utilizing art on the north & east elevations to shield parking structures. Incorporate Red River district tie-ins with opportunities for live music performance, pre-wired staging areas, etc
- PS1 - Would recommend a site diagram showing how pedestrians, vehicles and deliveries enter and exit the site.
- PS4 - Enliven streetscape by activating second story.
- PS13 - East and North sides of building need further refinement as it relates to views from S I-35 and Frontage rd. S I-35 Frontage does have a sidewalk and East façade should provide more friendly façade to potential pedestrians.
- PZ5 - Provide more substantial green roof area throughout building roofs.
- PZ9 - Allow for public access to vistas of Waterloo Park
- B4 – Be more deliberate and site-specific by including local character to the overlapping districts that come together at the site – Red River Cultural District, Innovation District, New Waterloo Greenway.
- B7 - Project more human scale facades on North and East sides of buildings. Even though they face the substation and S I-35 they will be viewed by many humans each day

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,



Marissa McKinney  
City of Austin Design Commission  
Planning & Urban Design Working Group