

708 E. 12th Street

SP-2022-0543C

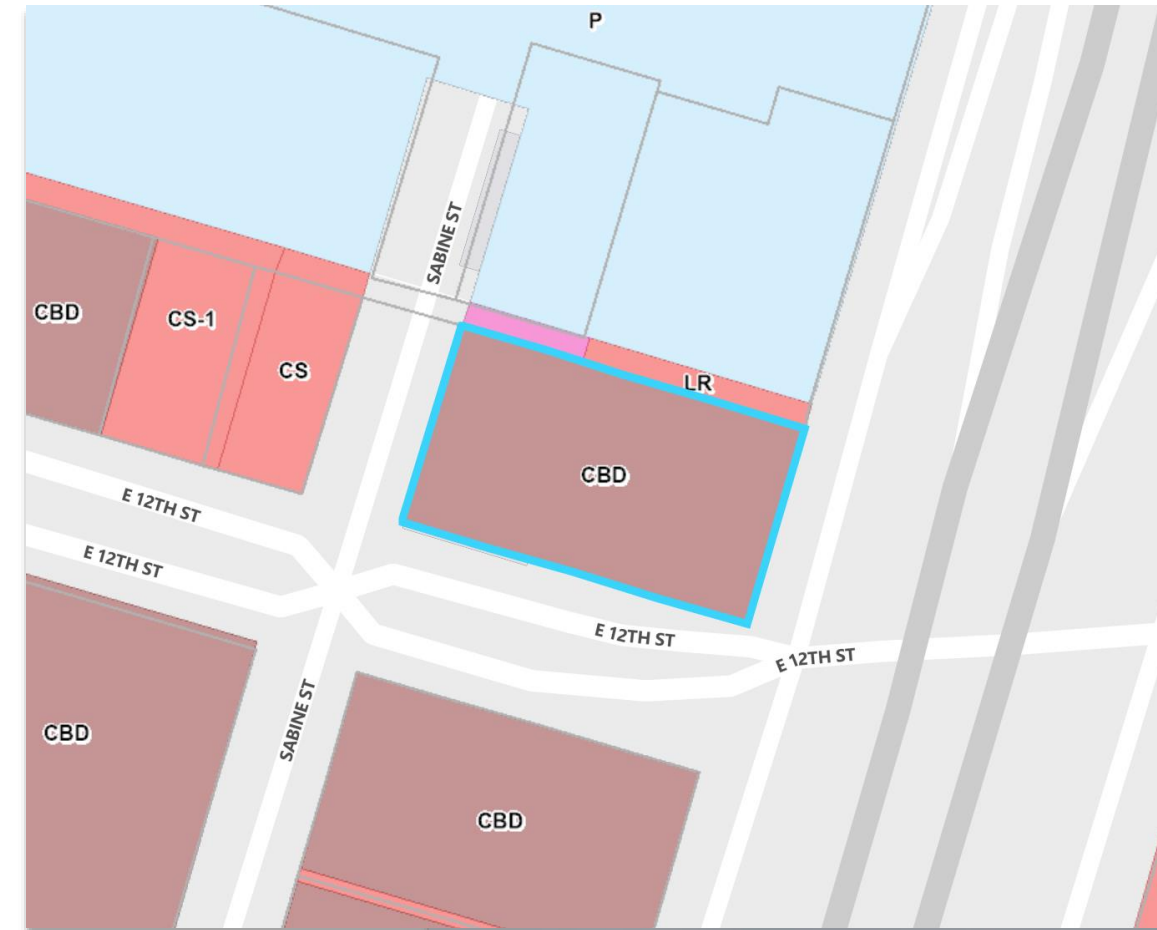
Design Commission

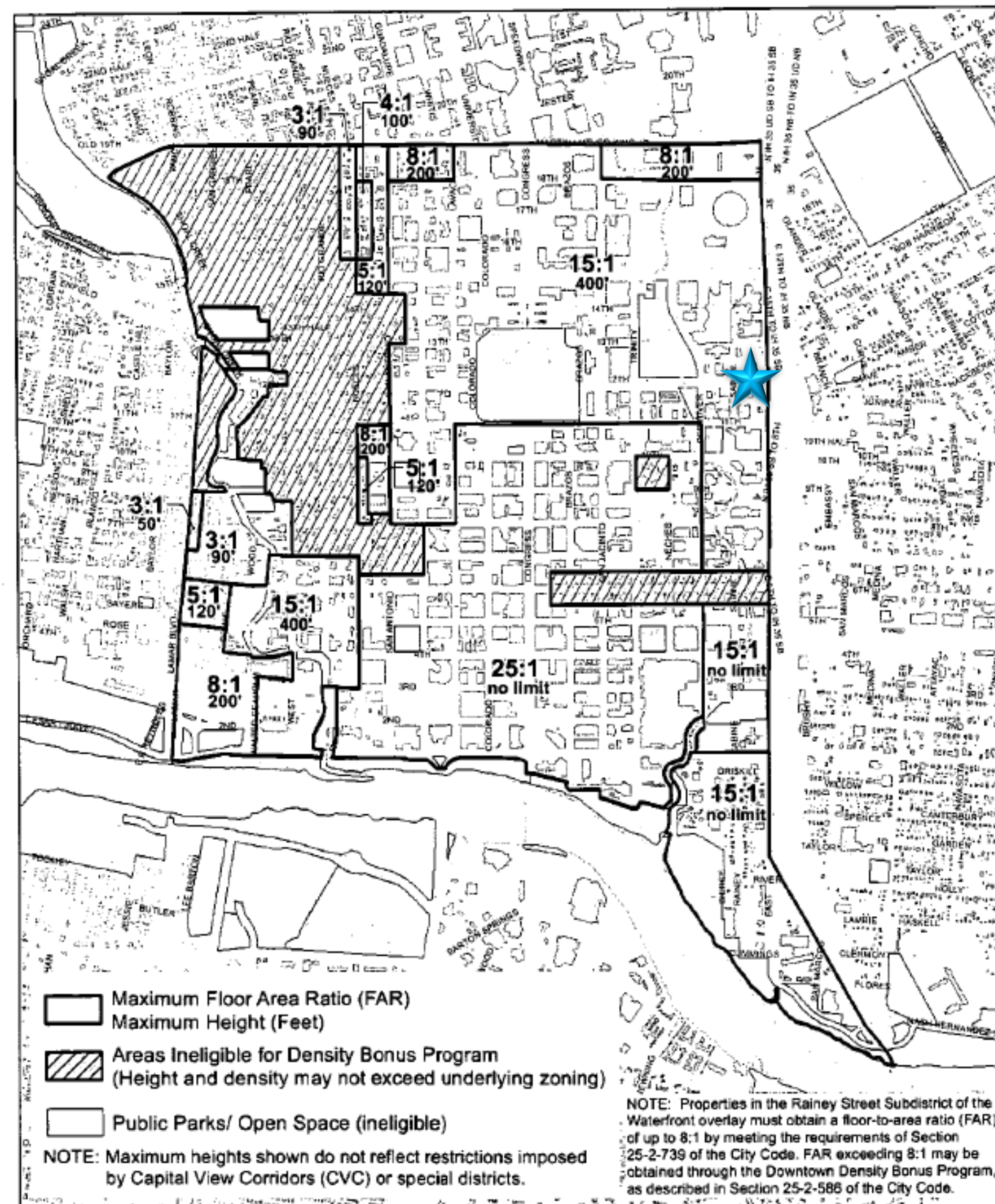
June 26, 2023

Current Zoning & Use

Central Business District (CBD)

- Surrounded by CBD, CS, CS-1 and P zoning districts
- Intended for office, commercial, residential, or mix of uses located in the downtown area
- Former Texas Municipal Retirement System Building



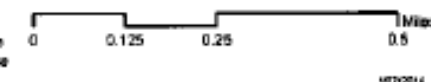


Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

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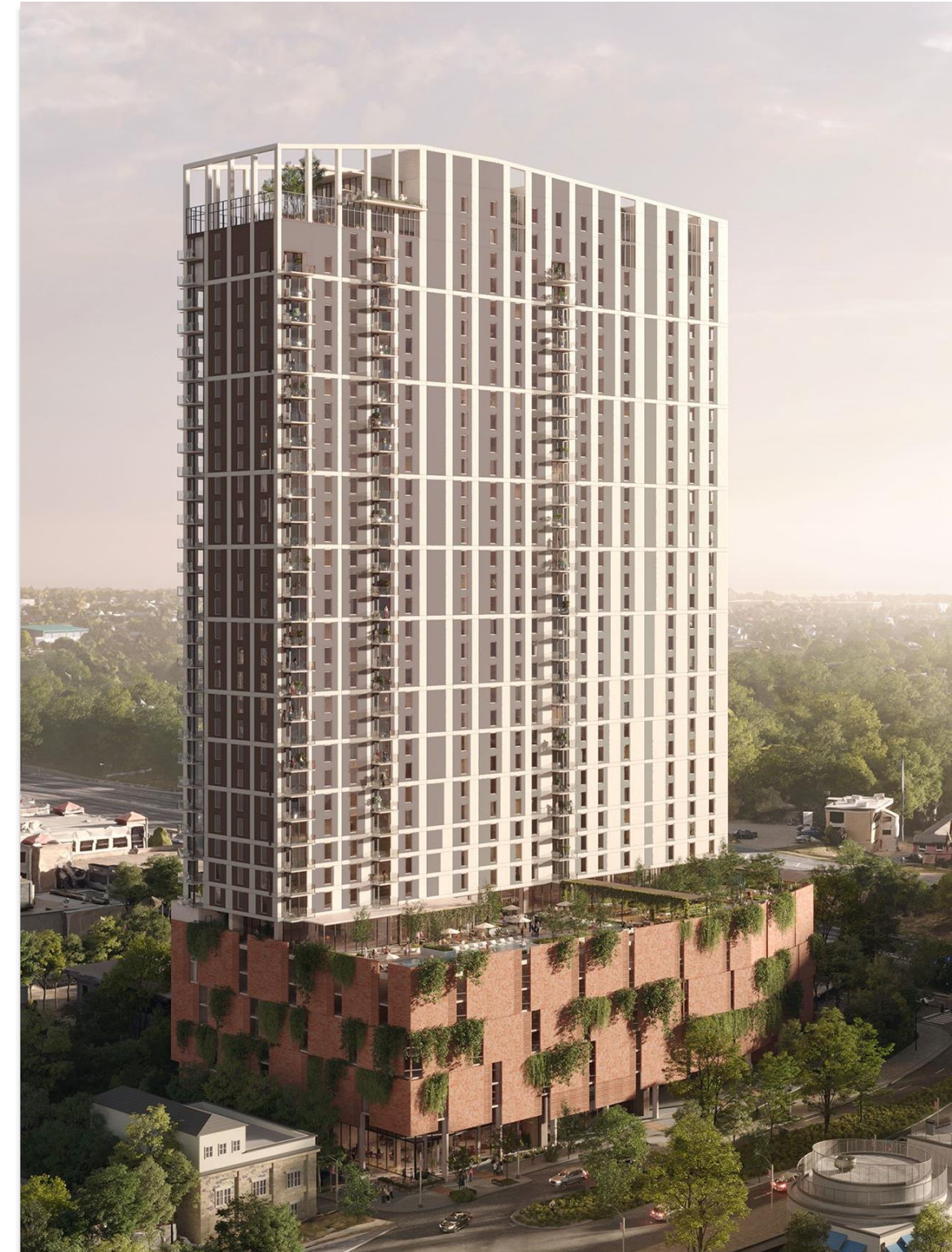


Project & Site Facts

Address:	708 E. 12 th Street
Lot Size:	1.13 acres / 49,114 square feet
CBD Zoning Entitled Height:	Unlimited
DDBP Max. Height for CBD:	Unlimited
Proposed Height:	404 feet / 39 floors
CBD Zoning Entitled FAR:	8:1
DDBP Allowable FAR:	15:1
Proposed DDBP FAR:	12:1

Project Compliance

1. Review Community Benefits Calculation
2. Compliance with LDC §25-2-586 (C)(1)(b): [Compliance with Great Streets Standards](#)
3. Compliance with LDC §25-2-586 (C)(1)(c): [Minimum Austin Energy Green Building 2-Star Rating](#)
4. Compliance with LDC §25-2-586 (C)(1)(a): [Substantial Compliance with Urban Design Guidelines](#)

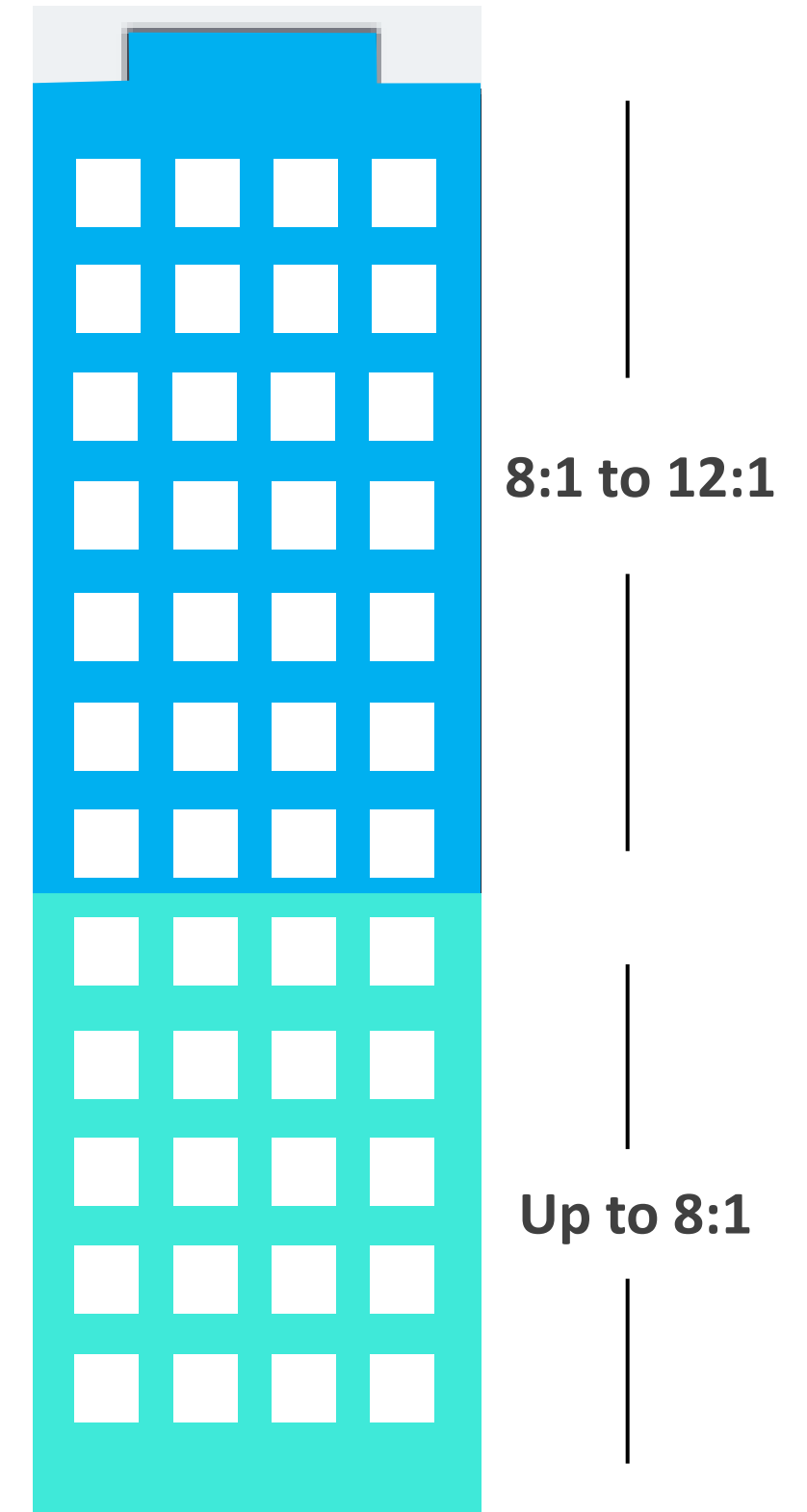


Community Benefit Bonus Area

By-right CBD Floor-to-Area Ratio – Up to 8:1

DDBP Community Benefits Compliance – 8:1 to 12:1

- 3-Star AEGB Community Benefit
 - (25-2-586)(E)(8)
- Development Bonus Fee For Affordable Housing - Commercial
 - (25-2-586)(e)(1)(iii)
 - Total = \$832,554



Working Group Recommendation

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 12th 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.



Ground Floor Activation



Great Streets Standards

Great Streets



Great Streets



AEGB 2-Star Rating

- Project targeting AEGB 3-Star
- Increased building energy performance
- Building water use reduction
- Sustainably sourced / Local building materials



Urban Design Guidelines

Working Group Recommendation

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Working Group Recommendations

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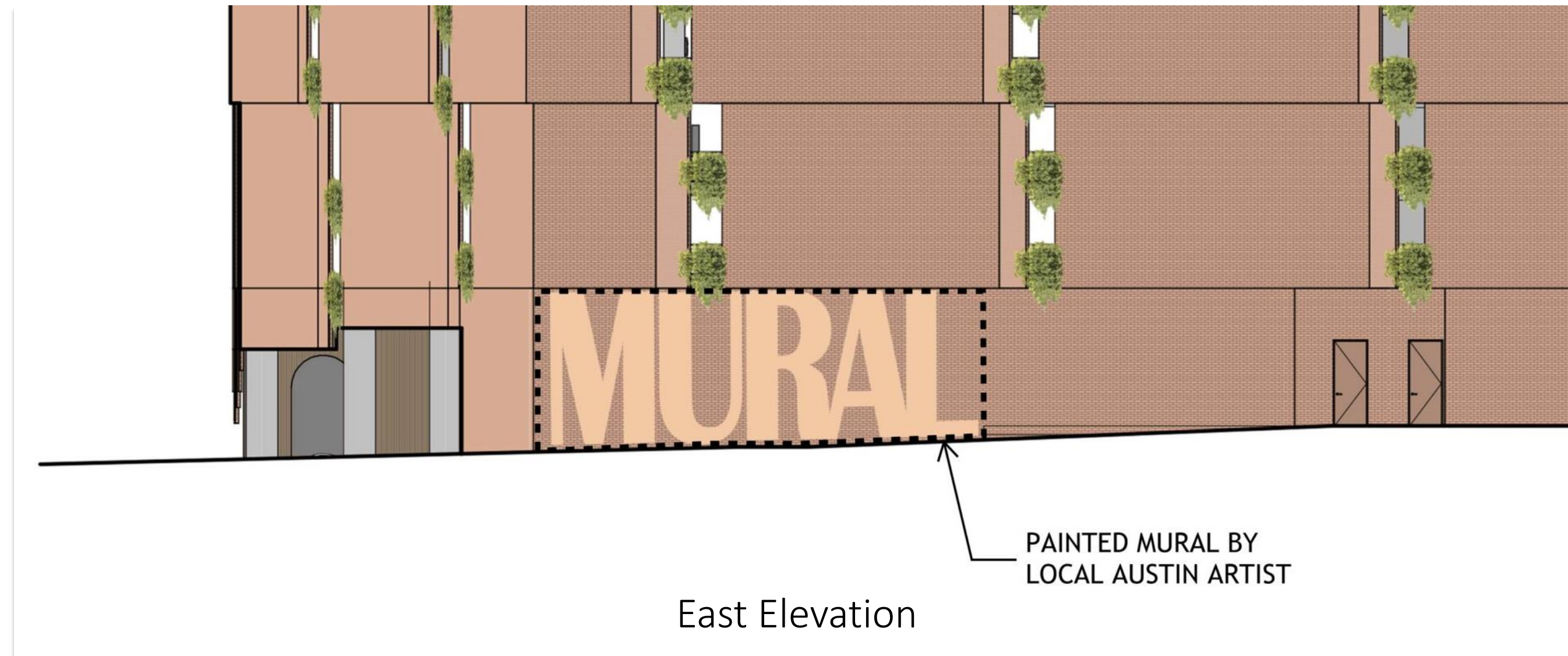
✓ AW5 – Incorporate civic art in both public and private development.

- Including mural on east elevation of the ground-floor.

✓ B4 – Encourage the inclusion of local character

- Mural on east elevation of the ground-floor to incorporate the local character of the overlapping districts that come together at the site – Red River Cultural District, Innovation District, New Waterloo Greenway.

Civic Art & Local Character



Working Group Recommendations

- ☑ AW5 – Incorporate civic art in both public and private development.
 - Including mural on east elevation of the ground-floor.
- ☑ B4 – Encourage the inclusion of local character
 - Mural on east elevation of the ground-floor to incorporate the local character of the overlapping districts that come together at the site – Red River Cultural District, Innovation District, New Waterloo Greenway.
- ☑ PS1 - Protect the pedestrian where the building meets the street.
 - Updated our backup to include a circulation exhibit, as requested by Working Group.

Entrances and Circulation



Working Group Recommendations

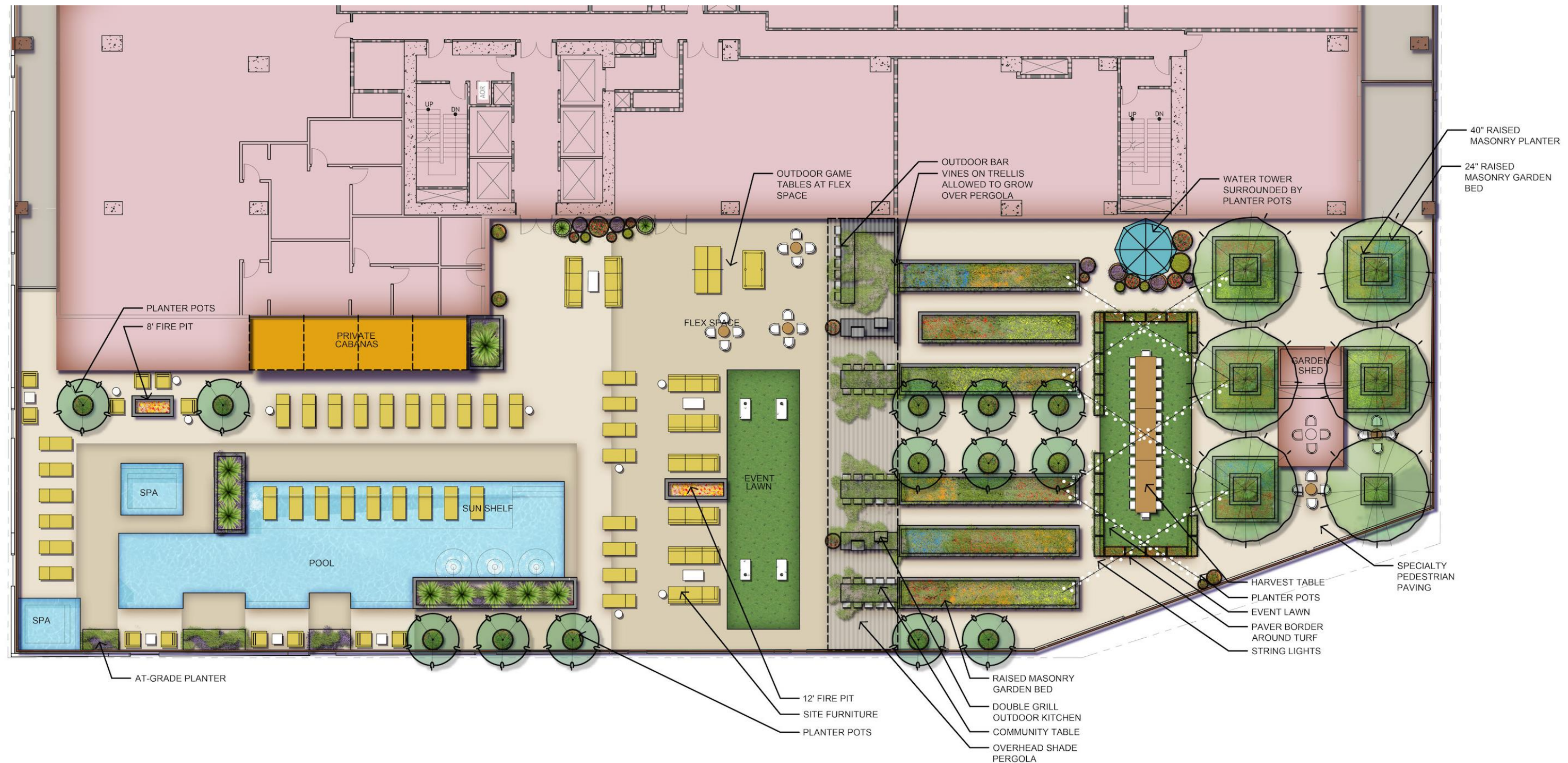
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- ✓ PS1 - Protect the pedestrian where the building meets the street.
 - Include a circulation exhibit, as requested by Working Group.
- ✓ PS13 - Install pedestrian-friendly materials at street level
 - Materials used along the ground-floor consist of Great Streets furnishings, native vegetation, local materials and a mural that engages pedestrians along the ground-floor.



Working Group Recommendations

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 - Including mural on east elevation of the ground-floor.
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- ✓ PS1 - Protect the pedestrian where the building meets the street.
 - Include a circulation exhibit, as requested by Working Group.
- ✓ PS13 - Install pedestrian-friendly materials at street level
 - Materials used along the ground-floor consist of Great Streets furnishings, native vegetation, local materials and a mural that engages pedestrians along the ground-floor.
- ✓ PZ5 - Develop green roofs.
 - Approx. 2,900 SF of vegetation on podium amenity deck.

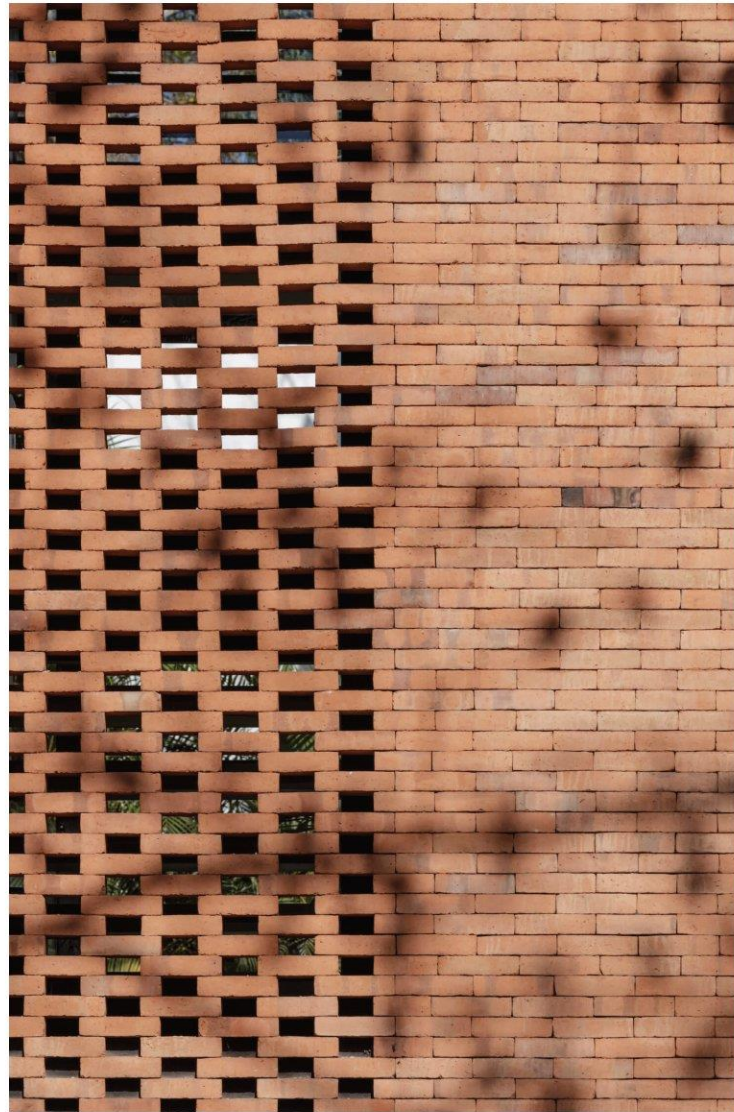
Rooftop Amenity Greenspace





Entrances, Character & Scale





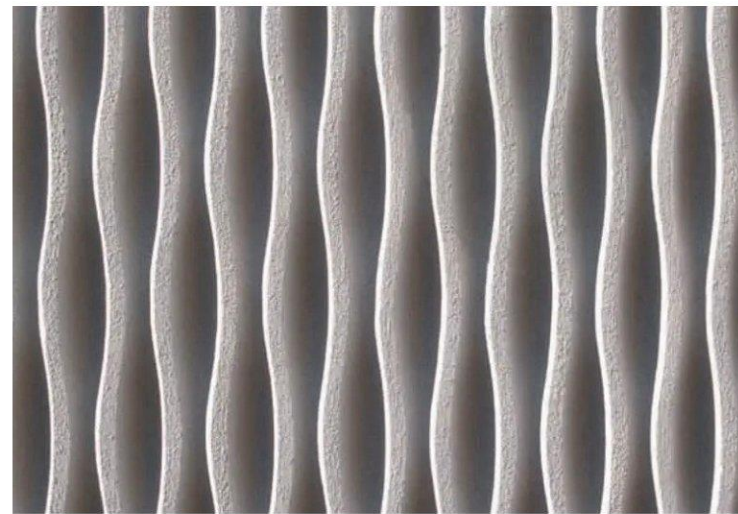
BRICK AT PODIUM



EIFS AT TOWER



GLAZED PORCELAIN TILE



STAMPED CONCRETE



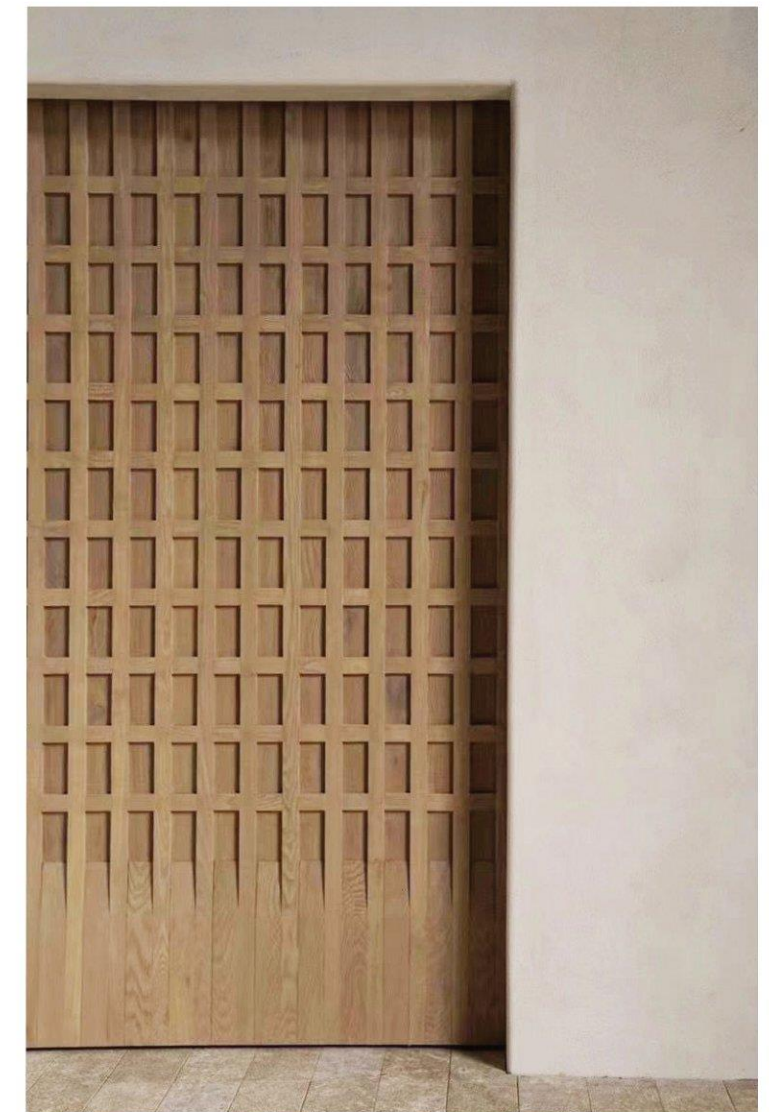
STONE PAVERS



OVERGROWN GREENERY



BLACKENED STEEL



WOOD VENEER DOOR



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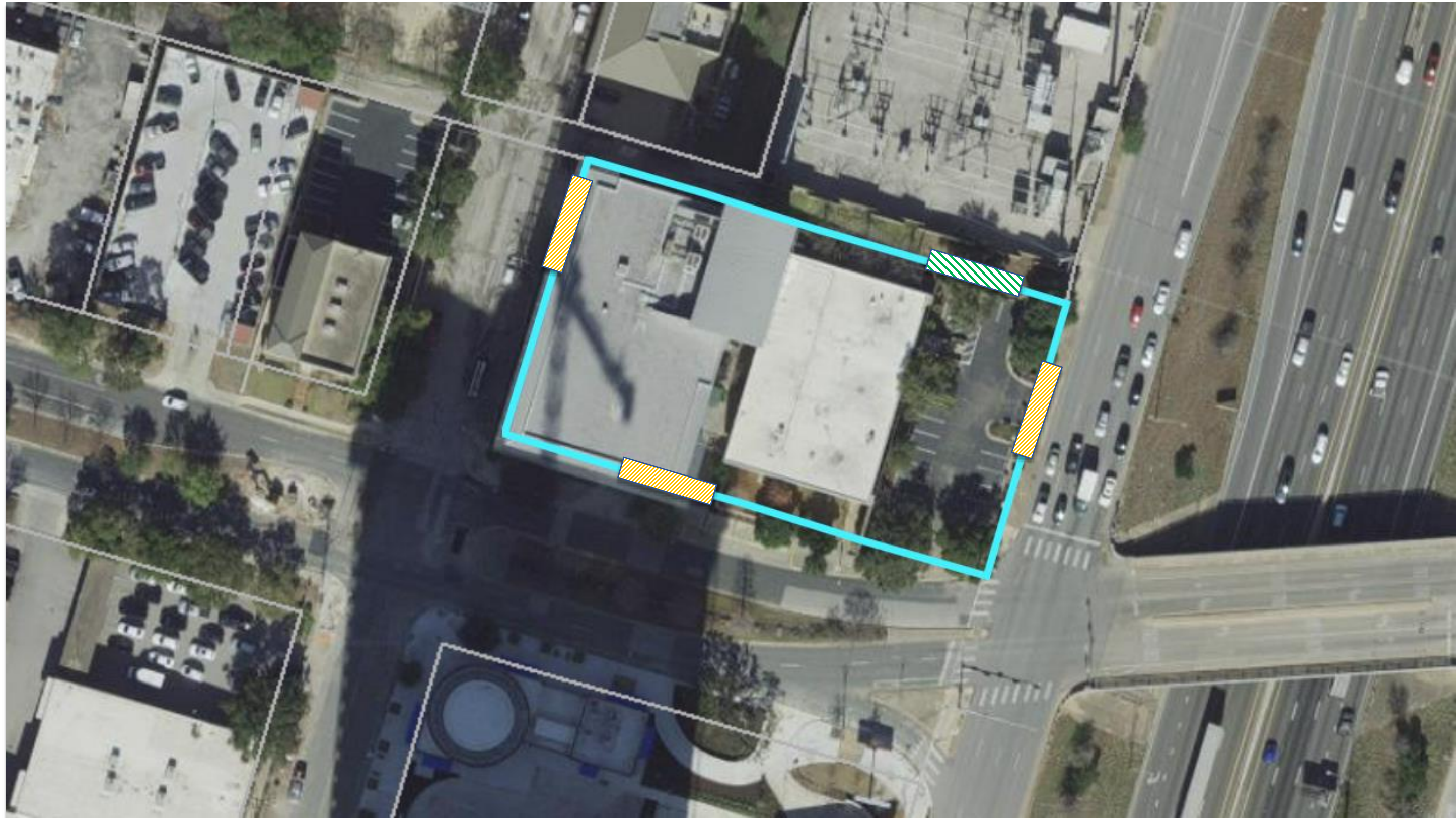
SABINE TOWER
EXTERIOR MATERIALS EXHIBIT

DESIGN DEVELOPMENT
05/30/2023

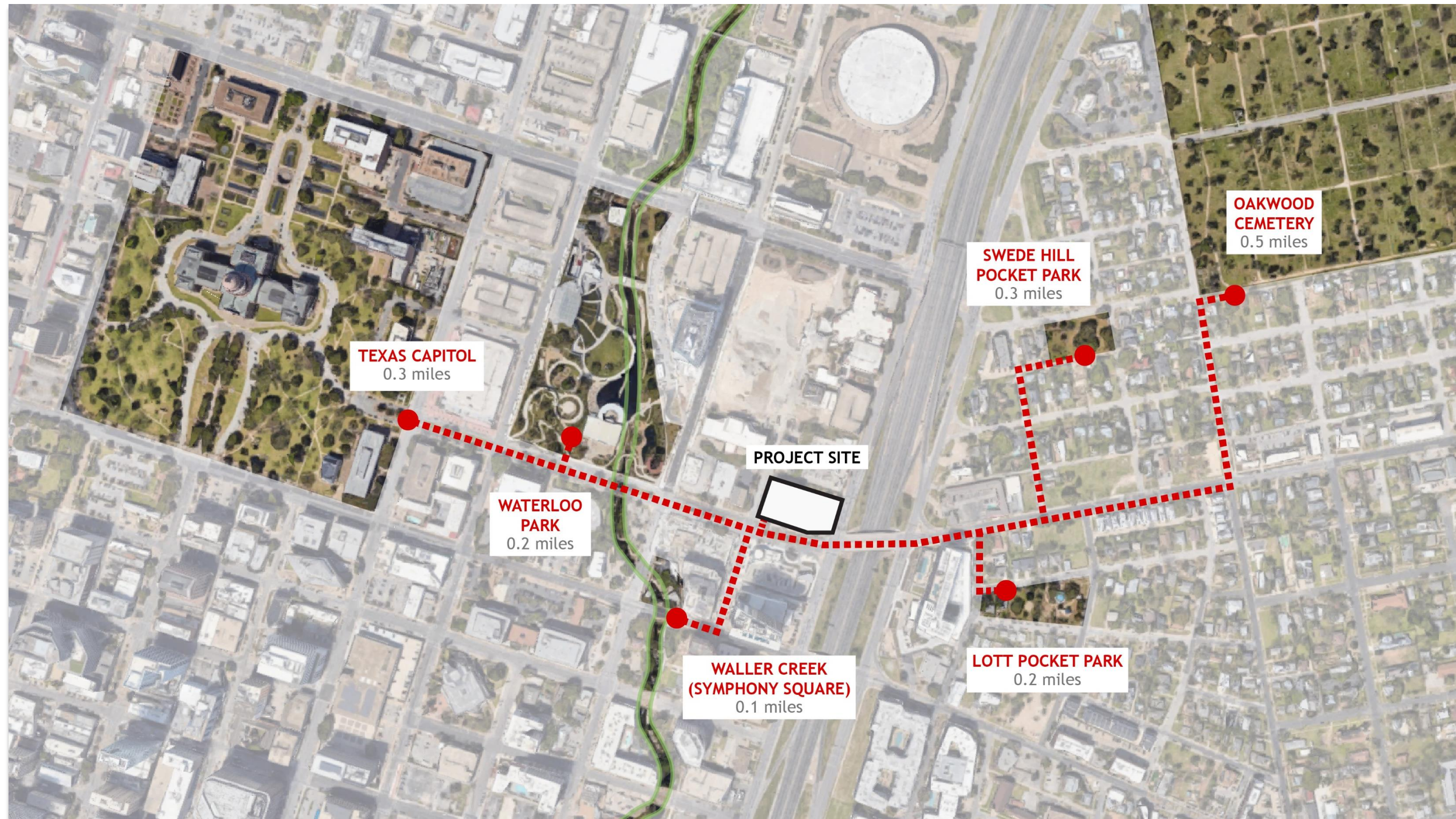
Multiple Ground Floor Uses



Minimize Curb Cuts



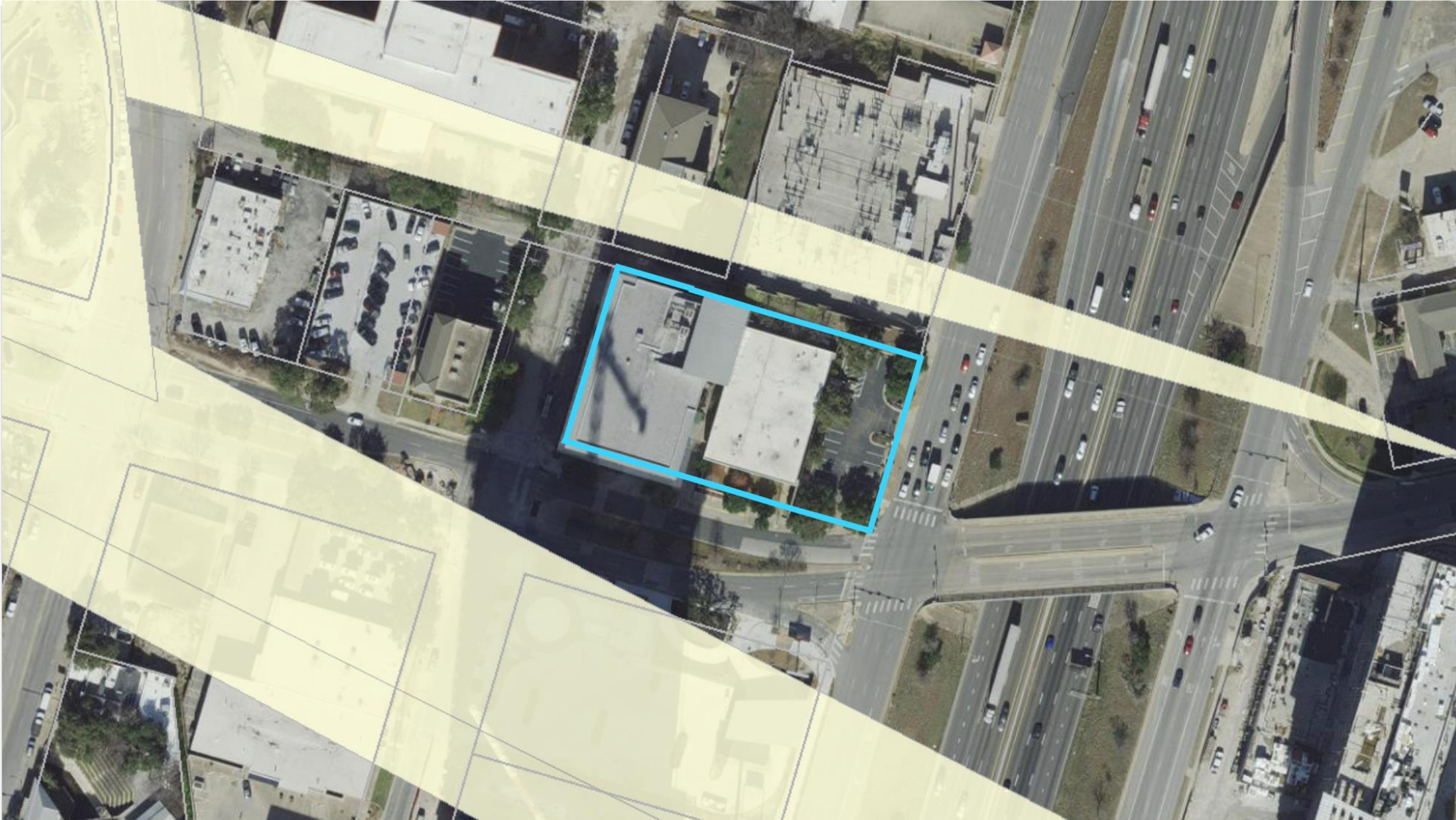
Open Space



Entrances, Character & Scale



Protect Important Views

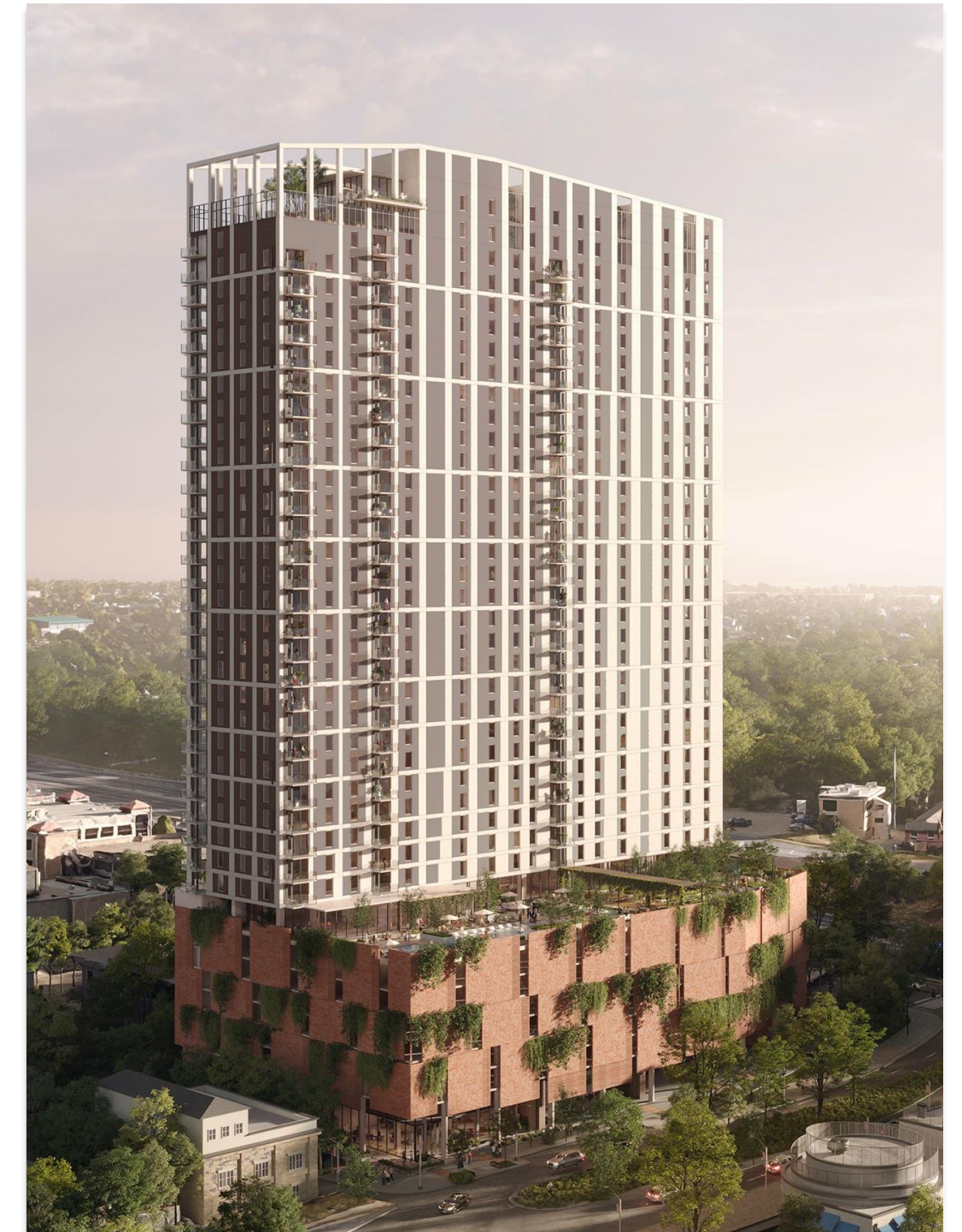


Working Group

- PS4 - Enliven streetscape by activating second story.
- PZ9 - Allow for public access to vistas of Waterloo Park
- 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

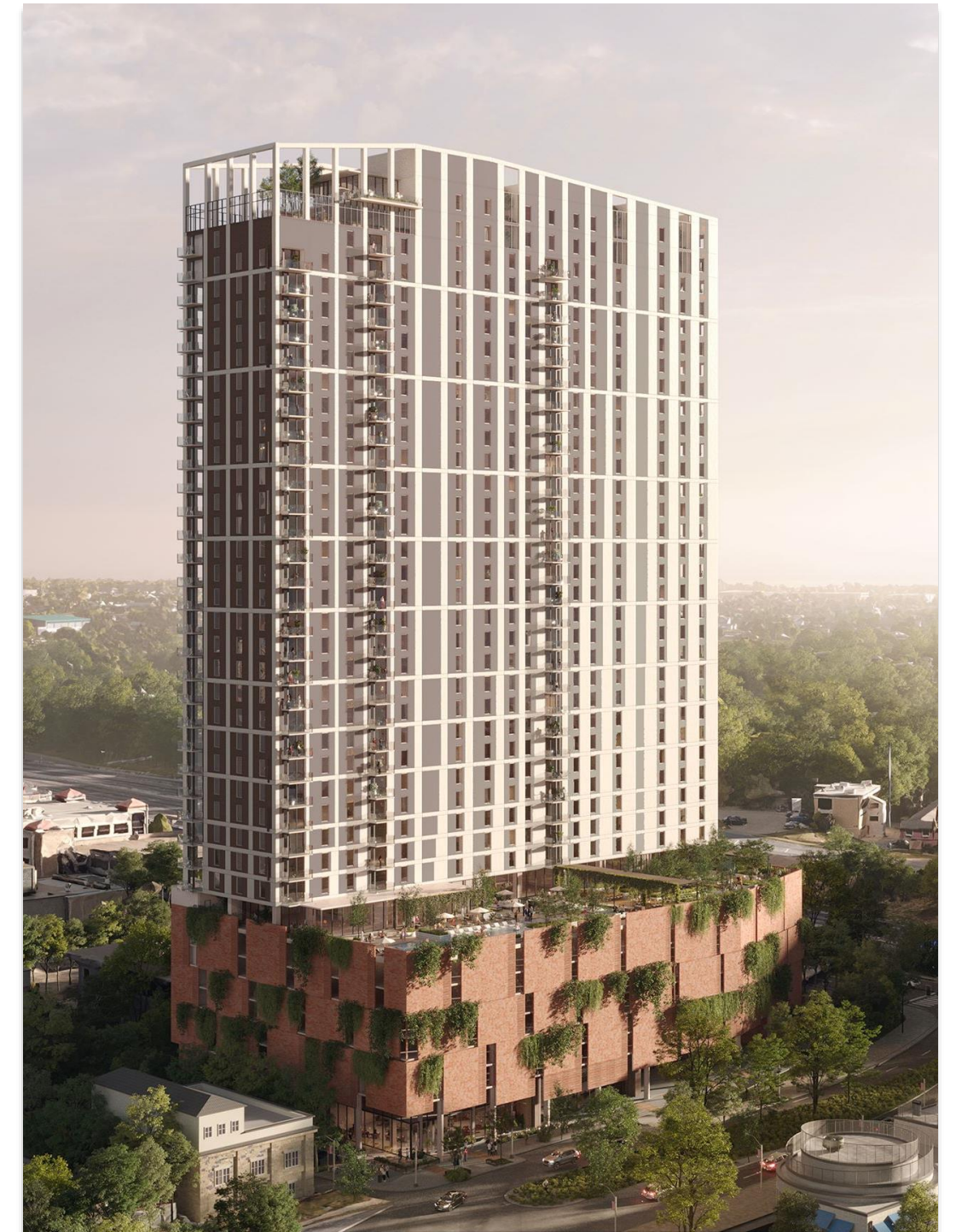
Area Wide Guidelines

AW.1	Create dense development	✓
AW.2	Create mixed-use development	✓
AW.3	Limit development which closes Downtown streets	✓
AW.4	Buffer neighborhood edges	✓
AW.5	Incorporate civic art in both public and private development	No
AW.6	Protect important public views	✓
AW.7	Avoid historical misinterpretations	✓
AW.8	Respect adjacent historic buildings	✓
AW.9	Acknowledge that rooftops are seen from other buildings and the street	✓
AW.10	Avoid the development of theme environments	✓
AW.11	Recycle existing building stock	No



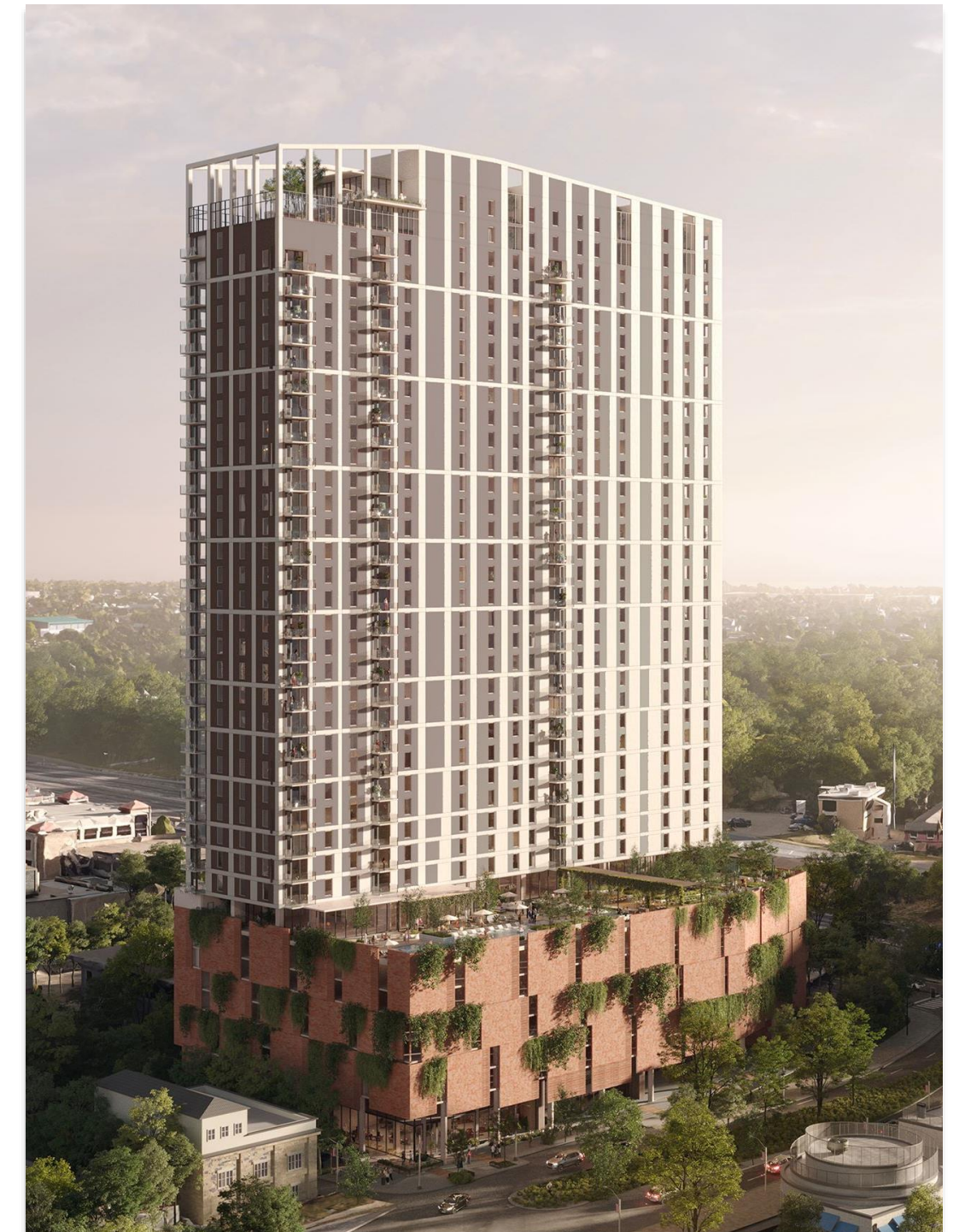
Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	✓
PS.2	Minimize curb cuts	✓
PS.3	Create the potential for two-way streets	✓
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	✓
PS.6	Enhance the streetscape	✓
PS.7	Avoid conflicts between pedestrian and utility equipment	✓
PS.8	Install street trees	✓
PS.9	Provide pedestrian-scaled lighting	✓
PS.10	Provide protection from cars/promote curbside parking	✓
PS.11	Screen mechanical and utility equipment	✓
PS.12	Provide generous street-level windows	✓
PS.13	Install pedestrian-friendly materials at street level	✓



Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	✓
PZ.3	Emphasize connections to parks and greenways	✓
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	Partial
PZ.6	Provide plazas in high use areas	Partial
PZ.7	Determine plaza function, size, and activity	Partial
PZ.8	Respond to the microclimate in plaza design	Partial
PZ.9	Consider views, circulation, boundaries, and subspaces	Partial
PZ.10	Provide an appropriate amount of plaza seating	N/A
PZ.11	Provide visual and spatial complexity in public spaces	✓
PZ.12	Use plants to enliven urban spaces	Partial
PZ.13	Provide interactive civic art and fountains in plazas	N/A
PZ.14	Provide food service for plaza participants	✓
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A
PZ.16	Consider plaza operations and maintenance	N/A



Building Guidelines

B.1	Build to the street	✓
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	✓
B.3	Accentuate primary entrances	✓
B.4	Encourage the inclusion of local character	✓
B.5	Control on-site parking	✓
B.6	Create quality construction	✓
B.7	Create buildings with human scale	✓

