

**CITY COUNCIL
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2022-0518C **CITY COUNCIL
HEARING DATE:** July 20, 2023

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

ADDRESS: 415 Lavaca Street

APPLICANT: Armbrust & Brown, PLLC (Michael Whellan)
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701-2744

CASE MANAGER: Christine Barton-Holmes Phone: (512) 974-2788
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URBAN DESIGN STAFF: Zack Lofton Phone: (512) 974-9363
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NEIGHBORHOOD PLAN: Downtown

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.

BOARD AND COMMISSION ACTIONS AND NEXT STEPS:

1. Design Commission: April 24, 2023

A motion was made by Chair Weaver to recommend compliance with the Urban Design Guidelines, and it was seconded by Commissioner McKinney. The motion was approved with a 10-0 vote.

2. Send dual public notice for “conduct” public hearing at Planning Commission and City Council: June 2, 2023

3. Planning Commission public hearing: June 13, 2023

The item requesting bonus area above what is allowed administratively (25:1), up to 26:1, was approved on the consent agenda.

4. Conduct public hearing at Council: July 20, 2023

PROJECT INFORMATION

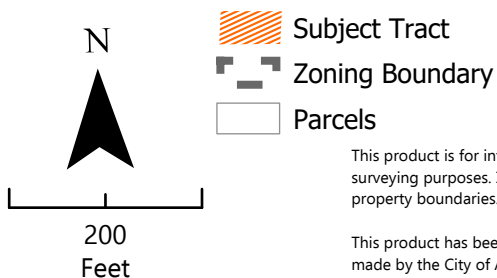
SITE AREA	11,813 square feet	0.27 acres	
EXISTING ZONING	CBD		
TRAFFIC IMPACT ANALYSIS	N/A		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Lavaca Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	1:1	26:1
BUILDING COVERAGE	100%	100%	100%
PARKING		0	0

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



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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