

14th & Lavaca | Austin, TX

Downtown Density Bonus Program Application Package

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DRENNER GROUP

November 1, 2023

Ms. Rosie Truelove
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 14th & Lavaca – 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 303 and 301 W 14th Street and 1304 and 1308 Lavaca Street related to site development permit application case SP-2022-0550C.

Dear Ms. Truelove:

On behalf of the property owner, Pearlstone Partners, LLC (“Owner”), please accept this letter and supporting documentation as a true and complete submittal application for the Downtown Density Bonus Program (“DDBP”) for the property located at the southwest corner of 14th Street and Lavaca Street in Austin, Texas (the “Property”) submitted on November 19, 2022.

The Owner is seeking to develop a 35-story hotel tower on the Property consisting of 280 hotel keys, equating to 235,325 gross square feet of hotel use with 1/3 of the ground-floor activated with pedestrian oriented uses. The Property is made up of four parcels that are currently vacant lots. The structures that previously occupied the parcels were approved to be demolished on July 21, 2021, as they were not in a condition to be incorporated into redevelopment of the Property, nor were they found to have historical or significance by the Historic Landmark Commission.

The Property is located within the Uptown/Capital subdistrict of the Downtown Austin Plan (DAP). The Property is zoned Central Business District – Conditional Overlay (“CBD-CO”); the Conditional Overlay limits the issuance of a site plan or building permit to development of a use that generates more than 2,000 daily trips on the site. The Property is entitled to a floor-to-area ratio (“FAR”) of 8:1. In order to exceed an 8:1 FAR, the applicant is proposing to participate in the Downtown Density Bonus Program (“DDBP”). The gross site area for the Property is 0.41 acres or 17,838 square feet resulting in a base entitlement of 142,704 square feet. The project is seeking 17:1 FAR, which exceeds the maximum 15:1 FAR with the approval of the City Council, and will allow an additional 160,515 square feet of proposed hotel use. The site is constrained by a Capitol View Corridor (CVC) on the southwest corner which the design will protect.

The project will also exceed the DDBP Gatekeeper requirements by achieving a three-star rating with Austin Energy Green Building (“AEGB”), achieve substantial compliance with the City of Austin Urban Design Guidelines, and by providing the program’s required Community Benefits through § 25-2-586 (E)(1)(iii), a development bonus fee for affordable housing contribution of \$2,247,102 to the Affordable Housing Trust Fund and § (25-2-586)(E)(8) constructing a three-star AEGB rated building. 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 on its merits within the context of the Urban Design Guidelines in order to provide City staff with feedback and advice 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*)
Sofia Nelson, Planning Department (*via electronic delivery*)



**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)
 - 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)
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), 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
(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):

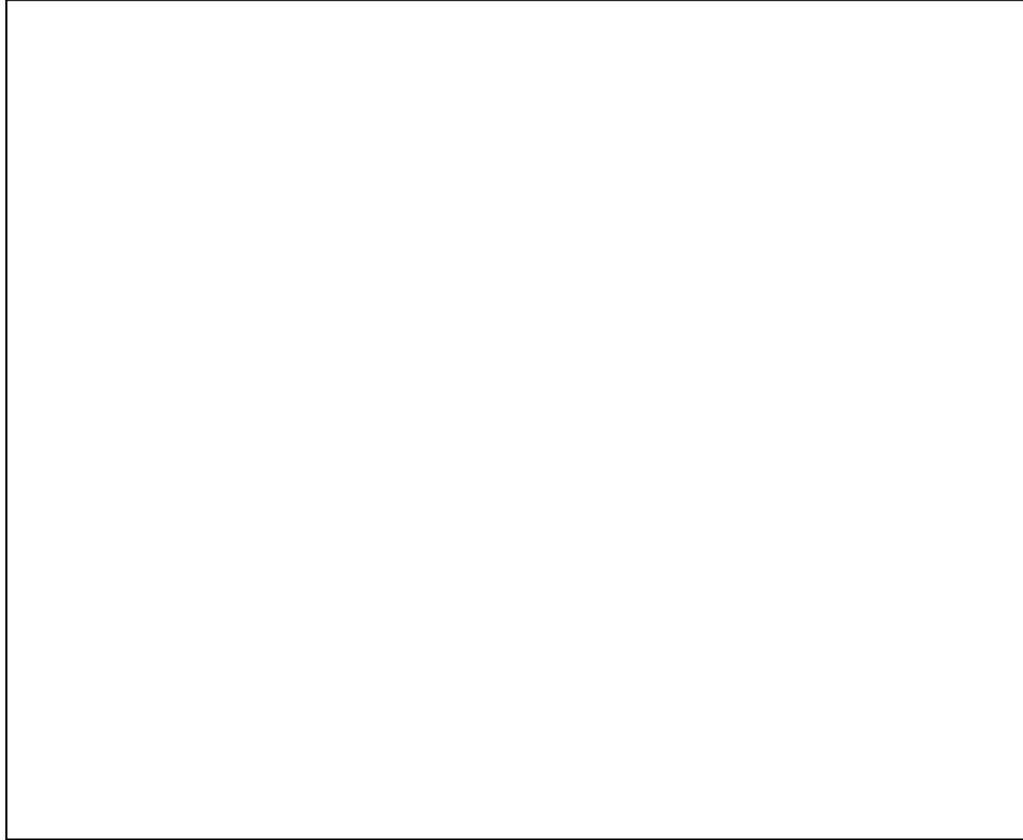
e. Number of floors:

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.



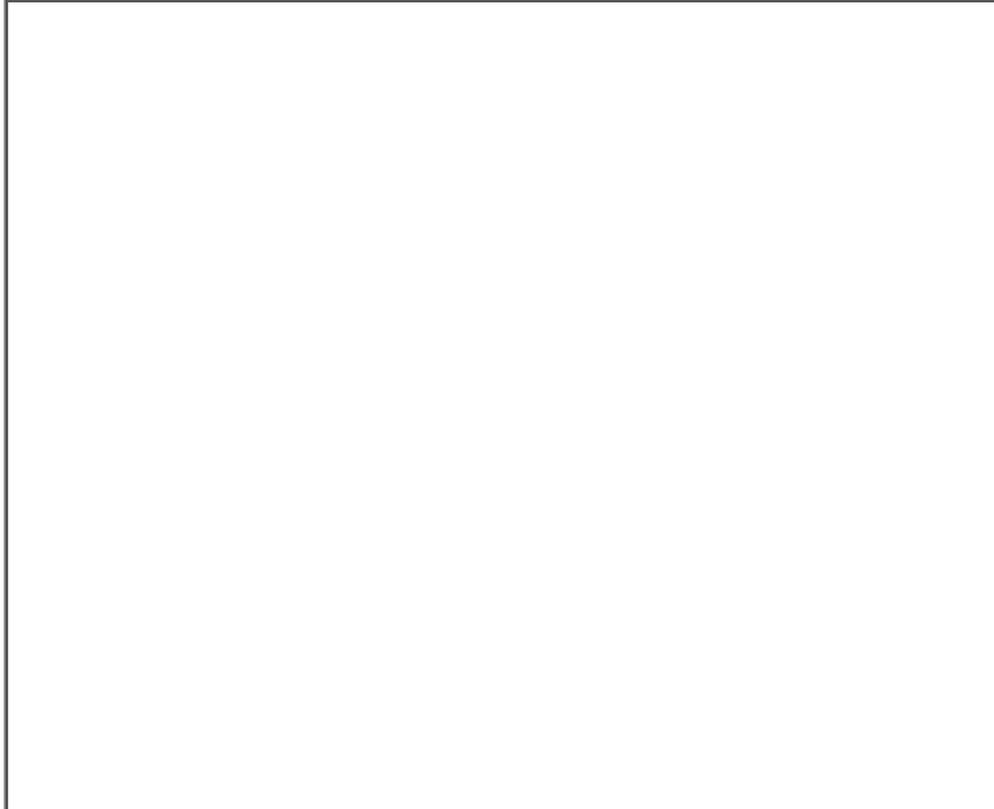
9. Gatekeeper Requirement (2 of 3): Great Streets

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:



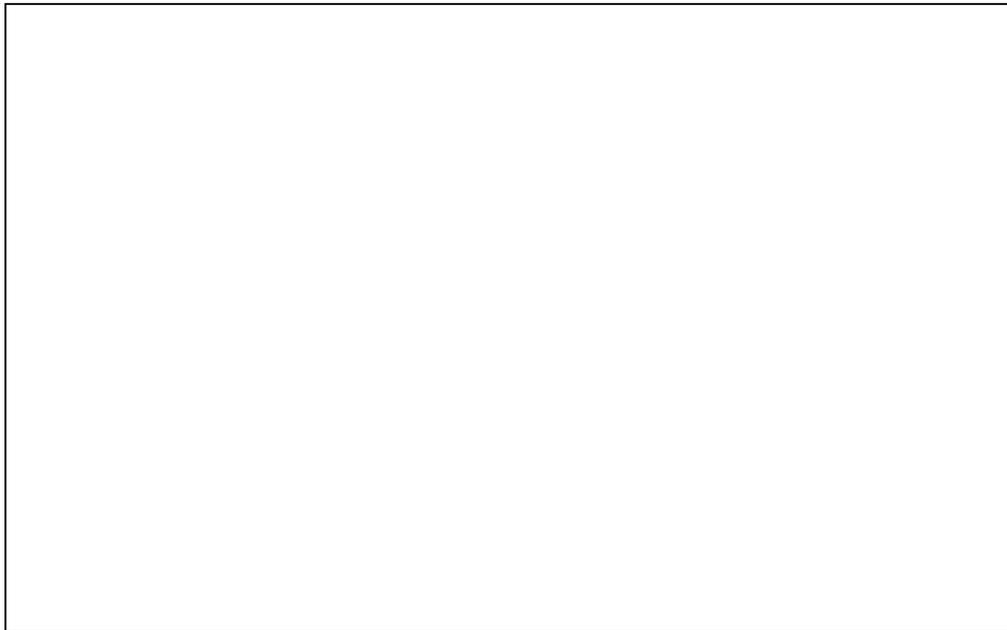
11. Density Bonus Calculation

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

A large, empty rectangular box with a black border, intended for the user to provide a calculation method for density bonus.

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:

A large, empty rectangular box with a black border, intended for the user to detail which community benefits will be used and how they will be applied.

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.

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

William M. King

Signed: Owner or Applicant

Authorized Agent

Date Submitted

Revised: 11/1/2023



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;

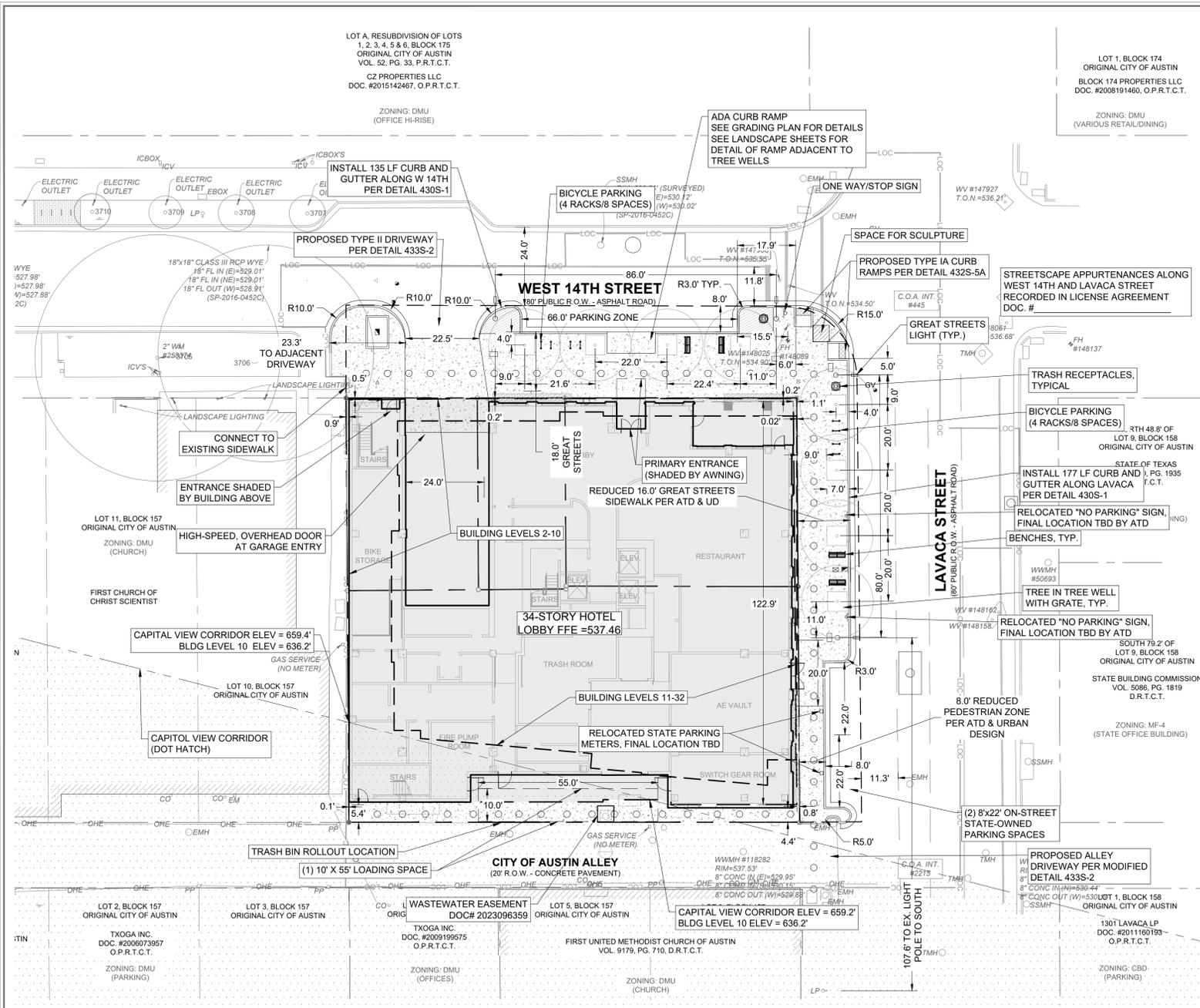
- Location of nearby transit facilities;

- 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.



LEGEND

	CURB AND GUTTER
	BUILDING FOOTPRINT
	BUILDING OVERHANG (LEVELS 2-10)
	BUILDING TOWER (LEVELS 11-32)
	CONCRETE
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	ACCESSIBLE ROUTE
	GREAT STREETS LIGHT
	BICYCLE RACKS
	CAPITOL VIEW CORRIDOR EXTENTS
	TREE/TREE WELL
	GREAT STREETS BENCHES

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 91 AND 92 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.

TRASH/RECYCLE NOTES:

- ROLL OUT BINS ARE PROPOSED FOR THIS PROJECT. REFER TO THE TRASH PLAN ON SHEET 9.
- THE OWNER WILL MAINTAIN A FULL TIME PORTER THAT WILL WHEEL OUT THE TRASH CONTAINERS TO THE ALLEY CURB FOR PICK UP DURING A SPECIFIED TIME FRAME.
- THE OWNER WILL MAINTAIN A WEEKLY TRASH SCHEDULE AND KEEP THE ALLEY/ROW EXPOSURE TO A TWO (2) HOUR WINDOW.
- THE TRASH PLAN WILL ENSURE THAT TRASH CONTAINERS ARE PROMPTLY ROLLED BACK OUT OF THE ROW AFTER THE TRASH AND RECYCLING HAS BEEN COLLECTED.
- THE OWNER WILL FURTHER PROVIDE SIGNAGE WITH A PHONE NUMBER FOR MANAGEMENT TO BE CALLED IN THE CASE THE DUMPSTER HAS BEEN LEFT IN THE RIGHT OF WAY.
- TRASH CONTAINERS SHALL NOT BE LEFT IN THE ALLEY UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT IN ALLEY. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
- A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
- SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.

BUILDING SUMMARY TABLE		
EXISTING USE:	PROPOSED BUILDING 1	
	SERVICE STATION, RETAIL, ART GALLERY, SINGLE FAMILY	
PROPOSED USE:	HOTEL, RESTAURANT (GENERAL)	
NUMBER OF STORIES:	34	FFE
LEVEL 1 (RESTAURANT-GENERAL)	2,911 sf	537.46
LEVEL 1 (HOTEL)	11,168 sf	537.46
LEVEL P2 (PARKING)	16,980 sf	555.46
LEVEL P3 (PARKING)	16,980 sf	564.63
LEVEL P4 (PARKING)	16,980 sf	573.80
LEVEL P5 (PARKING)	16,980 sf	582.97
LEVEL P6 (PARKING)	16,980 sf	592.14
LEVEL P7 (PARKING)	16,980 sf	601.31
LEVEL P8 (PARKING)	16,252 sf	610.48
LEVEL P8 (HOTEL)	1,210 sf	610.48
LEVEL 9 (HOTEL)	7,801 sf	626.98
LEVEL 10 (HOTEL)	11,344 sf	650.98
LEVEL 11 (HOTEL)	11,344 sf	661.98
LEVEL 12 (HOTEL)	11,344 sf	672.98
LEVEL 13 (HOTEL)	11,344 sf	683.98
LEVEL 14 (HOTEL)	11,344 sf	694.98
LEVEL 15 (HOTEL)	11,344 sf	705.98
LEVEL 16 (HOTEL)	11,344 sf	716.98
LEVEL 17 (HOTEL)	11,344 sf	727.98
LEVEL 18 (HOTEL)	11,344 sf	738.98
LEVEL 19 (HOTEL)	11,344 sf	749.98
LEVEL 20 (HOTEL)	11,344 sf	760.98
LEVEL 21 (HOTEL)	11,344 sf	771.98
LEVEL 22 (HOTEL)	11,344 sf	782.98
LEVEL 23 (HOTEL)	11,344 sf	793.98
LEVEL 24 (HOTEL)	11,344 sf	804.98
LEVEL 25 (HOTEL)	11,344 sf	815.98
LEVEL 26 (HOTEL)	11,344 sf	826.98
LEVEL 27 (HOTEL)	11,344 sf	837.98
LEVEL 28 (HOTEL)	11,344 sf	848.98
LEVEL 29 (HOTEL)	11,344 sf	859.98
LEVEL 30 (HOTEL)	11,344 sf	870.98
LEVEL 31 (HOTEL)	11,344 sf	881.98
LEVEL 32 (HOTEL)	10,793 sf	894.98
LEVEL 33 (HOTEL)	9,947 sf	907.98
LEVEL 34 (HOTEL)	8,745 sf	920.98
ROOF	1,097 sf	934.98
*TOTAL GROSS FLOOR AREA:		303,240 sf
**FAR (15:1 MAX):		17.1
BUILDING HEIGHT:***		397'-6"
BUILDING MATERIAL:	CONCRETE FRAME, CONTINUOUS INSULATION, FINISHED SURFACE	
BUILDING TYPE:		I-A
NET SITE AREA: 0.410 AC (17,839 SF)		
ZONING: CBD-CO		
*EXCLUDES PARKING		
**REQUESTING PARTICIPATION IN THE DOWNTOWN DENSITY BONUS PROGRAM		
***NOT TO EXCEED CVC LIMITS, OPTING INTO DDB PROGRAM FOR ADDITIONAL HEIGHT		

NO.	DATE	REVISION

INTERIM REVIEW ONLY
Document is preliminary and not intended for regulatory approval, permit, or construction.
SCOTT WUEST
98412
10/19/2023
Size

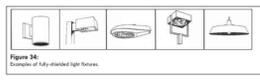
SITE PLAN
14TH & LAVACA
301 WEST 14TH STREET



WUEST GROUP
ENGINEERING & SURVEYING
FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512) 394-1900
SHEET
8 OF 46
SP-2022-0550C



ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E



NOTE:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ON-STREET PARKING COUNTED TOWARDS PARKING REQUIREMENTS REMAIN OPEN TO THE PUBLIC AND MAY NOT BE RESERVED FOR SOLE USAGE OF THE ADJOINING DEVELOPMENT. THE ADJACENT ON-STREET PARKING MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE DEVELOPER COUNTS THE SPACES AT THEIR OWN RISK. THERE WILL BE NO COMPENSATION FOR THE REMOVAL OF ON-STREET PARKING, COMMERCIAL ZONES, OR LOADING AREAS. TCM, 9.2.0.

SITE IMPERVIOUS COVER TABLE				
NET SITE AREA (=GROSS SITE AREA): 17,838 S.F. (0.410 Ac.)				
PROPOSED IMPERVIOUS COVER = 100% (MAX IC= 100%)				
TOTAL BUILDING COVERAGE: 17,038 S.F. (96%) MAX BLDG COV = 100%				
LIMITS OF CONSTRUCTION AREA = 0.44 AC.				
Impervious Cover	EXISTING Impervious Cover	TO BE REMOVED	PROPOSED Impervious Cover	
BUILDING & COVERED WALKS	9,311 sf	52.2%	9,311 sf	17,038 sf
CONCRETE	2,952 sf	16.5%	2,947 sf	801 sf
ASPHALT	3,140 sf	17.6%	3,140 sf	0 sf
COMPACTED BASE	0 sf	0.0%	0 sf	0 sf
WOOD DECK	117 sf	0.7%	117 sf	0 sf
BRICK PAVERS	430 sf	2.4%	430 sf	0 sf
TOTAL	15,950 sf	89.4%	15,945 sf	17,839 sf
	<i>Existing</i>		<i>Proposed</i>	
PERVIOUS COVER	1,889.00 sf	10.6%	0.00 sf	0.0%

PARKING SUMMARY TABLE			
UNIT TYPE	# OF UNITS/SF	REQ'D SPACES/UNIT	SPACES REQUIRED
COMMERCIAL USE			
RESTAURANT-GENERAL	2911	1/75 SF	39
HOTEL	264	1.1 SPACES/UNIT	290
*TOTAL			329
ADA SPACES PROVIDED (7 MINIMUM PER 2012 TAS 208.2.4) (1 VAN)			
STANDARD SPACES PROVIDED ONSITE			
TOTAL PARKING SPACES PROVIDED**			219
TOTAL BICYCLE PARKING REQUIRED (5% OR 5 MINIMUM)			
SHORT-TERM BIKE PARKING REQUIRED = 16 (100%), LONG-TERM BIKE PARKING REQUIRED = 0 (0%)			
BICYCLE PARKING PROVIDED (16 SHO)			
LOADING REQUIRED = 1 (10' x 30') + 1 (10' x 40') + 1 (10' x 55')			
LOADING PROVIDED			
1 (10'x55')			
*PER LDC 25-6-591(B): PARKING IS NOT REQUIRED WITHIN THE CBD DISTRICT			
**WE ARE REQUESTING A WAIVER FROM TCM TABLE 9-3 TO REDUCE THE REQUIRED PARKING SPACE LENGTH TO 17.0'			

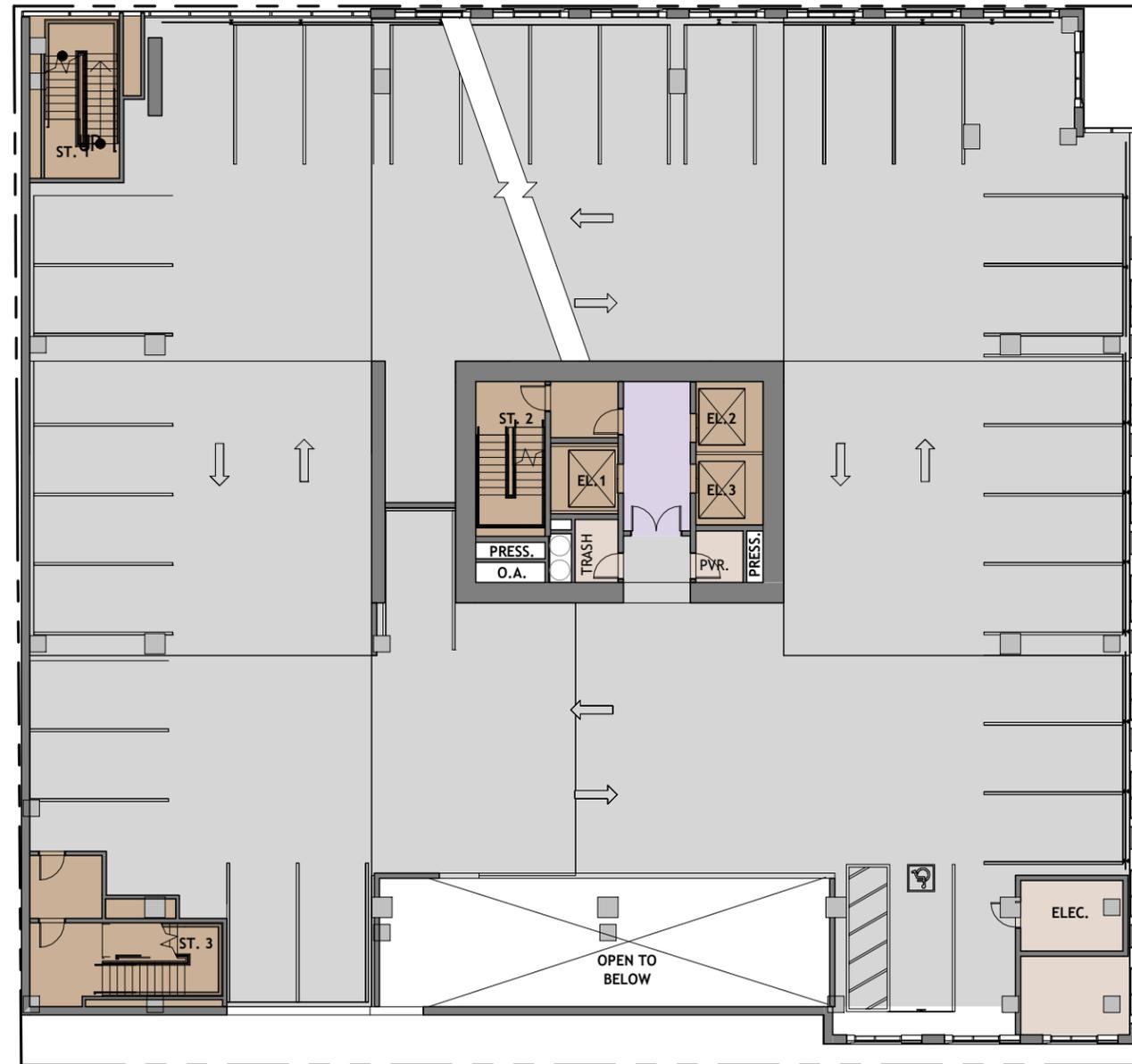


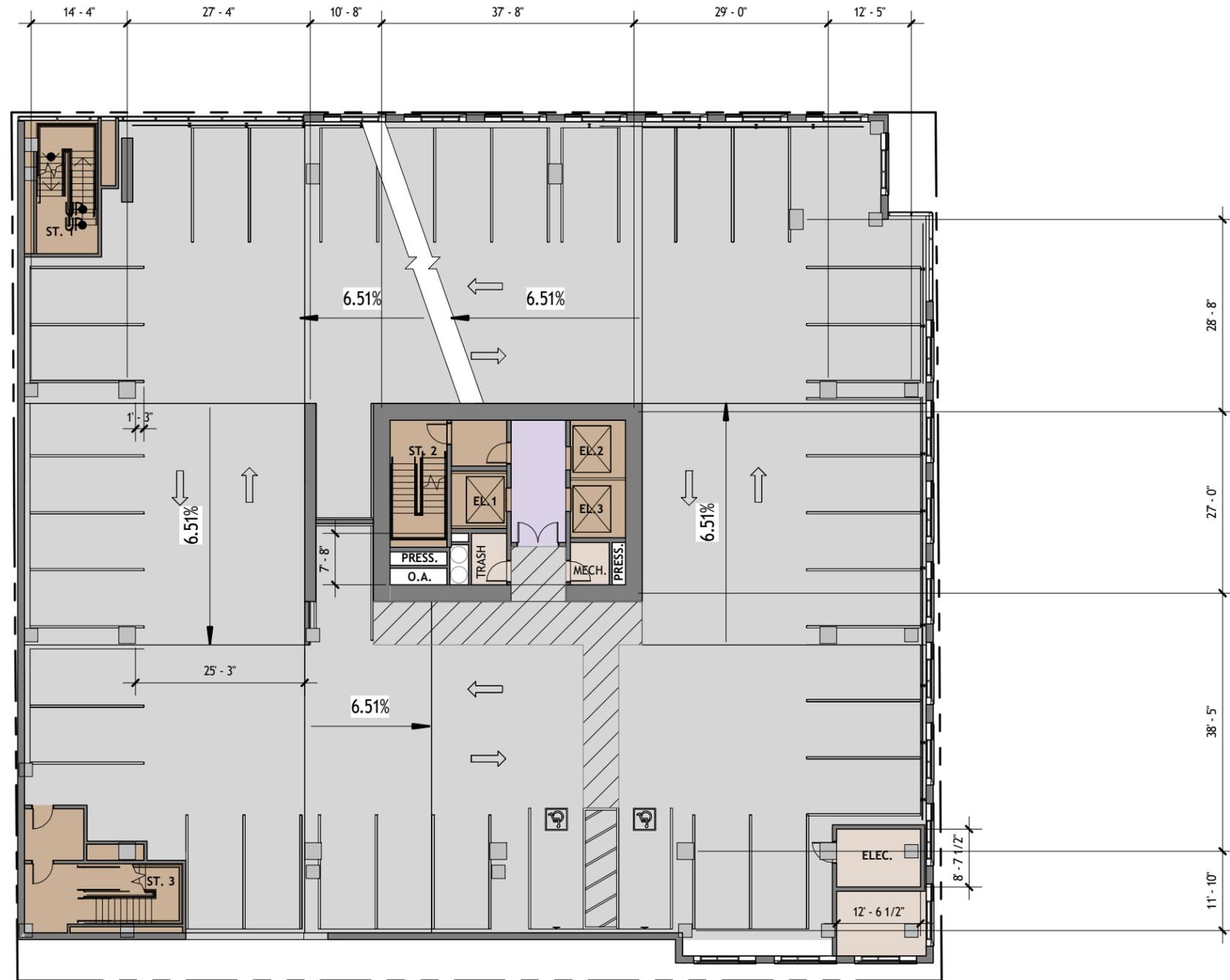


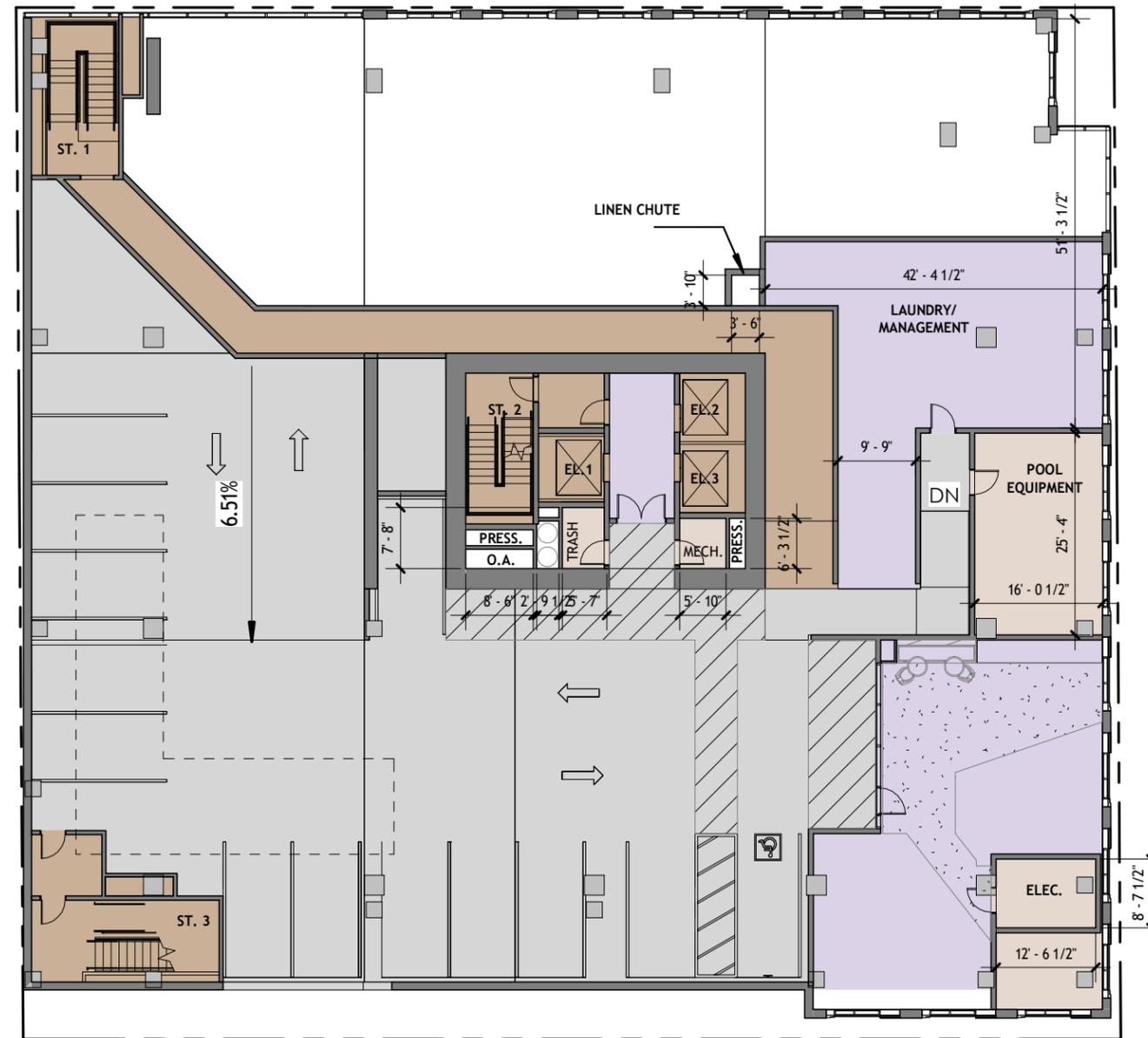
**LIBERTY TOWER
AMENITY FLOOR PLAN**

- 01 ELEVATOR LOBBY
- 02 BAR / RESTAURANT
- 03 KITCHEN
- 04 LOUNGE
- 05 FITNESS
- 06 HOTEL POOL







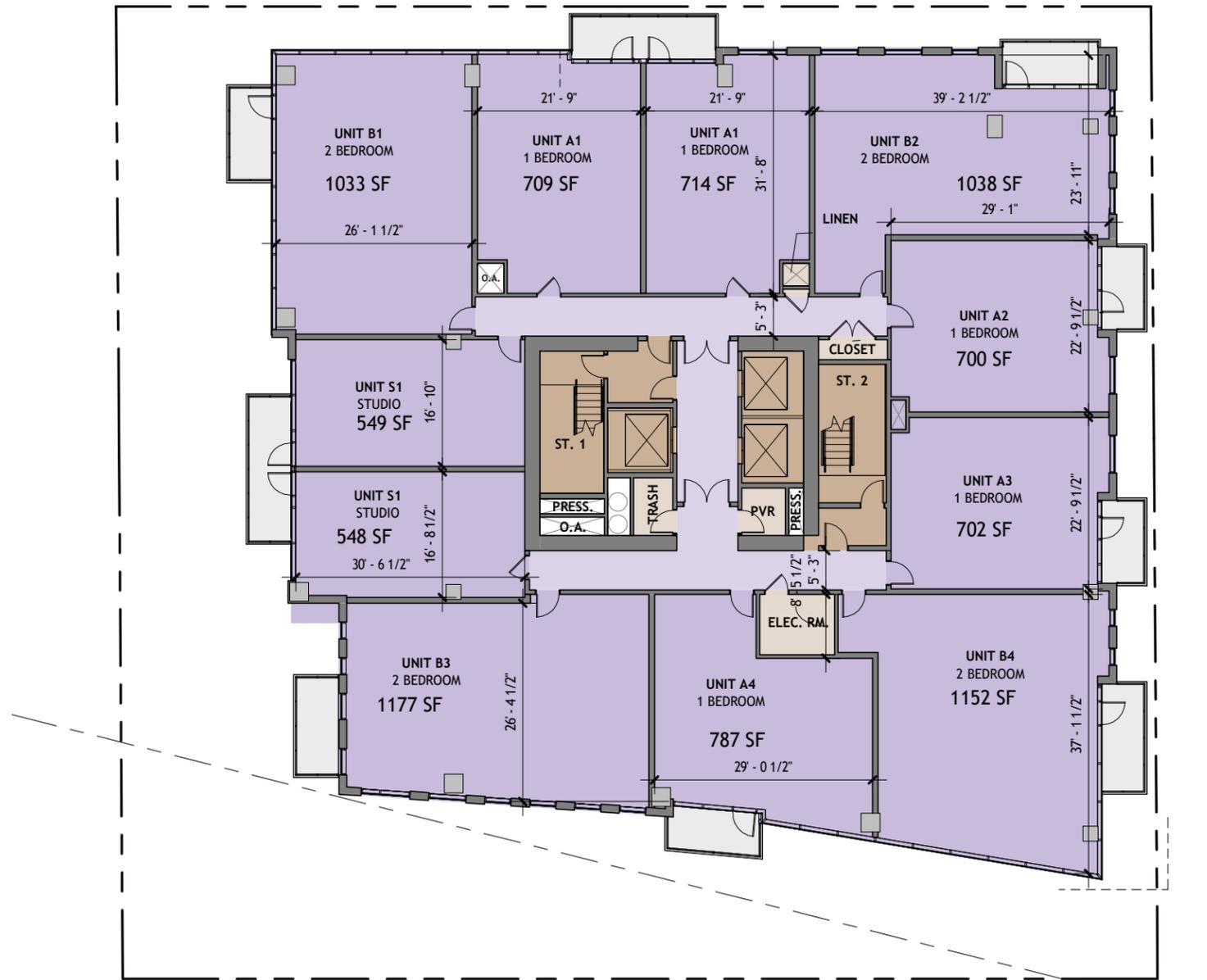




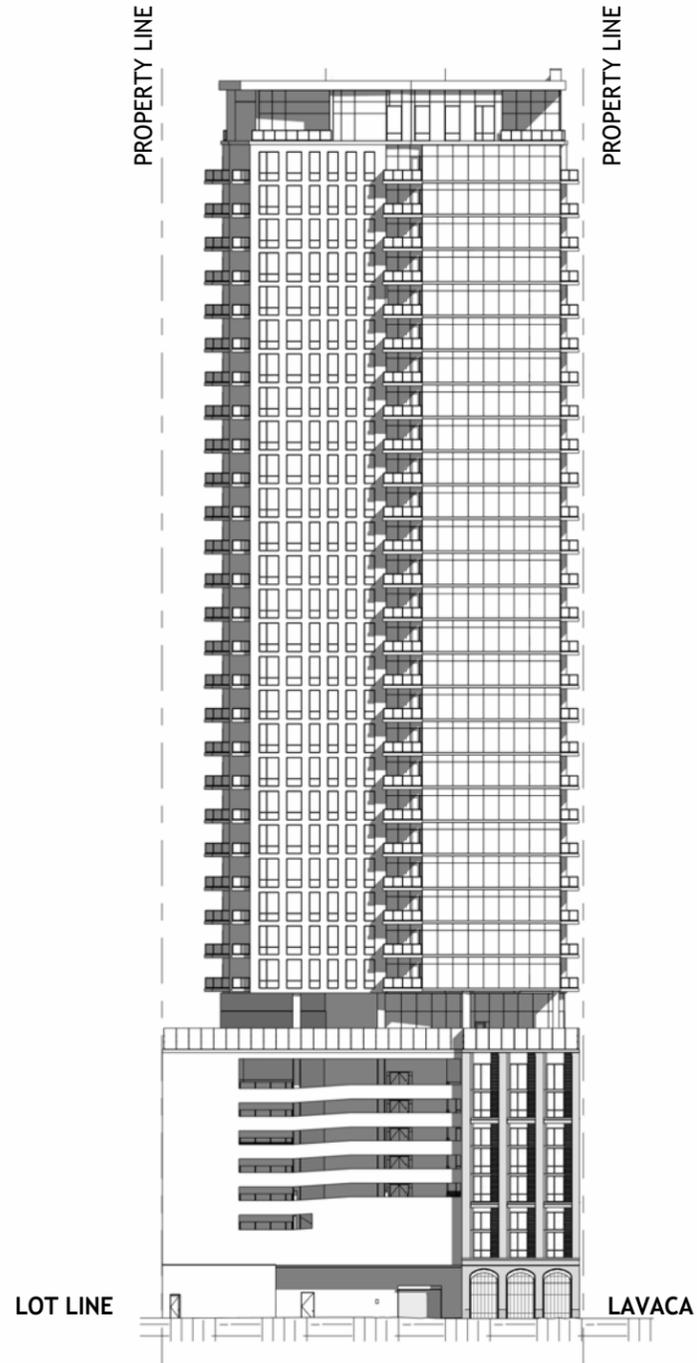
LIBERTY TOWER
AMENITY FLOOR PLAN

- 01 ELEVATOR LOBBY
- 02 BAR / RESTAURANT
- 03 KITCHEN
- 04 LOUNGE
- 05 FITNESS
- 06 HOTEL POOL

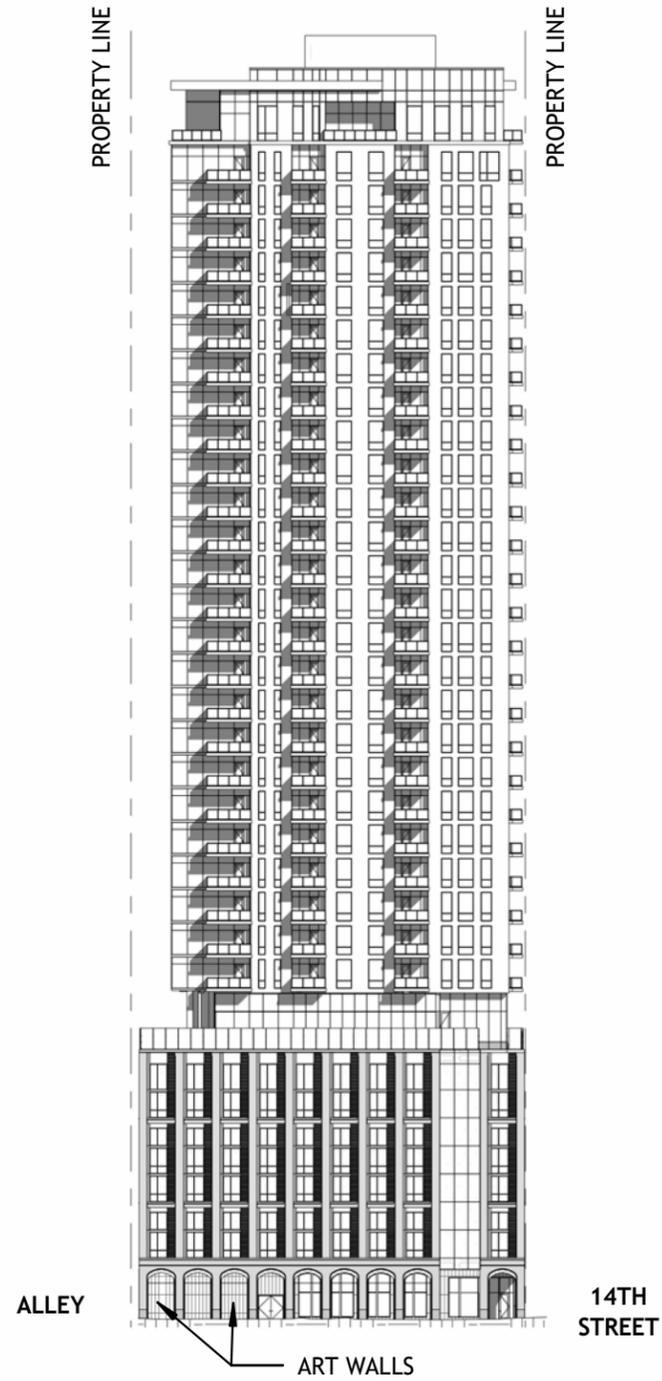




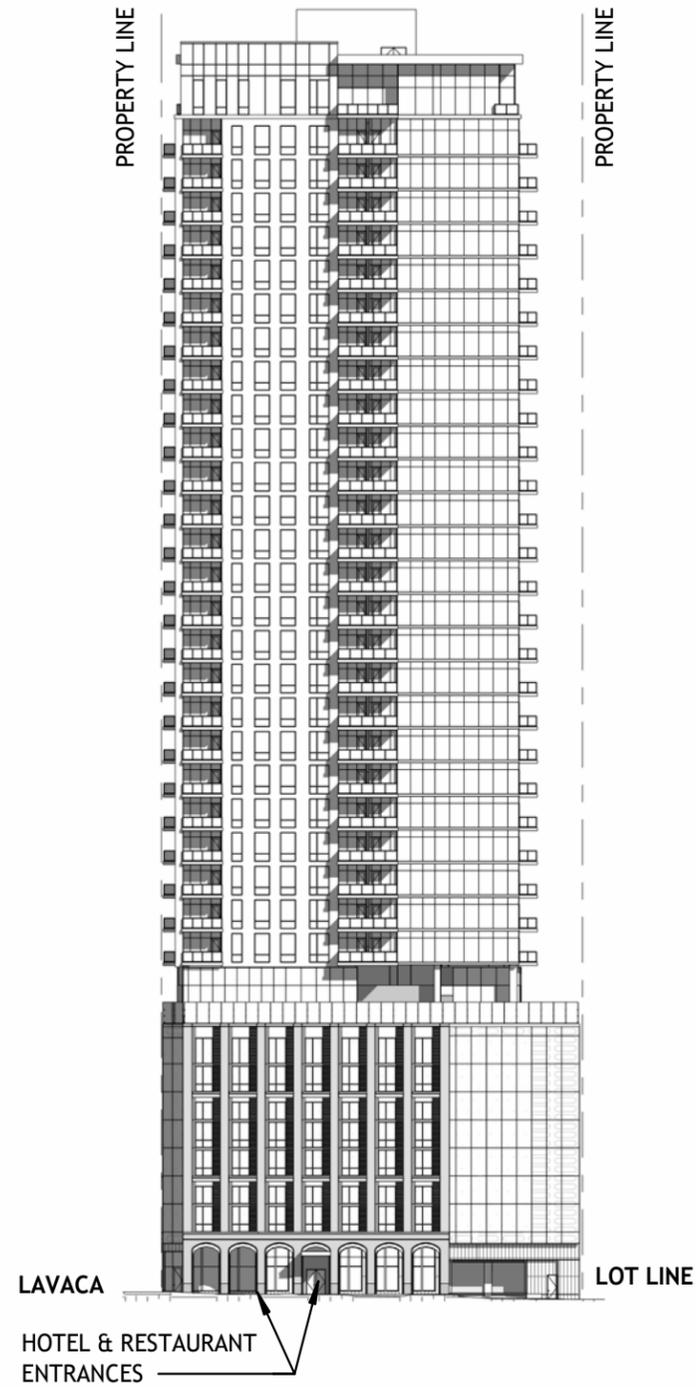




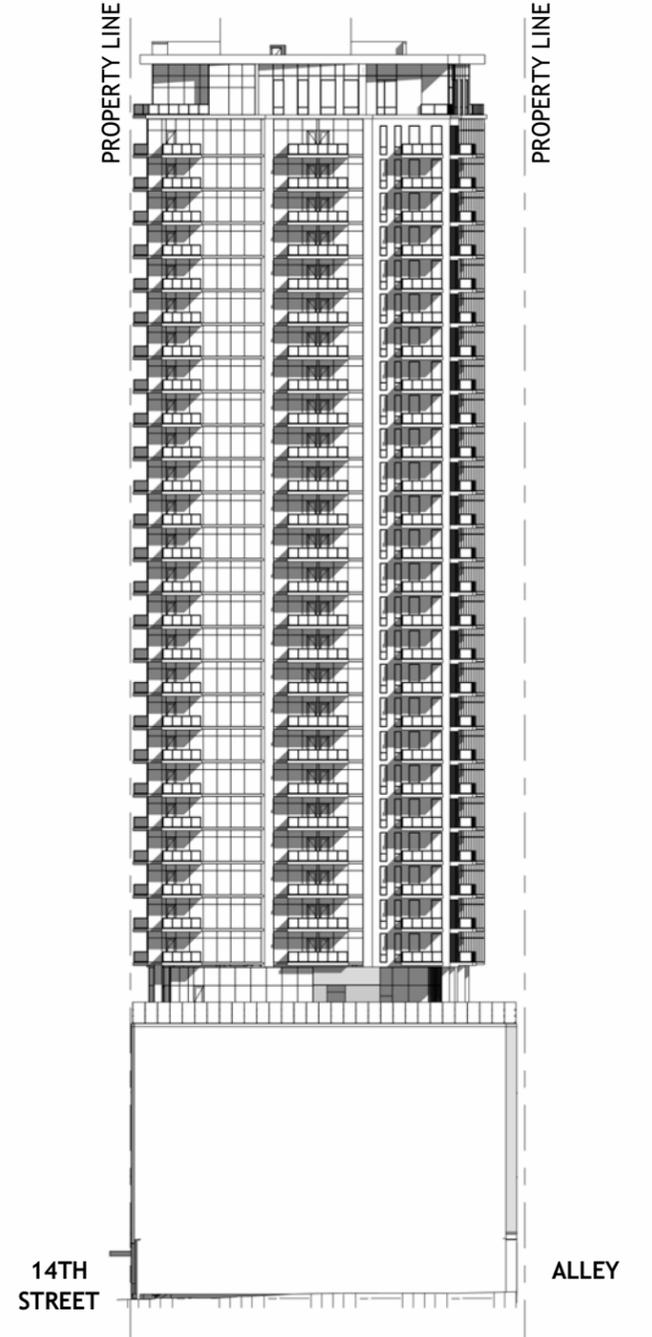
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





ART INSTALLATION



LAVACA STREET VIEW



14TH AND LAVACA CORNER



14TH STREET ENTRANCE



AMENITY DECK



14TH STREET OVERVIEW



NORTHEAST VIEW



SOUTHEAST VIEW



LAVACA STREET ELEVATION



14TH STREET ELEVATION

14th and Lavaca - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS

Gross Hotel Use SF: 303,246 SF
 Gross Hotel Use Percentage: 100% **Rounded to the nearest hundredth*
 Net Hotel Use SF: 235,325 SF

TOTAL SITE AREA: 17,838 SF	ACTUAL GSF (16.99:1 FAR):	303,219 SF
MAX. GSF PER ZONING (8:1 FAR): 142,704 SF	PROPOSED GSF (17:1 FAR):	303,246 SF
TOTAL PROPOSED BONUS AREA : 160,515 SF		

Community Benefit	FEE / BONUS AREA	BONUS AREA	BONUS AREA %	FEE INCURRED
1) THREE-STAR AEGB COMMUNITY BENEFIT (25-2-586)(E)(8)	25% BONUS OF 8:1	35,676 SF	22%	
2) DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>COMMERCIAL</i> (25-2-586)(E)(1)(iii)	\$18	124,839 SF	78%	\$ 2,247,102
TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =			100%	\$ 2,247,102



- 1 Concrete Paving
- 2 Specialty Paving
- 3 C.O.A. Trash Reseptacle
- 4 Flush Planters
- 5 C.O.A. Bike Racks
- 6 C.O.A. Bench
- 7 Great Streets Approved Shade Tree
- Red Oak along Lavaca
- Cedar Elm along 14th
- 8 C.O.A. Tree Grate
- 9 Steel Angle Embeds
- 10 Raised Planter
- 11 A.E. Vault
- 12 Wall Mural
- 13 Street Light
- 14 Vehicle Caution Sign
- Roof Overhang

Great Streets Exhibit
14th & Lavaca

November 3, 2023

Scale 1"=20'-0"

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 3, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 3, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 3, 2023

CAMPBELL LANDSCAPE ARCHITECTURE

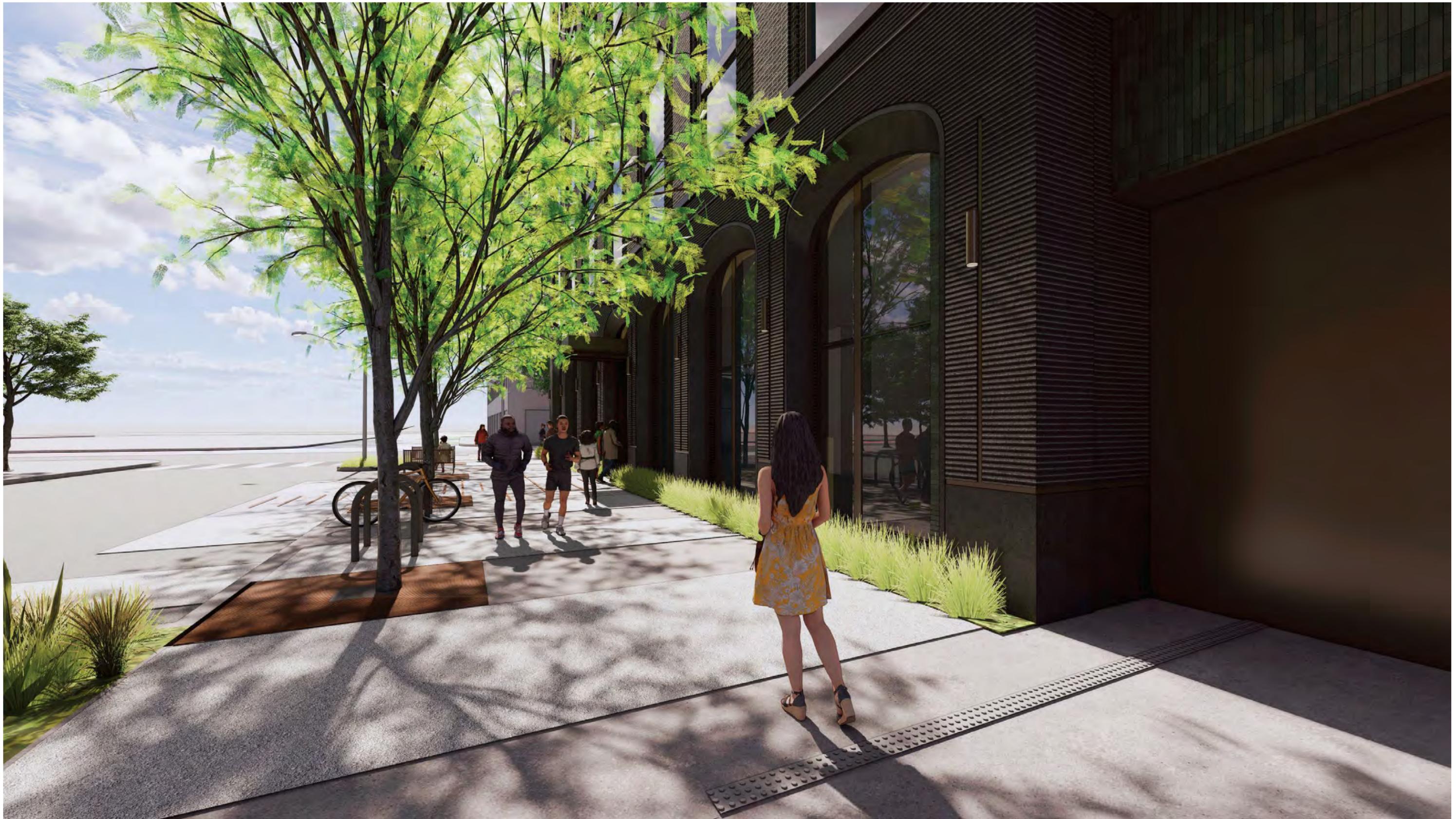


Great Streets Exhibit: Perspectives

14th & Lavaca

November 3, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



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**14th and Lavaca - Urban Design Guidelines Matrix
Review of Substantial Compliance**

Date: 11/01/2023

Line Item	Guideline	Achieved? (Yes/No)	Applicant's Comments
Area Wide Guidelines			
1	AW-1: Create dense development	Yes	The project is applying to exceed the base entitlement of 8:1 FAR & administratively permitted 15:1 FAR through the density bonus program to a maximum of 17:1 with the approval of the City Council.
2	AW-2. Create mixed-use development	Yes	The project is a 1/4 block development. The development will contain a 280 key hotel with amenity space, & 1/3 of the ground-floor activated with pedestrian-oriented uses & over 7,000 SF of restaurant space on the 9th floor.
3	AW-3. Limit development which closes downtown streets	Yes	This project will not close any Downtown streets and will take all vehicular access from W 14th Street. The project team has worked with the Austin Transportation Department to ensure that project access is consistent with future plans for the adjacent roadways.
4	AW-4. Buffer neighborhood edges	Yes	This project 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	Yes	The project intends to meet the Civic Art component by incorporating a mosaic mural over the required AE vault along Lavaca Street. The artwork will be visible by pedestrians and motorists on the street.
6	AW-6. Protect important public views	Yes	The Project does not obscure existing views through the Public ROW and no pedestrian bridges are proposed.
7	AW-7. Avoid historical misrepresentations	Yes	The exterior design aesthetic for the Project is designed to be sophisticated and timeless using modern materials and brick. The architecture will compliment the surrounding buildings, but will not appear to be built earlier than it was.
8	AW-8. Respect adjacent historic buildings	Yes	The project designed in a manner to compliment the adjacent buildings. The building façade on the shared property line is enhanced to improve the facade aesthetics. The material color of our building is in direct contrast to older adjacent buildings. The pedestrian sidewalk on the north side is improved to allow for 10' clear pedestrian zone. The building also steps back at the residential level on three sides: North, West, and South.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	All equipment will be located on the rooftop and screened from views from the street. The amenity decks on levels 9 and the private terraces on level 35 will incorporate large planting areas, trees, and pedestrian-scaled amenities that will enhance the view from adjacent properties.
10	AW-10. Avoid the development of theme environments	Yes	This project will not be a themed development.
11	AW-11. Recycle existing building stock	N/A	No buildings exist on the site to recycle or preserve.

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Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	Yes	The sidewalk design meets Great Streets requirements. In addition to new trees for shade protection, the building will also incorporate shade canopies above the lobby entrances and restaurant entrances.
13	PS-2. Minimize curb cuts	Yes	The project significantly improves the 1/4 block. The property previously served as a fuel station with large drive aprons on both sides of the property. This project proposes only one curb cut located on 14th Street, on the northwest side of the building.
14	PS-3. Create a potential for two-way streets	N/A	This project does not impact the street configuration in any way.
15	PS-4. Reinforce pedestrian activity	Yes	This project proposes a wider sidewalk than currently exists on the property, connecting to the sidewalk in the right of way on each side. The sidewalk will include a min. 10' pedestrian zone, prioritizing pedestrian comfort.
16	PS-5. Enhance key transit stops	N/A	No transit stops exist adjacent to the site.
17	PS-6. Enhance the streetscape	Yes	Great Streets improvements: furniture, trash/recycling, bike racks, trees, etc. In addition, planting around the building will be provided where space permits, enhancing the streetscape and a mural along Lavaca Street.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	No utility appurtenances are proposed in the pedestrian zone of the streetscape with this project.
19	PS- 8. Install street trees	Yes	The project will add street trees on W 14th Street and Lavaca Street in accordance with Great Streets standards. Permanent irrigation and drainage systems will be installed to ensure livelihood.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	The pedestrian realm will be lit to provide a safe and interesting place.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Sidewalks will comply with the Great Streets standards to create a buffer between pedestrians and vehicular traffic by using street furniture, porte cochere bollards, trees, and planting zone street trees and furniture.
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 of the building will be made of highly transparent glazing providing strong visual connections between interior activated uses and the urban realm.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	The sidewalk design will include pedestrian scaled and friendly materials, planting, seating, and bike racks.

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Building Guidelines			
25	B- 1. Build to the street	Yes	The facade will extend to the property line along the street frontage at both 14th Street and Lavaca Street. There is also an outdoor covered patio area at the corner of 14th and Lavaca for a future restaurant.
26	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The project's ground-floor will contain restaurant space located at the corner of 14th & Lavaca. The publicly accessible hotel lobby will be located on the north side of the adjacent to 14th Street with a an entrance to the restaurant space on the 9th floor.
27	B-3. Accentuate primary entrances	Yes	The hotel lobby & 9th floor restaurant entrance is accentuated by contrasting pavers & metal rail design in the sidewalk that extends out to the street. In addition, the entrance has a canopy for protection & is recessed from the sidewalk pedestrian zone, with dedicated signage. The restaurant space is accentuated by different glazing, signage & a recessed entrance.
28	B- 4. Encourage the inclusion of local character	Yes	The tower's façade design seeks to achieve a timeless, tailored aesthetic using massing materials such as dark brick with warm metal panel accents. The building facade and the street-level experience reflects the traditional modern feeling of the adjacent Texas Capitol and surrounding area. 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 located above-grade. The garage is enclosed by architectural facades (with a mix of translucent glazing windows, metal panel facade. The entire façade facing the main streets, Lavaca & 14th, are treated in a manner that it is has the same visual language as the hotel levels above. The facade design will screen cars/ headlights from view and will seek to minimize the aesthetic issues often associated with above-grade parking.
30	B- 6. Create quality construction	Yes	The project seeks to achieve a high quality aesthetic and will utilize a palette of quality materials with durability, sustainability, and a long-term lifespan. The General Contractor is a highly-reputable firm with experience in the local market. The project is seeking a three-star AEGB certification.
31	B- 7. Create buildings with human scale	Yes	The design incorporates the Urban Design recommendations where applicable, and will have the appropriate pedestrian scale, level of detail, architectural variety, and vertical massing relief to satisfy the intent of this section.

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Plaza and Open Space Guidelines			
32	PZ-1. Treat the four squares with special consideration	N/A	The project is not located adjacent to one of Downtown's four squares.
33	PZ- 2. Contribute to an open space network	Partial	The site provides ancillary restaurant space to the nearby State Capitol, where there are limited restaurant options for tourists & employees within the area.
34	PZ- 3. Emphasize connections to parks and greenways	Yes	The site does not obstruct the Capitol View Corridor and provides public access to the patio deck on the 9th floor allowing for views of the State Capitol building.
35	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	Yes	The building will have one large publicly accessible patio deck with open space for the guest's interactions. Level 9 amenity deck will have outdoor seating areas, fitness facilities, lounge pool, outdoor spa/sauna area, lounge area, along with a restaurant operator of the +5,000 SF space.
36	PZ- 5. Develop green roofs	No	While levels 9 and 35 will have exterior planters and vegetation in the spirit of the guideline, the project will not have green roofs.
37	PZ- 6. Provide plazas in high use areas	N/A	The small site will not support a public urban plaza.
38	PZ- 7. Determine plaza function, size, and activity	N/A	The small site will not support a public urban plaza.
39	PZ- 8. Respond to microclimate in plaza design	N/A	The small site will not support a public urban plaza.
40	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	The small site will not support a public urban plaza.
41	PZ- 10. Provide an appropriate amount of plaza seating	N/A	The small site will not support a public urban plaza.
42	PZ- 11. Provide visual and spatial complexity in public spaces	N/A	The small site will not support a public urban plaza.
43	PZ- 12. Use plants to enliven urban spaces	Yes	Plantings along the streetscape will be incorporated at the ground-floor, adjacent to the driveway and pedestrian curb cuts, within the property line.
44	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	The small site will not support a public urban plaza.
45	PZ- 14. Provide food service for plaza participants	N/A	The small site will not support a public urban plaza.
46	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	The small site will not support a public urban plaza.
47	PZ- 16. Consider plaza operations and maintenance	N/A	The small site will not support a public urban plaza.
Conclusions			
48	Total number of Urban Design Guidelines	30 of 33	



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: 14th & Lavaca Condo Tower

Project Address: 1301 14th 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: Mason McGaughey

Signature: _____

Title: Project Director

Phone Number: 903-738-5962

Date: 2/27/23

AUSTIN ENERGY GREEN BUILDING:

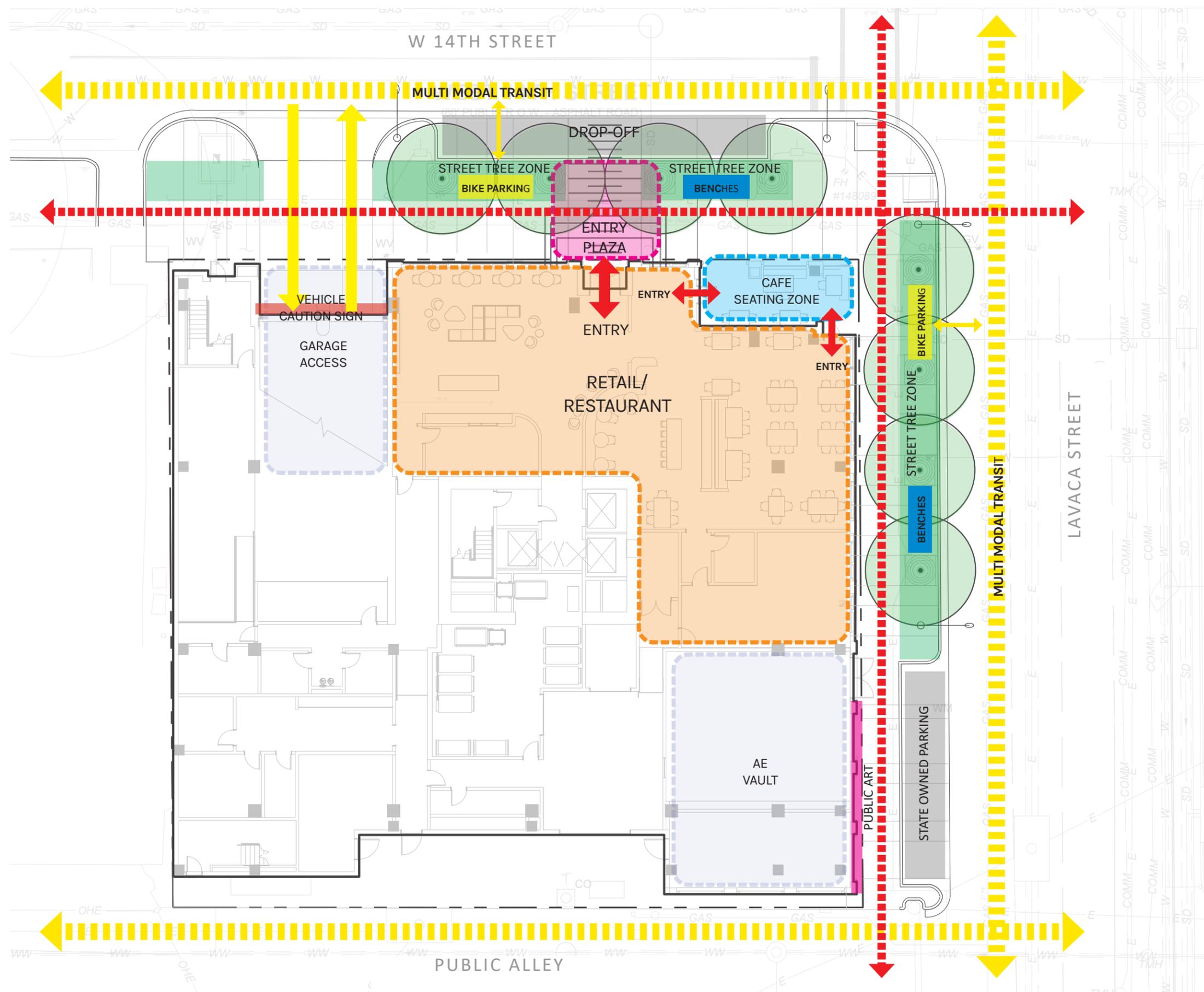
Name: Jeff Wacker

Signature: 

Title: AEGB Representative

Phone Number: 512.482.5448

Date: 2/16/2023



14th & Lavaca

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