

14th & Lavaca

SP-2022-0550C

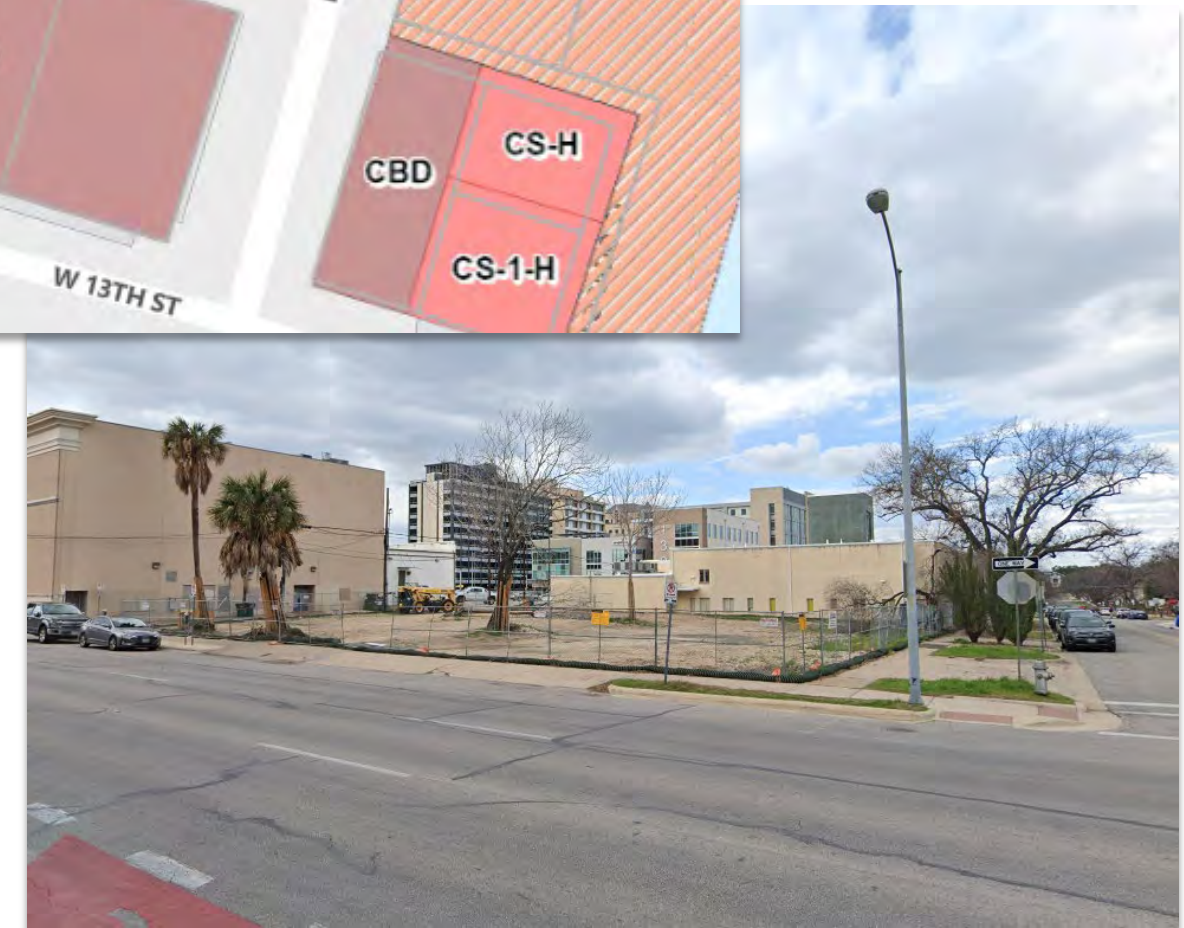
Design Commission

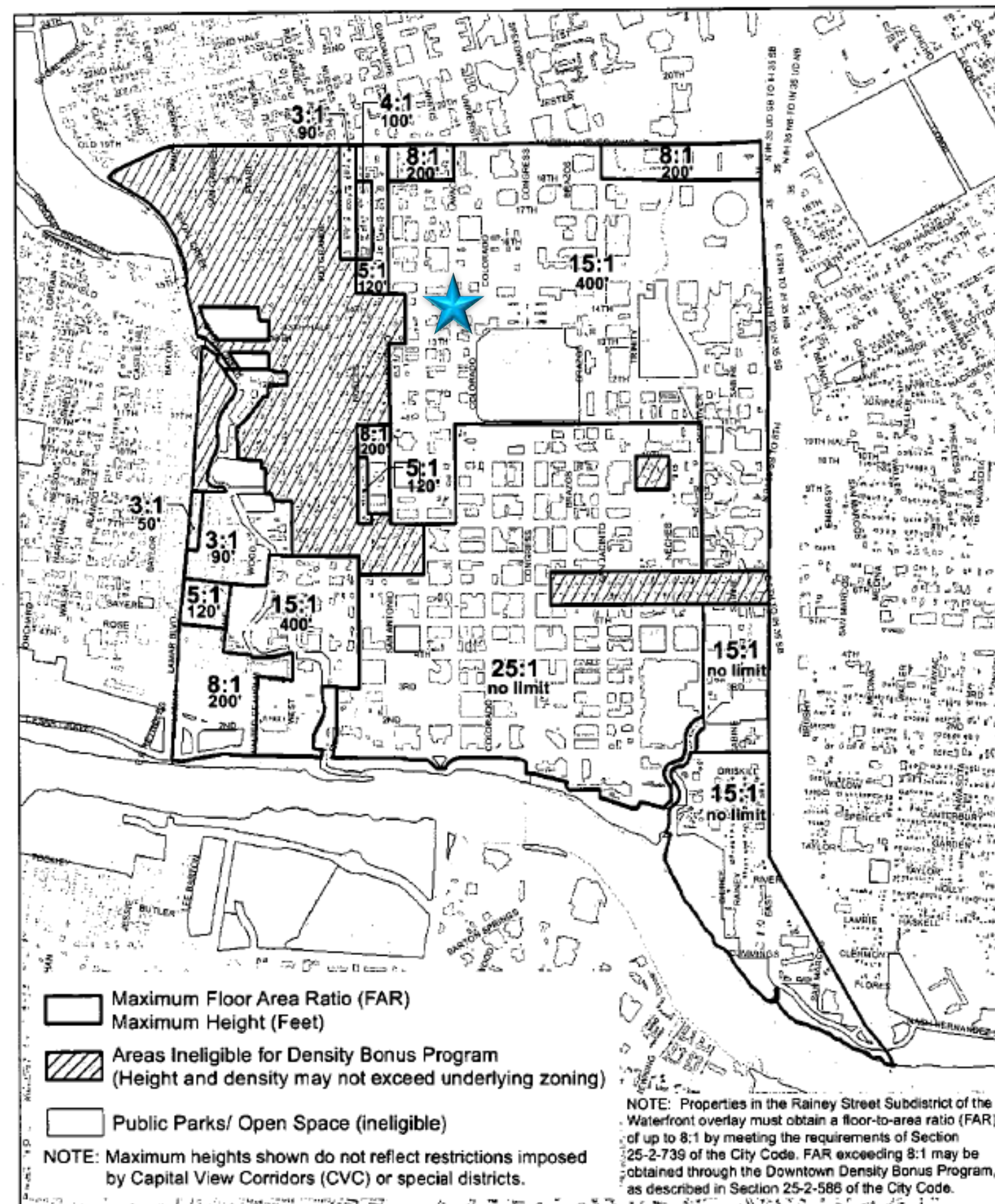
November 13, 2023

Current Zoning and Use

Central Business District – Conditional Overlay (CBD-CO)

- Surrounded by DMU and State-owned MF-4 parcels
- Intended for office, commercial, residential, or mix of uses located in the downtown area
- Undeveloped





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



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Site & Project Facts

Address:	301 W. 14th Street
Lot Size:	0.41 acres / 17,838 square feet
CBD Zoning Entitled Height:	Unlimited
DDBP Max. Height for CBD:	Unlimited
Proposed Use:	Hotel (280 Keys)
Proposed Height:	399' 6" feet / 35 floors
CBD Zoning Entitled FAR:	8:1, or 142,704 SF
DDBP Administrative FAR:	15:1, or 267,570 SF
Proposed DDBP FAR:	17:1, or 303,246 SF
Requested Bonus Area:	160,542 SF

Project Compliance

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



Community Benefit Bonus Area

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

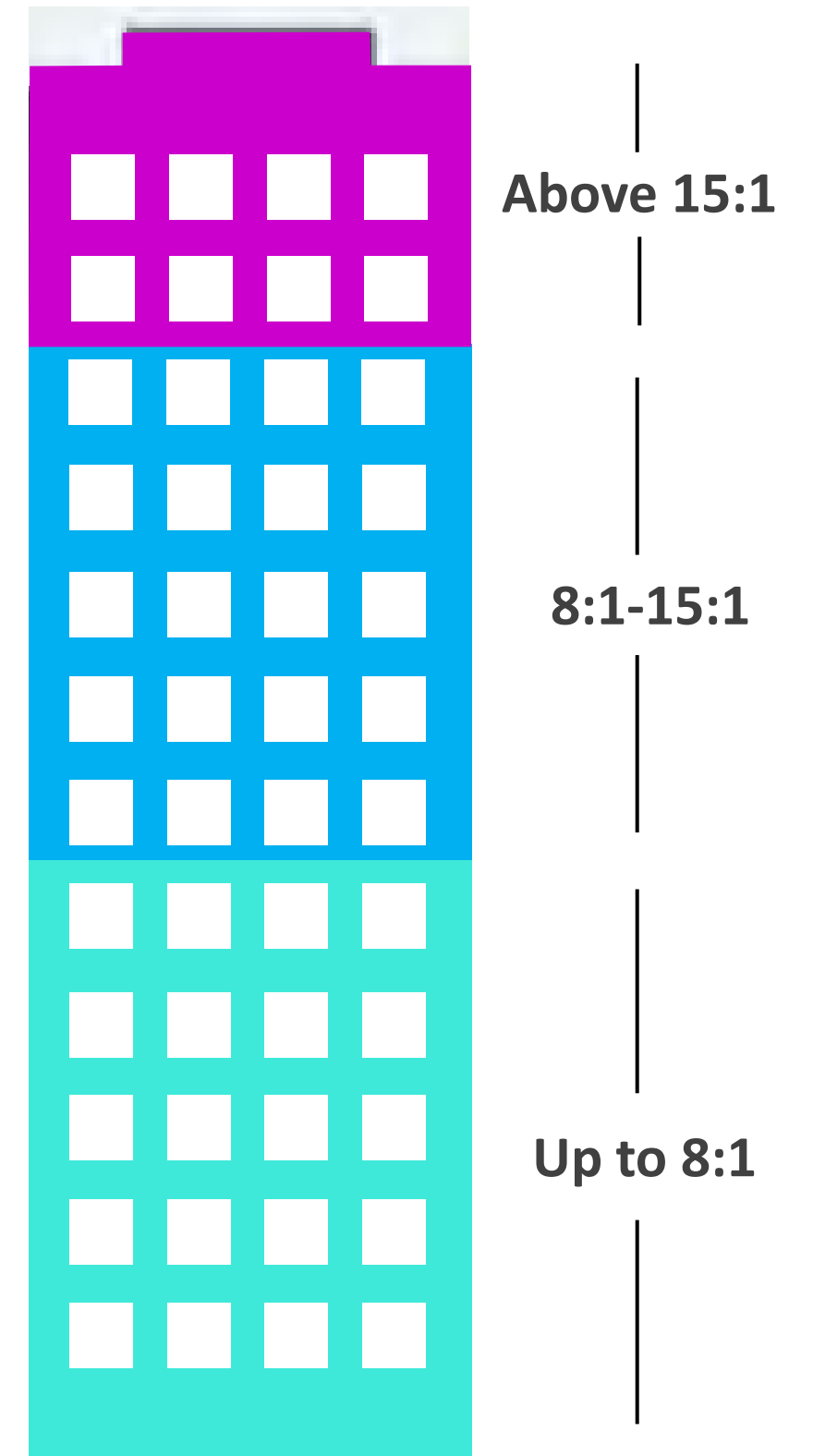
Compliance with DDBP Requirements – 8:1-15:1

- Development Bonus Fee In-lieu of \$1,605,420 § 25-2-586 (E)(1)(iii)
- AEGB 3-star rating § 25-2-586 (E)(8)

§ 25-2-586(B)(6)(d): Additional Community Benefit – Above 15:1

- Development Bonus Fee In-lieu of \$642,168 § 25-2-586 (E)(1)(iii)

Total fee to Affordable Housing Trust Fund = **\$2,247,588**





- AW.1 Create dense development**
- AW.2 Create mixed-use development**
- AW.7 Avoid historical misrepresentations**
- 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**

- 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**

AW.6 Protect important public views downtown
AW.9 Acknowledge that rooftops are seen from other buildings and the street

PZ.3 Emphasize connections to parks and greenways
PZ.4 Incorporate open space into development
PZ.5 Develop green roofs
PZ.6 Provide plazas in high use areas
PZ.9 Consider views, circulation, boundaries, and subspaces
PZ.12 Use plants to enliven urban spaces
PZ.15 Increase safety in plazas through wayfinding, lighting and visibility





PS.2 Minimize curb cuts
 PS.3 Create a potential for two-way streets
 PS.4 Reinforce pedestrian activity
 PS.6 Enhance the streetscape
 PS.8 Install street trees
 PS.10 Provide protection from cars/promote curbside parking

PZ.6 Provide plazas in high use areas
 PZ.12 Use plants to enliven urban spaces
 PZ.14 Provide food service for plaza participants

B.1 Build to the street
 B.4 Encourage the inclusion of local character
 B.5 Control on-site parking
 B.6 Create quality construction

AW.2 Create mixed-use development
AW.7 Avoid historical misrepresentations

PS.4 Reinforce pedestrian activity
PS.9 Provide pedestrian-scaled lighting
PS.12 Provide generous street-level windows
PS.13 Install pedestrian-friendly materials at street level

B.3 Accentuate primary entrances
B.6 Create quality construction





PS.1 Protect the pedestrian where the building meets the street
PS.4 Reinforce pedestrian activity
PS.6 Enhance the streetscape
PS.8 Install street trees
PS.9 Provide pedestrian-scaled lighting
PS.12 Provide generous street-level windows
PS.13 Install pedestrian-friendly materials at street level

PZ.2 Contribute to an open space network
PZ.12 Use plants to enliven urban spaces

B.1 Build to the street
B.6 Create quality construction

AW.5 Incorporate civic art in both public and private development

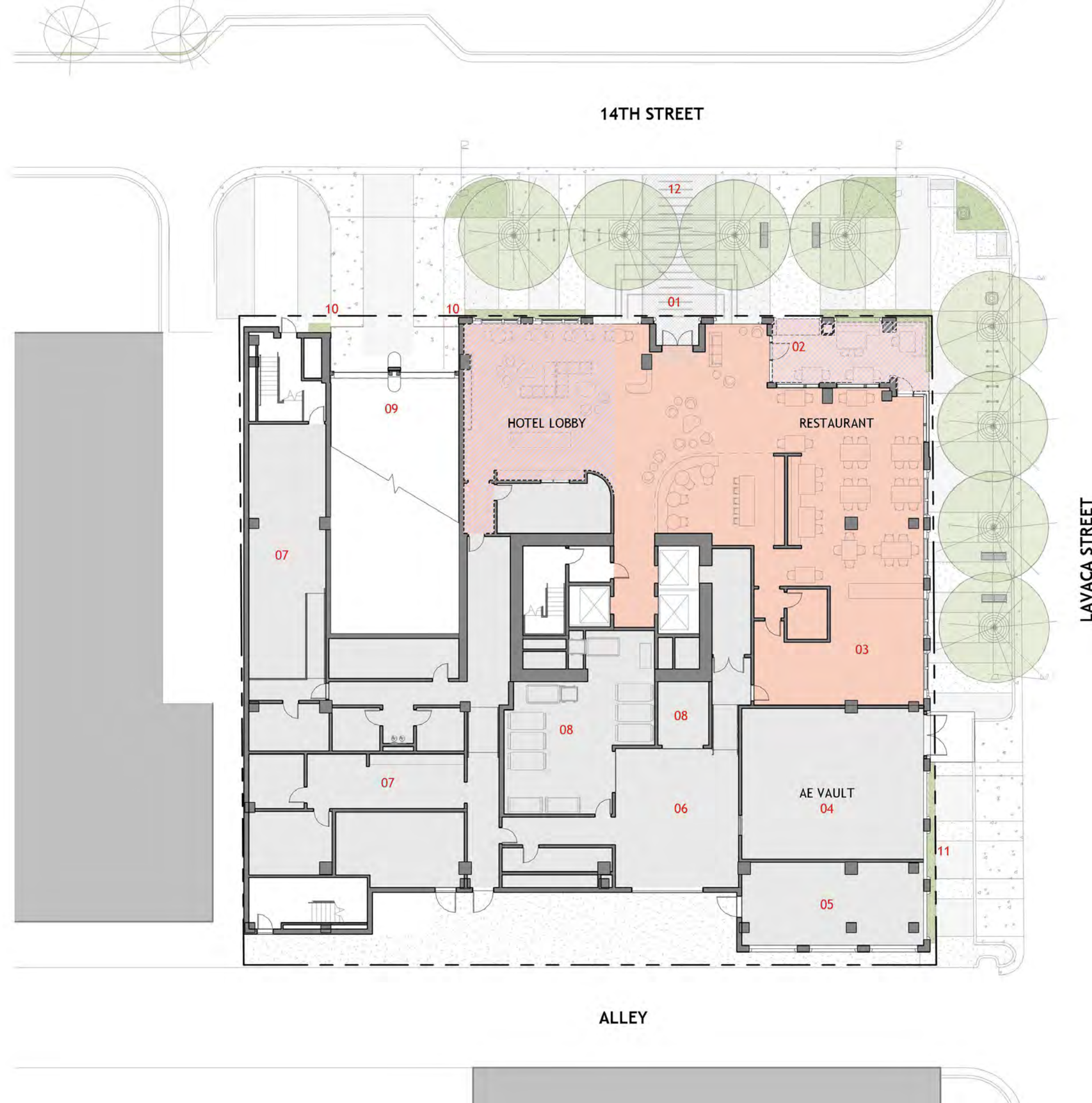
- PS.1 Protect the pedestrian where the building meets the street**
- PS.2 Minimize curb cuts**
- PS.4 Reinforce pedestrian activity**
- PS.6 Enhance the streetscape**
- PS.8 Install street trees**
- PS.9 Provide pedestrian-scaled lighting**
- PS.10 Provide protection from cars/promote curbside parking**
- PS.11 Screen mechanical and utility equipment**
- PS.12 Provide generous street-level windows**

- B.1 Build to the street**
- B.4 Encourage the inclusion of local character**
- B.6 Create quality construction**



B.6 Create quality construction





**LIBERTY TOWER
GROUND FLOOR PLAN**

- 01 HOTEL LOBBY
- 02 RESTAURANT
- 03 KITCHEN
- 04 AE VAULT
- 05 MAIN ELECTRICAL ROOM
- 06 LOADING
- 07 HOTEL SUPPORT
- 08 TRASH ROOM
- 09 PARKING ENTRANCE
- 10 VEHICULAR WARNING INDICATOR
- 11 LOCAL ART INSTALLATION
- 12 VALET & RIDESHARE DROP-OFF



**LIBERTY TOWER
AMENITY FLOOR PLAN**

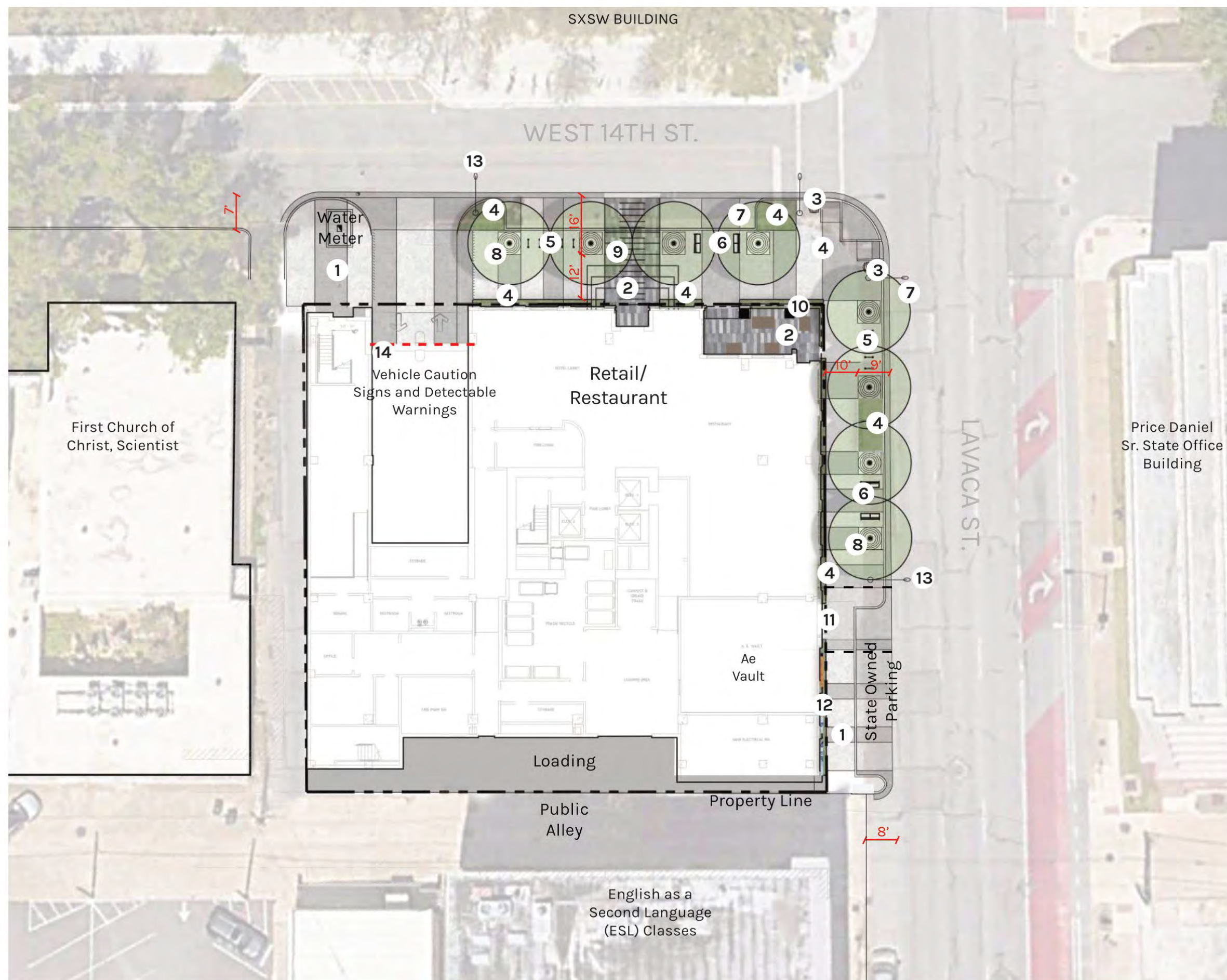
- 01** ELEVATOR LOBBY
- 02** BAR / RESTAURANT
- 03** KITCHEN
- 04** LOUNGE
- 05** FITNESS
- 06** HOTEL POOL

AEGB 2-Star Rating

- Project targeting AEGB 3-Star
- Increased building energy performance
- EV chargers
- Sustainably sourced / Local building materials



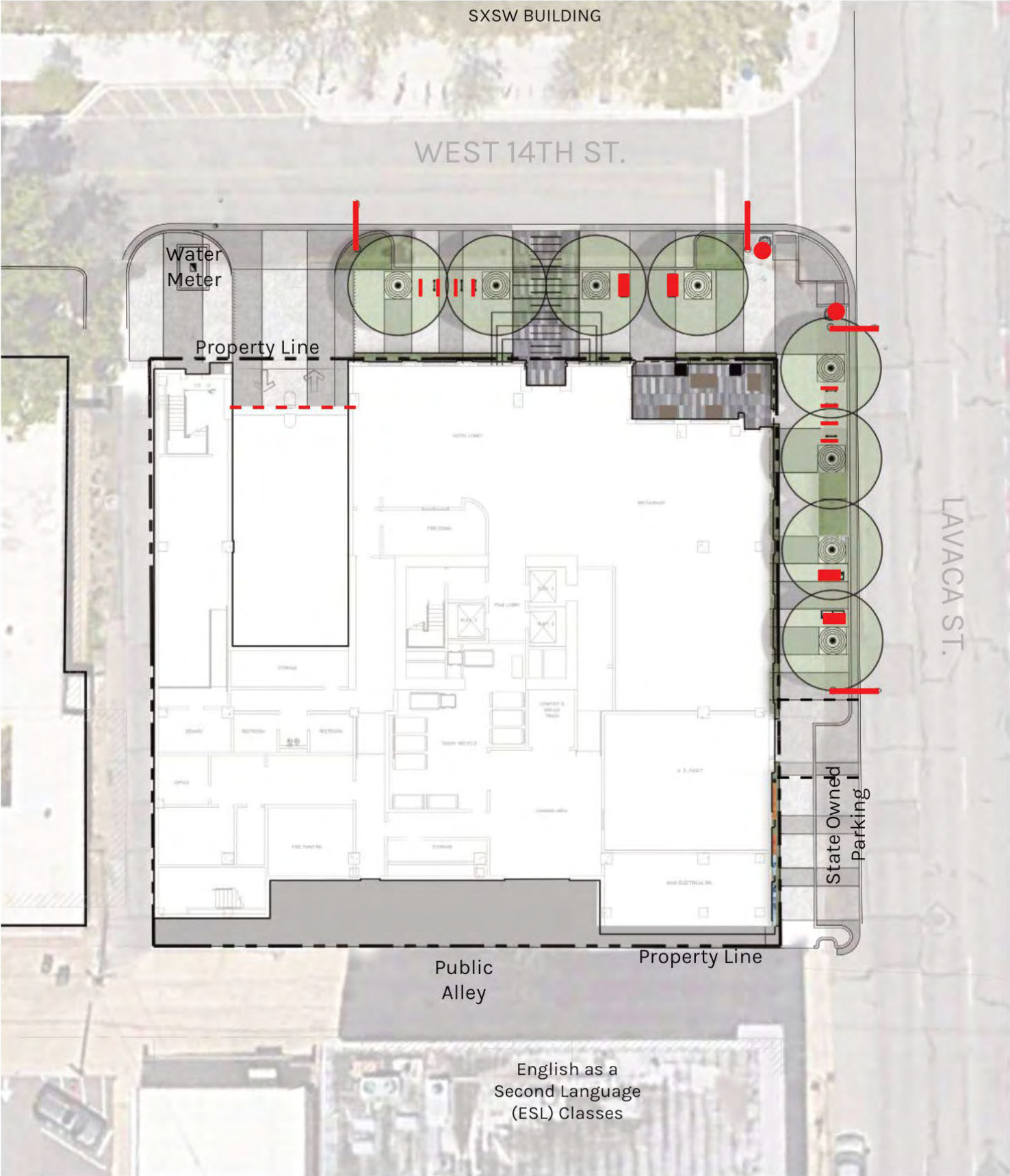
Great Streets Standards



- 1 Concrete Paving: Sanblasted & Sawcut Pattereded Concrete
- 2 Stone Paving
- 3 C.O.A. Trash Receptacle
- 4 Flush Planters
-Sedges and Native Grasses
- 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 Decorative Steel Embeds
- 10 Raised Planter
- 11 A.E. Vault
- 12 Wall Mural
- 13 C.O.A. Street Light
- 14 Vehicle Caution Sign & Detectable Warnings
- ■ Roof Overhang

Great Streets Exhibit
14th & Lavaca

November 13, 2023

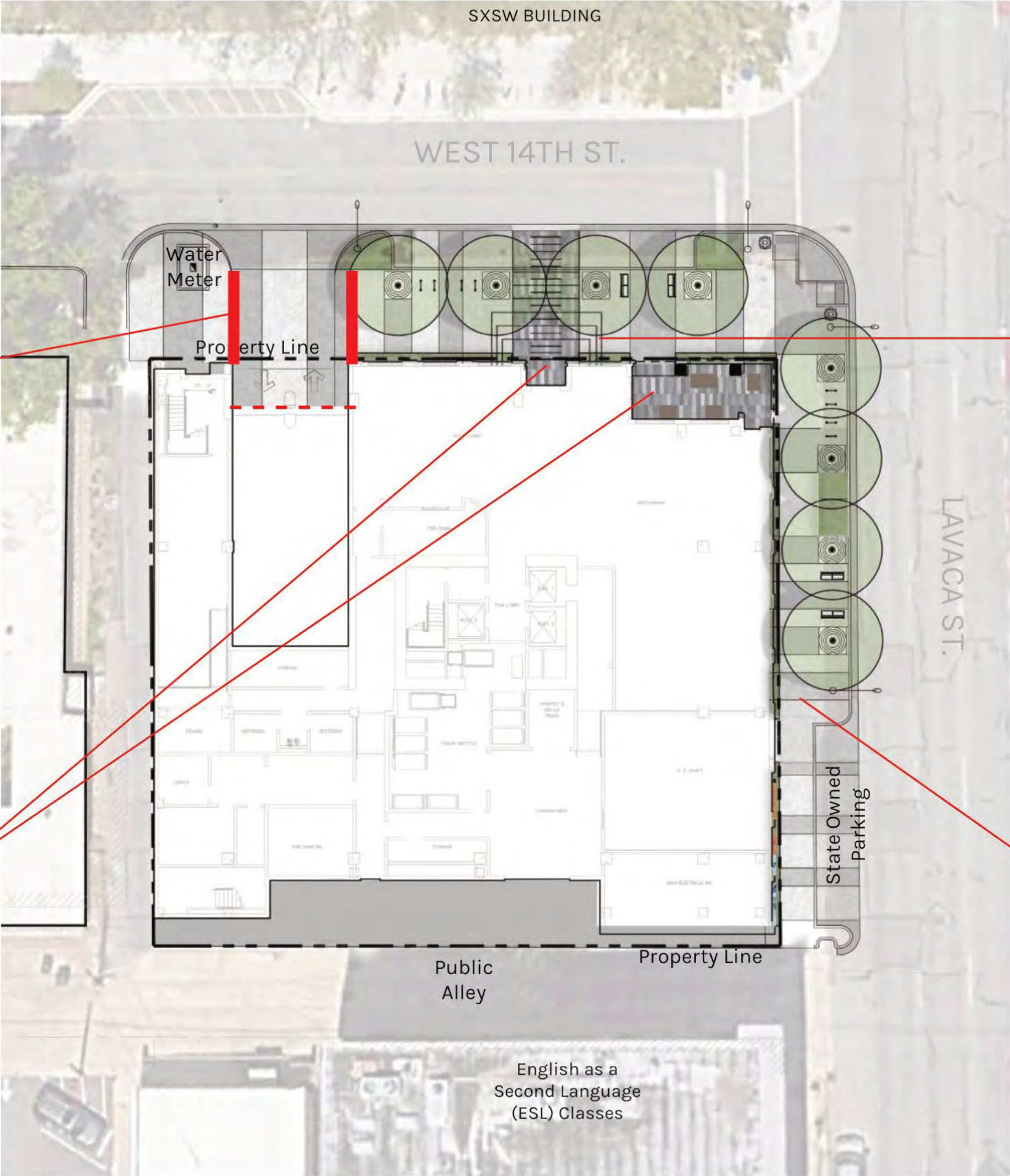


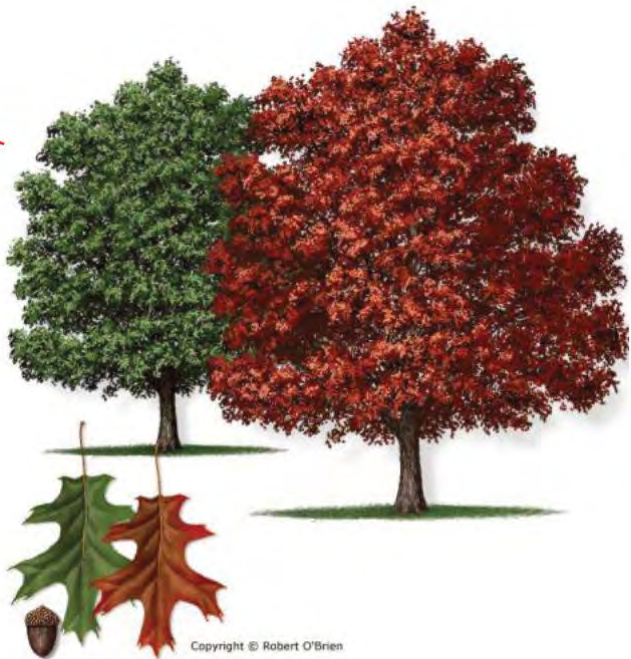
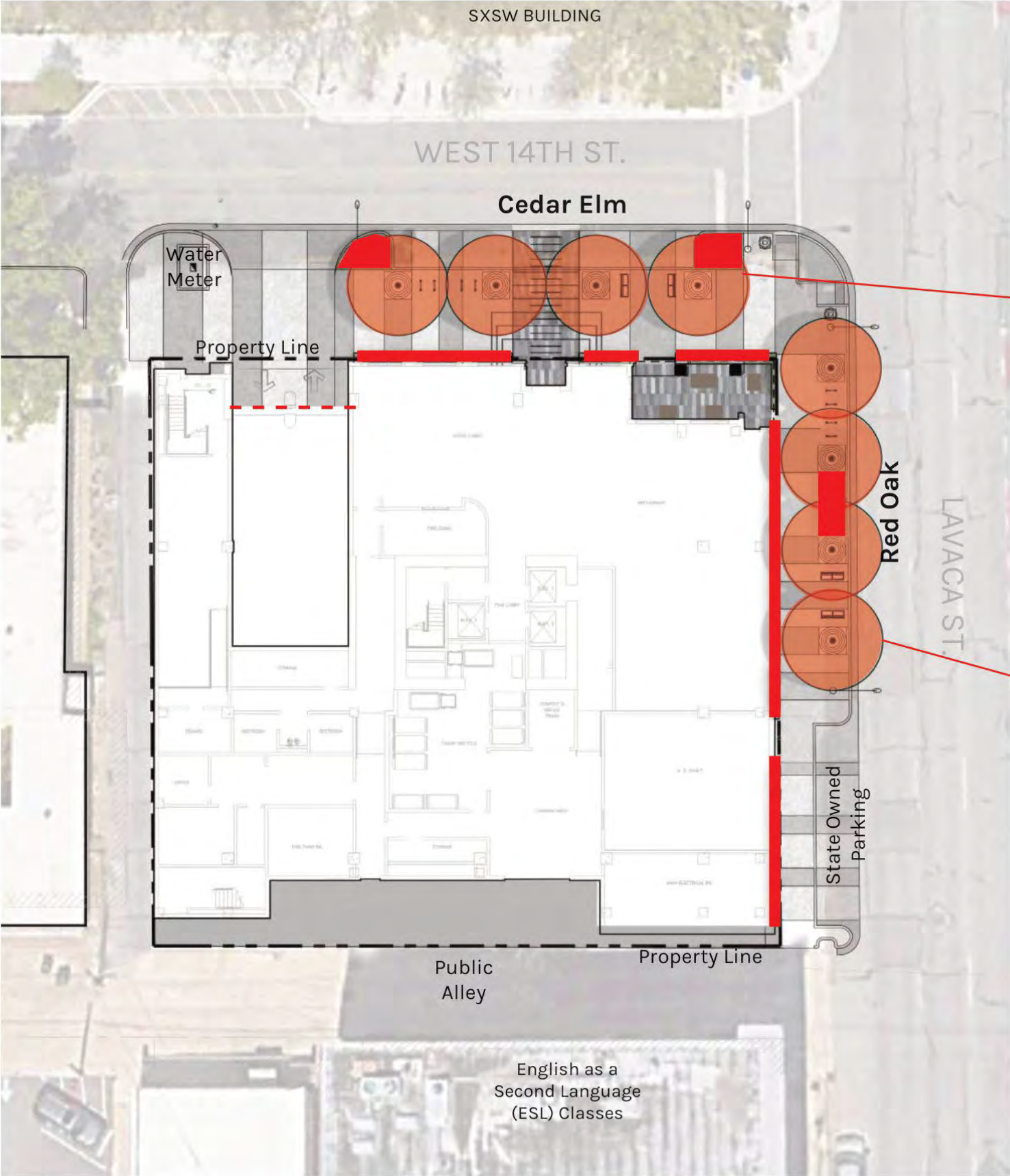
Great Streets Exhibit

14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE





Great Streets Exhibit

14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 13, 2023



Great Streets Exhibit: Perspectives

14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



Great Streets Exhibit: Perspectives

14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE

Urban Design Guidelines

Working Group Recommendation

OVERALL RESULTS

Areawide	8 out of 11 comply	3 partially complies	0 not applicable
Public Streetscape	5 out of 13 comply	7 partially comply	1 not applicable
Plazas and Open Space	3 out of 16 comply	7 partially comply	5 not applicable
Buildings	5 out of 7 comply	2 partially comply	0 not applicable
TOTAL	21 out of 47 comply	19 partially comply	6 not applicable

WORKING GROUP COMMENTS (Comments from Specific Working Group Members)

Be prepared to provide information regarding the number of parking spaces provided and reasoning. Also I would like to encourage the applicant to be prepared to provide information regarding the building elevation at the west side adjacent to the church (Chair Salinas)

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.

PS.2 Minimize curb cuts

PS.8 Install street trees

PS.4 Reinforce pedestrian activity





PS.1 Protect the pedestrian where the building meets the street

PS.4 Reinforce pedestrian activity

PS.6 Enhance the streetscape

PS.8 Install street trees

PS.9 Provide pedestrian-scaled lighting

PS.12 Provide generous street-level windows

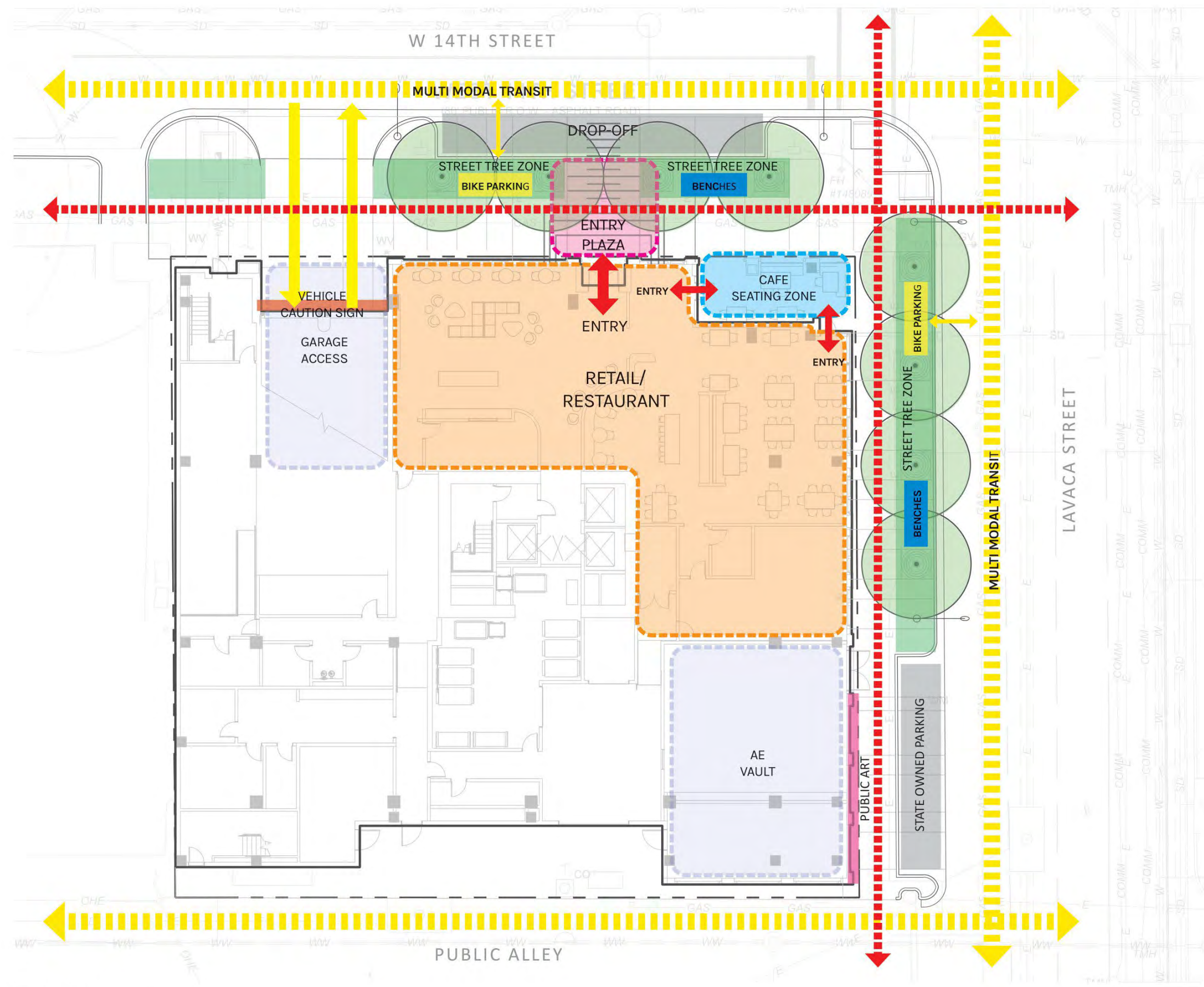
PS.13 Install pedestrian-friendly materials at street level

AW.5 Incorporate civic art in both public and private development

PS.4 Reinforce pedestrian activity
PS.6 Enhance the streetscape
PS.9 Provide protection from cars/promote curbside parking

B.4 Encourage the inclusion of local character

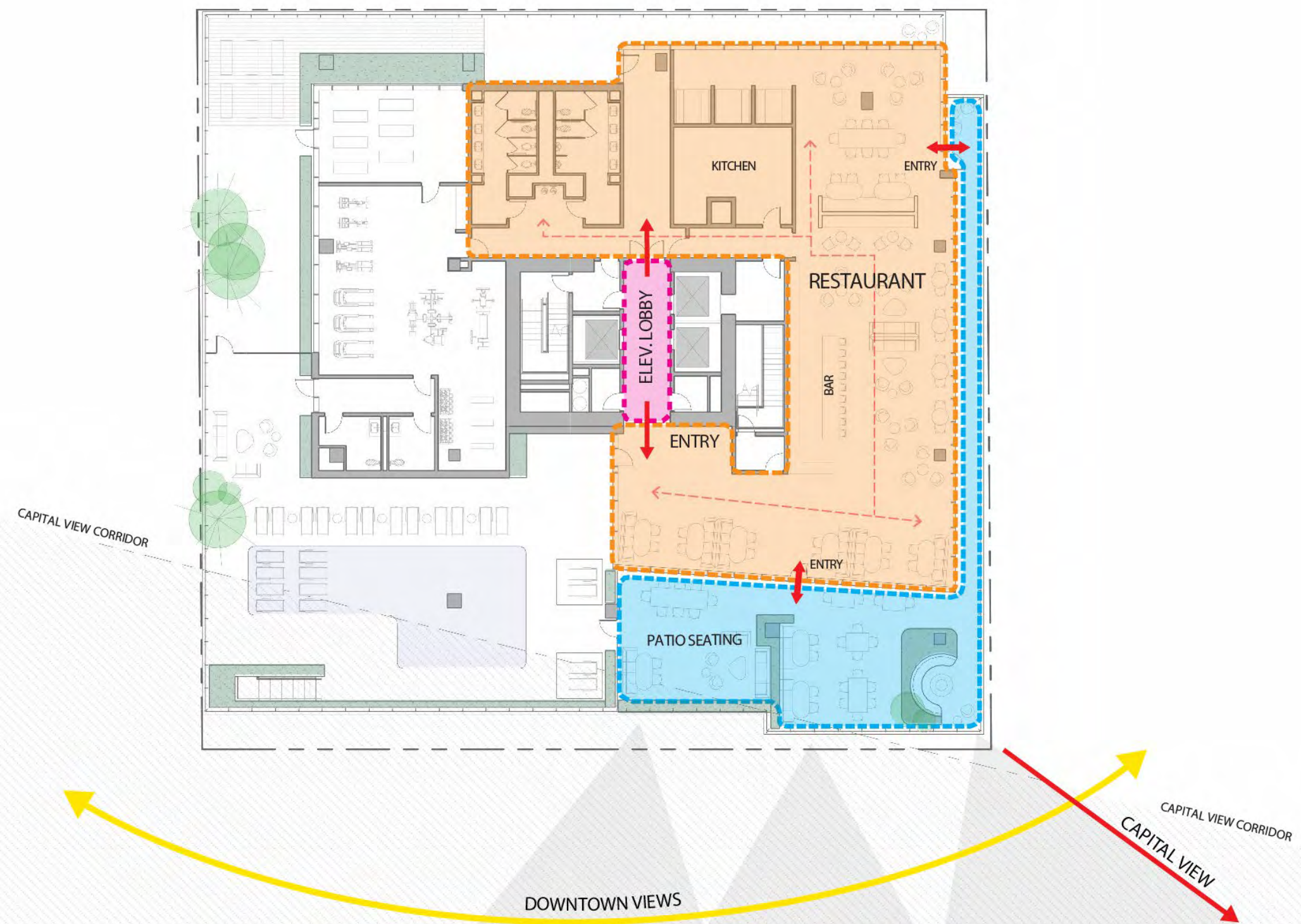




14th & Lavaca

November 13, 2023

CAMPBELL LANDSCAPE ARCHITECTURE



14th & Lavaca

November 8, 2023

STG DESIGN

AW.6 Protect important public views

PZ.9 Consider views, circulation, boundaries, and subspaces













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	✓
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	N/A



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	N/A
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	N/A
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	N/A
PZ.3	Emphasize connections to parks and greenways	N/A
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	No
PZ.6	Provide plazas in high use areas	N/A
PZ.7	Determine plaza function, size, and activity	N/A
PZ.8	Respond to the microclimate in plaza design	N/A
PZ.9	Consider views, circulation, boundaries, and subspaces	N/A
PZ.10	Provide an appropriate amount of plaza seating	N/A
PZ.11	Provide visual and spatial complexity in public spaces	N/A
PZ.12	Use plants to enliven urban spaces	✓
PZ.13	Provide interactive civic art and fountains in plazas	Partial
PZ.14	Provide food service for plaza participants	Partial
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	✓



Capitol View Corridor



