



## DESIGN COMMISSION RECOMMENDATION 20240826-004

Date: August 26, 2024

Subject: 400 W 14<sup>th</sup> Street - Downtown Density Bonus Program project

Motioned By: Commissioner Howard

Seconded By: Commissioner Wittstruck

### **Recommendation**

*Contingent support that the project located at 400 W 14th Street complies with the Urban Design Guidelines for the City of Austin in accordance with Land Development Code § 25-2-586 (C)(1)(a)(ii).*

### **Description of Recommendation to Council**

*The goals and vision of the project located at 400 W 14th Street would better align with the City of Austin Urban Design Guidelines if the applicant were to address the items outlined in the rationale below.*

### **Rationale:**

*The goals and vision of the project located at 400 W 14th Street mostly align with the City of Austin Urban Design Guidelines; however, we recommend the following adjustments:*

- *East/west connectivity underneath the covered colonnade*
- *Reducing and/or incorporating trees into the drop-off zone*
- *Increasing the size of the ADA access to the Retail 1 patio to make it comparable with the stair access*
- *Extending Retail 2 access to Guadalupe St. to activate the transit-oriented streetscape*
- *Considering something on the Myrick site to continue to activate that streetscape as it moves west*

**Vote 7-0-1**

For: Vice Chair Meiners, Commissioner Gelles, Commissioner Howard, Commissioner Ladner, Commissioner Lee, Commissioner McKinney, Commissioner Wittstruck

Against:

Recuse: Commissioner Wallace

Absent: Chair Salinas, Commissioner Carroll, Commissioner Luckens

Attest:

Josue Meiners, Vice Chair  
Design Commission