



City of Austin

Design Commission

DESIGN COMMISSION
RECOMMENDATION 20200930-01A

Date: October 05, 2020

Subject: Design Commission recommendation for the hotel project, located at 617 Colorado Street.

Motioned By: Josue Meiners

Seconded By: Jessica Rollason

Recommendation:

The City of Austin Design Commission recommends that the hotel project, located at 617 Colorado Street, as presented on September 30, 2020, substantially complies with the City's Urban Design Guidelines.

Rationale:

Dear Director of Planning and Zoning Dept.,

This letter is to confirm the Design Commission's recommendation that the hotel project, located at 617 Colorado Street, as presented to us on September 30, 2020 substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following:

1. The project proposes no parking, which means it will reduce the amount of parking currently on site.
2. The project proposes street level public art, which complements the adjacent art museum.
3. The project proposes a designated rideshare drop off, outside the thru-lanes of traffic.
4. Proposed amenities on the second level will be open to the public with an intent to have a special discount program for local area teachers.

Respectfully,
City of Austin Design Commission

Vote: 8 - 0 - 0

For: David Carroll, Ben Luckens, Aan Coleman, Jessica Rollason, Evan Taniguchi, Melissa Henao-Robledo, Josue Meiners, Beau Frail

Absent: Bart Whatley, Martha Gonzalez, Samuel Franco

Attest: David Carroll, Chair of the Design Commission



David Carroll, Chair

Melissa Henao-Robledo,
Vice Chair

Aan Coleman

Beau Frail

Samuel Franco

Martha Gonzales

Ben Luckens

Josue Meiners

Jessica Rollason

Evan Taniguchi

Bart Whatley

Jorge Rousselin,
Executive Liaison

Aaron D. Jenkins
Staff Liaison

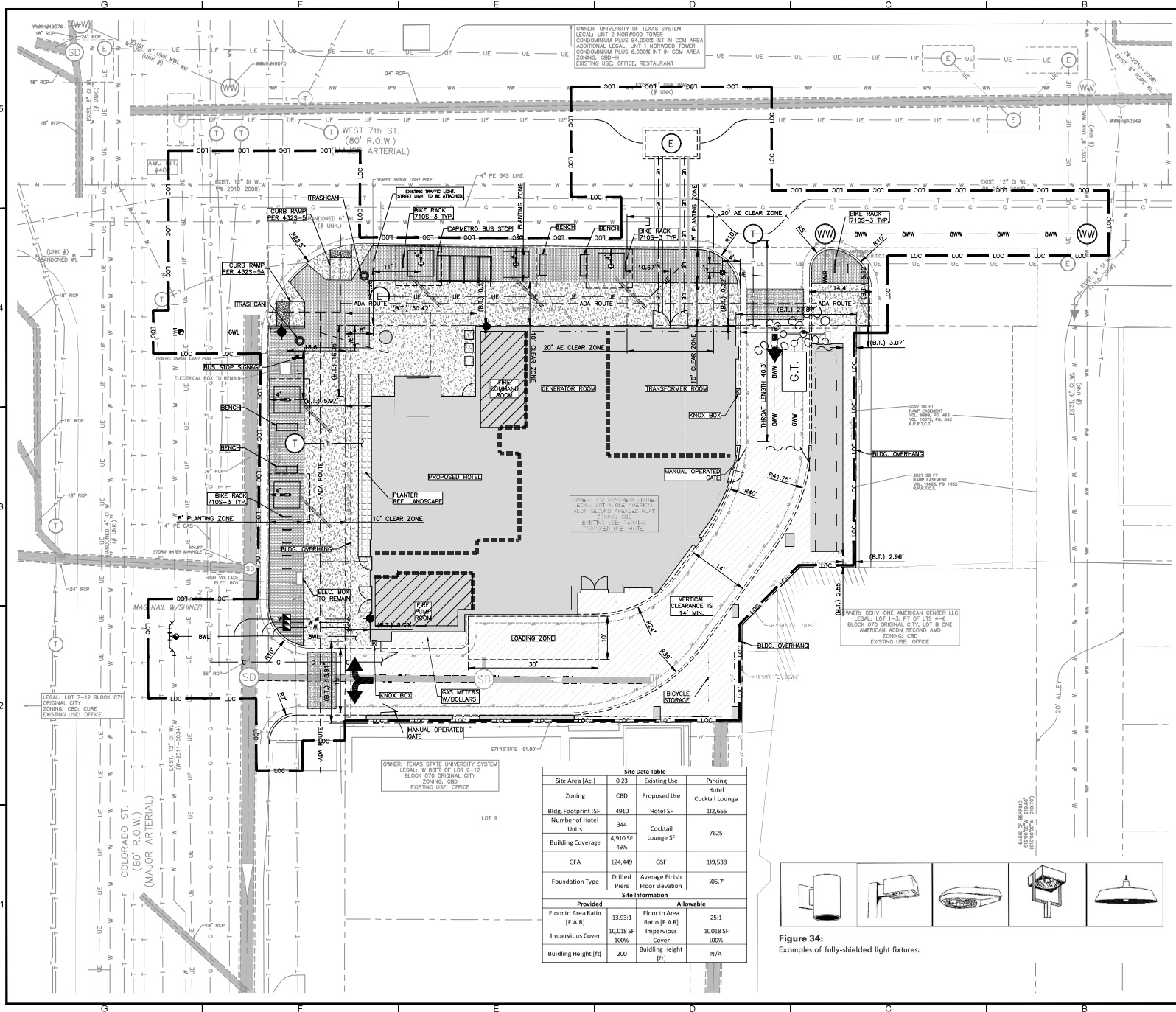
Patrick Colunga
Staff Liaison





617 Colorado Hotel | Austin, TX

DESIGNWORKSHOP



LEGEND

○ SET 5" FROM ROAD W/ A PLASTIC CAP STAMPED "WGL 10194509"
 ● FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 ▲ MAG NAIL W/SHINER STAMPED "WGL 10194509" SET
 ▲ MAG NAIL W/SHINER FOUND
 * X* SCRIBED IN CONCRETE FOUND
 ○ CALCULATED POINT
 ○ BENCHMARK
 ○ CHAINING FENCE
 ○ IRON FENCE
 // WOOD FENCE
 --- SANITARY SEWER LINE (RECORD LOCATION)
 --- STORM WATER LINE (RECORD LOCATION)
 --- WATER LINE (RECORD LOCATION)
 ○ LIGHT POLE (LP)
 ○ ELECTRIC METER (EM)
 ○ ELECTRIC MANHOLE (EMH)
 ○ TELEPHONE MANHOLE (TMH)
 ○ WATER METER (WM)
 ○ CLEAN OUT (CO)
 ○ STORM SEWER MANHOLE (SSMH)
 ○ TRAFFIC SIGNAL LIGHT POLE (TSLP)
 ○ SIGN
 ○ B.M.
 ○ BLDG. SIGN
 ○ BLDG. OVERHANG
 --- BOUNDARY / RIGHT OF WAY
 --- EASEMENT / SETBACK
 --- CURB / EDGE OF PAVEMENT
 --- RETAINING / SCREEN WALL
 ○ SIGN
 ○ UTILITY / LIGHT POLE
 ○ ELEC. / TELE. RISER
 ○ WASTEWATER MANHOLE
 ○ CLEAN-OUT
 ○ WATER METER VAULT
 ○ WATER VALVE
 ○ FIRE HYDRANT
 ○ STORM DRAINAGE INLET
 ○ STORM DRAIN MANHOLE

- ### NOTES
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB OF CURB OF STREET, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLANS.
 - ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.25 AND SHALL 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 2.2.2.2.
 - COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO STARS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
 - SCREENING FOR SOIL BY WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS FOR OF EQUAL QUALITY TO PREFERRED BUILDING MATERIALS.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30". THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:16, AND 45 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. (MHS# 402.2-405.5)
 - PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES AND A KNOX BOX AT ALL MANUAL GATES ACROSS THE ACCESS DRIVE UNDER THE BUILDING FOR FIRE DEPARTMENT ACCESS.

SITE PLAN APPROVAL SHEET 9 OF 32
 FILE NUMBER: SP-2020-0147C APPLICATION DATE: 03-30-20
 APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 225.5 OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE: (20-5-81, LOC) CASE MANAGER: **Reagan, Julia**

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT ZONING: CBD
 RELEASED FOR GENERAL COMPLIANCE
 REV. 1 CORRECTION 1
 REV. 2 CORRECTION 2
 REV. 3 CORRECTION 3
 FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Site Data Table			
Site Area (Ac.)	0.23	Existing Use	Parking
Zoning	CBD	Proposed Use	Hotel Cocktail Lounge
Bldg. Footprint (SF)	4910	Hotel SF	112,655
Number of Hotel Units	344	Cocktail Lounge SF	7625
Building Coverage	4,910 SF 99%	GSF	119,538
GFA	124,449	Average Finish Floor Elevation	905.7
Foundation Type	Drilled Piers	Site Information	Allowable
Floor to Area Ratio (F.A.R.)	13.93:1	Floor to Area Ratio (F.A.R.)	25:1
ImperVIOUS Cover	100%	ImperVIOUS Cover	100%
Building Height (ft)	200	Building Height (ft)	N/A

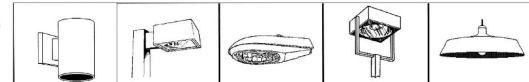
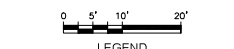
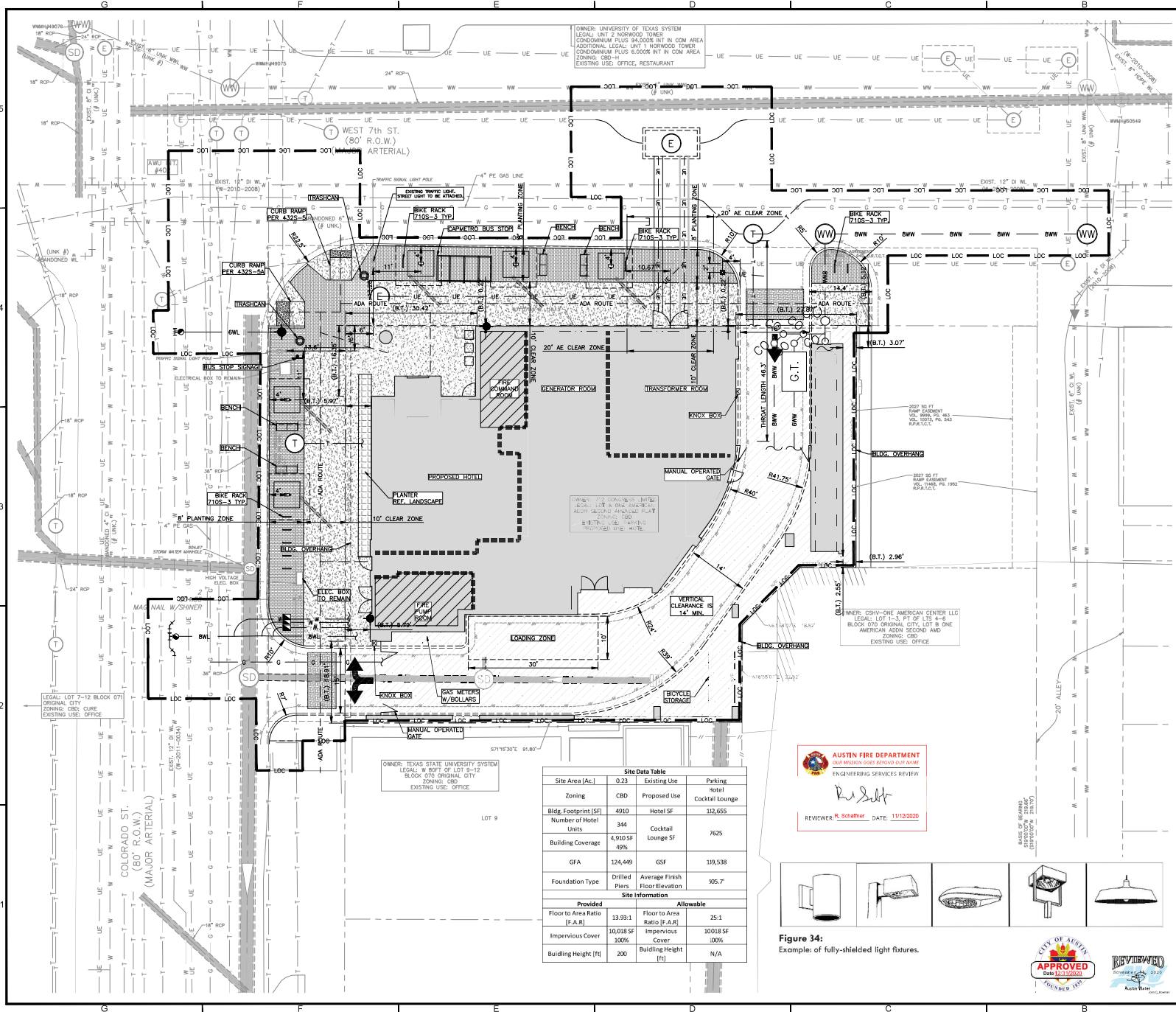


Figure 34: Examples of fully-shielded light fixtures.

PROJECT: **617 COLORADO HOTEL**
 617 COLORADO STREET
 AUSTIN, TRAVIS COUNTY, TEXAS 78701
 SHEET: **CS100**
 9 OF 32
 SP-2020-0147C

SHEET TITLE: **SITE PLAN**
 DATE: _____
 NO. _____
 DATE _____

WGL
 www.wgl.com
 2022 EAST 5TH STREET, SUITE 300 AUSTIN, TEXAS 78702
 512.983.9399



LEGEND

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1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
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DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT ZONING: CBD
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Floor to Area Ratio (F.A.R.)	13.9:1	Floor to Area Ratio (F.A.R.)	25:1
Impervious Cover	10,018 SF	Impervious Cover	10,018 SF
	100%	Cover	100%
Building Height (ft)	200	Building Height (ft)	N/A

AUSTIN FIRE DEPARTMENT
 OUR MISSION: GROW BEYOND OUR NAME
 ENGINEERING SERVICES REVIEW
 REVIEWER: **R. Schaffner** DATE: **11/21/2020**



Figure 34: Examples of fully-shielded light fixtures.

