



DESIGN COMMISSION RECOMMENDATION 20220822-4

Date: September 1, 2022

Subject: Design Commission recommendation for the project 5RR,
located at 506 E 5th Street

Motioned By: Commissioner Coleman

Seconded By: Commissioner Whatley

Recommendation:

The City of Austin Design Commission recommends that the project located at 506 E 5th Street, as presented to us on August 22, 2022, substantially complies with the City of Austin Urban Design Guidelines.

Rationale:

Dear Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the project located at 506 East 5th Street substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following positive attributes:

1. PS1: Protect the pedestrian where the building meets the street: A large awning is indicated at the corner of 5th & Red River.
2. PS4: Reinforce pedestrian activity: ROW / sidewalk is activated with art, light and plants.
3. PS8: Install street trees: Eleven trees are indicated on East 5th Street and Red River as proposed.
4. PS9: Provide pedestrian-scaled lighting: Festoon lighting is proposed in the public plaza.
5. PS12: Provide generous street-level windows: Full-height windows are indicated at street fronts.
6. PZ11: Provide visual and spatial complexity in public spaces: Large murals, plants, and light are disbursed among the open space at the exterior ground floor.

Respectfully,

City of Austin Design Commission

Vote: **8-0-0**

For: Chair Weaver, Vice Chair Meiners, Commissioner Coleman,
Commissioner Franco, Commissioner Luckens, Commissioner Salinas,
Commissioner Taniguchi, Commissioner Whatley

Against: None

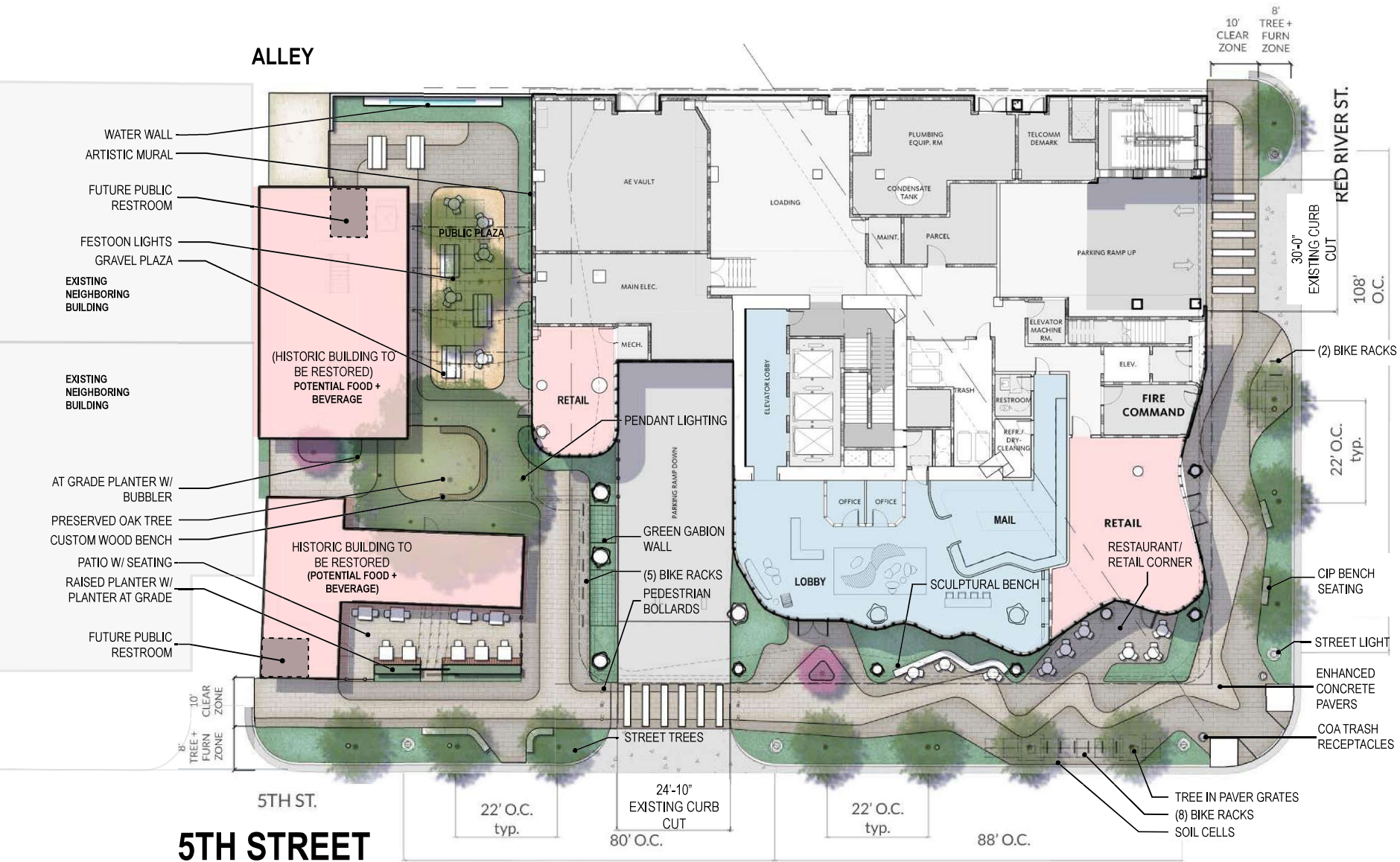
Abstain: None

Absent: Commissioner Carroll, Commissioner Henao-Robledo, Commissioner Rollason

Attest: Jen Weaver, Chair of Design Commission

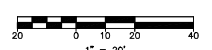
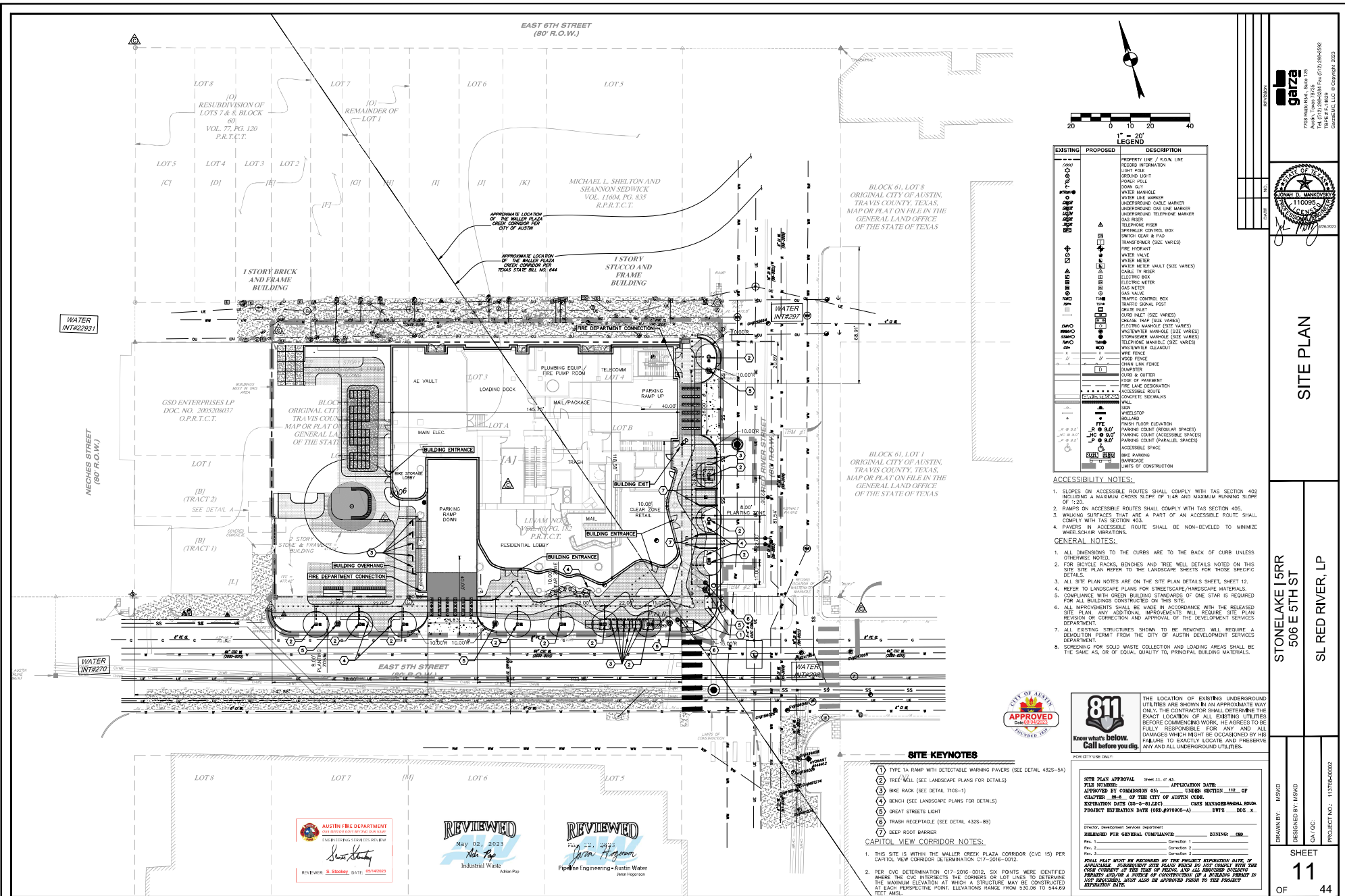






RED RIVER ST

- PS-1: PROTECT THE PEDESTRIANS
- PS-2: MINIMIZE CURB CUTS
- PS-3: CREATE A POTENTIAL FOR TWO-WAY STREETS
- PS-4: REINFORCE PEDESTRIAN ACTIVITY
- PS-5: ENHANCE THE STREETScape
- PS-6: AVOID CONFLICTS BETWEEN PEDESTRIANS AND UTILITY EQUIPMENT
- PS-7: PROVIDE PROTECTION FROM CARS/PROMOTE CURBSIDE PARKING-STREET LEVEL
- PS-8: SCREEN MECHANICAL AND UTILITY EQUIPMENT
- PS-9: INSTALL PEDESTRIAN-FRIENDLY MATERIALS AT STREET LEVEL
- PZ-6: PROVIDE PLAZAS IN HIGH USE AREAS
- PZ-7: FUNCTION, SIZE ACTIVITY
- PZ-8: RESPOND TO MICROCLIMATE IN PLAZA DESIGN
- PZ-9: VIEWS, CIRCULATION, ETC
- PZ-10: PLAZA SEATING
- PZ-11: VISUAL & SPATIAL COMPLEXITY
- PZ-12: USE PLANTS TO ENLIVEN URBAN SPACES
- PZ-13: PROVIDE INTERACTIVE CIVIL ART AND FOUNTAINS IN PLAZAS
- PZ-15: SAFETY THROUGH LIGHTING, WAYFINDING, VISIBILITY



EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE / S.O.A. LINE
(Symbol)	(Symbol)	RECORD INFORMATION
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	GRAND LIGHT
(Symbol)	(Symbol)	DOWN POLE
(Symbol)	(Symbol)	DOWN GUY
(Symbol)	(Symbol)	WATER MANHOLE
(Symbol)	(Symbol)	WATER LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND CABLE MARKER
(Symbol)	(Symbol)	UNDERGROUND GAS LINE MARKER
(Symbol)	(Symbol)	UNDERGROUND TELEPHONE MARKER
(Symbol)	(Symbol)	GAS RISER
(Symbol)	(Symbol)	TELEPHONE RISER
(Symbol)	(Symbol)	SPRINKLER CONTROL BOX
(Symbol)	(Symbol)	SWITCH BEAM & PAD
(Symbol)	(Symbol)	TRANSFORMER (SIZE VARIES)
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	WATER METER WALL (SIZE VARIES)
(Symbol)	(Symbol)	CABLE TO RISER
(Symbol)	(Symbol)	ELECTRIC BOX
(Symbol)	(Symbol)	ELECTRIC METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	GAS VALVE
(Symbol)	(Symbol)	TRAFFIC CONTROL BOX
(Symbol)	(Symbol)	TRAFFIC SIGNAL POST
(Symbol)	(Symbol)	GRATE INLET
(Symbol)	(Symbol)	GRATE INLET (SIZE VARIES)
(Symbol)	(Symbol)	GREASE TRAP (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	STORMWATER MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	TELEPHONE MANHOLE (SIZE VARIES)
(Symbol)	(Symbol)	WASTEWATER CLEANOUT
(Symbol)	(Symbol)	WIRE FENCE
(Symbol)	(Symbol)	POST TENSION
(Symbol)	(Symbol)	CHAIN LINK FENCE
(Symbol)	(Symbol)	LAMPPOST
(Symbol)	(Symbol)	CURB & GUTTER
(Symbol)	(Symbol)	USE OF PAVEMENT
(Symbol)	(Symbol)	PAVEMENT DEGRADATION
(Symbol)	(Symbol)	ACCESSIBLE ROUTE
(Symbol)	(Symbol)	WHEELCHAIR VIBRATION
(Symbol)	(Symbol)	CONSOLE SIGNALS
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	WHEELSTOP
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	POST TOP ELEVATION
(Symbol)	(Symbol)	PARKING COUNT (REGULAR SPACES)
(Symbol)	(Symbol)	PARKING COUNT (ACCESSIBLE SPACES)
(Symbol)	(Symbol)	PARKING COUNT (EMERGENCY SPACES)
(Symbol)	(Symbol)	ACCESSIBLE SPACE
(Symbol)	(Symbol)	BIPOD
(Symbol)	(Symbol)	BARBICANE
(Symbol)	(Symbol)	LIMITS OF CONSTRUCTION

ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES SHALL COMPLY WITH T&S SECTION 402 INCLUDING A MAXIMUM CROSS SLOPE OF 1:48 AND MAXIMUM RUNNING SLOPE OF 1:20.
 2. RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH T&S SECTION 405.
 3. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH T&S SECTION 403.
 4. PAVERS IN ACCESSIBLE ROUTE SHALL BE NON-BEVELED TO MINIMIZE WHEELCHAIR VIBRATIONS.
- GENERAL NOTES:**
1. ALL DIMENSIONS TO THE CURBS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. FOR BRITTLE BRACKS, BRUSHES AND TREE WELLS DETAILS NOTED ON THIS SITE PLAN REFER TO THE LANDSCAPE SHEETS FOR THOSE SPECIFIC DETAILS.
 3. ALL SITE PLAN NOTES ARE ON THE SITE PLAN DETAILS SHEET, SHEET 12.
 4. REFER TO LANDSCAPE PLANS FOR STREETSCAPE/HARDSCAPE MATERIALS.
 5. COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
 6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
 7. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
 8. SCHEDULING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

SITE KEYNOTES

1. TYPE 1A RAMP WITH DETECTABLE WARNING PAVERS (SEE DETAIL 4325-04)
2. TREE WALL (SEE LANDSCAPE PLANS FOR DETAILS)
3. RIVE RACK (SEE DETAIL 7165-01)
4. BENCH (SEE LANDSCAPE PLANS FOR DETAILS)
5. GREAT STREETS LIGHT
6. TRASH RECEPTACLE (SEE DETAIL 4325-06)
7. DEEP ROOF BARRIER

CAPITOL VIEW CORRIDOR NOTES:

1. THIS SITE IS WITHIN THE WALLER CREEK PLAZA CORRIDOR (CV) 15 PER CAPITOL VIEW CORRIDOR DETERMINATION C17-2016-0012.
2. PER CVC DETERMINATION C17-2016-0012, SIX POINTS WERE IDENTIFIED WHERE THE CVC INTERSECTS THE CORNERS OR LOT LINES TO DETERMINE THE MAXIMUM ELEVATION AT WHICH A STRUCTURE MAY BE CONSTRUCTED AT EACH PERSPECTIVE POINT. ELEVATIONS RANGE FROM 530.06 TO 544.69 FEET AMSL.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL (Date: 11/11/23) APPLICATION DATE: _____

APPROVED BY: _____ DESIGNER: _____

DESIGNED BY: AS/AD

QA/QC: _____

PROJECT NO.: 113706-00002

DATE: 11/11/23

REVIEWER: S. Stokely DATE: 10/14/2023

REVIEWED: May 02, 2023

REVIEWED: [Signature]

REVIEWED: [Signature]

Industrial Wastewater

Pipeline Engineering - Austin Water

APPROVED FOR GENERAL COMPLIANCE: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1		Correction 1
2		Correction 2

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPROVED BY THE CITY OF AUSTIN, THE PROJECT EXPIRES 180 DAYS AFTER THE DATE OF RECORDING. ALL CHANGES TO THE PROJECT EXPIRATION DATE MUST BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

110095

110095

SITE PLAN

NECHES STREET (60' R.O.W.)

STONELAKE 15RR
506 E 5TH ST

SL RED RIVER, LP

DESIGNED BY: AS/AD

QA/QC: _____

PROJECT NO.: 113706-00002

SHEET 11

OF 44

AUSTIN FIRE DEPARTMENT
ENGINEERING SERVICES REVIEW

REVIEWER: S. Stokely DATE: 10/14/2023

REVIEWED
May 02, 2023
[Signature]

REVIEWED
[Signature]