

**CITY COUNCIL
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2023-0494C **PLANNING COMMISSION**
HEARING DATE: April 22, 2025

PROJECT NAME: 701 W. 6th St.

ADDRESS: 701 and 709 W. 6th Street and 512 Rio Grande Street

APPLICANT: Richard T. Suttle Jr., Armburst & Brown, PLLC
100 Congress Ave. Ste. 1300, Austin, TX 78701

URBAN DESIGN STAFF: Jorge E. Rousselin, CNU-A Phone: (512) 974-2975
Jorge.Rousselin@austintexas.gov

SITE PLAN
CASE MANAGER: Chris Sapuppo Phone: (512) 978-4665
Chris.Sapuppo@austintexas.gov

NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 66-story mixed-use building comprised of retail and 413 residential units, garage parking, and streetscape improvements in accordance with the Downtown Density Bonus Program (DDBP).

PROJECT REQUEST:

In accordance with [LDC Section 25-2-586\(B\)\(6\)](#), the applicant is requesting, from City Council, additional floor to area ratio (FAR) from 15:1 to 30:1 for a proposed mixed-use building. The project is participating in the Downtown Density Bonus Program for bonus area up to 15:1 FAR to be granted administratively.

PRIOR BOARD AND COMMISSION ACTION:

Design Commission: September 23, 2024:

The motion that the project 701 W 6th St, located at 701 and 709 West 6th Street and 510 and 512 Rio Grande Street, does not comply with the Urban Design Guidelines for the City of Austin in accordance with Land Development Code § 25-2-586 (C)(1)(a)(ii) was approved on Vice Chair Meiners' motion, Commissioner Howard's second on a 7-0-1 vote. Chair Salinas abstained. Commissioners Carroll, Ladner, and Lee were absent.

Planning Commission: April 22, 2025

Council Public Hearing: May 22, 2025

SUMMARY STAFF RECOMMENDATION:**Gatekeeper Requirements:**

To participate in the Downtown Density Bonus Program, projects must first satisfy the gatekeeper requirements as described in LDC [25-2-586\(C\)\(1\)](#), which are:

1. To substantially comply with the Urban Design Guidelines
2. Execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards, and
3. Execute a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program using the ratings in effect at the time the application is submitted.

For this project, the applicant has provided sufficient documentation to meet the gatekeeper requirements, as outlined below:

- The project will implement streetscape improvements consistent with Great Streets standards along West 6th Street and Rio Grand Street with a pedestrian-oriented design featuring wide sidewalks, street trees, benches, bike racks, trash receptacles, and streetlights.
- The applicant has committed to achieving a minimum **two-star** rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating they will substantially comply with the Urban Design Guidelines and Staff has found the project substantially compliant with the Urban Design guidelines.

Bonus Area Analysis:

The applicant seeks a total “Bonus Area” – defined by [Section 25-2-586\(A\)\(1\)](#) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlement” – as the bonus area approved administratively between 8:1 and 15:1 FAR (as permitted by [Section 25-2-586\(B\)\(3\)](#)), and the bonus area above the administrative allowance of 15:1 FAR (as permitted by [Section 25-2-586\(B\)\(6\)](#)), up to a maximum 30:1 FAR.

The applicant has proposed to achieve the bonus area allowances through the following means:

1. Bonus area from 8:1 to 15:1 FAR: Pay **\$797,874 of fees-in-lieu** for affordable housing (to satisfy Section 25-2-586(E)(1)(b)(i).
2. Bonus area from 8:1 to 15:1 FAR: Applicant provides funding in the amount of **\$797,874** towards the Third Street Bike-Pedestrian Bridge & Trestle Improvement project to be delivered by the Owner to the City for allocation to Austin Transportation and Public Works Department Seaholm Multimodal Improvements - Subproject No. 13322.001. to satisfy Sections 25-2-586(E)(1)(b)(ii) and Section 25-2-586(E)(12).
3. Bonus area from 15:1 to 30:1 FAR: Pay **\$1,709,730 of fees-in-lieu** for affordable housing (to satisfy Section 25-2-586(E)(1)(b)(i).
4. Bonus area from 15:1 to 30:1 FAR: Applicant provides funding in the amount of **\$1,709,730** towards the Third Street Bike-Pedestrian Bridge & Trestle Improvement project to be delivered by the Owner to the City for allocation to Austin Transportation and Public Works Department Seaholm Multimodal Improvements -Subproject No. 13322.001.

With this, the applicant has met the Code requirement to go above and beyond what’s required to achieve the administrative FAR allowance for community benefits Section 25-2-586(B)(6)(d)(1).

All fees-in-lieu above, totaling **\$2,507,604** will be paid into the Affordable Housing Trust Fund and **\$2,507,604** to the Third Street Bike-Pedestrian Bridge & Trestle Improvement project to be delivered by the Owner to the City for allocation to Austin Transportation and Public Works Department Seaholm Multimodal Improvements -Subproject No. 13322.001.

Staff recommends **APPROVAL** of the request for bonus area above what is allowed administratively by Section 25-2-586(B)(3), up to a maximum 30:1 FAR, due to the additional community benefits that will be realized in exchange for the additional bonus area.

PROJECT INFORMATION

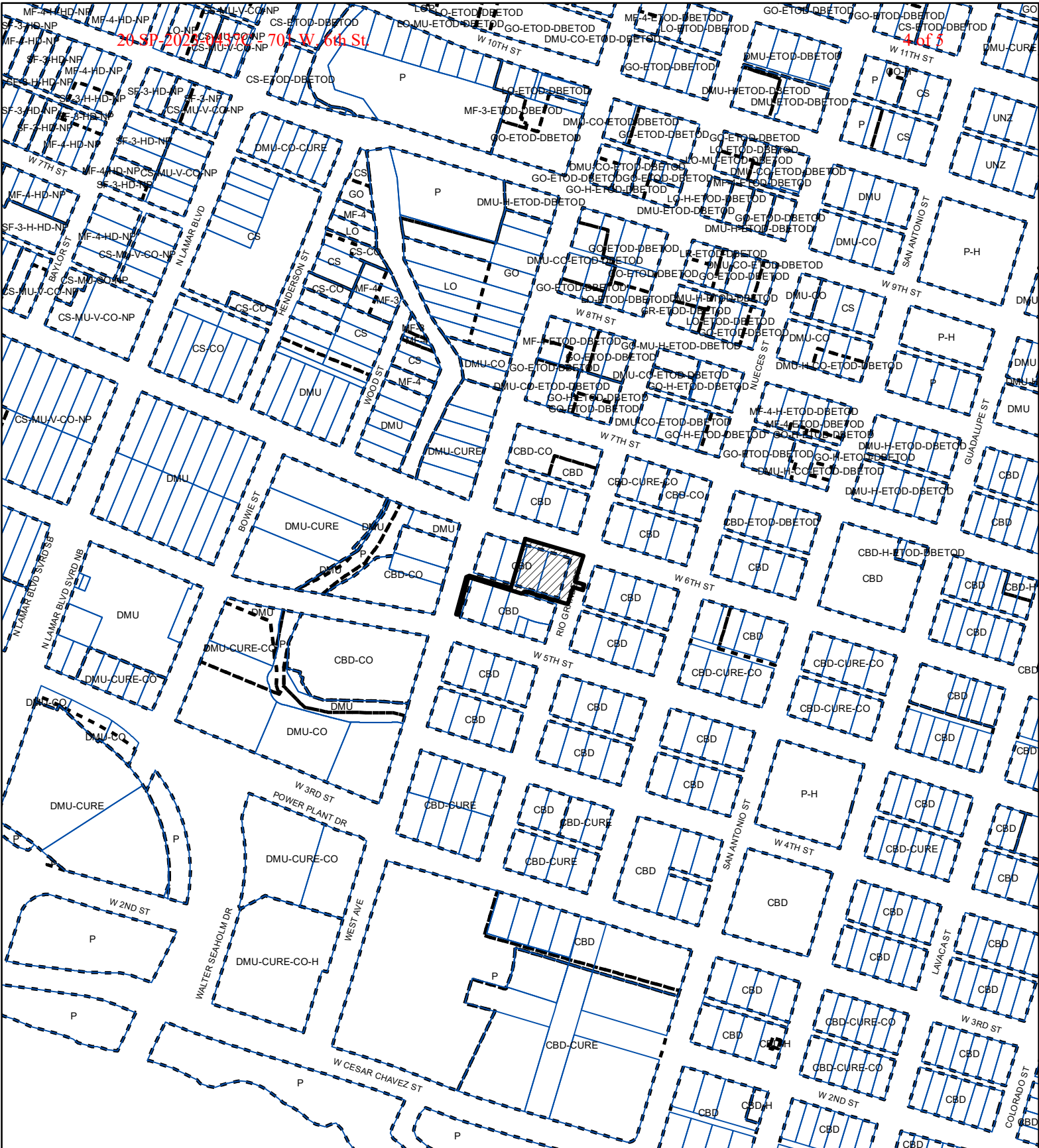
SITE AREA	18,997 square feet	0.44 acres
EXISTING ZONING	CBD	
TRAFFIC IMPACT ANALYSIS	N/A	
CAPITOL VIEW CORRIDOR	Yes	
PROPOSED ACCESS	West 6 th Street and Rio Grande Street	
	Allowed/Required	Existing
FLOOR-AREA RATIO	8:1	N/A
BUILDING COVERAGE	100%	100%

EXISTING ZONING AND LAND USES




	ZONING	LAND USES
<i>Site</i>	CBD	Restaurant/Cocktail lounge, Food trucks
<i>North</i>	CBD	Restaurants / Cocktail lounges
<i>South</i>	CBD	Cocktail lounges
<i>East</i>	CBD	Cocktail lounges
<i>West</i>	CBD	Cocktail lounge

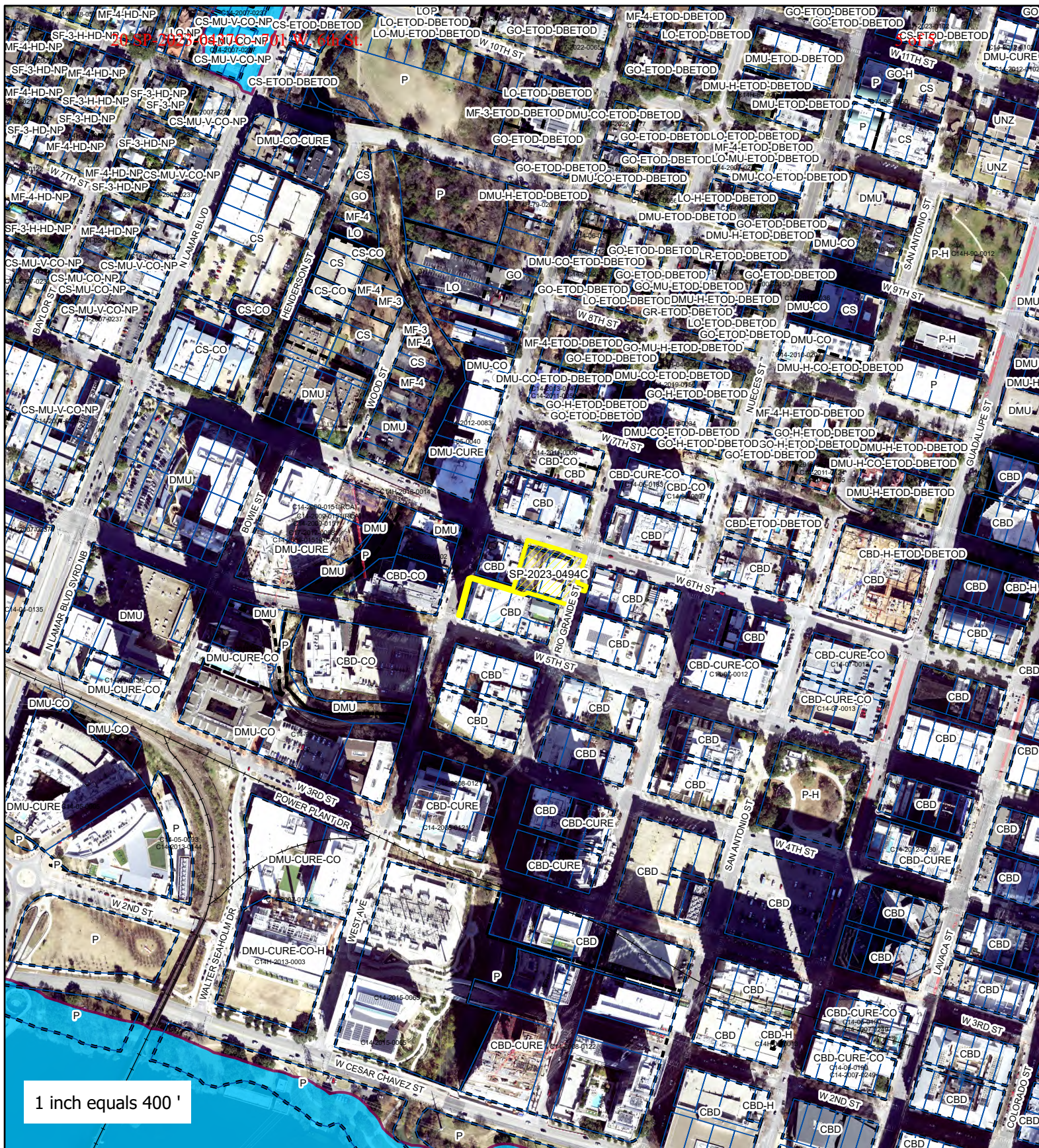
ABUTTING STREETS

Street	ASMP Required ROW / Existing ROW	Pavement Width	ASMP Classification
West 6 th Street	80'	55'	Corridor Mobility – Level 3
Rio Grande Street	80'	40'	Corridor Mobility – Level 3






Legend

-  PROJECT BOUNDARY
-  LOT BOUNDARIES
-  ZONING DISTRICTS



DOWNTOWN DENSITY BONUS 701 W 6th St



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  CREEK BUFFER

CASE#: SP-2023-0494C
 LOCATION: 701, 709 W 6th St;
 512 Rio Grande St
 SUBJECT AREA: 0.44 Acres
 MANAGER: Jorge Rousselin



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Created: 4/15/2025