

Downtown Commission Project Review Sheet

Project Name: 5th and San Jacinto Rezoning

Case Number(s), if available: C14-2012-0106

Project Location/Address: 300-306 E. 5th Street and 501-507 San Jacinto Boulevard

Applicant/Developer: White Lodging Services Corporation and REI Real Estate Services

Mailing Address: 701 E. 83rd Avenue, Merrillville, IN 46410

Phone Number: 219-472-2985

Property Owners: Harry Whittington;

Mercedes Whittington;

Sally Whittington May, Individually and Trustee of the Claire E. Whittington 1990 Trust, the Margaret Lynn Puckett 1989 Trust, the Sara Whittington May 1989 Trust, the Caroline Elizabeth Puckett 1989 Trust, the Michael Erskine May 1989 Trust, the Camille Meriwether May 1989 Trust, and the William Tyndale Puckett, Jr. 1989 Trust;

Margaret Whittington Puckett, Individually and Trustee of the Claire E. Whittington 1990 Trust, the Margaret Lynn Puckett 1989 Trust, the Sara Whittington May 1989 Trust, the Caroline Elizabeth Puckett 1989 Trust, the Michael Erskine May 1989 Trust, the Camille Meriwether May 1989 Trust, and the William Tyndale Puckett, Jr. 1989 Trust; and

Mercedes Whittington Gregg, Individually and Trustee of the Claire E. Whittington 1990 Trust, the Margaret Lynn Puckett 1989 Trust, the Sara Whittington May 1989 Trust, the Caroline Elizabeth Puckett 1989 Trust, the Michael Erskine May 1989 Trust, the Camille Meriwether May 1989 Trust, and the William Tyndale Puckett, Jr. 1989 Trust

Please include a description of your proposed project, and list or discuss the ways and to what extent your project furthers or conflicts with the goals and recommendations of the Downtown Austin Plan, including but not limited to:

- Preserve and enhance the unique historical and cultural heritage of Downtown
- Support a vibrant, diverse and pedestrian-friendly urban district
- Promote Downtown's evolution into a compact, dense urban district
- Contribute to sustainability, quality of life and the Downtown experience
- Interconnect and enhance Downtown's network of public parks, open spaces and streets
- Improve access to mobility and public transportation within Downtown
- Expansion of Great Streets improvements

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Please include a map and/or aerial that shows how your project relates to other developments and the urban context in the vicinity of the project.

Current Project Status: Schematic design
(e.g., concept only, schematic design, final design)

Project Start Date: Late Summer 2013 Project End Date: Spring 2015

Type of Project: Hotel with accessory uses
(Residential, mixed use, office, commercial)

Primary Use and SF: Hotel with approximately 310 rooms

Ancillary Uses and SF: Restaurant - 3,500 sf; meeting rooms/ballroom - 13,200 sf

Total SF: 225,500 sf

Stories: 20 FAR: 13:1 Height: Approximately 230 feet

Parking spaces: 105 Available for public use? Yes

Type of parking: Surface Structured above ground Structured below ground

Specify type of bike parking being provided: Bike racks

Is the project located within 600 feet of any live music venue? Yes

If so, are considerations being made regarding sound mitigation? Yes. An acoustical consultant will be hired to provide site specific data. They will use specialized equipment to monitor the site over a 24 hour period to provide data and recommendations.

Are you seeking zoning changes or variances? Yes

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. We are requesting rezoning from CBD to CBD-CURE, which includes the following:

1. To increase the FAR from 8:1 to 13:1
2. To allow the off-street loading facility and trash receptacle to be loaded and unloaded from the alley; and
3. To modify the minimum off-street parking requirement to 105 parking spaces.

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? As part of the rezoning application, we are requesting to increase the FAR from 8:1 to 13:1.

Have other boards/commissions or city staff yet made recommendations on this project? If so, please describe. City staff has recommended the rezoning request and Planning Commission approved the rezoning request on the consent agenda.

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Attach available images, site plans, elevations and renderings for the project.

Deadline: This form and attachments should be submitted to the City Staff Liaison for the Commission at least five business days prior to the Commissioner's meeting where the project will be presented.

Downtown Commission Supporting Documents

The 5th and San Jacinto Rezoning project is proposed to be located at 300-306 East 5th Street and 501-507 San Jacinto Boulevard. This property is located one-quarter block on the northeast corner of San Jacinto Boulevard and East 5th Street.

The project is proposed to consist of approximately 310 hotel rooms, 13,200 square feet of meeting room/ballroom space, and a 3,500 square foot ground floor restaurant. The design intent is for the restaurant to interact at the San Jacinto Boulevard street level to provide a vibrant and pedestrian friendly urban district, including consideration of sidewalk seating. Along 5th Street, a covered canopy is proposed over the entire façade, which includes the pedestrian entrance to hotel. Pedestrians will be able to see in through the multiple series of windows into the restaurant and lounge area.

Great Streets improvements will be located along both street frontages, which will connect and enhance Downtown's pedestrian network.

Attached are a series of exhibits which show the project location, proposed site layout, 3-D massing exhibit and the various floor plans.