

Downtown Commission Project Review Sheet

Project Name: UMCB New Teaching Hospital

Case Number(s), if available: C14-2013-0135

Project Location/Address: 1701 Red River Street

Applicant/Developer: David Armbrust, Armbrust & Brown, PLLC, for Seton Healthcare Family

Mailing Address: 100 Congress Avenue, Suite 1300, Austin, TX 78701

Phone Number: 512-435-2301

Property Owner: Board of Regents of The University of Texas System

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

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. See attached rezoning boundary.

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

Project Start Date: August 2014 Project End Date: 2017

Type of Project: Hospital
(Residential, mixed use, office, commercial)

Primary Use and SF Teaching Hospital/TBD

Ancillary Uses and SF N/A

Total SF TBD

Stories TBD FAR 8 to 1 Height TBD

Downtown Commission Project Review Sheet

Parking spaces Existing parking garage Available for public use? Yes

Type of parking: Surface _____ Structured above ground X Structured below _____

Specify type of bike parking being provided: TBD

Is the project located within 600 feet of any live music venue? Yes, (Waterloo Park)
If so, are considerations being made regarding sound mitigation?

Are you seeking zoning changes or variances? Yes, a rezoning request has been submitted for public (P) district zoning.

If yes, please describe and indicate anticipated dates of Planning Commission and City Council action. Planning Commission was on November 12, 2013 and City Council has been scheduled for December 12, 2013.

Is your project seeking density bonuses and, if so, please specify any community benefits you are offering for the project? No

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 case on the consent agenda.

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

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 Project Review Sheet

UMCB New Teaching Hospital Project Description

The new Seton Teaching Hospital will be constructed adjacent to the Dell Medical School in the newly-formed University of Texas Medical District on the northeast side of downtown. Located at the corner of 15th Street and (a realigned) Red River Street, the Teaching Hospital will take advantage of a unique amenity in the heart of an otherwise very dense urban district: visual access to the natural beauty of Waller Creek, as well as a renewed Waterloo Park. The architectural form of the Teaching Hospital will also preserve the two existing Capital View Corridors that pass through the site.

In concert with The University of Texas Medical District Urban Design Guidelines and The Ten Enduring Principles for Building on the UT Austin Campus, the Teaching Hospital will nurture a vibrant, diverse, and pedestrian-friendly urban district, including humanely-scaled architectural expression and a variety of pedestrian amenities along Red River St, as well as the potential for outdoor terrace dining and other public functions facing Waller Creek. Hospital service functions, such as the loading dock and the Emergency Department ambulance entrance, will be effectively screened from pedestrian view.

Although envisioned as an integral part of the highly active pedestrian zone of the UT Medical District, the Teaching Hospital's location adjacent to 15th Street also ensures easy access to existing Capital Metro bus service. Moreover, the Teaching Hospital site is a short walk from the proposed alignment of the Capital MetroRail expansion.

As part of the larger University of Texas Medical District, the Teaching Hospital will integrate closely, both physically and visually, with the other District Buildings. The main public entrance to the Hospital is on Red River Street, which is envisioned as a highly active pedestrian zone linking the Teaching Hospital to other future buildings in the Medical District and contributing to the animation of public spaces in the District. The Teaching Hospital's public entry plaza will also visually connect across Red River Street to the Dell Medical School Administration Building entrance plaza, creating a gateway into the Medical District. The Teaching Hospital will present a strong "build-to" edge along a landscaped 15th Street, also aligning with the Dell Medical School Administration Building across Red River and contributing to the human-scaled urban quality of the UT Medical District.