

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

CASE NUMBER: SP-2013-0454C **CITY COUNCIL HEARING DATE:**
May 22, 2014
PLANNING COMMISSION
HEARING DATE: April, 22, 2014

PROJECT NAME: 5th & West

ADDRESS: 718 W. 5th Street

APPLICANT: Riverside Resources Investments II, Ltd. (Nikelle Meade)
Husch Blackwell, LLP.
111 Congress Ave., Suite 1400
Austin, TX 78701

AGENT: Texas Press Association (Michael Hodges)
718 W. 5th Street
Austin, Tx 78701

CASE MANAGER: Nikki Hoelter Phone: (512) 974-2863
nikki.hoelter@austintexas.gov

URBAN DESIGN STAFF: Jim Robertson Phone: (512) 974-3564
jim.robertson@austintexas.gov

NEIGHBORHOOD PLAN: Downtown

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation and to include the Capital View Corridor was approved by Commissioner Alfonso Hernandez, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 40 Story, multi-family residential building, which will include retail on the ground floor, garage parking and streetscape improvements.

PROJECT REQUEST:

1. Make a recommendation to the City Council on the use of the other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12(f)).
2. In accordance with LDC Section 25-2-586(B)(6), make a recommendation to the City Council on a request for additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed

multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for bonus area up to 15:1 FAR to be granted administratively.

SUMMARY STAFF RECOMMENDATION:

Note: Because there are frequent references to LDC Section 25-2-586(B)(3) and (B)(6) and Figure 2 (referenced in (B)(3)), we have attached those pages to this recommendation.

1. Staff Recommendation Regarding Gatekeeper Requirements:

The applicant has provided documentation sufficient to meet the Gatekeeper Requirements contained in Section 25-2-586(C)(1).

- The applicant has committed to providing streetscape improvements consistent with the Great Streets Standards.
- The applicant has committed to achieve a minimum Two-Star rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating substantial compliance with the Urban Design Guidelines.

2. Staff Recommendation Regarding Community Benefits:

The applicant seeks a total “Bonus Area” (defined by Section 25-2-568(A)(1) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlements”) of 12.0 FAR. That Bonus Area of 12.0 FAR can be thought of as having two parts: (1) the 7.0 FAR between the parcel’s primary entitlement of 8.0 and the maximum FAR of 15.0 allowed under 25-2-568(B)(3); and (2) the 5.0 FAR between the 15.0 allowed under 25-2-568(B)(3) and the 20.0 sought for the project as a whole.

The applicant has proposed to achieve the 12.0 FAR of Bonus Area as follows:

- 2.0 FAR: Austin Energy 3-Star Green Building.
- 6.0 FAR: Fee-in-lieu payment of \$499,860 for affordable housing.
- 4.0 FAR: A contribution of \$333,240 towards improvements along lower Shoal Creek.

Thus, the applicant has met the requirement of Section 25-2-586(B)(3)(d)(1) of offering community benefits “above” those offered to achieve the 15.0 FAR allowed in Figure 2.

Staff Recommendation Regarding the Appropriateness of the Project’s Proposed 20.0 FAR:

Section 25-2-586(B)(6) does not provide any specific criteria upon which to base a staff recommendation with respect to a request to exceed by 5.0 FAR the maximum FAR of 15.0 identified in 25-2-586(B)(3) and Figure 2. In the absence of specific criteria, staff’s recommendation was arrived at as follows.

The Downtown Austin Plan (DAP) embodies two basic concepts pertinent to this analysis.

- On the one hand, the DAP envisions a Downtown with “a dense and livable pattern of development that supports a vibrant day and nighttime environment” (DAP, p. 2), and recommends that the “City should continue to encourage high-density development that contributes to the economic vibrancy of the region and that helps to achieve other Downtown objectives” (DAP, p. 103).
- On the other hand, the DAP recognizes and underscores that “Downtown is not a monolithic or homogenous place,” but rather is a series of sub-areas “with different uses and activities, building types and heights and property ownership patterns” (DAP, p. 31).

This dichotomy – reflecting the tension between encouraging Downtown density while honoring the character of different Downtown “districts” – was reflected in the July 2009 “Downtown Density Bonus Program” report, which was the source of the Density Bonus Program and Figure 2. That report identified six “fundamental principles” for a Density Bonus Program, which included Principle 1, “Density Should Be Encouraged” and Principle 5, “Additional density should be allowed only where appropriate and compatible.” Figure 2 – the map identifying the maximum FARs and heights that could be achieved within the Density Bonus Program – attempted to strike a proper balance between these two goals, and was the product of substantial community input combined with the urban planning and design judgment of the project team.

Taking the same “balancing act” approach towards evaluating the proposed project at 5th Street and West Avenue, staff took into account the specific location of the project. That location is in a zone identified by Figure 2 as having a maximum administratively-approved FAR of 15.0. Further, that location falls about midway between two adjacent zones containing different FAR maximums: to the west is a zone with a maximum FAR of 5.0; to the east is a zone with a maximum FAR of 25.0. Considering that a project within the 15.0 FAR zone could be administratively granted an FAR of 15.0 immediately adjacent to the 5.0 FAR zone, it would seem logical that a project halfway from that location to the edge of the 25.0 FAR zone might be granted an FAR of 20.0.

Taking all of that into consideration, staff recommends in favor of the request for 20.0 FAR.

By adopting Section 25-2-586(B)(6) the City Council clearly assigned to the Planning Commission the role of providing its own recommendation, and reserved for itself (Council) the right to grant FAR that exceeds the maximum FAR allowed in Figure 2.

PROJECT INFORMATION

PROJECT INFORMATION			
SITE AREA	17,685 square feet	.406 acres	
EXISTING ZONING	CBD		
WATERSHED	Town Lake (Urban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	Lamar Boulevard		
PROPOSED ACCESS	West 5 th and West Avenue		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	8:1	0	0
BUILDING COVERAGE	100%	0	16,335 SF/ 97.9%
IMPERVIOUS COVERAGE	100%	0%	100%
PARKING	184	0	272

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CBD	Office
<i>North</i>	CBD	Office
<i>South</i>	CBD	Multi-family
<i>East</i>	CBD	Office
<i>West</i>	CBD-CO & DMU	Multi-family and Office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W. 5 th			Arterial
West Avenue			

**DOWNTOWN DENSITY BONUS PROGRAM
APPLICATION- REVISED (SECOND)**

PROJECT NAME: Fifth and West Residences

SUBMISSION DATE: Original Submission: January 31, 2014
First Revised Submission: March 19, 2014
Second Revised Submission: April 1, 2014

APPLICANT:

Name: Riverside Resources Investments II, LTD.
Address: Husch Blackwell, LLP
111 Congress Ave., Suite 1400
Austin, TX 78701
Attn: Nikelle Meade
Phone: Nikelle Meade: 512-479-1147
Email: nikelle.meade@huschblackwell.com

PROPERTY OWNER:

Name: Texas Press Association
Address: 718 W. 5th St.
Austin, TX 78701
Phone: Michael Hodges: 512-477-6755
Email: N/A

PROJECT LOCATION: 501 West Avenue
Austin, TX 78701

SITE INFORMATION

Size: 16,662 sq. ft.
Zoning: CBD
Entitlements: 8:1 FAR; unlimited height
Additional Restrictions: 1-Star Green Building Mandatory, Capitol View Corridor,
Residential Design Standards (See attached)
Conditional Overlays: None
Restrictive Covenants: None
Nearby transit facilities: See attached bus route map

BRIEF PROJECT DESCRIPTION (Uses)

Applicant is proposing to build a condominium tower with on-site parking and a pool area for residents.

BUILDING INFORMATION

Total square footage (FAR calc.):	321,811 sq. ft.
Number of units:	162
Number of floors:	39
Height:	430'
FAR requested:	20:1

GATEKEEPER REQUIREMENTS

1. Urban Design Guidelines: Applicant submitted a Design Commission project review application on January 29, 2014. The Design Commission's recommendation letter is attached.
2. Great Street Standards: Applicant will execute a restrictive covenant committing to provide streetscape improvements along all 5th St. and West Ave. Details of compliance with the great street standards are illustrated in the attached documents.
3. Austin Energy Green Building: Applicant will execute a restrictive covenant committing to achieve a minimum three star rating under the Austin Energy Green Building program. Applicant's AEGB Letter of Intent is attached.

COMMUNITY BENEFITS

- Applicant is planning to achieve bonus density by paying 50% of its development bonus fee to the Affordable Housing Trust Fund. The additional development bonus fee will be in the form of Other Community Benefits—(attached).

Density Bonus Calculation

Site Area:	16,662 sq. ft.
Square Foot Cost:	\$5.00/ sq. ft.

Current F.A.R.	8:1	-----
3-Star AEGB Rating	2:1	-----
Affordable Housing	6:1	\$499,860
Shoal Creek	4:1	\$333,240
	20:1	\$833,100

RELATE PROJECT TO URBAN DESIGN GUIDELINES (See attached).

PROPOSED COMMUNITY BENEFITS
DOWNTOWN DENSITY BONUS PROGRAM

Allocation of Development Bonus Fee				
<u>Bonus Density</u>		<u>Community Benefit</u>	<u>Description</u>	<u>Downtown Austin Plan Urban Design Guidelines</u>
6:1	\$499,860	Affordable Housing Trust Fund	Per Section 25-2-586(E)(1)(b) of DDBP.	
2:1	-----	Green Building	The project will achieve a 3-Star AGEB rating per Section 25-2-586(E)(8) of DDBP.	<i>Improve Sustainability (Shared Value No. 3 in the UDG)</i>
4:1	\$333,240	Shoal Creek Conservancy	<p>Funds will be directed toward flood mitigation and to make other improvements on Shoal Creek from the West Avenue bridge to the West 10th Street bridge. Shoal Creek Conservancy will attempt to form a public/private partnership with the Watershed Protection Department to achieve this goal.</p> <p>Funds will be directed toward trail improvements to Shoal Creek from the West Avenue bridge to the West 10th Street bridge. Shoal Creek Conservancy will attempt to form a public/private partnership with the Public Works Department to achieve this goal.</p>	<p><i>Increase watershed maintenance of Shoal Creek and implement a restoration and flood control plan (UI-3.1; 3.5; 3.6 of DAP)</i></p> <p><i>Improve Downtown's urban greenways (PR-1.3 of DAP); Encourage public/ private partnerships and conservancies aimed at building and operating parks and open space improvements (LI-1.2 of DAP)</i></p>
§ 25-2-586(E)(12) Requirements for Other Community Benefits				

(b) The Director will consider the following to make a determination:

(b)(i): if members of the general public will be able to enjoy the proposed other community benefit without paying for its access, use of enjoyment.

Flood mitigation and trail improvements to Shoal Creek can be enjoyed by the public at no cost.

(b)(ii): if the proposed community benefit will connect to and be accessible from public right-of-way or other publicly-accessible space.

The Shoal Creek Trail is accessible by public right of way.

(b)(iii): if the proposed other community benefit will provide a public amenity that is particularly lacking in the proposed location.

The Shoal Creek suffers from a number of major challenges, including high flood risk. Flood risk is a major concern to residents of the Lower Shoal Creek neighborhood and this community benefit targets that concern. Additionally, Shoal Creek Trail suffers from erosion, graffiti, and vegetative overgrowth, among other issues, which makes it undesirable for recreational use. Improvements to the Trail will help to increase its use by local residents.

(b)(iv): if the proposed other community benefit will impose a significant burden on public resources for maintenance, management, policing, or other reasons.

This community benefit will help alleviate the burden on public resources for maintenance and management of Shoal Creek because it provides private funding for Creek improvements. Additionally, flood mitigation can help to reduce the public resources spent on flood damage.

Fifth and West Residences
Vicinity Map



VICINITY MAP

N.T.S.
GRID NUMBER: H22 & J22
MAPSCO PAGE: 584V & 585S

Fifth and West Residences Bus Route Map





AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of Riverside Resources (Participant's Company Name) to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) THREE Star Rating for a development / project that requires this rating.

Project Name: 5TH and West Residential
Project Address: 718 West 5th Street, Austin, Texas, 78701
Developer/Owner: Riverside Resources

This Letter of Intent must be included with the Administrative Site Plan application for all projects requiring an AEGB Rating. Signing this Letter demonstrates knowledge of this requirement and the process necessary to achieve an AEGB Rating. For best results, meet with an AEGB representative early in the design process. To achieve an AEGB Rating:

- I. Submit a Participation Request or Completed "Project Team" and "Project Information" Tabs within the AEGB Rating Packet to an AEGB representative prior to or within Schematic Design Phase.
- II. Submit a completed and signed AEGB Conditional Approval with the Building Permit application. AEGB will issue a Conditional Approval upon satisfactory review of the project's construction documents, including plans, specifications, mechanical plans, Manual J calculation (applicable for multi-family and single family projects), and the AEGB Rating Packet.
- III. Schedule AEGB inspections (separate from City of Austin inspections) of the project with the AEGB representative
 - a) After interior mechanical equipment has been installed and prior to installation of insulation.
 - b) At substantial completion of construction.
- IV. Submit a completed and signed AEGB Final Approval to receive the Certificate of Occupancy for this project. AEGB will issue a Final Approval upon substantial completion of the project and satisfactory fulfillment of the AEGB Rating, as described in Section 7 of the Building Criteria Manual.

This Letter of Intent is entered into by the parties, acting through their duly authorized representatives, effective as of the later of two signature dates entered below:

PARTICIPANT:

Name: John L. Needham
Signature: [Signature]
Title: Manager
Phone Number: (512) 476-7806
Date: 3/11/14

AUSTIN ENERGY GREEN BUILDING:

Name: Jeff Wucker
Signature: [Signature]
Title: AEGB Representative
Phone Number: 512 482 5448
Date: 3/4/13

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

RESTRICTIVE COVENANT

Date: _____, 2014

Owner: Riverside Resources Investments II, LTD

Owner's Address: 100 Congress Avenue, Suite 780
Austin, Texas 78701

City: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

City's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Property: All that parcel of land situated in Travis County, Texas, described in the attached **Exhibit A**

Project: A residential high-rise and related improvements to be built on the Property and identified as Case 2013-124346-SP in the City of Austin's Planning and Development Review Department

RECITALS

- A. Owner is applying for a density bonus under Section 25-2-586 of the Austin City Code (the *Downtown Density Bonus Program*, or "**DDBP**").
- B. Per the Gatekeeper Requirements outlined in Section (C)(1) of the DDBP, the Owner is required to execute a restrictive covenant committing to (1) provide streetscape improvements along all public street frontages, consistent with the standards set forth in the City of Austin Great Streets Master Plan, and (2) achieve a minimum two-star rating under the Austin Energy Green Building ("**AEGB**") program.

- C. Owner is seeking to achieve bonus area pursuant to Section (E)(8) of the DDBP by achieving a three-star rating under the AEGB program, and is therefore required to execute a restrictive covenant committing to achieve such rating.

NOW, THEREFORE, it is declared that the Owner of said Property, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Owner, the receipt and sufficiency of which is hereby acknowledged, agrees that the Property shall be held, developed, used, sold and conveyed subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant for the benefit of the City. This Restrictive Covenant shall run with the Property and shall be binding on the Owners of the Property, their heirs, successors and assigns.

1. **Site Development Covenants.** Development of the Property shall be limited by the following:
 - a. **Green Building.** The Project must achieve a minimum three-star rating under the AEGB program using the ratings in effect at the time the Project is registered with the AEGB program.
 - b. **Great Streets.** The Project must include streetscape improvements along the Property's public street frontages, consistent with the standards set forth in the City of Austin Great Streets Master Plan and Great Streets Streetscape Standards.
2. **Modification and Amendment.** This Restrictive Covenant may only be modified, amended or terminated upon the filing of a modification, amendment or termination in the Official Public Records of Travis County, Texas, executed, acknowledged and approved by (i) the Owner, or its heirs, successors and assigns; and (ii) the City. Such joint action shall only become effective after it is reduced to writing and signed by the parties. Notwithstanding the forgoing, this Restrictive Covenant shall automatically terminate and be of no further effect if any of the following events occur:
 - a. the City fails to grant the Project bonus area pursuant to the DDBP;
 - b. the site plan application for the Project is withdrawn, expires or is denied; or
 - c. there is a change in use (other than specified in the site plan), improvement, or city code which causes the Property to no longer require bonus density.

Although it is intended that the foregoing provision for the termination of this Agreement is self-operating, in the event that any of the foregoing events occur, the Owner is entitled, but not required, to record an affidavit in the Official Public Records of Travis County, Texas, certifying that such bonus area was not granted and that this Restrictive Covenant is terminated.

3. **Duration.** This Restrictive Covenant shall be effective in perpetuity, unless modified, amended, or terminated in accordance with Section 2 hereof.

4. **Violation.** If any person or entity shall violate or attempt to violate this Restrictive Covenant, it shall be lawful for the City, but no other entity or individual, to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant to prevent the person or entity from taking such actions. If the City believes that the Owner has violated this Restrictive Covenant, the City shall give the Owner sixty (60) days' written notice of and an opportunity to cure such violation. During such 60-day cure period, the City may not pursue its remedies. Notwithstanding the forgoing, if the Project achieves a two-star AEGB rating, but not a three-star AEGB rating, then, pursuant to Section (E)(8) of the DDBP, the Owner, or its heirs, successors and assigns, must pay into the Affordable Housing Trust Fund the applicable development bonus fee for the bonus area initially granted for the green building community benefit—which shall be the City's sole remedy.
5. **No Waiver.** The failure to enforce any provision of this Restrictive Covenant at any time shall not constitute a waiver of the right thereafter to enforce any such provision or any other provision of the Restrictive Covenant. A violation of any provision of this Restrictive Covenant shall never be grounds for, nor give rise to the modification, amendment or termination of any provision of this Restrictive Covenant.
6. **Governing Law; Place of Performance.** This Restrictive Covenant and all rights and obligations hereunder shall be governed by the laws of the State of Texas. This Restrictive Covenant is performable in Travis County, Texas.
7. **Severability.** The provisions of this Restrictive Covenant are deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion does not affect the validity or enforceability of any other provision.
8. **Entire Agreement.** This Restrictive Covenant and the exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded in total.
9. **Counterparts.** This Restrictive Covenant may be executed in any number of counterparts which will, together, be deemed to constitute one document.
10. **Interpretation.** Regardless of which Party prepared the initial draft of this Restrictive Covenant, this Restrictive Covenant shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any Party.

--- The remainder of this page is intentionally blank ---

Executed effective the Date first above stated.

By: _____

Name: Jeremy Smitheal

Title: Managing Partner of Riverside Resources
Investments II, LTD

STATE OF
COUNTY OF

§
§

[Seal]

Notary Public, State of

APPROVED AS TO FORM:

CITY OF AUSTIN, TEXAS
LAW DEPARTMENT
DEPARTMENT

REVIEWED:

CITY OF AUSTIN, TEXAS
PLANNING AND DEVELOPMENT REVIEW

By: _____

Name: _____

Title: Assistant City Attorney

By: _____

Name: _____

Title: _____

AFTER RECORDING PLEASE RETURN TO:

City Of Austin

_____ Department

P.O. Box 1088

Austin, Texas 78767

PROJECT INFORMATION:

Project Name:

Project Case Manager:

Site Plan No.:

Fifth and West Residences

Nikki Hoelter

SP-2013-0454C

DRAFT

EXHIBIT A

FIELD NOTES DESCRIBING LOT 1 AND THE WEST 57' OF LOT 2 BLOCK 49, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT FILED AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS AND BEING THAT PROPERTY CONVEYED TO TEXAS PRESS ASSOCIATION IN A WARRANTY DEED RECORDED IN VOLUME 3752, PAGE 575 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a W' iron rod found in the north right of way line of W. 5th St being the southwest corner of Lot A, of the L.L. & P. S. Hirschfield Subdivision, a subdivision in the City of Austin, Travis County, Texas, recorded in Volume 69, Page 2 of the Plat Records of said County for the southeast corner hereof;

THENCE along the north right of way line of W. 5th Street and the south line of Lots 1 & 2, N 71° 04' 42" W, a distance of 128.32 feet to an "X" set in concrete at the intersection of the east right of way line of West Avenue and the north right of way line of W. 5th Street for the southwest corner of Lot 1 for the southwest corner hereof;

THENCE along the east right of way line of West Avenue and west line of Lot 1, N 19° 01' 13" E, a distance of 129.95 feet to a capped iron rod set in the south line of a 20' alley for the northwest corner hereof;

THENCE along the south line of said alley with the north line of Lots 1 & 2, S 71° 01' 00" E, a distance of 128.32 feet to a ½" iron rod found at the northwest corner of Lot A, for the northeast corner hereof; from which a ½" iron rod found bears S 71° 01' 00" E (Bearing Basis), a distance of 148.71 feet;

THENCE along the west line of Lot A and through said Lot 2 S 19° 01' 13" W, (Bearing Basis) a distance of 129.81 feet to the Place of Beginning hereof.

AFFIDAVIT AS TO RESIDENTIAL PARKING
RIVERSIDE RESOURCES INVESTMENTS II, LTD.

Date: April 4, 2014

Affiant: John L. Needham

Affiant Title: Managing Partner of Developer

Developer: Riverside Resources Investments II, LTD

Property: Address
501 West Avenue, Austin, Texas 78701

Subdivision Reference
Name: Original City of Austin
Block: 49
Lot(s): Lot 1 and the West 57 feet of Lot 2

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Managing Partner of Riverside Resources Investments II, LTD ("Developer"), I am authorized by Developer to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit and on the basis of this personal knowledge I attest that:

1. Developer intends to build a residential project on the Property.
2. Developer is applying for a density bonus under Section 25-2-586 of the Austin City Code (the *Downtown Density Bonus Program*).
3. If the density bonus is approved and the project is granted a floor-to-area ratio of 20:1, Developer agrees to comply with Section (B)(6)(d)(iv) of the *Downtown Density Bonus Program* by offering all residential parking spaces separately from the dwelling units.

[SIGNATURES ON FOLLOWING PAGE]

Executed effective the Date first above stated.

By: 

Name: John L. Needham

Title: Managing Partner of Riverside Resources
Investments II, LTD.

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

SWORN to and SUBSCRIBED before me, the undersigned authority, on the 4th day of April, 2014 by John Needham.




Notary Public, State of Texas



Austin Design Commission

To: City of Austin Staff
From: Austin Design Commission
Re: Review of W. 5th & West Project for substantial compliance with the
Urban Design Guidelines
Meeting date: February 24, 2014
Applicant: Riverside Resources

March 3, 2014

The applicant is seeking a density bonus to raise the FAR from 8:1, past the allowable 15:1 to 20:1 FAR. The project is in a floodplain and is on a site sized approximately one quarter of a city block.

The applicant reported to have been working with the surrounding community groups to fine-tune the list of community benefits offered in connection with the density bonus sought. This list includes extending Great Streets improvements along both sides of West between 5th and 6th.

Positive attributes of the project address plazas and open space with the green roof deck and contributions to Shoal Creek. Additionally extension of Great Streets improvements is regarded as positive.

Concerns primarily center on the manner in which the building and the spaces within relate to the streetscape on both West 5th and West Avenue. The Working Group discussed possibilities of more engaging building materials and a kiosk type space at sidewalk elevation.

We recommend that the project, as presented, is not in substantial compliance with the Urban Design Guidelines. The floodplain seems to create unique difficulties for the project to address the streetscape as outlined in the Urban Design Guidelines. The project does not substantially meet guidelines of reinforcing pedestrian activity, enhancing the streetscape, and providing pedestrian oriented uses at street level.

The Commission requests that Riverside Resources modify the design's interface with the public streetscape in such a way that the design provide for infrastructure which would support public uses in the spirit of the Great Streets program so as to activate the pedestrian realm. Infrastructural improvements should include, but not be limited to, provision for uses that would accommodate and encourage an animated public realm in which elements such as: pedestrian-scaled lighting in the areas in front of the proposed development, along with seating, together with sales kiosks, be designed to be compatible with the architectural character of the project. It is the sense of the Design Commission that if these criteria are met, then substantial compliance could be achieved.

Respectfully,

Dean Almy, Chair
City of Austin Design Commission

Dean Almy,
Chair

Evan Taniguchi,
Vice Chair

Hope Hasbrouck,
Secretary

Juan Cotera

James Shieh

Bart Whatley

Jeannie Wiginton

George Adams
Executive Liaison

Jorge E. Rousselin
Staff Liaison

Response to Design Commission Recommendations

Kiosk on sidewalk	<p>The project will include a retail kiosk on the 5th Street sidewalk, which will be operated by a third party. Because the kiosk will be located on the sidewalk, Riverside will seek necessary City approvals including a license agreement, or, if available, a permit for the kiosk and seating area to be located in the right of way.</p> <p>This kiosk will cater to pedestrians and activate the sidewalk.</p> <p>Example of a sidewalk kiosk is attached.</p>
Seating on sidewalk	<p>The retail kiosk will also be accompanied by café style tables and chairs on the sidewalk to be used by pedestrians and patrons of the sidewalk kiosk.</p>
Programmatic and pedestrian-scaled lighting	<p>Along with activating the street with a retail kiosk and outdoor seating the project will also consist of a variety of energy efficient pedestrian scaled fixtures. These will include in-grade accent lights, a variety of small bollard lights, and soft lights to accentuate the landscape design. The lower portion of the building will include some signature lighting to highlight architectural features without polluting the sky with an abundance of light.</p>





MEMORANDUM

TO: Greg Guernsey
Director, Planning & Development Review Department

FROM: Michael Knox
Executive Liaison, Downtown Commission

DATE: April 6, 2014

RE: Downtown Commission Recommendation on Fifth and West Residences
Downtown Density Bonus Program Application

At the March 19, 2014 meeting of the Downtown Commission, the Commission voted 6-2 to recommend the proposed increase in FAR from 8:1 to 20:1, with a caveat that community benefits should be a continuing benefit as opposed to a one-time membership.

Sincerely,

Michael Knox
Executive Liaison, Downtown Commission

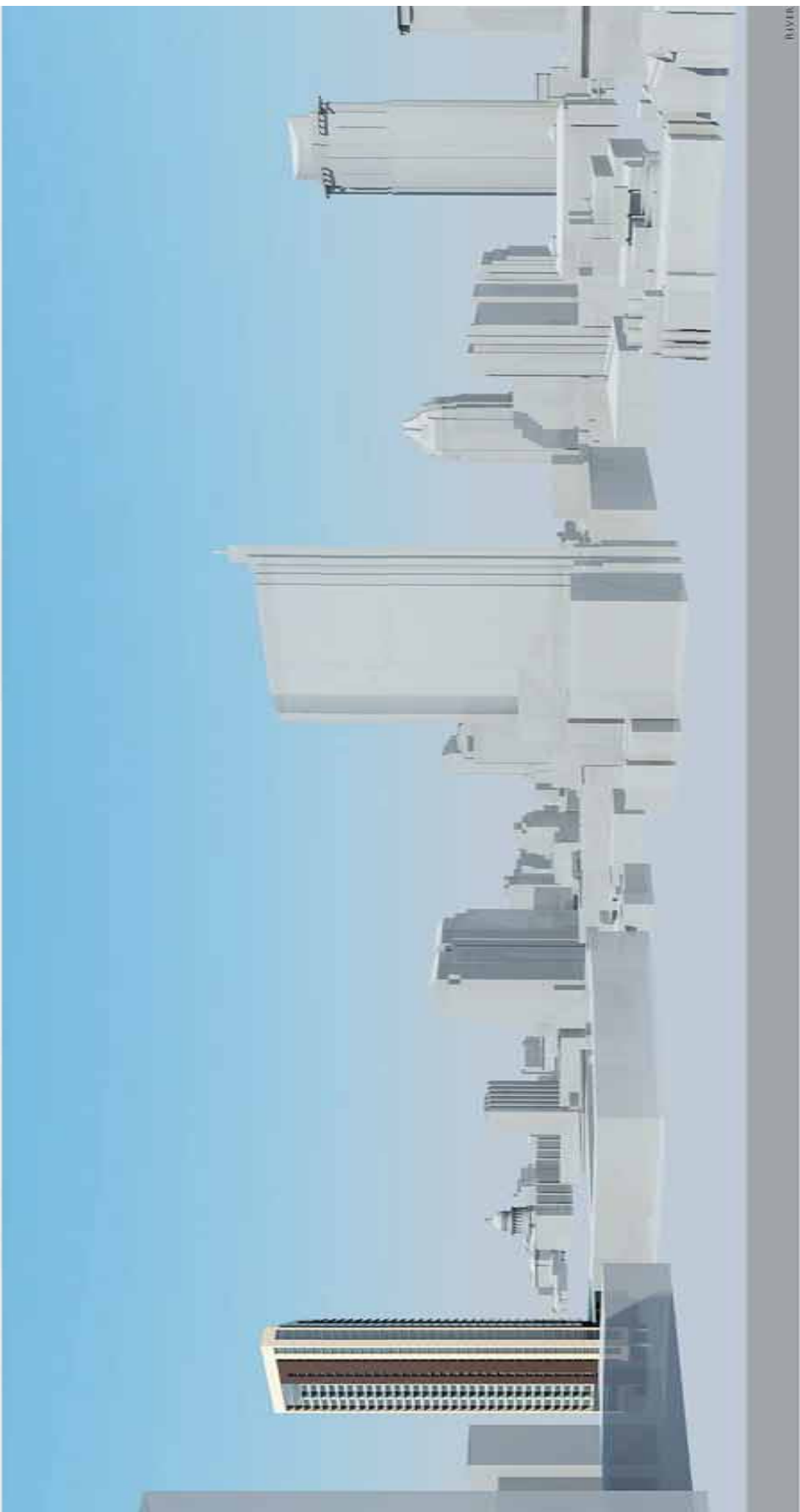














LOOKING NORTHEAST



LOOKING NORTHWEST

LOOKING SOUTHEAST

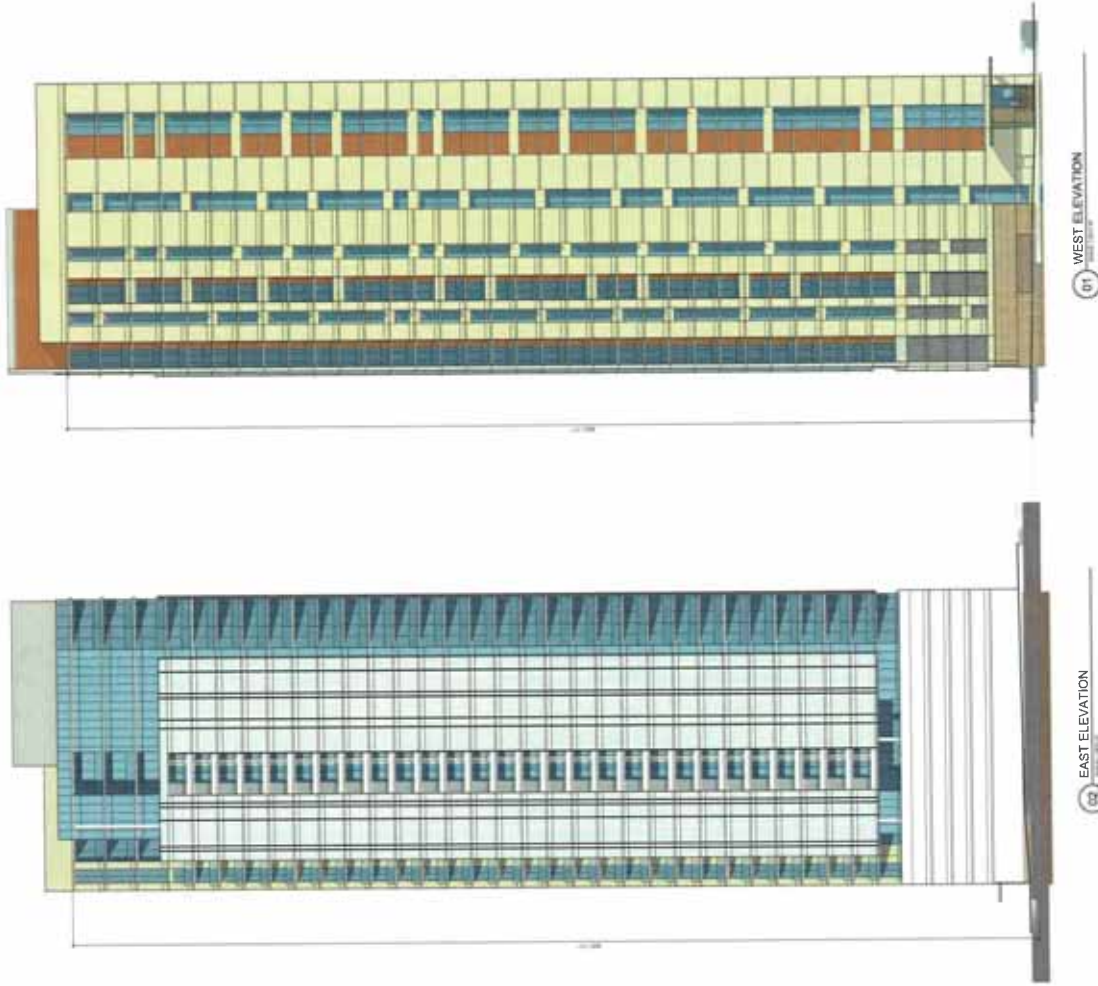


LOOKING SOUTHWEST



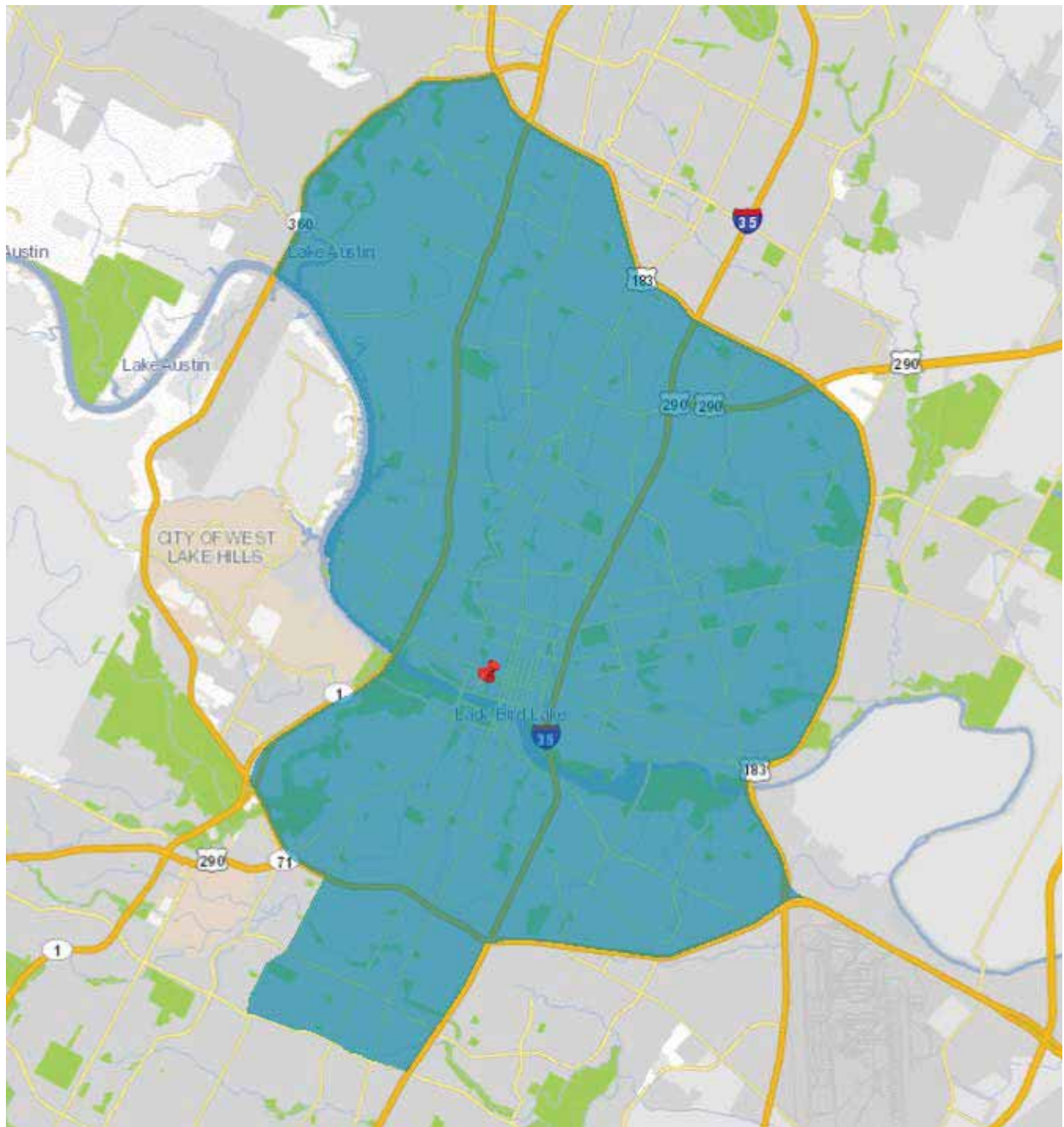
FIFTH + WEST

Project Name	5th & West Condominiums
Project Number	130035
Revision	08.19.13
Drawn By	
Checked By	
Project Manager	
Architect	
Engineer	
Interior Designer	
Landscaper	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Fire Protection Engineer	
Transportation Engineer	
Other	

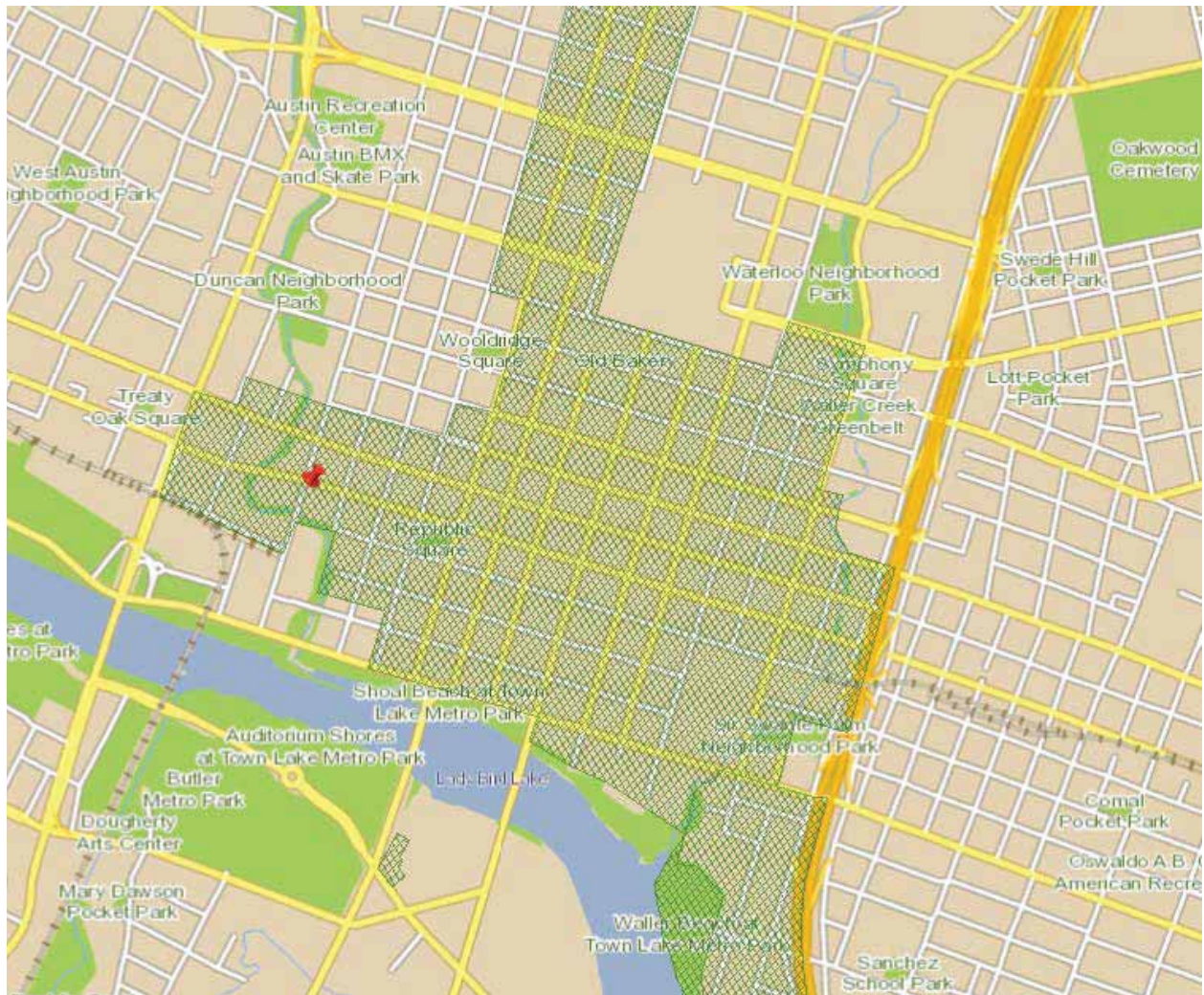




Fifth and West Residences
Residential Design Standards Overlay



Fifth and West Residences Green Building Overlay



URBAN DESIGN GUIDELINES

<u>Area Wide Guidelines</u>		
Project meets 6 of applicable 9		
<u>Guideline</u>	<u>Achieved?</u>	<u>Notes</u>
AW-1: Create dense development	X	20:1 FAR
AW-2: Create mixed-use development		Small lot; burdened by floodplain
AW-3: Limit development which closes downtown streets	X	Project does not close any streets or alleys
AW-4: Buffer neighborhood edges	N/A	No adjacent neighborhood streets
AW-5: Incorporate civic art in both public and private development		Proposed mitigation: none
AW-6: Protect important public views	X	Complies with Capitol View Corridor
AW-7: Avoid historical misrepresentations	X	Does not mimic past architectural style
AW-8: Respect adjacent historic buildings	N/A	No adjacent historic buildings
AW-9: Acknowledge that rooftops are seen from other buildings and the street	X	Mechanical equipment screened on roof; pool deck on roof of parking garage
AW-10: Avoid the development of theme environments	X	Project is not a theme environment
AW-11: Recycle existing building stock		Proposed mitigation: none
<u>Public Streetscape Guidelines</u>		
Project meets 11 of applicable 12		
<u>Guideline</u>	<u>Achieved?</u>	<u>Notes</u>
PS-1: Protect the pedestrian where the building meets the street	X	Clear sidewalk; not interrupted by columns
PS-2: Minimize curb cuts	X	Only one curb cut on each street
PS-3: Create a potential for two-way streets	X	Parking garage entrances/ exits designed for two-way street use
PS-4: Reinforce pedestrian activity	X	Coffee kiosk on 5 th Street; Great Streets streetscaping on 5 th St. and West Ave. and outdoor living room and terrace will improve the pedestrian experience in the neighborhood and support nearby retail
PS-5: Enhance key transit stops	N/A	No transit stops on the property

Fifth and West Residences

Design Commission

PS-6. Enhance the streetscape	X	Great Streets streetscaping on 5 th St. and West Ave.
PS-7. Avoid conflicts between pedestrians and utility equipment	X	Upgrading power poles; no utility boxes mounted on low poles
PS- 8. Install street trees	X	Great Streets streetscaping on 5 th St. and West Ave.
PS- 9. Provide pedestrian-scaled lighting	X	Great Streets streetscaping on 5 th St. and West Ave.
PS- 10. Provide protection from cars/promote curbside parking	X	Trees and benches on sidewalks offer protection
PS-11. Screen mechanical and utility equipment	X	All mechanical equipment is screened; dumpsters are hidden within the building; parking garage will be screened similar to the Whitley (photos attached)
PS-12. Provide generous street-level windows		Street level windows are prohibited by 25-year flood plain regulations
PS-13. Install pedestrian-friendly materials at street level	X	Masonry; variety of colors and textures

Building Guidelines

Project meets 6 of applicable 7

<u>Guideline</u>	<u>Achieved?</u>	<u>Notes</u>
B- 1. Build to the street	X	Built to the property line
B- 2. Provide multi-tenant, pedestrian-oriented development at the street level		Proposed mitigation: coffee kiosk on 5 th Street; extend streetscape improvements; outdoor terrace and living room
B-3. Accentuate primary entrances	X	Entry is accentuated with monumental outdoor steps, a canopy, terraced planting, and water features
B- 4. Encourage the inclusion of local character	X	Locally sourced materials for indoor and exterior use
B- 5. Control on-site parking	X	Partly underground parking; headlights are hidden; cars not visible from street; Car2Go memberships for residents
B- 6. Create quality construction	X	Reinforced concrete frame; masonry; architectural metal panel systems; glass and aluminum window wall systems
B- 7. Create buildings with human scale	X	Multi-level building; terrace and outdoor living room on first level

Plaza and Open Space Guidelines

Project meets 2 of applicable 3

Fifth and West Residences**Design Commission**

<u>Guideline</u>	<u>Achieved?</u>	<u>Notes</u>
PZ-1. Treat the four squares with special consideration	N/A	Property does not face a public square
PZ- 2. Contribute to an open space network	X	Donation to Shoal Creek Conservancy will in part be used to enhance accessibility of Shoal Creek
PZ- 3. Emphasize connections to parks and greenways	N/A	Property is not adjacent to a park or greenway
PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	X	5 th floor pet deck; 6 th floor pool and amenity terrace
PZ- 5. Develop green roofs		Proposed mitigation: 3-Star AEGB rating; high efficiency mechanical system; high efficiency light fixtures; elective vehicle charging stations
PZ- 6. Provide plazas in high use areas	N/A	Project is not an urban plaza
PZ- 7. Determine plaza function, size, and activity	N/A	Project is not an urban plaza
PZ- 8. Respond to microclimate in plaza design	N/A	Project is not an urban plaza
PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	Project is not an urban plaza
PZ- 10. Provide an appropriate amount of plaza seating	N/A	Project is not an urban plaza
PZ- 11. Provide visual and spatial complexity in public spaces	N/A	Project is not an urban plaza
PZ- 12. Use plants to enliven urban spaces	N/A	Project is not an urban plaza
PZ- 13. Provide interactive civic art and fountains in plazas	N/A	Project is not an urban plaza
PZ- 14. Provide food service for plaza participants	N/A	Project is not an urban plaza
PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	Project is not an urban plaza
PZ- 16. Consider plaza operations and maintenance	N/A	Project is not an urban plaza

Total number of Urban Design Guidelines: 47

Number of Guidelines applicable to Fifth and West Residences: 31

Number of Guidelines met by Fifth and West Residences: 25



2013 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL POINTS MARKED YES	29
RATING ANTICIPATED	1 Star
TOTAL POINTS MARKED YES AND MAYBE	80
RATING ANTICIPATED	5 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES			Plans must be approved by AEGB for building permit application	GDA
2. Current Codes & Regulations	Req'd	YES				
3. Building Systems Commissioning	Req'd	YES				
4. Building Energy Performance	Req'd	YES				
5. Outdoor Water Use Reduction	Req'd	YES				
6. Indoor Water Use Reduction	Req'd	YES				
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES				
8. Storage & Collection of Recyclables	Req'd	YES				
9. Construction Waste Management	Req'd	YES				
INTEGRATED DESIGN						
1. Integrated Project Design	2		2		Perform energy and water related analysis to inform team on natural environment impact while preparing Owner's Project Requirements and Basis of Design. Refer to page 19 of Guide.	
INTEGRATED DESIGN SUBTOTALS		0	2	0		
SITE						
1. Environmental Sensitivity	2	2			Points for redevelopment instead of building on new site	
2. Desired Development	2	2			Site is located within Urban watershed Desired Development Zone	

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
3. Density	2	2				
4. Diverse & Walkable Communities	1	1				
5. Brownfield Redevelopment	1		1		Site would need Phase II showing actionable pollution - not just suspected.	
6. Site Specific Design	1	1				
7. Public Transportation	1-3	3				
8. Bicycle Use	1	1				
9. Parking Capacity	1		1		20% less parking than the minimums per Land Development Code Chapter 25-6 Appendix A-1	
10. Electric Vehicle Charging Station	1		1		Charging stations to be install for this point	
11. Protect & Restore Habitat	1		1		Would need to add 30% of site area as green area with native or adapted vegetation plants.	
12. Beneficial Open Space	1		1		30% site area for communal area	
13. Access to Local & Regional Produce	1		1		Partnership with local produce company	
14. Heat Island Reduction	1	1			Covered parking gets this point	
15. Light Pollution Reduction	1		1		Possible point for not providing up-lighting fixtures exceeding 50 watts each	
16. Integrated Pest Management	1		1		Property Management to ensure they control with least toxic methods.	
SITE SUBTOTALS		13	8	0		
ENERGY						
1. Building Energy Performance	1-16	3			Assuming 10% reduction. Whitley started out as 14%, but ended up at 6%. Need to manage insulation, glass and equip selections	
2. Renewables	1-4			1	Need to generate 1% renewable electricity with solar or wind on highrise	
3. Additional Commissioning	1-3	3			To be provided	
4. Advanced Energy Metering	1		1		Need recording meters for all units and base building	
5. Demand Response	2		2		Enroll in program to shed 20% or at least 20KW. May be achievable by shutting off common area lighting	
6. Green Energy	2		2		Available if necessary	

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
7. District Cooling	1		1		To be determined	
ENERGY SUBTOTALS		6	6	1		
WATER						
1. Outdoor Water Use Reduction	1-3		3		No irrigation is 3 points, 50% reduction is 1 point	
2. Building Water Use Reduction	1-6		6		6 points if the fixture list includes WC 1.28gpf, bathroom and kitchen faucets 2.2gpm and shower 2.5gpm	
3. Process Water Use Reduction	1-2		2		Energy star rated clothes washer, and compliant cooling tower if no district chilled water.	
4. Stormwater Management	1-2		2		Treat (sand oil separator) or capture (green roof) 50% of storm water volume.	
WATER SUBTOTALS		0	13	0		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
1. Indoor Chemical & Pollutant Source Control	1		1		exhaust janitor, chemical closets.	
2. Green Housekeeping	1		1		hepa filters on vacuums, less than 70bD motors, non-toxic chemicals	
3. Daylighting - Design	1		1		Daylight provides between 25 and 300FC from 9am to 3pm June 21 for 75% of the regularly occupied space.	
4. Daylighting - Controls	1			1		
5. Views to the Outside	1		1		75% regularly occupied space has view to outdoors between 2'6" to 7'6"	
6. Individual Controllability	1	1				
7. Low-Emitting Materials						
Interior Sealants & Adhesives		1				
Flooring Systems			1		achievable with carpet and vinyl	
Composite Wood & Agrifiber Products				1		
Insulation	1-5	1			no formaldehyde	
Ceiling & Wall Systems			1		all drywall must meet California Dept of Public Health Standard v1.1-2010	
Furniture				1		
Exterior Applied Products			1			

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
8. Moisture Protection	1		1		No interior vinyl, install effective building envelope, design building to be positively pressurized at all times.	
9. Acoustic Quality	1		1		interior noise must not exceed 45dBA or 70dBC	
10. Outdoor Pollutant Control	1		1		10" Walk-off mats at all entrances, including garage, and prohibited smoking	
11. Construction Indoor Air Quality	1		1		During construction, need photos, MERV filters, showing protection of all finishes and equipment.	
IEQ SUBTOTALS		3	11	3		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1		1		divert 75% by weight from landfill. Met this with demolished building. Diverted concrete, offset drywall to landfill	
2. Building Materials Use Reduction	1-3		3		Can achieve this with a life cycle cost analysis comparing your new building to a reference building.	
3. Sustainably Sourced Material	1-6	3	3		Steel, stone and concrete helped with this point	
4. Certified Wood	1		1			
5. PVC & Phthalate Free Material	1		1			
MATERIALS & RESOURCES SUBTOTALS		3	9	0		
EDUCATION & EQUITY						
1. Educational Outreach	2		2			
2. Construction Worker Equity	1			1		
EDUCATION & EQUITY SUBTOTALS		0	2	1		
INNOVATION						
1. Innovation #1	1	1			public transportation	
2. Innovation #2	1	1			waste diversion with compost or recycling	
3. Innovation #3	1	1			extra bicycle storage	
4. Innovation #4	1	1			additional green energy for \$1,000	
5. Innovation #5	1				to be determined.	
INNOVATION SUBTOTALS		4	0	0		
GRAND TOTAL POINTS		100	29	51	5	

FIFTH + WEST

1. The purpose of this drawing is to show the overall floor plan of the building, including the location of the main entrance, the main staircase, and the main parking area.

2. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

3. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

4. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

5. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

6. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

7. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

8. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

9. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

10. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

11. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

12. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

13. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

14. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

15. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

16. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

17. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

18. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

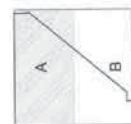
19. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

20. The drawing is a plan view of the building, showing the layout of the rooms and the circulation paths.

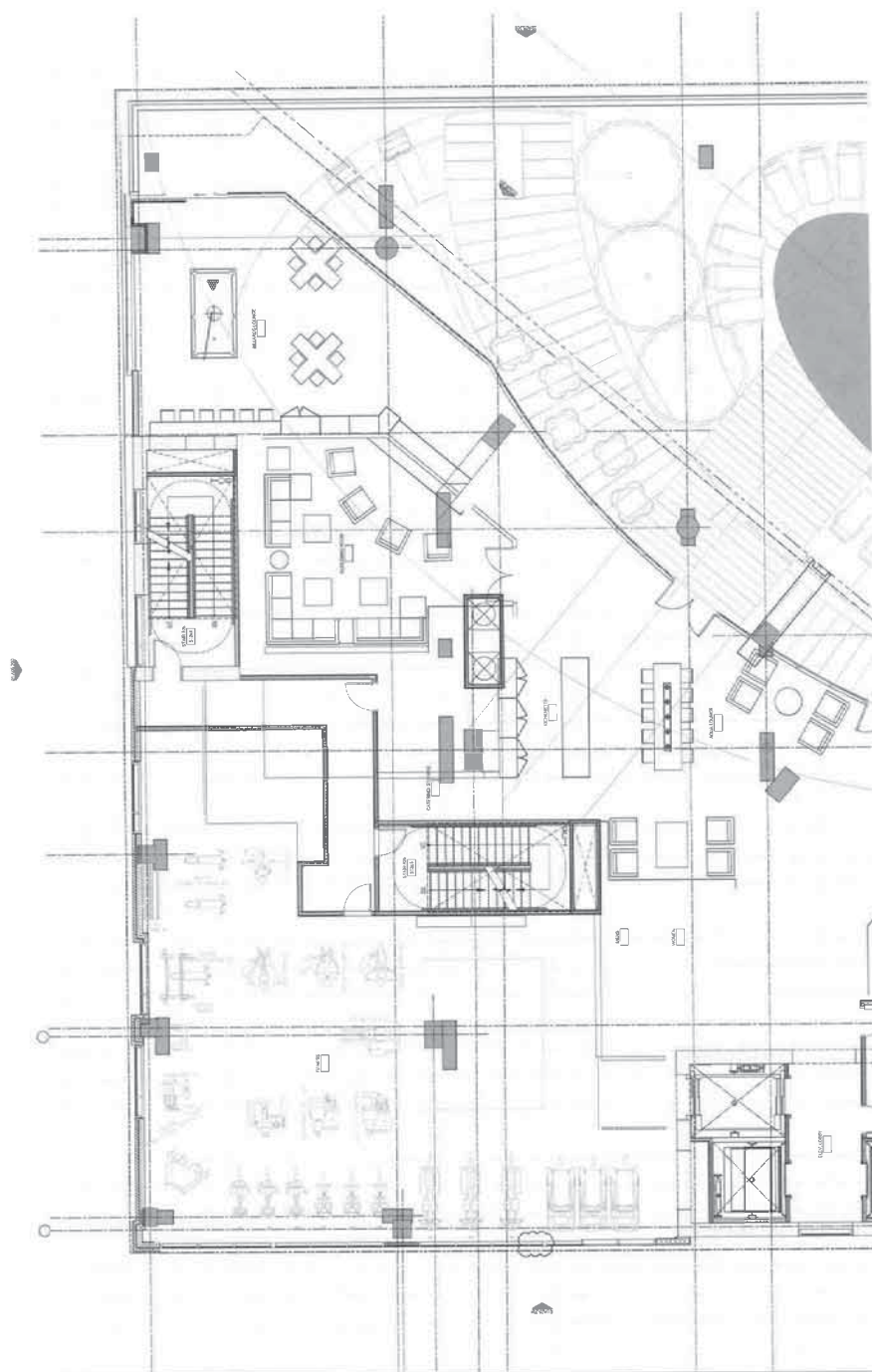
01 OVERALL FLOOR PLAN - LEVEL 6



A02.106



01 ENLARGED FLOOR PLAN - LEVEL 6 (AREA A)



GENERAL NOTES

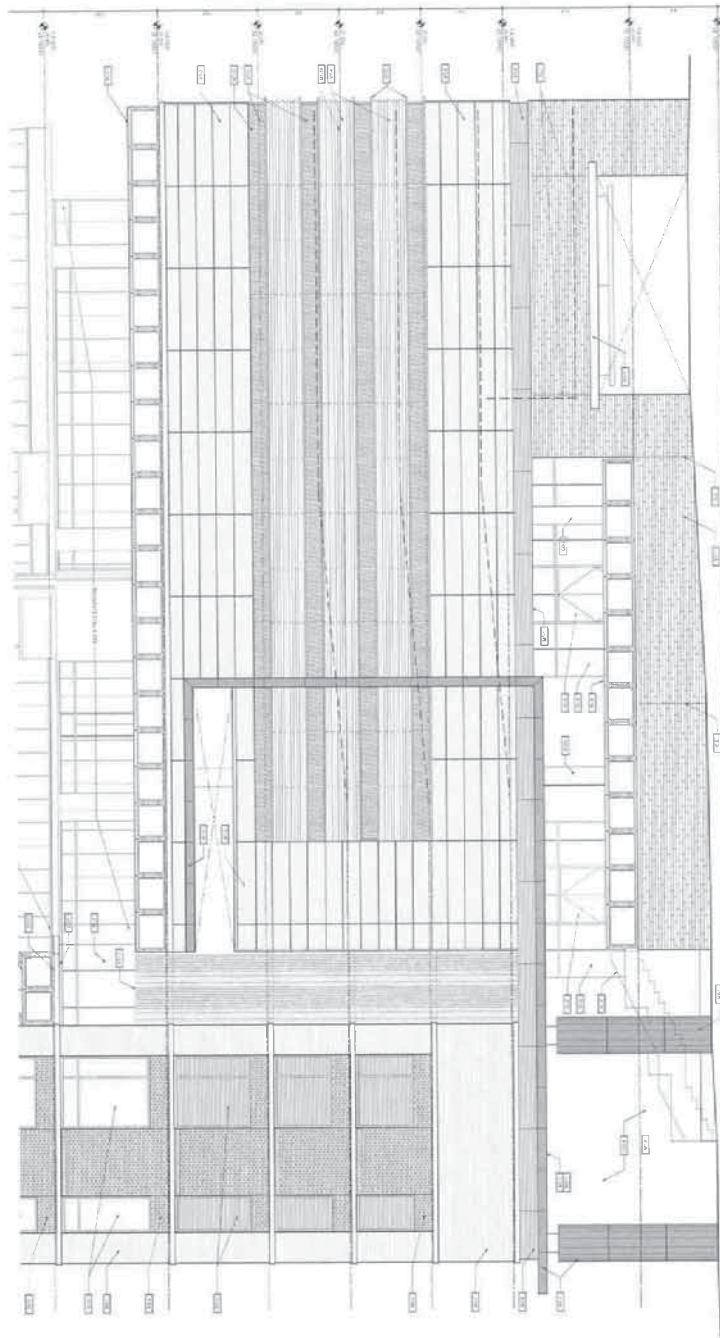
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION STANDARDS.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.

MATERIAL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	GLAZED ALUMINUM
[Symbol]	GLAZED STEEL
[Symbol]	GLAZED GLASS
[Symbol]	GLAZED POLYCARBONATE
[Symbol]	GLAZED FIBERGLASS
[Symbol]	GLAZED WOOD
[Symbol]	GLAZED PLASTER
[Symbol]	GLAZED STONE
[Symbol]	GLAZED TERRAZZO
[Symbol]	GLAZED MARBLE
[Symbol]	GLAZED GRANITE
[Symbol]	GLAZED SLATE
[Symbol]	GLAZED SCHIST
[Symbol]	GLAZED GNEISS
[Symbol]	GLAZED QUARTZITE
[Symbol]	GLAZED SOAPSTONE
[Symbol]	GLAZED SLATE
[Symbol]	GLAZED SCHIST
[Symbol]	GLAZED GNEISS
[Symbol]	GLAZED QUARTZITE
[Symbol]	GLAZED SOAPSTONE

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION STANDARDS.
3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.



01 ENLARGED SOUTH ELEVATION - LEVELS 1-6

GENERAL NOTES

1. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE MATERIAL LEGEND.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
7. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.
10. ALL ELEVATIONS ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE NOTED.

MATERIAL LEGEND

ASPHALT

CONCRETE

BRICK

GLASS

STEEL

WOOD

PAINT

FINISH

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84

SECTION 85

SECTION 86

SECTION 87

SECTION 88

SECTION 89

SECTION 90

SECTION 91

SECTION 92

SECTION 93

SECTION 94

SECTION 95

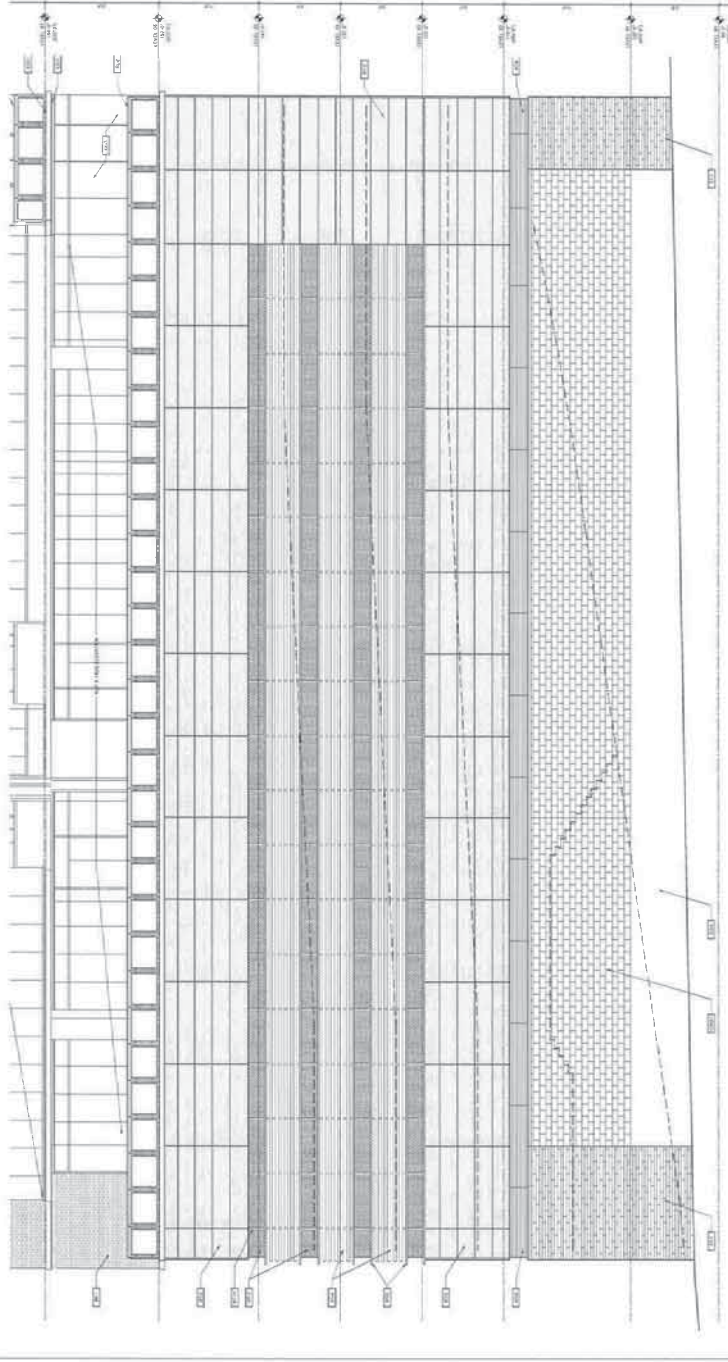
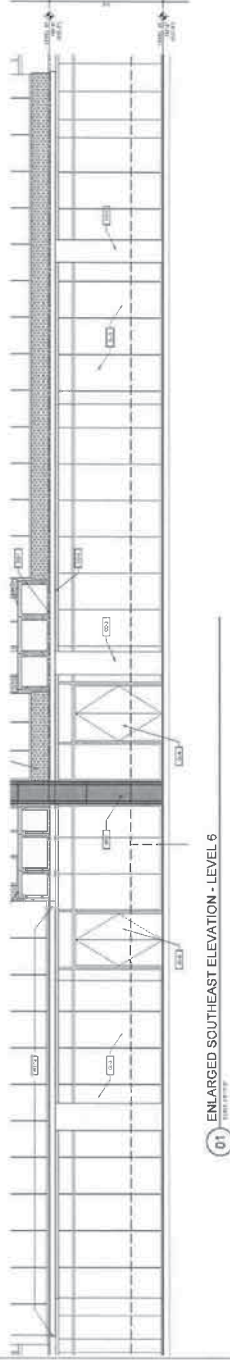
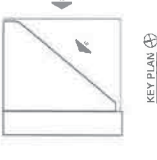
SECTION 96

SECTION 97

SECTION 98

SECTION 99

SECTION 100



GENERAL NOTES

1. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
2. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
3. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
4. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
5. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
6. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
7. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
8. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
9. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
10. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.

MATERIAL LEGEND

- FINISHES**
- 1. EXTERIOR WALLS: CONCRETE
 - 2. EXTERIOR WALLS: BRICK
 - 3. EXTERIOR WALLS: STONE
 - 4. EXTERIOR WALLS: GLASS
 - 5. EXTERIOR WALLS: METAL
 - 6. EXTERIOR WALLS: WOOD
 - 7. EXTERIOR WALLS: PLASTER
 - 8. EXTERIOR WALLS: PAINT
 - 9. EXTERIOR WALLS: TILE
 - 10. EXTERIOR WALLS: OTHER
- ROOFING**
- 1. ROOFING: ASPHALT/FLY
 - 2. ROOFING: METAL
 - 3. ROOFING: CLAY
 - 4. ROOFING: SLATE
 - 5. ROOFING: OTHER
- GLASS**
- 1. GLASS: CLEAR
 - 2. GLASS: TINTED
 - 3. GLASS: LOW-E
 - 4. GLASS: OTHER
- DOORS**
- 1. DOORS: WOOD
 - 2. DOORS: METAL
 - 3. DOORS: GLASS
 - 4. DOORS: OTHER
- WINDOWS**
- 1. WINDOWS: WOOD
 - 2. WINDOWS: METAL
 - 3. WINDOWS: GLASS
 - 4. WINDOWS: OTHER

- NOTES**
- 1. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 2. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 3. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 4. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 5. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 6. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 7. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 8. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 9. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.
 - 10. ELEVATIONS SHALL BE CONSIDERED AS INDICATED BY THE ARCHITECT'S INTENT.

01 ENLARGED SOUTH ELEVATION - LEVELS 38-ROOF

02 ENLARGED SOUTHEAST ELEVATION - LEVELS 38-ROOF

[illegible]

7. ALL CHANGES TO SCHEDULE 100 TO PREPARE A FINANCIAL STATEMENT FOR THE YEAR SHOULD BE MADE TO THE FINANCIAL STATEMENT, NOT TO THE ORIGINAL RETURN. ANY CHANGES TO THE FINANCIAL STATEMENT SHOULD BE MADE TO THE FINANCIAL STATEMENT, NOT TO THE ORIGINAL RETURN.

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13</																																																																																							

[illegible]

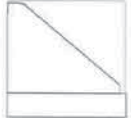
4.7 HIGH-POSTURE SEATING INCREASES METALLIC IMPLANT TEMPERATURE

COPY **DATE**

[illegible]

1. ☐ YES ☐ NO ☐ MAYBE
2. ☐ YES ☐ NO ☐ MAYBE
3. ☐ YES ☐ NO ☐ MAYBE
4. ☐ YES ☐ NO ☐ MAYBE
5. ☐ YES ☐ NO ☐ MAYBE
6. ☐ YES ☐ NO ☐ MAYBE
7. ☐ YES ☐ NO ☐ MAYBE
8. ☐ YES ☐ NO ☐ MAYBE
9. ☐ YES ☐ NO ☐ MAYBE
10. ☐ YES ☐ NO ☐ MAYBE
11. ☐ YES ☐ NO ☐ MAYBE
12. ☐ YES ☐ NO ☐ MAYBE
13. ☐ YES ☐ NO ☐ MAYBE
14. ☐ YES ☐ NO ☐ MAYBE
15. ☐ YES ☐ NO ☐ MAYBE
16. ☐ YES ☐ NO ☐ MAYBE
17. ☐ YES ☐ NO ☐ MAYBE
18. ☐ YES ☐ NO ☐ MAYBE
19. ☐ YES ☐ NO ☐ MAYBE
20. ☐ YES ☐ NO ☐ MAYBE
21. ☐ YES ☐ NO ☐ MAYBE
22. ☐ YES ☐ NO ☐ MAYBE
23. ☐ YES ☐ NO ☐ MAYBE
24. ☐ YES ☐ NO ☐ MAYBE
25. ☐ YES ☐ NO ☐ MAYBE
26. ☐ YES ☐ NO ☐ MAYBE
27. ☐ YES ☐ NO ☐ MAYBE
28. ☐ YES ☐ NO ☐ MAYBE
29. ☐ YES ☐ NO ☐ MAYBE
30. ☐ YES ☐ NO ☐ MAYBE
31. ☐ YES ☐ NO ☐ MAYBE
32. ☐ YES ☐ NO ☐ MAYBE
33. ☐ YES ☐ NO ☐ MAYBE
34. ☐ YES ☐ NO ☐ MAYBE
35. ☐ YES ☐ NO ☐ MAYBE
36. ☐ YES ☐ NO ☐ MAYBE
37. ☐ YES ☐ NO ☐ MAYBE
38. ☐ YES ☐ NO ☐ MAYBE
39. ☐ YES ☐ NO ☐ MAYBE
40. ☐ YES ☐ NO ☐ MAYBE
41. ☐ YES ☐ NO ☐ MAYBE
42. ☐ YES ☐ NO ☐ MAYBE
43. ☐ YES ☐ NO ☐ MAYBE
44. ☐ YES ☐ NO ☐ MAYBE
45. ☐ YES ☐ NO ☐ MAYBE
46. ☐ YES ☐ NO ☐ MAYBE
47. ☐ YES ☐ NO ☐ MAYBE
48. ☐ YES ☐ NO ☐ MAYBE
49. ☐ YES ☐ NO ☐ MAYBE
50. ☐ YES ☐ NO ☐ MAYBE
51. ☐ YES ☐ NO ☐ MAYBE
52. ☐ YES ☐ NO ☐ MAYBE
53. ☐ YES ☐ NO ☐ MAYBE
54. ☐ YES ☐ NO ☐ MAYBE
55. ☐ YES ☐ NO ☐ MAYBE
56. ☐ YES ☐ NO ☐ MAYBE
57. ☐ YES ☐ NO ☐ MAYBE
58. ☐ YES ☐ NO ☐ MAYBE
59. ☐ YES ☐ NO ☐ MAYBE
60. ☐ YES ☐ NO ☐ MAYBE
61. ☐ YES ☐ NO ☐ MAYBE
62. ☐ YES ☐ NO ☐ MAYBE
63. ☐ YES ☐ NO ☐ MAYBE
64. ☐ YES ☐ NO ☐ MAYBE
65. ☐ YES ☐ NO ☐ MAYBE
66. ☐ YES ☐ NO ☐ MAYBE
67. ☐ YES ☐ NO ☐ MAYBE
68. ☐ YES ☐ NO ☐ MAYBE
69. ☐ YES ☐ NO ☐ MAYBE
70. ☐ YES ☐ NO ☐ MAYBE
71. ☐ YES ☐ NO ☐ MAYBE
72. ☐ YES ☐ NO ☐ MAYBE
73. ☐ YES ☐ NO ☐ MAYBE
74. ☐ YES ☐ NO ☐ MAYBE
75. ☐ YES ☐ NO ☐ MAYBE
76. ☐ YES ☐ NO ☐ MAYBE
77. ☐ YES ☐ NO ☐ MAYBE
78. ☐ YES ☐ NO ☐ MAYBE
79. ☐ YES ☐ NO ☐ MAYBE
80. ☐ YES ☐ NO ☐ MAYBE
81. ☐ YES ☐ NO ☐ MAYBE
82. ☐ YES ☐ NO ☐ MAYBE
83. ☐ YES ☐ NO ☐ MAYBE
84. ☐ YES ☐ NO ☐ MAYBE
85. ☐ YES ☐ NO ☐ MAYBE
86. ☐ YES ☐ NO ☐ MAYBE
87. ☐ YES ☐ NO ☐ MAYBE
88. ☐ YES ☐ NO ☐ MAYBE
89. ☐ YES ☐ NO ☐ MAYBE
90. ☐ YES ☐ NO ☐ MAYBE
91. ☐ YES ☐ NO ☐ MAYBE
92. ☐ YES ☐ NO ☐ MAYBE
93. ☐ YES ☐ NO ☐ MAYBE
94. ☐ YES ☐ NO ☐ MAYBE
95. ☐ YES ☐ NO ☐ MAYBE
96. ☐ YES ☐ NO ☐ MAYBE
97. ☐ YES ☐ NO ☐ MAYBE
98. ☐ YES ☐ NO ☐ MAYBE
99. ☐ YES ☐ NO ☐ MAYBE
100. ☐ YES ☐ NO ☐ MAYBE
101. ☐ YES ☐ NO ☐ MAYBE
102. ☐ YES ☐ NO ☐ MAYBE
103. ☐ YES ☐ NO ☐ MAYBE
104. ☐ YES ☐ NO ☐ MAYBE
105. ☐ YES ☐ NO ☐ MAYBE
106. ☐ YES ☐ NO ☐ MAYBE
107. ☐ YES ☐ NO ☐ MAYBE
108. ☐ YES ☐ NO ☐ MAYBE
109. ☐ YES ☐ NO ☐ MAYBE
110. ☐ YES ☐ NO ☐ MAYBE
111. ☐ YES ☐ NO ☐ MAYBE
112. ☐ YES ☐ NO ☐ MAYBE
113. ☐ YES ☐ NO ☐ MAYBE
114. ☐ YES ☐ NO ☐ MAYBE
115. ☐ YES ☐ NO ☐ MAYBE
116. ☐ YES ☐ NO ☐ MAYBE
117. ☐ YES ☐ NO ☐ MAYBE
118. ☐ YES ☐ NO ☐ MAYBE
119. ☐ YES ☐ NO ☐ MAYBE
120. ☐ YES ☐ NO ☐ MAYBE
121. ☐ YES ☐ NO ☐ MAYBE
122. ☐ YES ☐ NO ☐ MAYBE
123. ☐ YES ☐ NO ☐ MAYBE
124. ☐ YES ☐ NO ☐ MAYBE
125. ☐ YES ☐ NO ☐ MAYBE
126. ☐ YES ☐ NO ☐ MAYBE
127. ☐ YES ☐ NO ☐ MAYBE
128. ☐ YES ☐ NO ☐ MAYBE
129. ☐ YES ☐ NO ☐ MAYBE
130. ☐ YES ☐ NO ☐ MAYBE
131. ☐ YES ☐ NO ☐ MAYBE
132. ☐ YES ☐ NO ☐ MAYBE
133. ☐ YES ☐ NO ☐ MAYBE
134. ☐ YES ☐ NO ☐ MAYBE
135. ☐ YES ☐ NO ☐ MAYBE
136. ☐ YES ☐ NO ☐ MAYBE
137. ☐ YES ☐ NO ☐ MAYBE
138. ☐ YES ☐ NO ☐ MAYBE
139. ☐ YES ☐ NO ☐ MAYBE
140. ☐ YES ☐ NO ☐ MAYBE
141. ☐ YES ☐ NO ☐ MAYBE
142. ☐ YES ☐ NO ☐ MAYBE
143. ☐ YES ☐ NO ☐ MAYBE
144. ☐ YES ☐ NO ☐ MAYBE
145. ☐ YES ☐ NO ☐ MAYBE
146. ☐ YES ☐ NO ☐ MAYBE
147. ☐ YES ☐ NO ☐ MAYBE
148. ☐ YES ☐ NO ☐ MAYBE
149. ☐ YES ☐ NO ☐ MAYBE
150. ☐ YES ☐ NO ☐ MAYBE
15

--	--



KEY PLAN

01 ENLARGED EAST ELEVATION - LEVELS 38-ROOF

02 ENLARGED NORTH ELEVATION - LEVELS 38-ROOF

ALL RIGHTS RESERVED. NO PARTS TO BE REPRODUCED WITHOUT PERMISSION OF THE PUBLISHER. THE PUBLISHERS ASSUME NO RESPONSIBILITY FOR THE CONTENTS OF THE ADVERTISING MATERIALS. THE PUBLISHERS ASSUME NO RESPONSIBILITY FOR THE CONTENTS OF THE ADVERTISING MATERIALS. THE PUBLISHERS ASSUME NO RESPONSIBILITY FOR THE CONTENTS OF THE ADVERTISING MATERIALS.

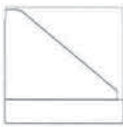
- [illegible]

MANUSCRIPT

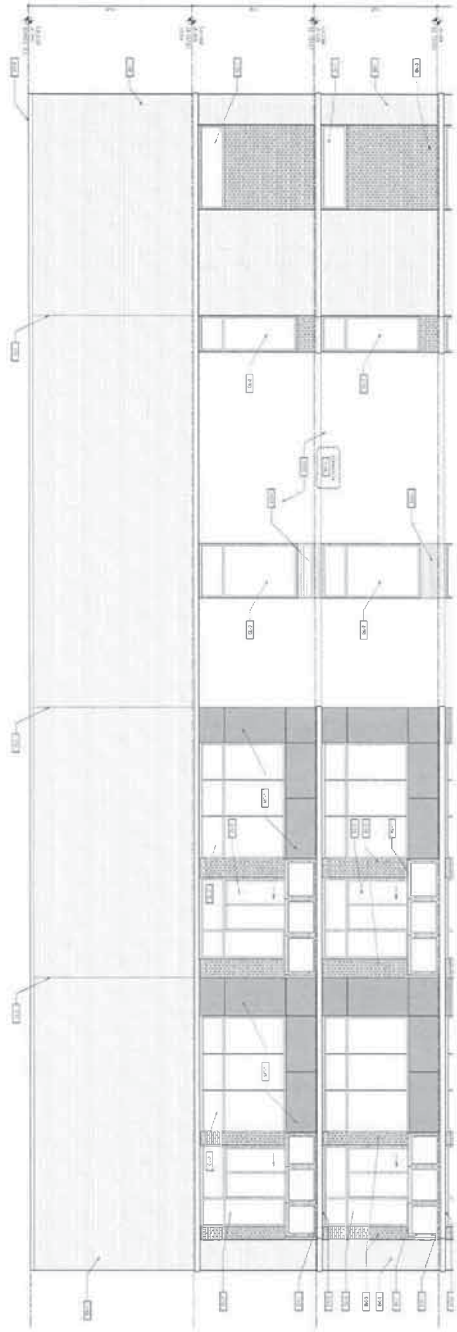
- [illegible]

CELLULOSE

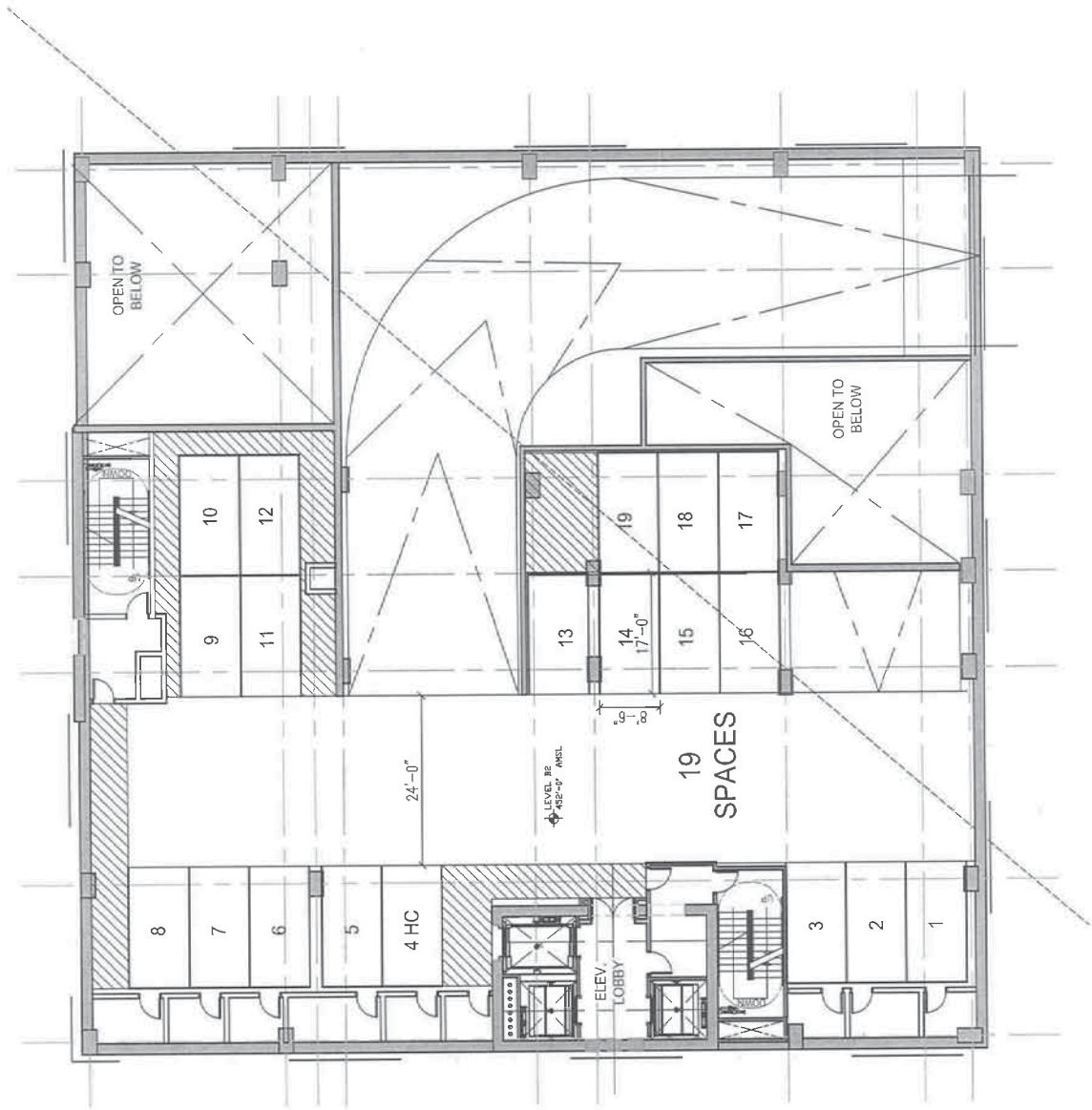
- | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | |



KEY PLAN ⊕



ENLARGED WEST ELEVATION - LEVELS 38-ROOF



FLOOR L2

5TH AND WEST CONDOMINIUM

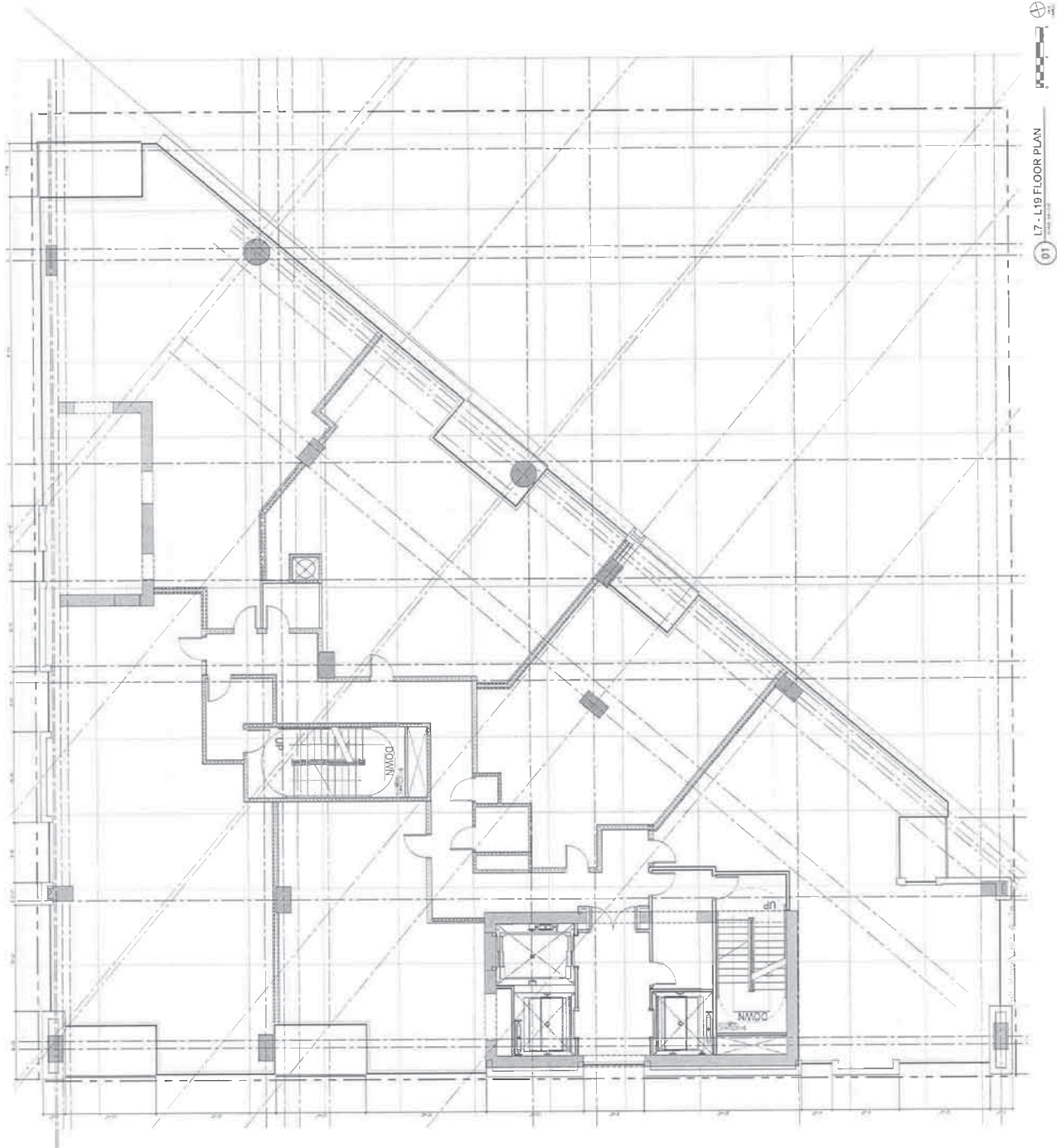
PROGRESS SET 11.22.13



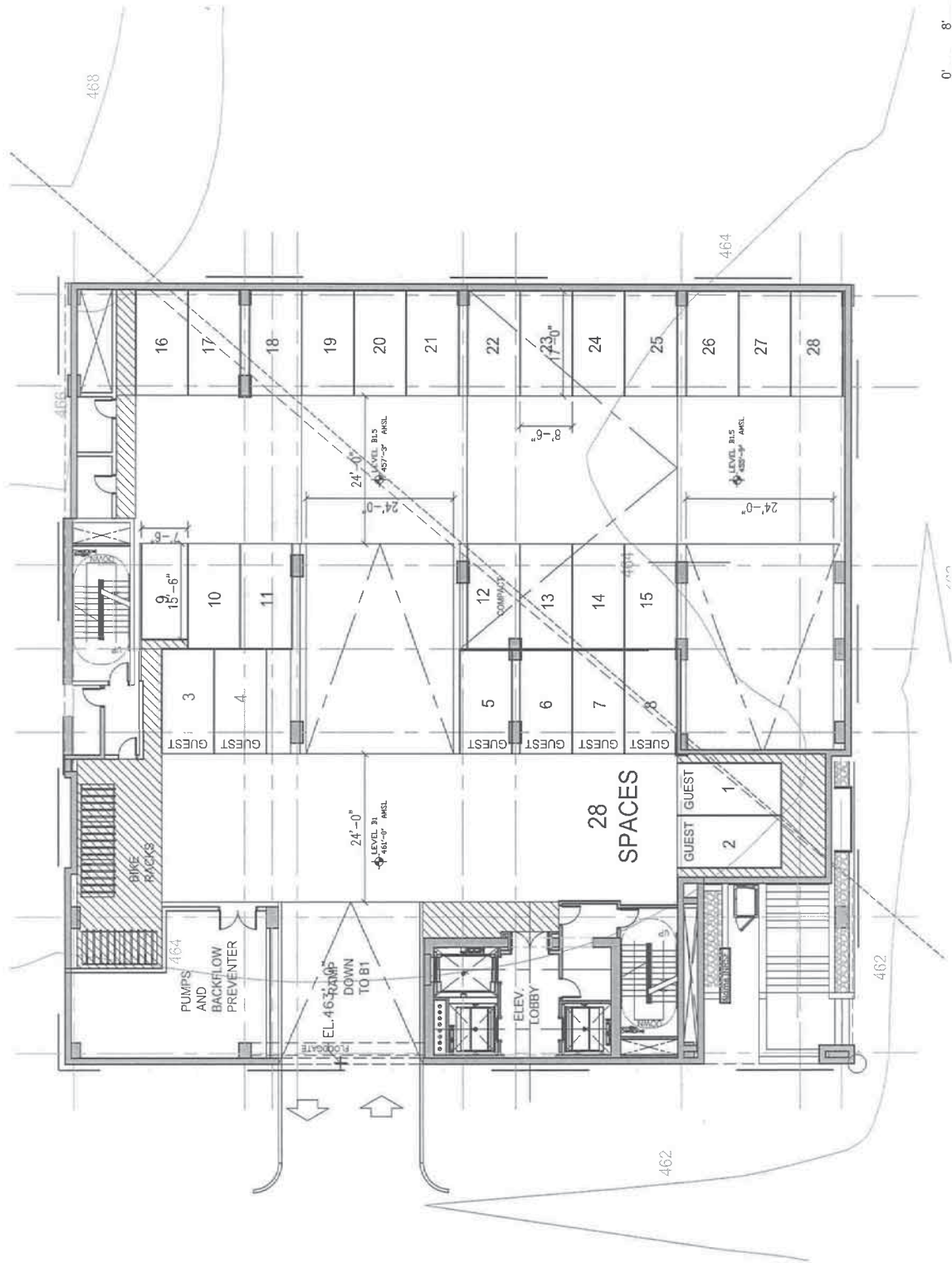
These drawings are produced under the authority of the Professional Engineer and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromarky Duran & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or used in any form without the written permission of Gromarky Duran & Associates, Inc. Distribution to other parties or reuse by other parties without the written permission is strictly prohibited without written consent of GDA.





01 L7 - L19 FLOOR PLAN



FLOOR B1

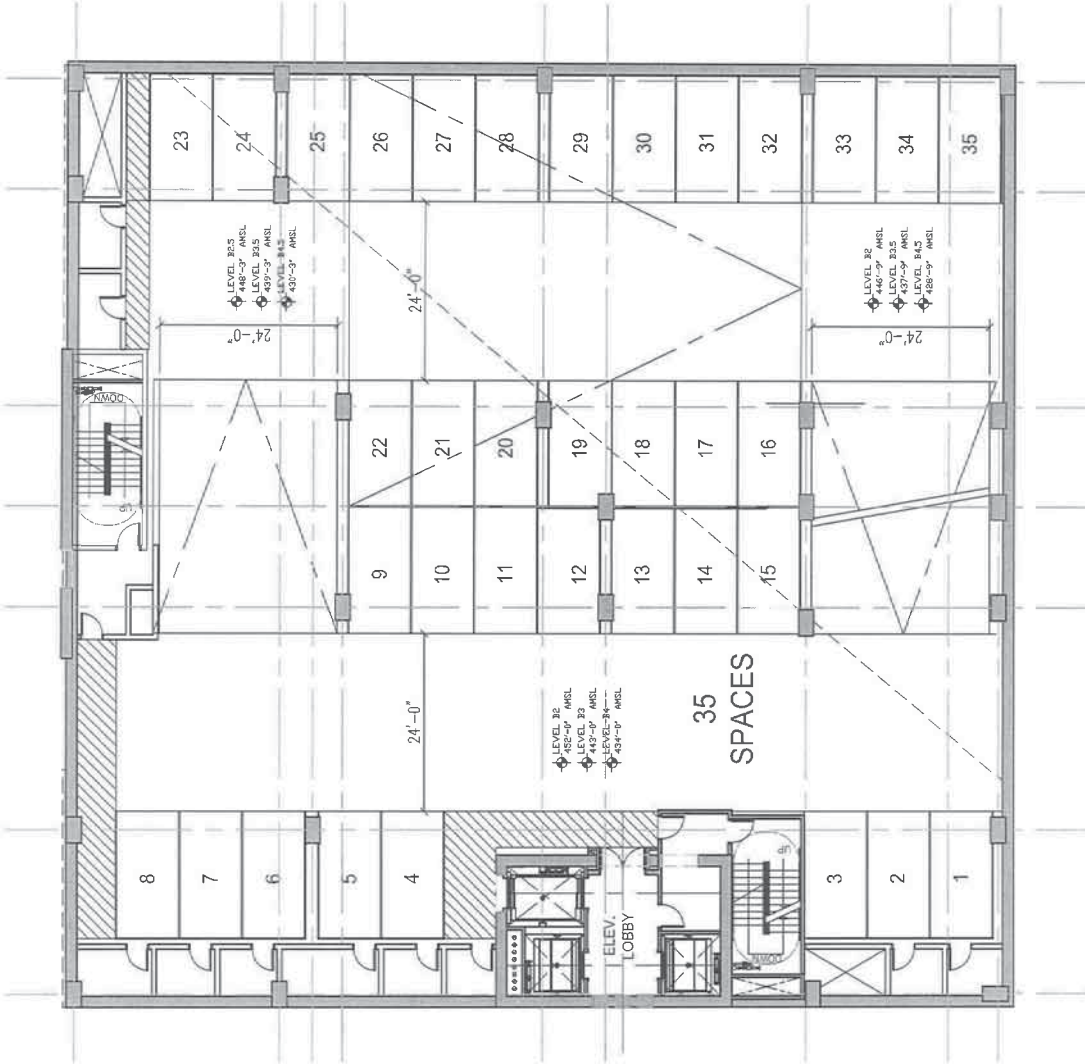
5TH AND WEST CONDOMINIUM

PROGRESS SET 11.22.13

Copyright 2013 GDA Group, Inc. All rights reserved. This drawing and all information contained herein are the sole property of GDA Group, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of GDA Group, Inc.

These drawings are produced under the supervision of Charles G. GDA, Inc. on 11/22/13. These drawings are incomplete and are not to be used for any purpose without the written consent of GDA, Inc.

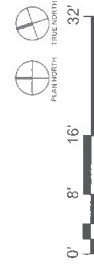




FLOORS B2 - B4

5TH AND WEST CONDOMINIUM

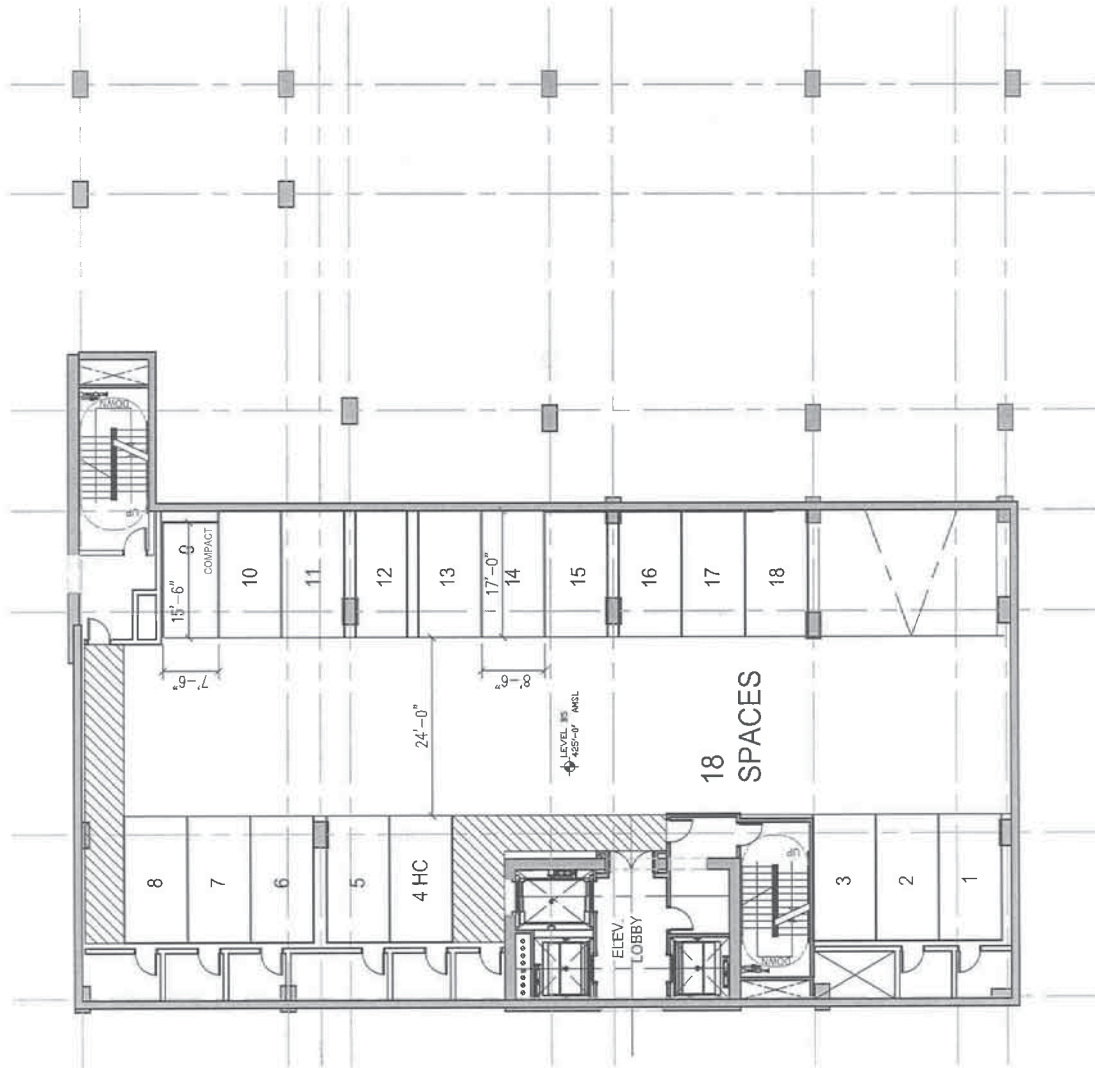
PROGRESS SET 11.22.13



These drawings are prepared under the supervision of Charles Gromadzky on 11/22/2013. These drawings are incomplete and are not for construction. No liability is assumed for permitting or construction.

Copyright 2013 Gromadzky Design & Associates. This drawing and all information contained within are the sole property of Gromadzky Design & Associates. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission in advance from Gromadzky Design & Associates. No responsibility is assumed for permitting or construction.





FLOOR B5

5TH AND WEST CONDOMINIUM

PROGRESS SET 11.22.13

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.



These drawings are produced under the provisions of the Chicago Building Code, 11.22.2013. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

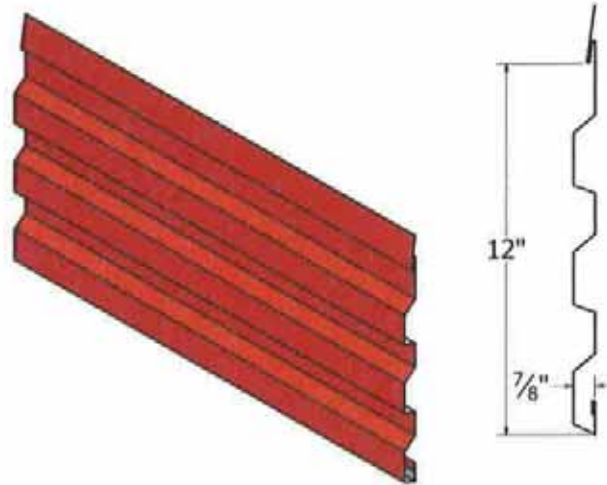
Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

Copyright 2013 Gromadzki Dupree & Associates, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Gromadzki Dupree & Associates, Inc. These drawings are for the use of the City of Chicago and are not to be used for regulatory approval, permitting or construction.

ELITE SERIES WALL SYSTEMS



CR Elite Wall Panel Series



- 22 or 24 Gauge Berridge Kynar 500®
- Horizontal or Vertical Orientation
- Factory Mitered Corners Available
- Hidden Fasteners
- Multi-Purpose: Wall, Soffit, Liner or Equipment Screen
- Spans over Open Framing or Solid Sheathing with approved Underlayment
- 21' Maximum Panel Length



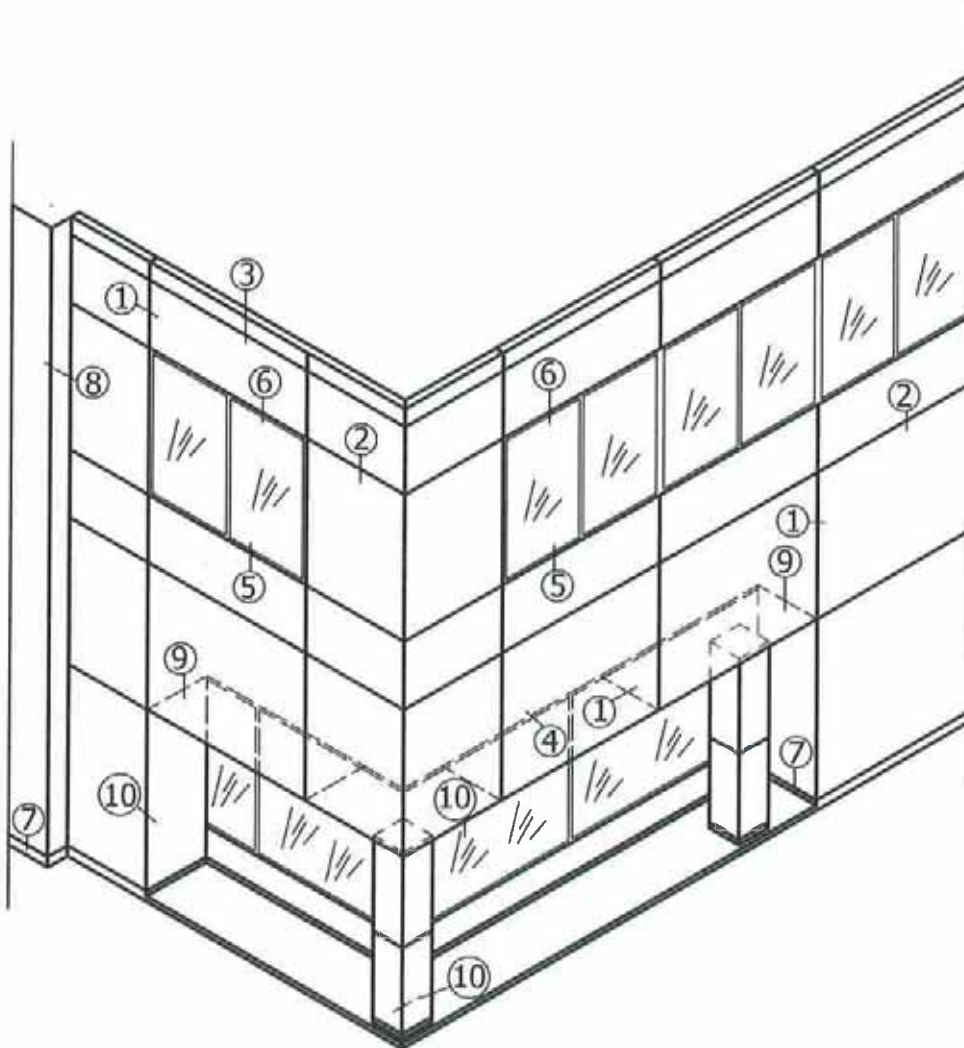
CLEBURNE SHEET METAL

6432 Nine Mile Bridge Rd.

Fort Worth, TX 76135

T:(817) 237-5060 | F:(817) 237-5191

cleburnesheetmetal.com

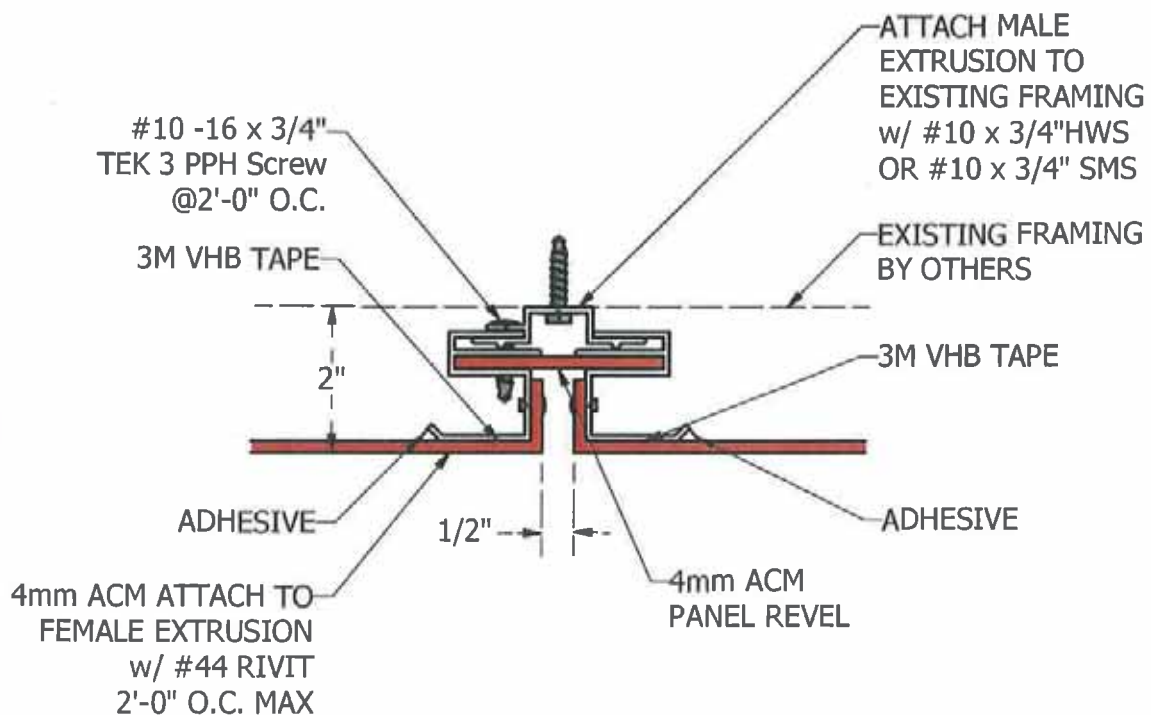
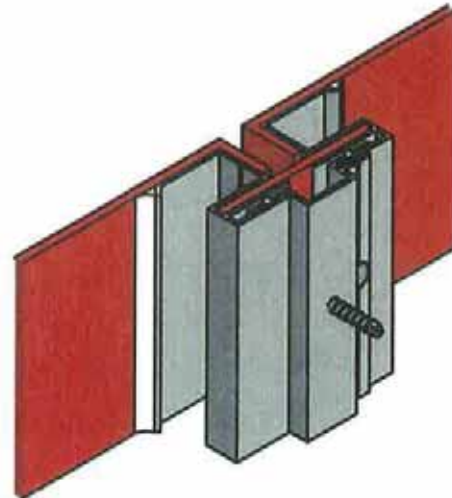
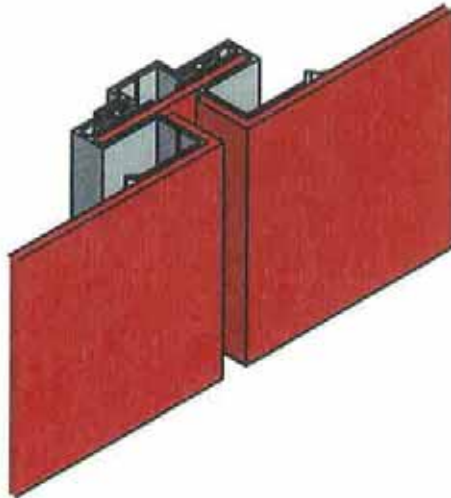


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

PLAN



DETAIL "1"

CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/
SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65,
TTS-00230C CANADIAN SPEC.CAN 19, 13-M82,
CRD-C-541 AND USDA APPROVED

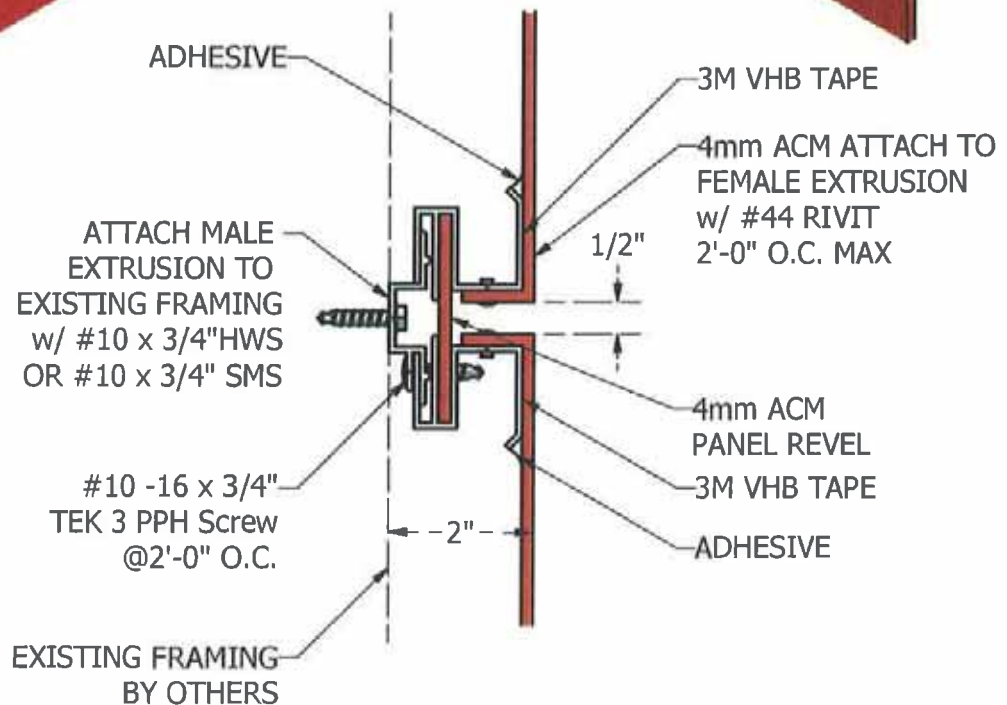
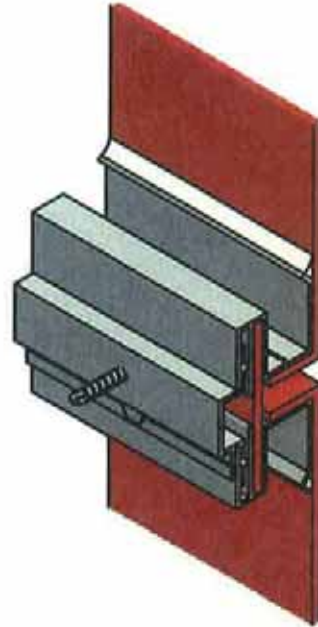
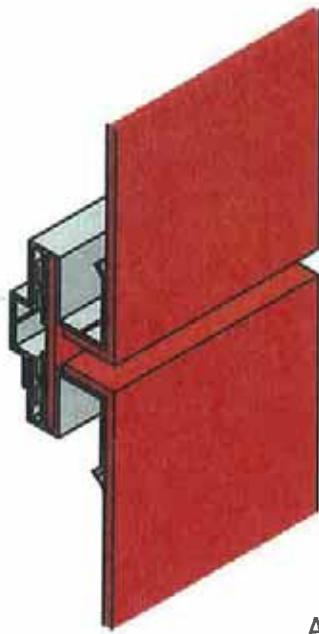


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

1



DETAIL "2"

CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC.CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

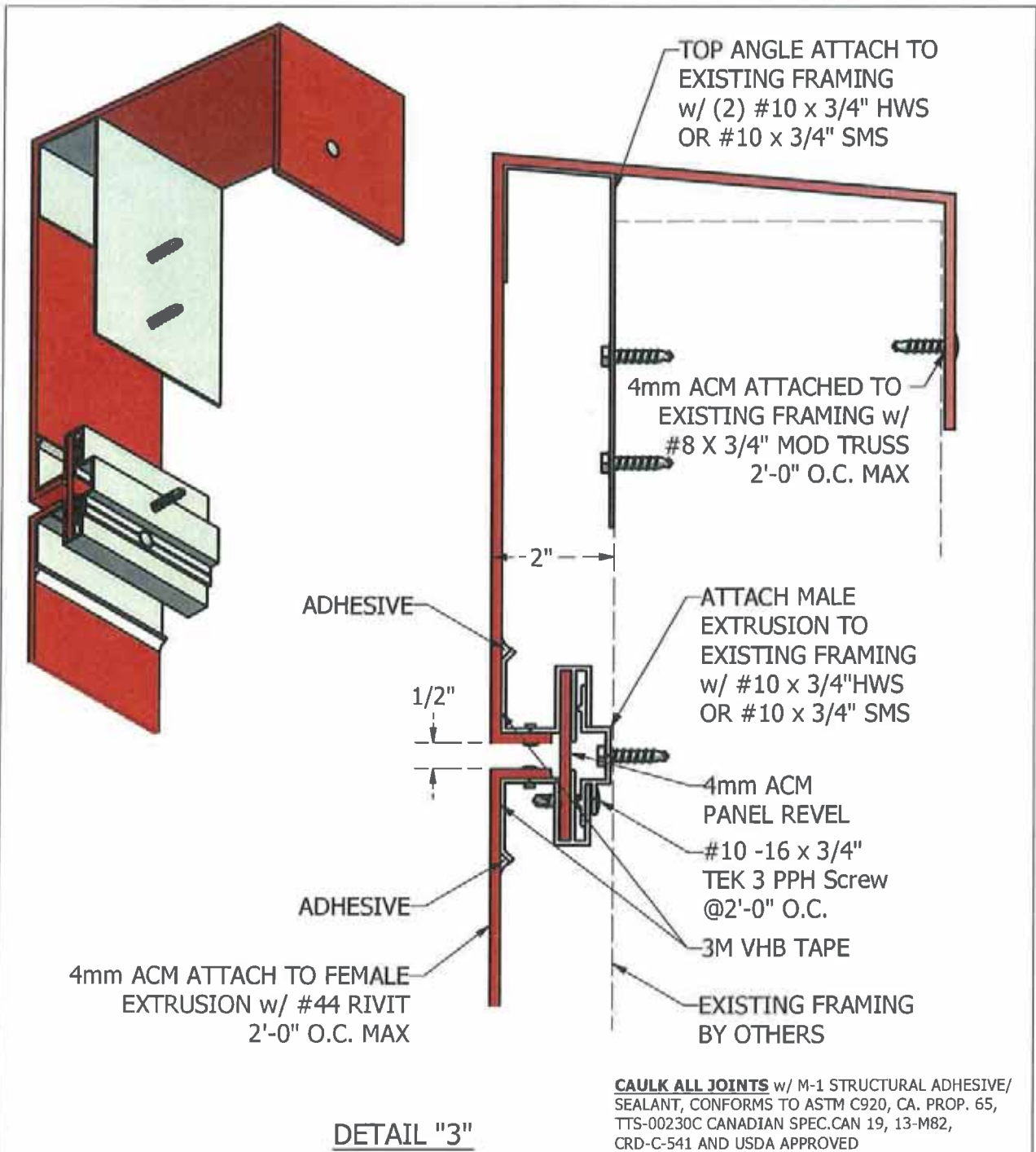


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

2

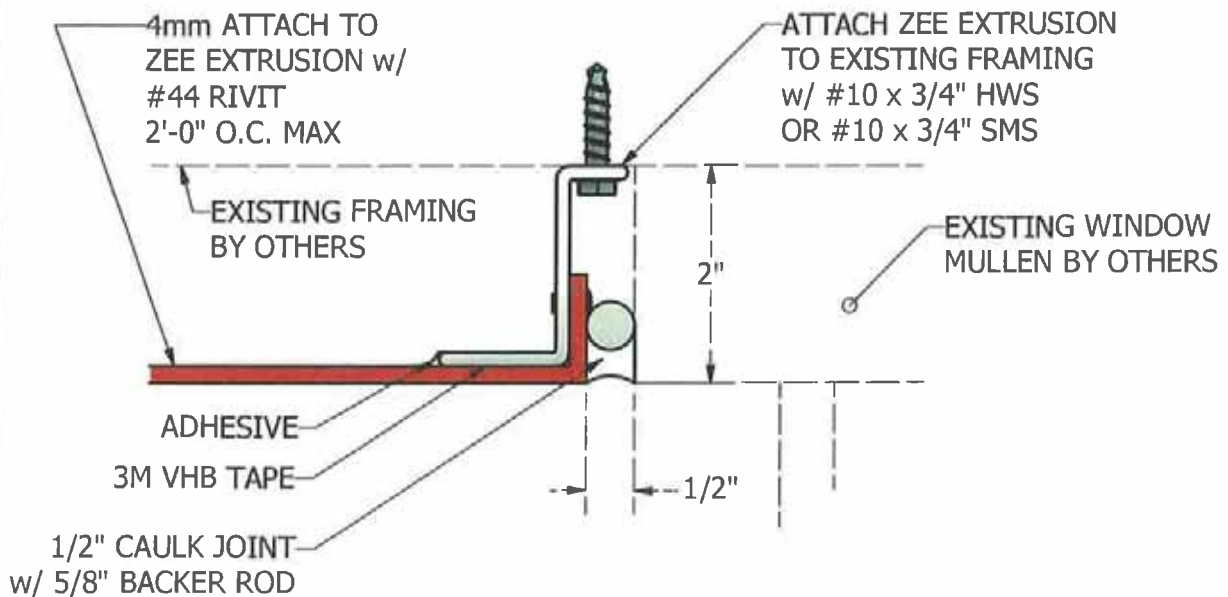
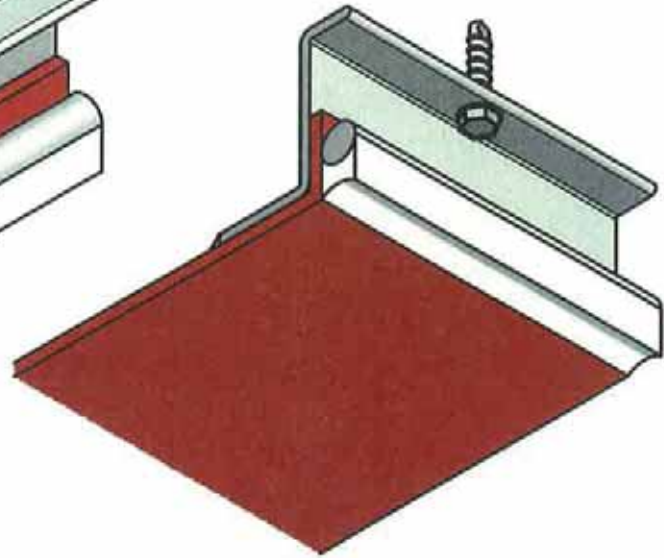
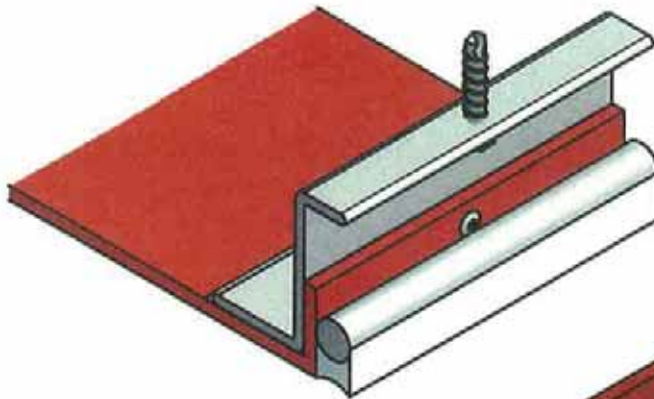


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NIETHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

3



DETAIL "4"

CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC. CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

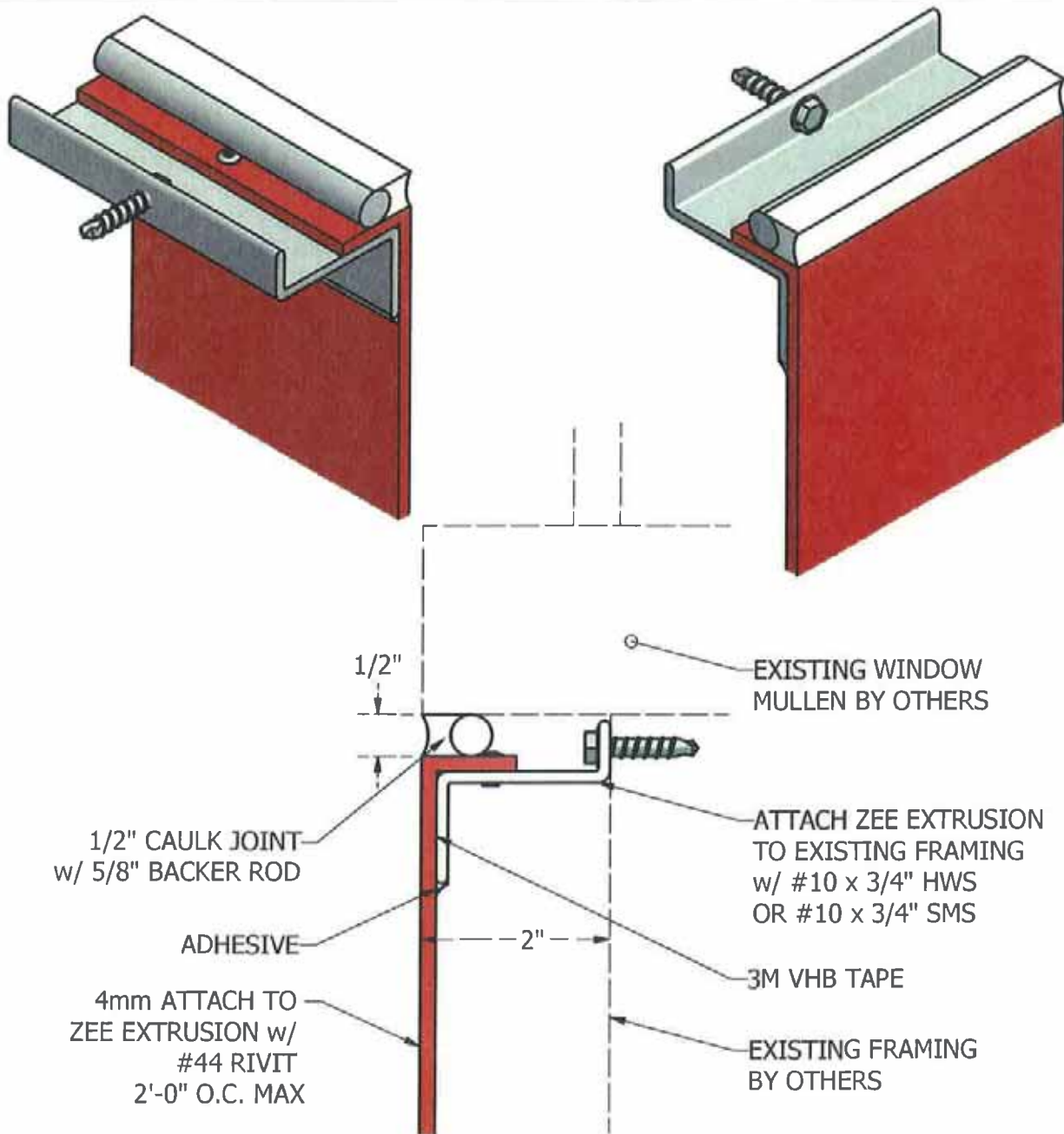


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

4



CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/
SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65,
TTS-00230C CANADIAN SPEC.CAN 19, 13-M82,
CRD-C-541 AND USDA APPROVED

DETAIL "5"

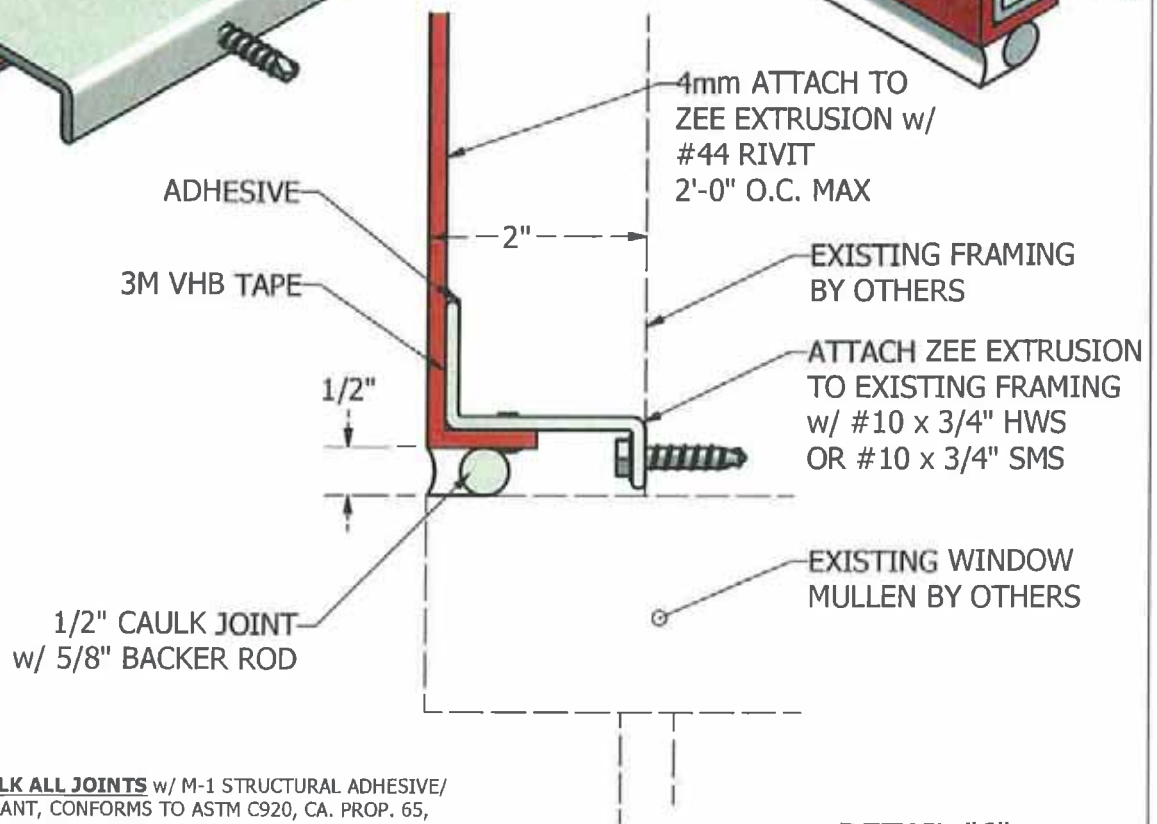
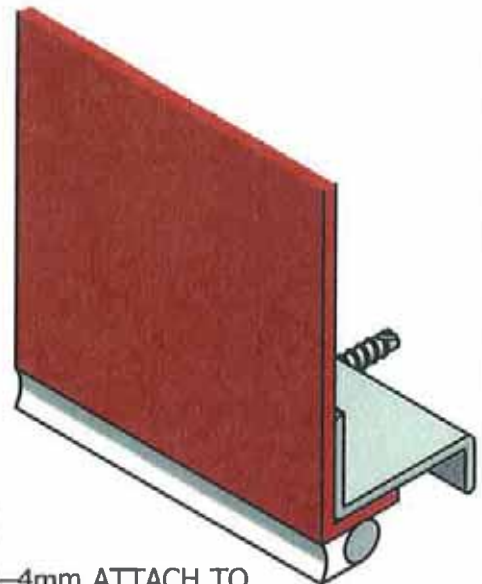
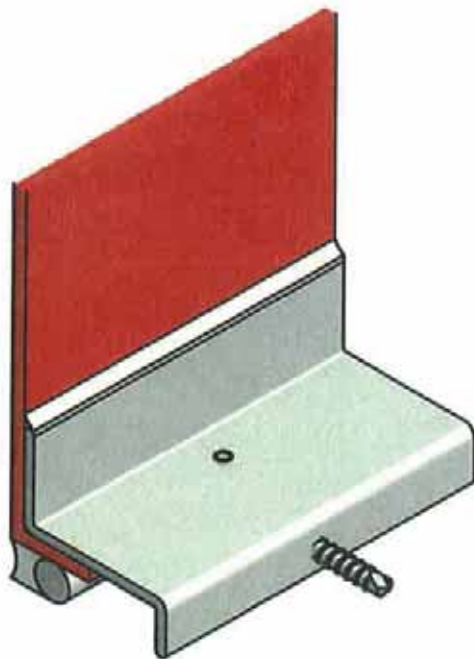


**6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com**

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

5



CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC. CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

DETAIL "6"

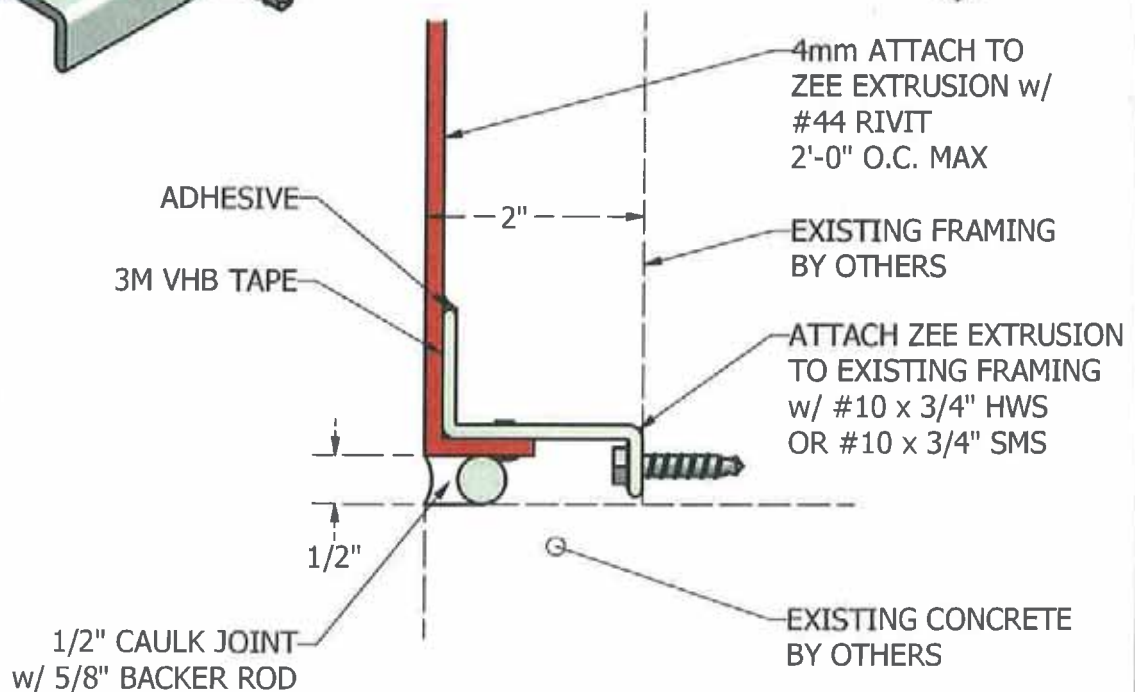
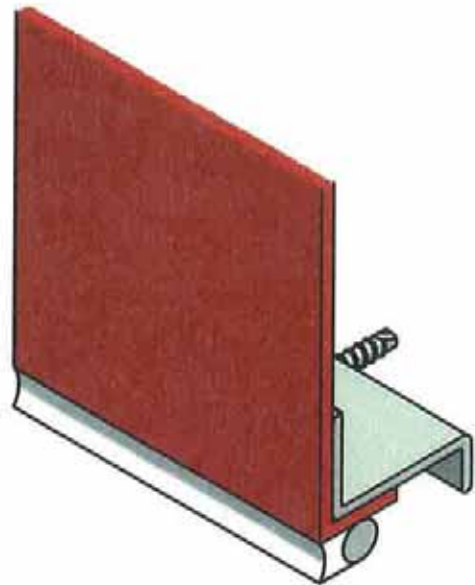
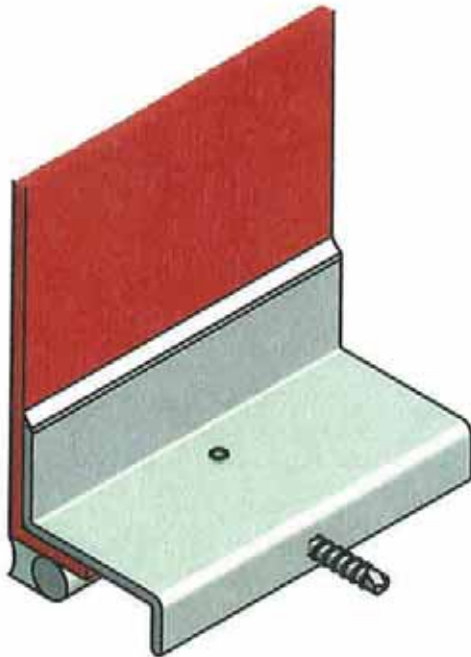


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

6



DETAIL "7"

CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC. CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

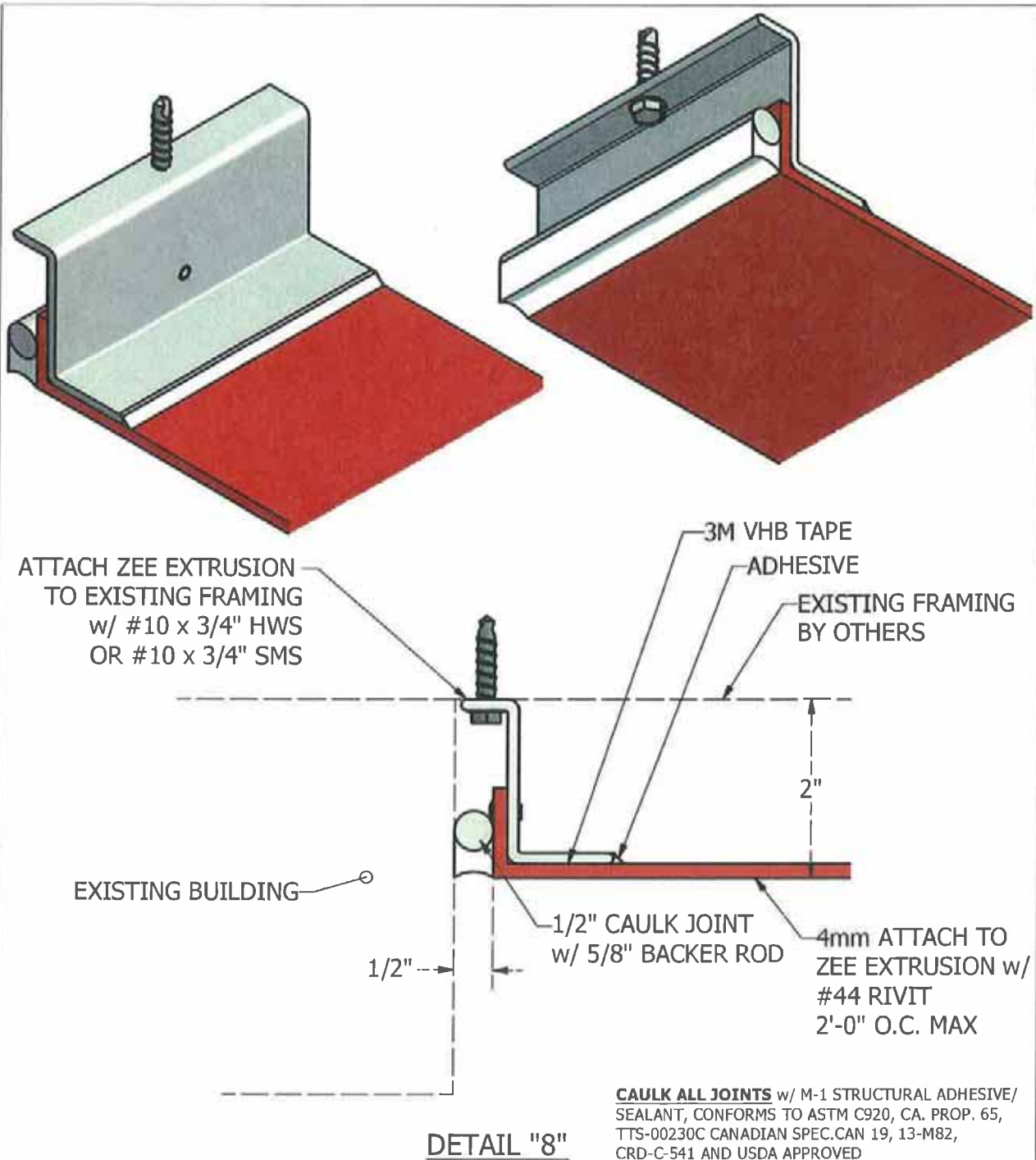


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

7

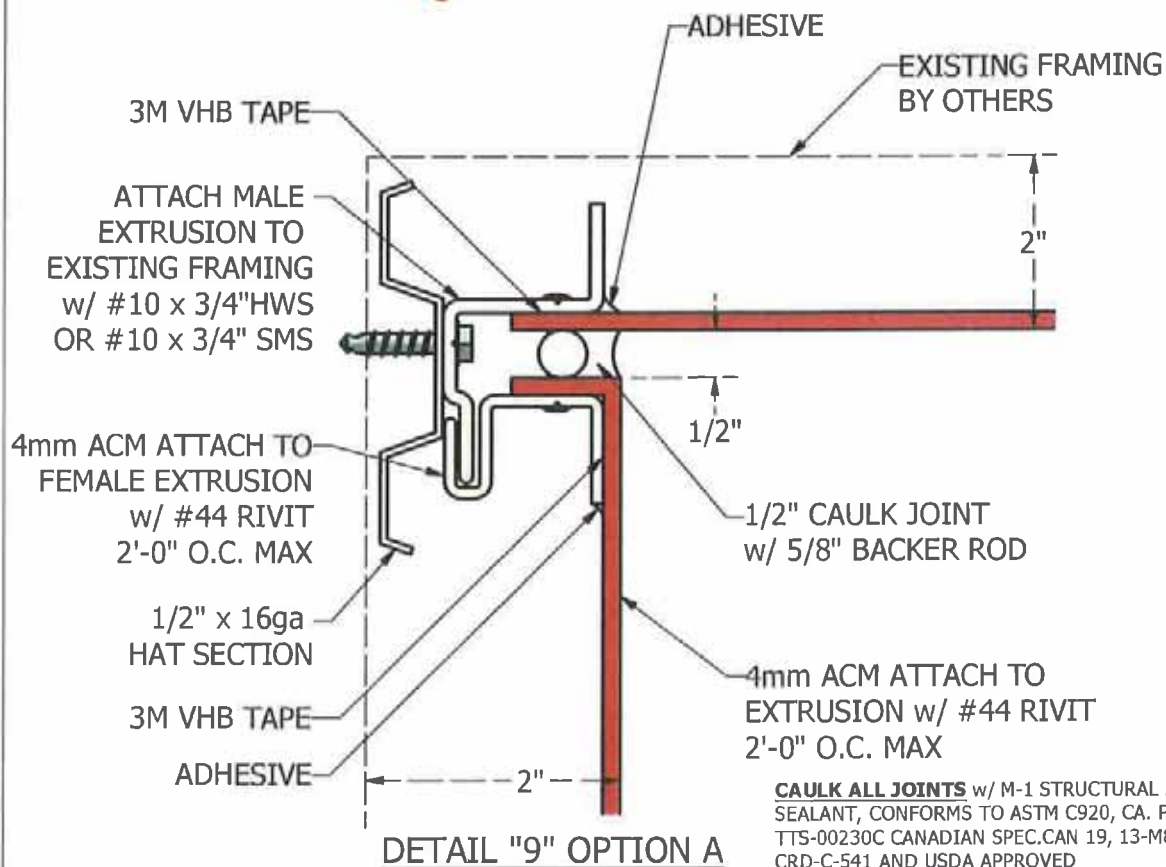
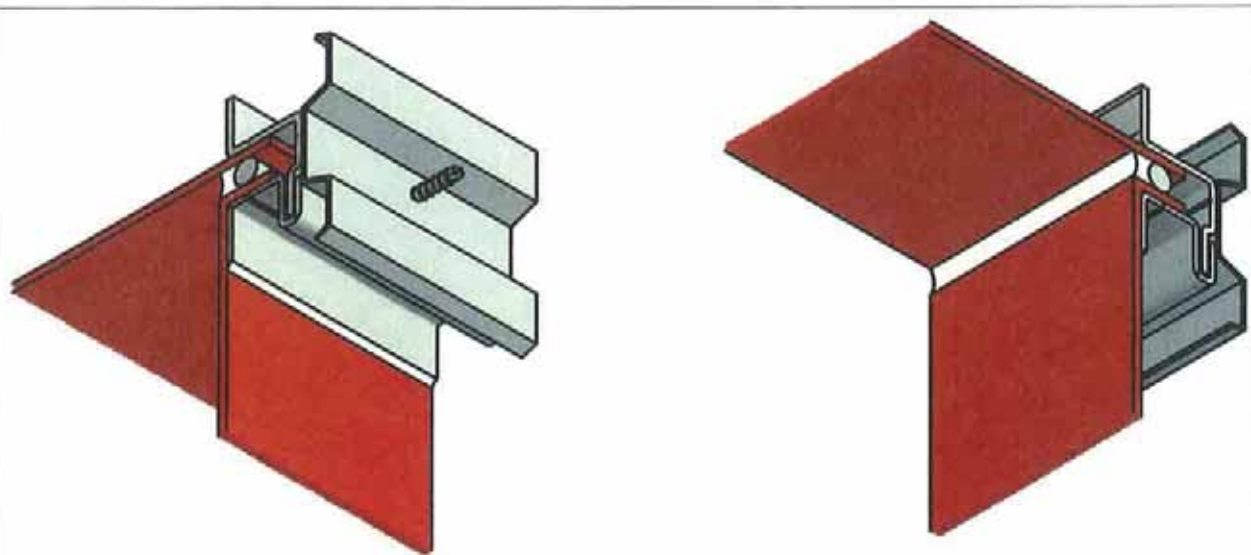


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

8



CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC.CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

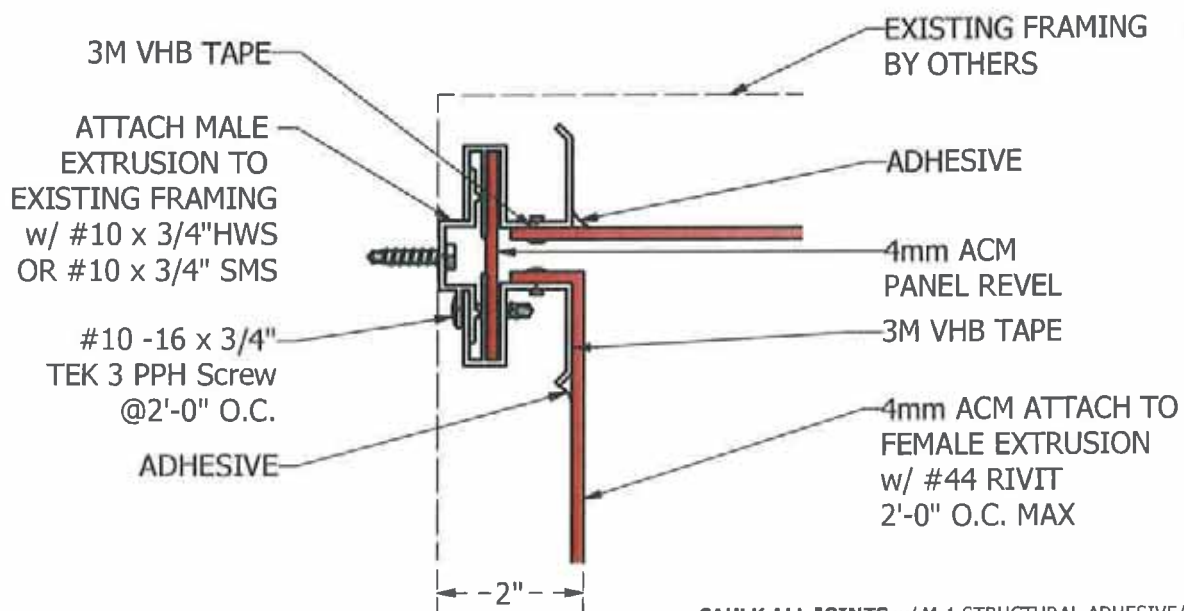
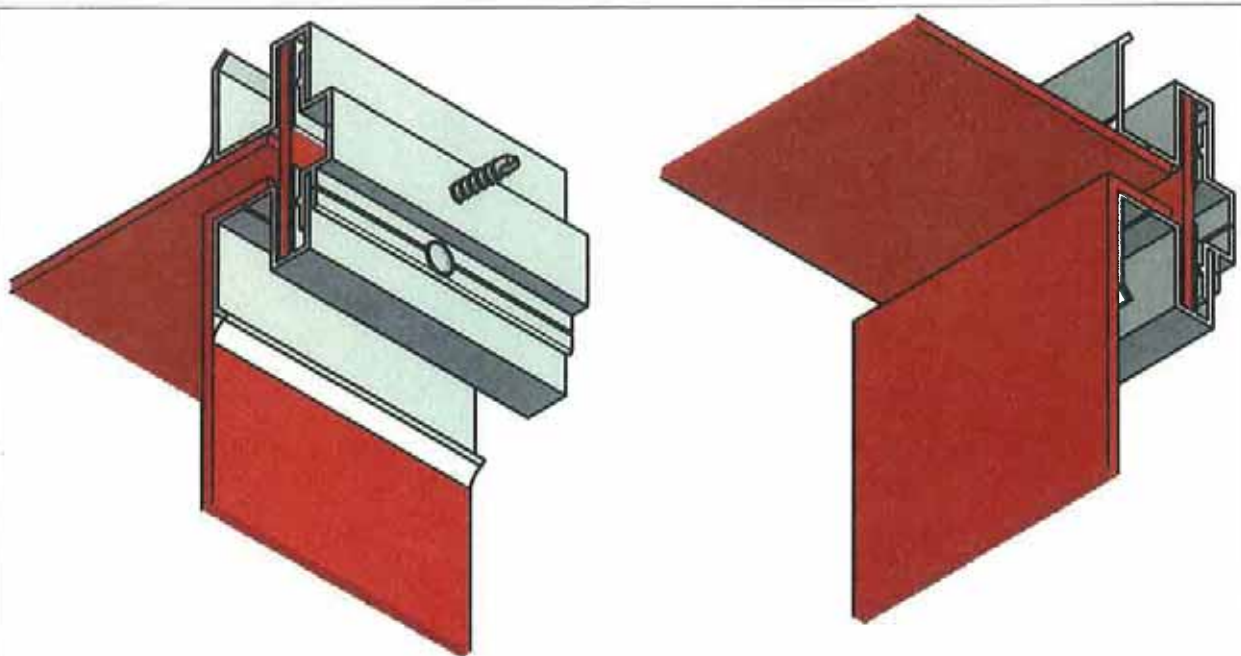


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnsheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

9



DETAIL "9" OPTION B

CAULK ALL JOINTS w/ M-1 STRUCTURAL ADHESIVE/ SEALANT, CONFORMS TO ASTM C920, CA. PROP. 65, TTS-00230C CANADIAN SPEC.CAN 19, 13-M82, CRD-C-541 AND USDA APPROVED

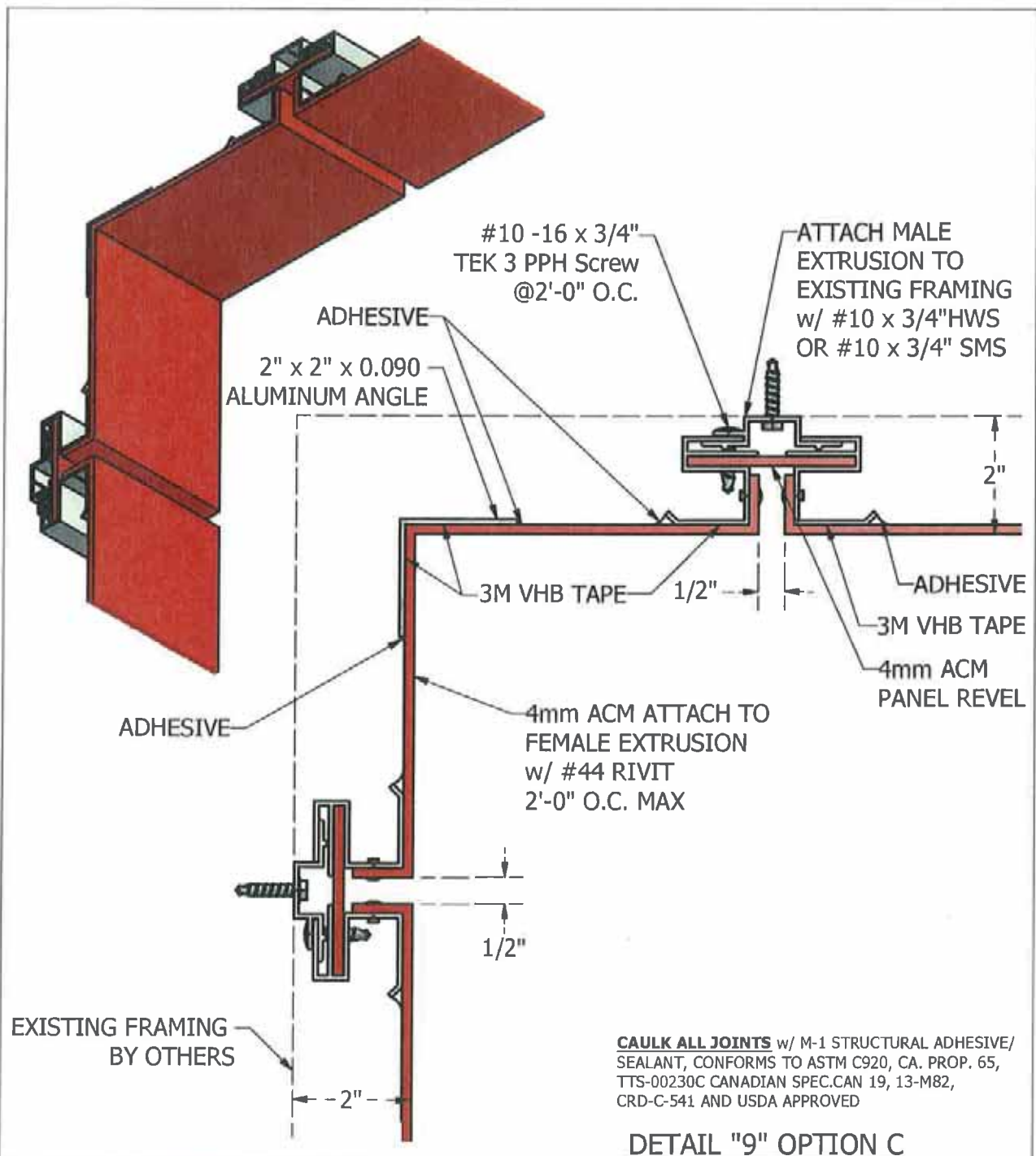


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

9a



DETAIL "9" OPTION C

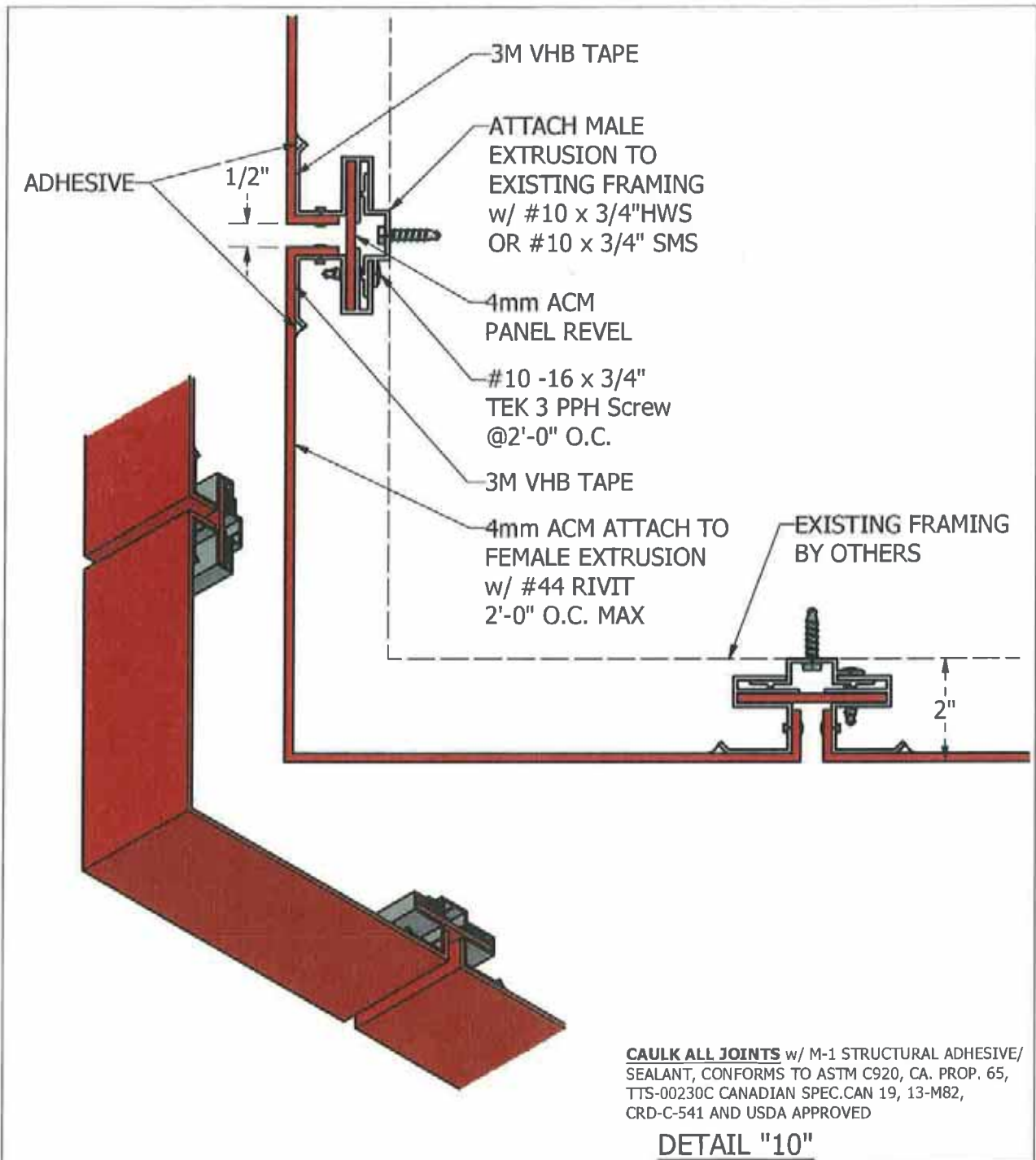


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

9b

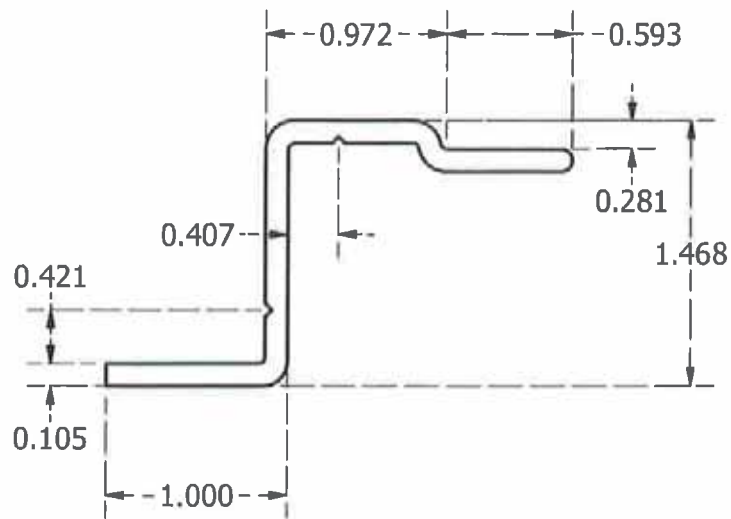


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

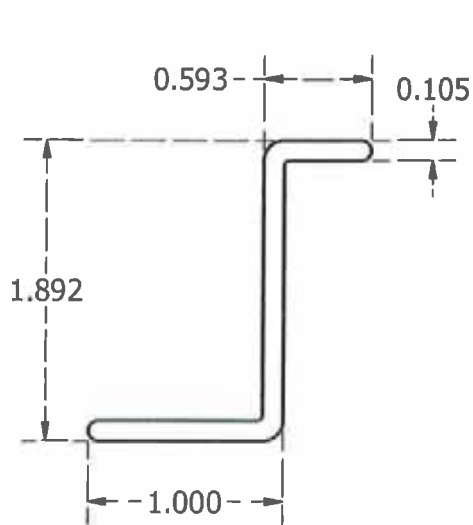
NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

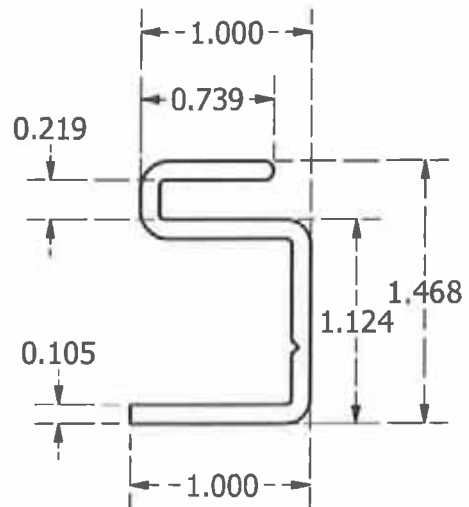
10



MALE EXTRUSION



ZEE EXTRUSION



FEMALE EXTRUSION

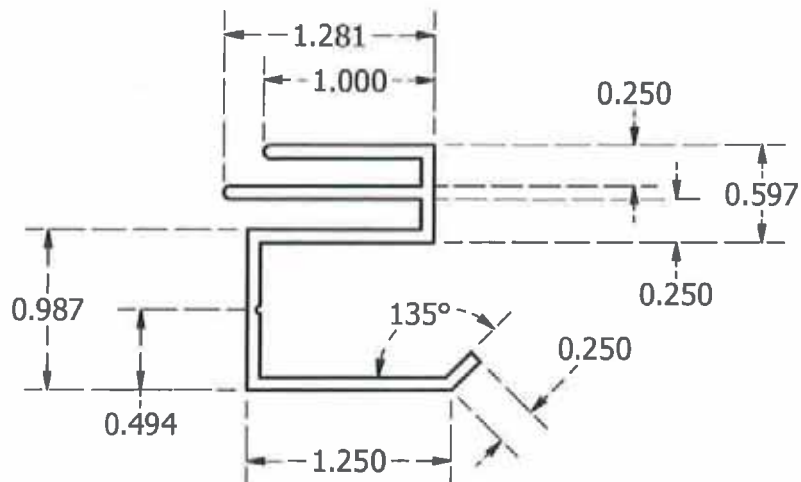


6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

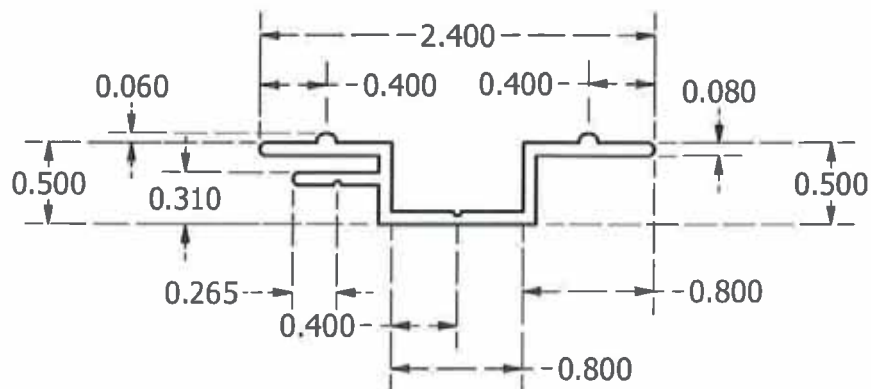
NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

11



FEMALE EXTRUSION



MALE EXTRUSION

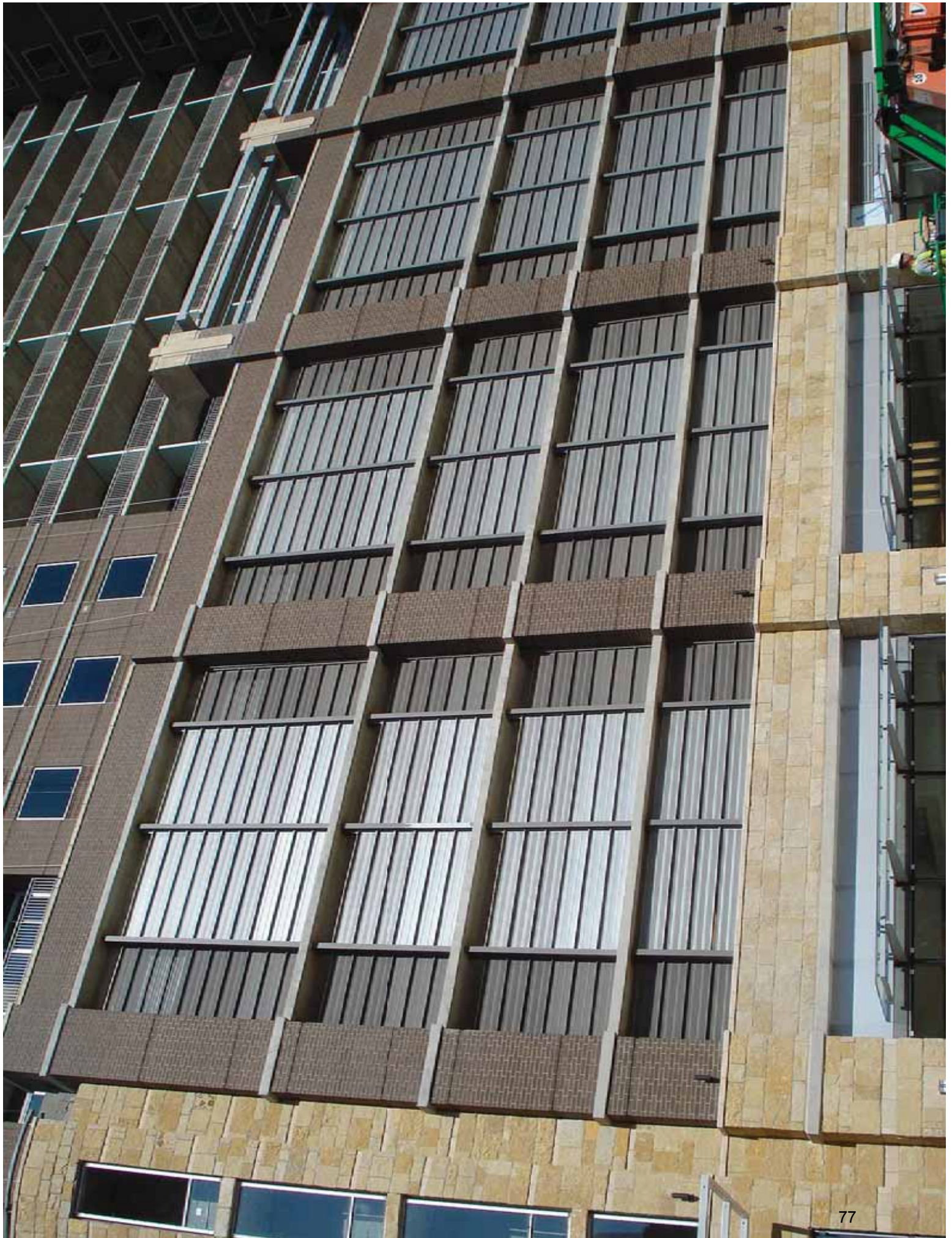


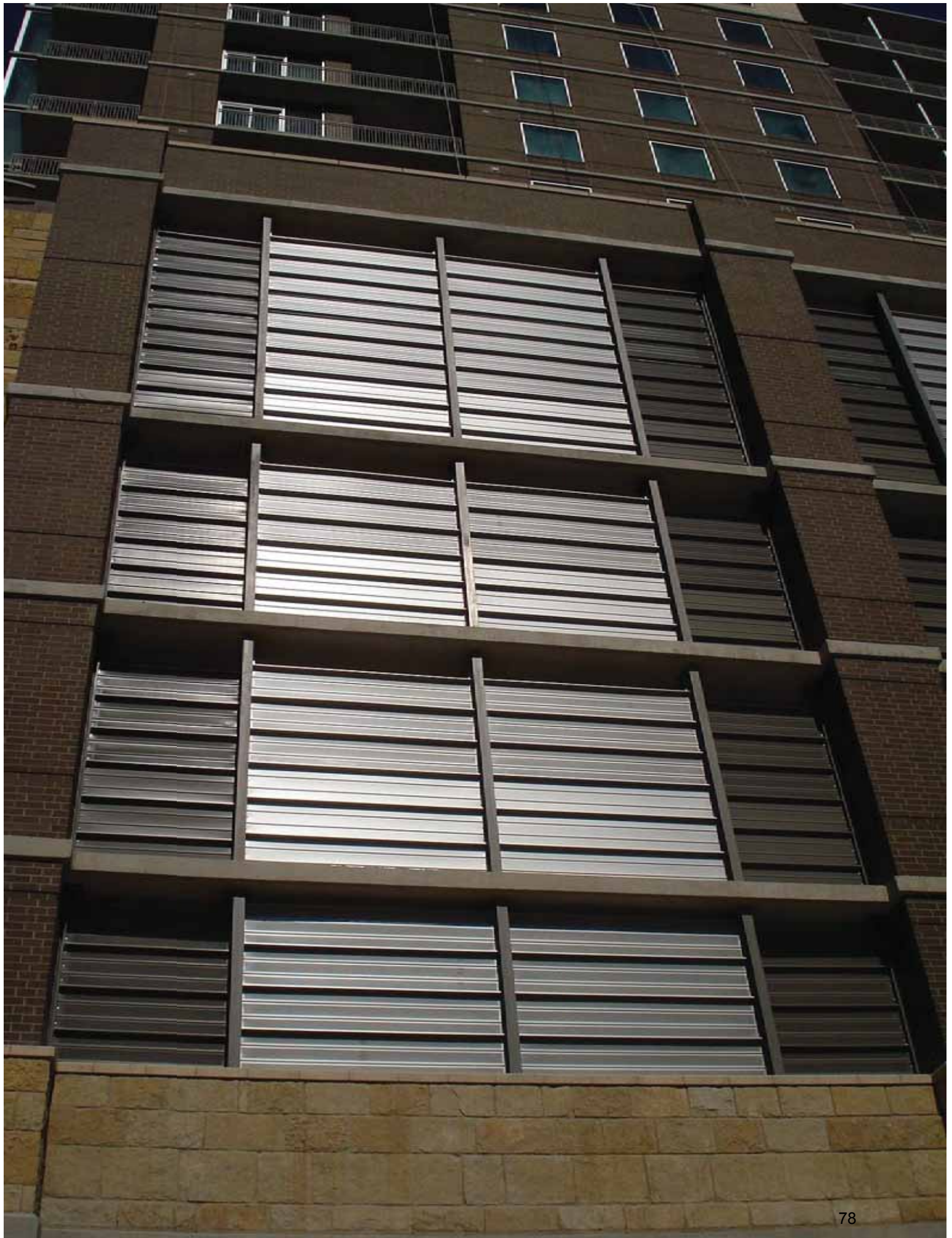
6432 Nine Mile Bridge Rd.
Fort Worth, TX 76135
www.cleburnesheetmetal.com

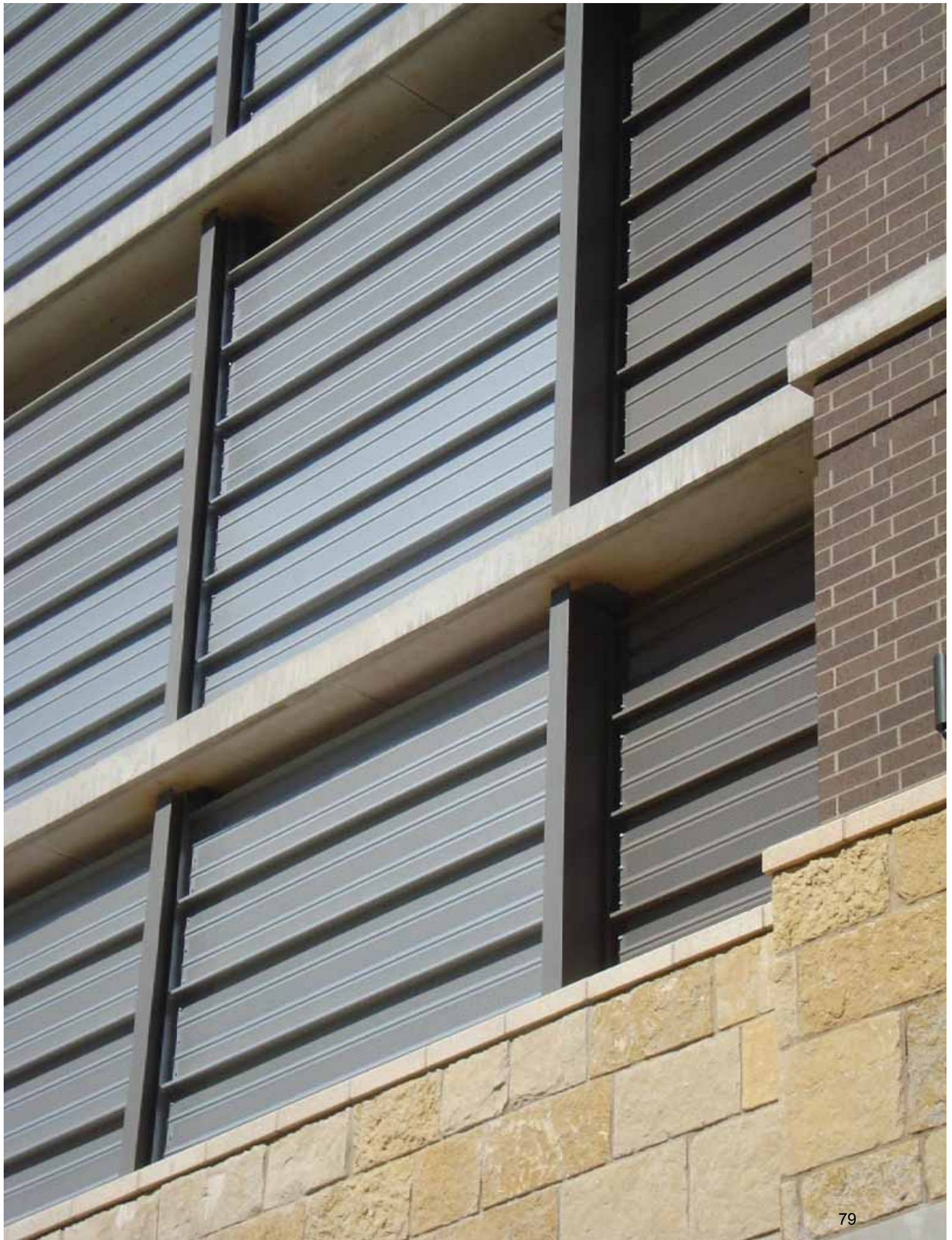
NOTICE: THIS DOCUMENT IS THE PROPERTY OF CLEBURNE SHEET METAL. NEITHER THIS DOCUMENT NOR ANY DATA OR INFORMATION HEREIN SHALL BE COPIED OR REPRODUCED IN ANY MANNER, LOANED OR OTHERWISE DISPOSED OF, OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF CLEBURNE SHEET METAL. IF THE DOCUMENT IS LOANED BY OR WITH AUTHORITY OF CLEBURNE SHEET METAL, THE BORROWER, IN CONSIDERATION OF SUCH LOAN, AGREES TO THE FOREGOING CONDITION AND TO RETURN THIS DOCUMENT ON REQUEST OR UPON COMPLETION OF THE SPECIFICALLY AUTHORIZED WORK FOR WHICH IT WAS USED.

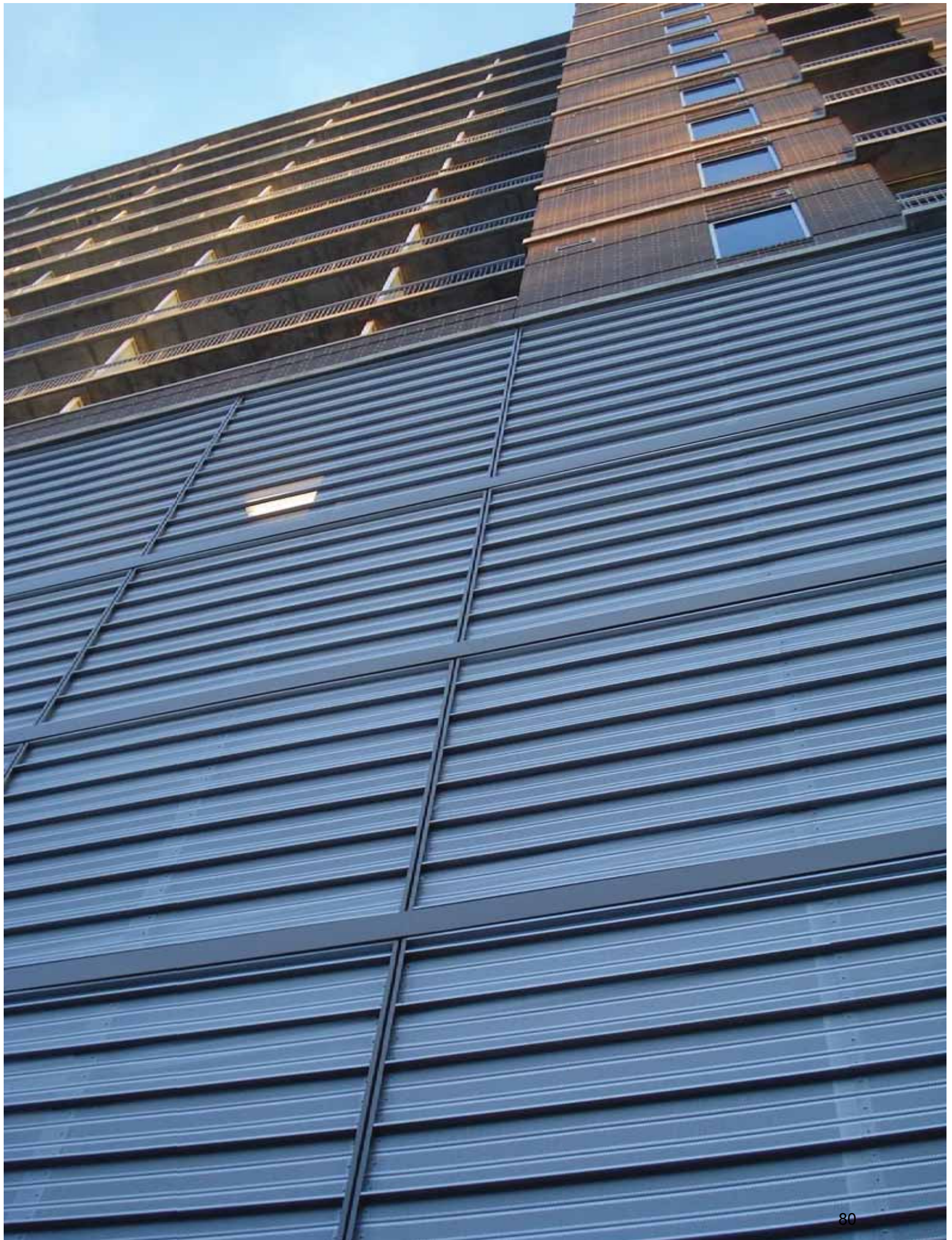
**CLEBURNE SHEET METAL
RAIN SCREEN DRY JOINT
ALUMINUM COMPOSITE PANEL SYSTEM**

12











Post Office Box 1282
Austin, TX 78767
www.originalaustin.org

February 4, 2014

Nikki Hoelter, Case Manager
Planning & Development Review Department
City of Austin

RE: SP-2013-0454C – 718 W. 5th Street. Also known as 5th & West

Applicant requests an amendment to the Downtown Density Bonus program (Ordinance No. 20130627-105) to allow an FAR on this tract of 20:1 instead of the current allowance of 15:1.

Dear Ms. Hoelter, CoA Case Manager:

The Board of Directors (BoD) of the Original Austin Neighborhood Association (OANA) discussed the above referenced Request by email and have voted to express support for this request with the following conditions:

- That the project be limited to owner occupied condominiums and related service uses;
- That reflective glass not be used on the west side of the project;
- That the project provide Great Street improvements to both sides of West Avenue between W. 5th & W. 6th Streets as well as its frontage on W. 5th Street;
- That the project install green screening or the equivalent on all the proposed exterior parking garage walls;
- That the Parkland Ordinance fee paid by this project be used for the improvements to the Shoal Creek Greenway between West 5th and West 10th Streets managed by COA-PARD in conjunction with the Shoal Creek Conservancy; and,
- That after addressing site specific flood mitigation requirements, the fee paid by this project to mitigate flood issues be managed by COA-Watershed Protection to determine a regional or watershed scale flood mitigation solutions in conjunction with the Shoal Creek Conservancy.

We respectfully ask the City Council to grant this amendment request with the conditions enumerated above.

Please contact me if you have any questions.

Sincerely,

Ted Siff, President

Board of Directors

Ted Siff, President
Ray Canfield
Perry Lorenz
Michael Portman

Albert Stowell, Treasurer
Rick Hardin
John Horton
Charles Peveto

Blake Tollett, Secretary
Paul Isham
Bill Schnell



April 21, 2014

**SOCIAL
KNOWLEDGEABLE
INFLUENTIAL**

Pam Power-Hughes
President

Meredith Powell
Vice President

Fred Schmidt
Secretary

Barry C. Lewis
Treasurer

Roger L. Cauvin

Matt Easterling

Cid Galindo

Jude Galligan

Warren James

Kay Stowell

Mayor and Council
City of Austin
300 W. Cesar Chavez
Austin, Texas 78701

RE: SP-2013-0454C
Request for Waiver to 20:1 FAR
718 West 5 Street, aka 5th & West

Honorable Mayor and Council,

DANA joins the Original Austin Neighborhood Association ("OANA") in supporting the waiver request for 20:1 FAR for the parcel at 5th & West.

DANA believes this request supports the increased density and mixed use development goals of the Imagine Austin and Downtown Austin Plans.

Regardless of any such waiver, and consistent with DANA's support for construction practices and policies that respect the quality of life for downtown residents, DANA urges the developer to:

- Limit construction activities to between the hours of 6 AM and 10 PM;
- Subject any application for construction activities outside these hours to the notice requirements of the City's sound ordinance, Section 9-2-12, 14 & 21, and the City's "Temporary Event Sound Permit Application"; and
- Direct all construction and/or exterior lighting downward onto the site, or shielded, to prevent lighting the interior of adjacent residential properties, as stipulated by Section 25-2-1067(A) of the City of Austin Code.

Respectfully,

A handwritten signature in black ink that reads "Pam Power-Hughes". The signature is written in a cursive, flowing style.

Pam Power-Hughes
President

Cc: Nancy.Williams@AustinTexas.gov
Greg.Anderson@AustinTexas.gov
Leah.Bojo@AustinTexas.gov
Andrew.Moore@AustinTexas.gov
Joi.Harden@AustinTexas.gov
Donna.Tiemann@AustinTexas.gov
Heidi.Gerbracht@AustinTexas.gov
Mr. Ted Siff, President OANA
The Downtown Commission of Austin