

A. PROJECT INFORMATION

Project Name

Marriott Hotel at Cesar Chavez

Project Type:

☐ Infrastructure ☐ City building & site ☐ Density bonus
☒ Private project ☐ Other

Project Location/Address

304 E. Cesar Chavez Street

Applicant

Richard T. Suttle, Jr, Armbrust & Brown, PLLC

Property Owner

South 1/2 Block 8 Venture

Applicant Mailing Address

100 Congress, Suite 1300
Austin, TX 78701

Property Owner Mailing Address

1509 Old West 38th Street
Austin, TX 78731

Applicant Telephone Number

512-435-2300

Property Owner Telephone Number

512-472-3135

Project Start Date

June 2017

Project Completion Date

December 2019

Applicant's Architect

HKS
Michael Strohmer, AIA

Applicant's Engineer

Stantec
Joe Isaja, PE

1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

Yes, the project is seeking the Downtown Density Bonus

2] Describe the recommendation that you are requesting from the Design Commission.

Recommendation to support Downtown Density Bonus request

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

The project design is in the Construction Documentation phase.

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

Yes, site plan is in review SP-2016-0300C

No zoning required

No presentation to Planning Commission or City Council required, with the exception of Encroachment Agreements

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

Yes, and also complies with the Urban Design Guidelines and Downtown Density Bonus gatekeeper requirements

B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the "Shared Values for Urban Areas" that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

Great thought has been put into the architectural design to create a dense yet appropriately scaled hotel building that serves the downtown convention market as well as the locals who will stay and dine at this establishment. The architecture is designed to respect the local context and character of Austin to ensure that it feels authentic and unique to this city. The restaurant and bar open up to the street corner making it easily approachable to all. Outdoor seating covered with low canopies will help to activate the sidewalks and give a pedestrian scale.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

Richard Suttle met with Board members of the Four Seasons Residences in late 2015/early 2016 to discuss the project site plan and design. Design modifications resulted from the feedback received. Since the Design Commission meeting on May 22, 2017, Richard Suttle met with Steve Drenner and a Board member representative to discuss the project and concerns. The primary concern appears to be traffic. We committed to presenting the project at a special called town hall meeting; dates are being coordinated.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

Yes, application submitted October 6, 2016

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

Yes, the site plan and license agreements are currently in review. Significant coordination has taken place with Urban Design, the City Arborist and Transportation to coordinate the streetscape and pedestrian experiences. Remaining comments are administrative in nature and should be clear in the next 3-5 weeks.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

No

C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

Yes, the project complies with ADA requirements. The site is located at 304 E. Cesar Chavez between Trinity Street and San Jacinto Street and within close proximity to many transportation options, including bike lanes, access to CapMetro rail and bus stops. The City's Downtown Metro Rail Station is located 3 blocks from the site.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

Not applicable

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

The project is within the Downtown Austin Planning (DAP) Area which provided clear direction toward creation and implementation of the Downtown Density Bonus program, including compliance with the gatekeeper requirements and the Urban Design guidelines. This project. Further, the DAP recommends downtown's future growth should support a vibrant, diverse and pedestrian-friendly district and downtown should evolve into a compact and dense urban district, with new buildings contributing positively to sustainability, quality of life and the downtown experience. This project will aid in achieving the goals of the DAP. ➡

14] List any project program and/or site constraints that should be considered.

Not applicable

D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

This hotel project will enhance the public realm in many ways. One of the goals of the project is to create a dense yet appropriately scaled building that serves the downtown convention market as well as the locals who will stay and dine at this establishment. The architecture is designed to respect the local context and character of Austin to ensure that it feels authentic and unique to this city. The restaurant and bar open up to the street corner making it easily approachable to all. Outdoor seating covered with low canopies will help to activate the sidewalks and give a pedestrian scale.

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

Yes, see attached renderings and plans.

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

The hotel project will be a good neighbor by creating great outdoor public areas and wide sidewalks with trees and canopies that will provide shade to the pedestrians. The project builds up to the sidewalks on three sides and runs along an alley on the north side of the site.

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

Designing a building's systems to use less energy is the focus of this category. A commissioning agent will be contracted to verify the installation and performance of the HVAC systems as well as lighting and hot water systems. These systems are being designed to meet, and in some cases exceed the standard requirements. In terms of energy efficiency, the new building design is targeting at least a 12% reduction in the amount of energy the building consumes annually over the code required baseline. This reduction will be the result of energy efficient systems, the building orientation and the strategic selection of exterior building materials.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

The project will comply with 2-Star AEGB requirements; the Austin Energy Letter of Intent and corresponding checklist is attached to the Downtown Density Bonus application package

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

N/A



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name: [Marriott Hotel at Cesar Chavez](#)

2. Property Owner

Name: [South 1/2 Block 8 Venture](#)

Address: [1509 Old West 38th Street, Suite 3, Austin, TX 78731](#)

Phone: [512-472-3135](#)

E-mail: jcalmiller@aol.com

3. Applicant/Authorized Agent

Name: [Richard T. Suttle, Jr., Armbrust & Brown, PLLC](#)

Address: [100 Congress Avenue, Suite 1300, Austin, TX 78701](#)

Phone: [512-435-2300](#)

E-mail: RSUTTLE@ABAUSTIN.COM and LCARLEY@ABAUSTIN.COM

4. Anticipated Project Address:

[304 East Cesar Chavez Street](#)

5. Site Information

- a. Lot area: 35,411 square feet
- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary) :

CBD

- c. Existing entitlements:

i) Current floor to area (FAR) limitation: 8:1

ii) Current height limitation (in feet): n/a

iii) Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☒ No

If yes, please list specific CVC and allowable maximum height.

6. Existing Deed Restrictions

If any, detail existing deed restrictions on the property that impact height and/or density:

n/a

7. Proposed Project Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

524,628 gsf

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

204,000 sf guestrooms, 62,447 sf meeting space, 9,765 sf hotel rest/bars, 2,000 sf fitness

- c. Number or units (if project includes residential development): [n/a](#)

- d. Number of rooms (if hotel or similar use): [613](#)

- e. Number of floors: [31](#)

- f. Height: [380'-6"](#)

- g. Maximum FAR requested: [15 : 1](#)

8. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in 25-2-586. Attach additional page(s) as necessary:

[The project substantially complies with the Urban Design Guidelines, as described in Item 11 below.](#)

[In addition, the project has included a schematic site plan, building elevations, and other documents to show the project in relation to its surroundings.](#)

[The project shall execute a restrictive covenant committing to streetscape improvements consistent with the Great Streets standards.](#)

[Lastly, the project shall execute a restrictive covenant committing to achieve a minimum two star rating under the Austin Energy Green Building program.](#)

9. Community Benefits

Detail which community benefits will be used and how they will be applied (affordable housing on site, fee in lieu of, affordable housing + community benefit, etc.). Attach additional page(s) as necessary:

The proposed use is a hotel, which allows obtaining additional density by meeting the Gatekeeper requirements. The project proposes to meet the Gatekeeper requirements.

10. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot. Calculation should include all *Gatekeeper* items plus all community benefits:

The hotel project proposes to meet the Gatekeeper requirements.

11. Relate Project to the Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin](#) (UDG) with reference to specific guidelines by completing the attached UDG spreadsheet. Attach additional page(s) as necessary.

12. Acknowledgements

- a. Applicant has reviewed [25-2-586 Downtown Density Bonus Program](#):

☒ Yes☐ No

- b. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586:

☒ Yes☐ No

- c. Applicant understands that submittal of the project's signed Austin Energy Green Building Letter of Intent and accompanying scorecard is mandatory:

☒ Yes☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):


☒ Yes☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with Design Commission Liaison (Jorge.rousselin@austintexas.gov):

☒ Yes☐ No

- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained letter of affordability from NHCD:

☒ Yes☐ No



Signed: Owner or Applicant

Authorized Agent Richard T. Suttle, Jr

Date submitted October 6, 2016



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICANT'S SUBMITTAL CHECKLIST

Submitted:

- ☒ Completed DDBP Application;
- ☒ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☒ Location of nearby transit facilities;
- ☒ Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides) with height and FAR calculations;
 - Three-dimensional views;
- ☒ Copy of the project's signed Austin Energy Green Building Letter of Intent and scorecard;
- ☒ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project; and
- ☐ Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.



MARRIOTT HOTEL
AUSTIN, TEXAS

DENSITY BONUS APPLICATION
AUGUST 23, 2016



NARRATIVE DESCRIPTION OF THE PROPOSED PROJECT

The design for the hotel includes a 31-story, 613 room hotel of approximately 524,628 SF located in the Central Business District. Using the Austin Downtown Density Bonus Program guidelines the hotel is requesting a maximum density of 15:1.

The project will serve as a convention hotel, offering lodging and additional meeting spaces that are conveniently located adjacent to the Austin Convention Center. The distinct building design uses a modern palate of materials which blends a seven story podium base and rooftop pool deck with a high rise hotel tower that substantially complies with the Urban Design Guidelines. The Great Streets program governs the streetscape on the east, south and west sides of the project and the ground level features a lobby, lounge and restaurant that will activate the sidewalks. The hotel will be LEED accredited and will meet a Two Star rating using the Austin Green Building Program.

Marriott Hotel at Cesar Chavez
Review of Substantial Compliance with UD Guidelines

Area Wide Guidelines			
	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	Yes	concentrates a hotel use in the CBD and enhances the convention center
2	AW-2. Create mixed-use development	Yes	project includes a hotel and restaurant open to the public and should be considered a mixed use development
3	AW-3. Limit development which closes downtown streets	Yes	meeting Great Streets criteria provides connection to pedestrian circulation routes and provides a human scale interface with the building; no street closures
4	AW-4. Buffer neighborhood edges	N/A	is not applicable, no neighborhood edges
5	AW-5. Incorporate civic art in both public and private development	No	no civic art is planned
6	AW-6. Protect important public views	Yes	no elevated walkways to adjacent buildings, no Capitol view corridors impeded
7	AW-7. Avoid historical misrepresentations	Yes	the building design is distinctly a modern high rise
8	AW-8. Respect adjacent historic buildings	N/A	is not applicable, not adjacent to historical structures
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	Yes	design includes a rooftop pool deck and screens rooftop mechanical equipment
10	AW-10. Avoid the development of theme environments	Yes	building is not themed
11	AW-11. Recycle existing building stock	No	No planned use of existing buildings

Public Streetscape Guidelines			
12	PS-1. Protect the pedestrian where the building meets the street	No	no continuous overhead cover of pedestrian routes is planned
13	PS-2. Minimize curb cuts	Yes	curb cuts are minimized and existing alley is utilized
14	PS-3. Create a potential for two-way streets	Yes	Cesar Chavez is already a two way street; San Jacinto and Trinity are one way streets; site vehicular access will work if the city decided to make them two way streets
15	PS-4. Reinforce pedestrian activity	Yes	Great Street guidelines for wide sidewalks that enhance pedestrian activity are used in the design

Marriott Hotel at Cesar Chavez
Review of Substantial Compliance with UD Guidelines

16	PS-5. Enhance key transit stops	N/A	is not applicable, project is not a transit stop or adjacent to a transit stop
17	PS-6. Enhance the streetscape	Yes	Great Street guidelines for street furniture and amenities are used in the design
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	design avoids conflicts between pedestrians and utility equipment
19	PS- 8. Install street trees	Yes	Great Street guidelines for trees are used in the design
20	PS- 9. Provide pedestrian-scaled lighting	Yes	Great Street guidelines for sidewalk lighting are used in the design
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Great Street guidelines for sidewalk buffering are used in the design: benches, bike racks, trees
22	PS-11. Screen mechanical and utility equipment	Yes	mechanical and utility equipment is not located along the street edge
23	PS-12. Provide generous street-level windows	Yes	views from the sidewalk into the building are planned with abundant street level windows
24	PS-13. Install pedestrian-friendly materials at street level	Yes	pedestrian friendly materials will be used at the street level: glass, stone cladding and plaster

Building Guidelines			
	B- 1. Build to the street	Yes	the building is proposed to the property lines on the north, east and west sides; the building is proposed to the edge of the Great Streets sidewalk area on the south side. Note that 8'-0" of developable property along Cesar Chavez Street must be designated to allow for the full Great Streets streetscape width
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	N/A	is not applicable, the project has a single tenant; however a ground floor restaurant accessible to the public is proposed
	B-3. Accentuate primary entrances	Yes	the building entrances are accentuated and are distributed on different sides of the building
	B- 4. Encourage the inclusion of local character	Yes	the building adds to the modern character of a central business district
	B- 5. Control on-site parking	Yes	parking is located below grade and occupied interior space can be seen from the street

Marriott Hotel at Cesar Chavez
Review of Substantial Compliance with UD Guidelines

	B- 6. Create quality construction	Yes	the building is made of high quality, long term components suitable to an urban environment
	B- 7. Create buildings with human scale	Yes	visibility into the building and articulation of the building materials at the street level creates a sense of human scale and adds interest

Plaza and Open Space Guidelines

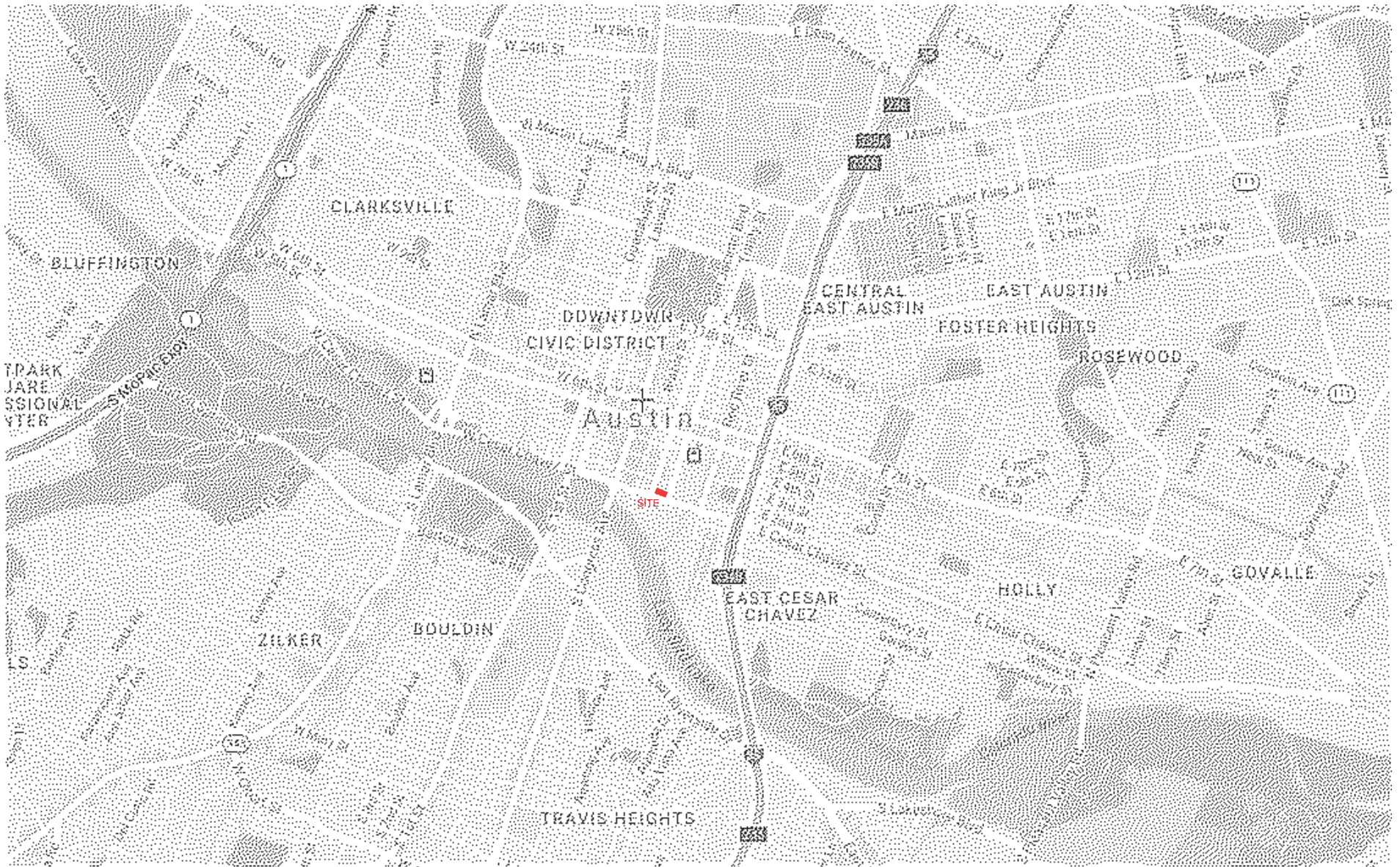
	PZ-1. Treat the four squares with special consideration	No	
	PZ- 2. Contribute to an open space network	No	
	PZ- 3. Emphasize connections to parks and greenways	No	
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	No	
	PZ- 5. Develop green roofs	No	
	PZ- 6. Provide plazas in high use areas	No	
	PZ- 7. Determine plaza function, size, and activity	N/A	
	PZ- 8. Respond to microclimate in plaza design	N/A	
	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	N/A	
	PZ- 10. Provide an appropriate amount of plaza seating	N/A	
	PZ- 11. Provide visual and spatial complexity in public spaces	N/A	
	PZ- 12. Use plants to enliven urban spaces	N/A	
	PZ- 13. Provide interactive civic art and fountains in plazas	N/A	
	PZ- 14. Provide food service for plaza participants	N/A	
	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	

Marriott Hotel at Cesar Chavez
Review of Substantial Compliance with UD Guidelines

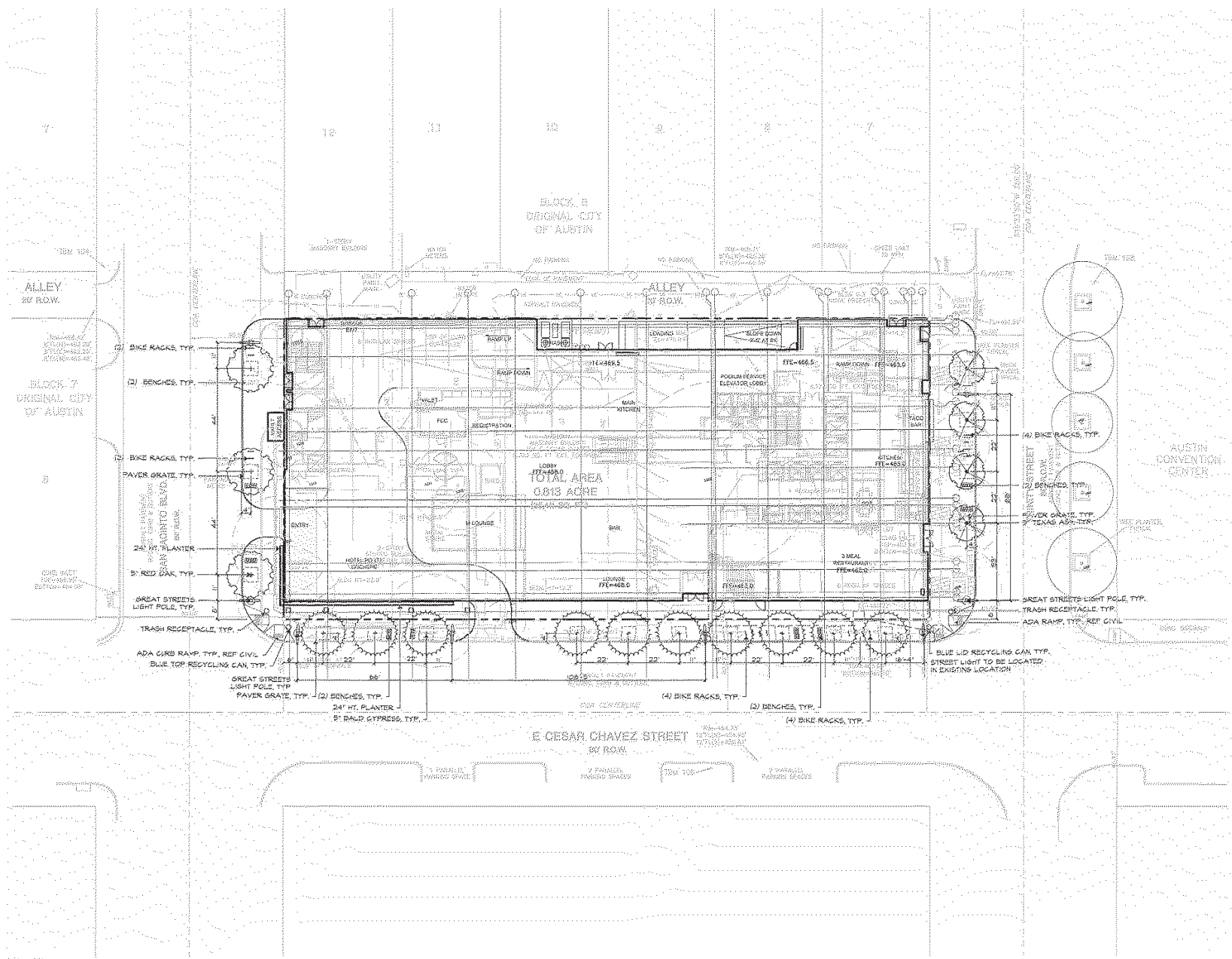
PZ- 16. Consider plaza operations and maintenance	N/A	
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Conclusions

Total number of Urban Design Guidelines	47	
Number of Guidelines applicable to Marriott Cesar Chavez:	34	
Number of Guidelines met by Marriott Cesar Chavez:	25	







811
 CALL BEFORE YOU DIG
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN SETBACK THE EXACT LOCATION OF ALL EXISTING UTILITIES BEING EXCAVATED MUST BE MARKED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY NO FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LANDSCAPE CERTIFICATION BLOCK
 THE PLAN MEETS THE REQUIREMENTS OF LOC 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE, 25-2-983(A), EOM 2.4.8

ZACHRY HURTER DATE

FOR CITY USE ONLY

SITE PLAN RELEASE		Drawn _____ of _____
FILE NUMBER:	EXPIRATION DATE:	
CASE MANAGER:	APPLICATION DATE:	
APPROVED ADMINISTRATIVELY OR:		
APPROVED BY PLANNING COMMISSION OR:		
APPROVED BY CITY COUNCIL OR:		
Project Section _____ of Chapter _____ Of The Austin City Code		
Deposited, Development Services Department DATE OF RELEASE: _____, _____, _____ Rev. 1. _____, _____, _____ Rev. 2. _____, _____, _____ Rev. 3. _____, _____, _____		
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND RELIABILITY OF ALL DATA SUBMITTED, WHETHER OR NOT THE APPLICATION IS APPROVED FOR CONSIDERATION BY CITY ENGINEERS.		

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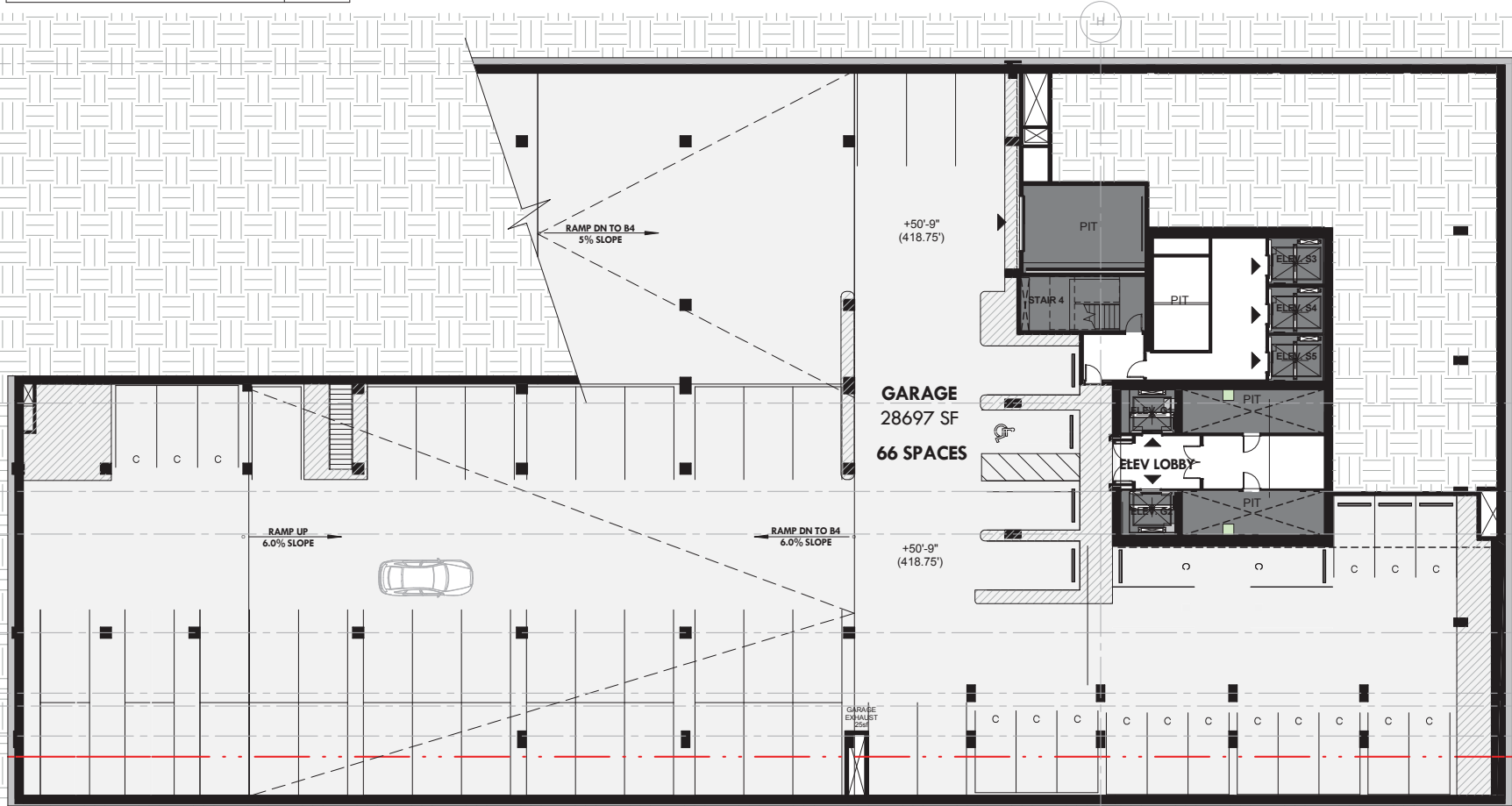
LANDSCAPE CITY SUBMITTAL PLAN

MARRIOTT HOTEL
 CESAR CHAVEZ
 AUSTIN, TEXAS 78701

SHEET 25
 OF 27



PARKING SUMMARY					
	SID	CC	ADA	VALET	TOTAL
B1	50	3	2	8	63
B2	44	3	2	30	79
B3	42	20	2	26	90
B4	16	19	1	30	66
TOTAL	152	45	7	94	298

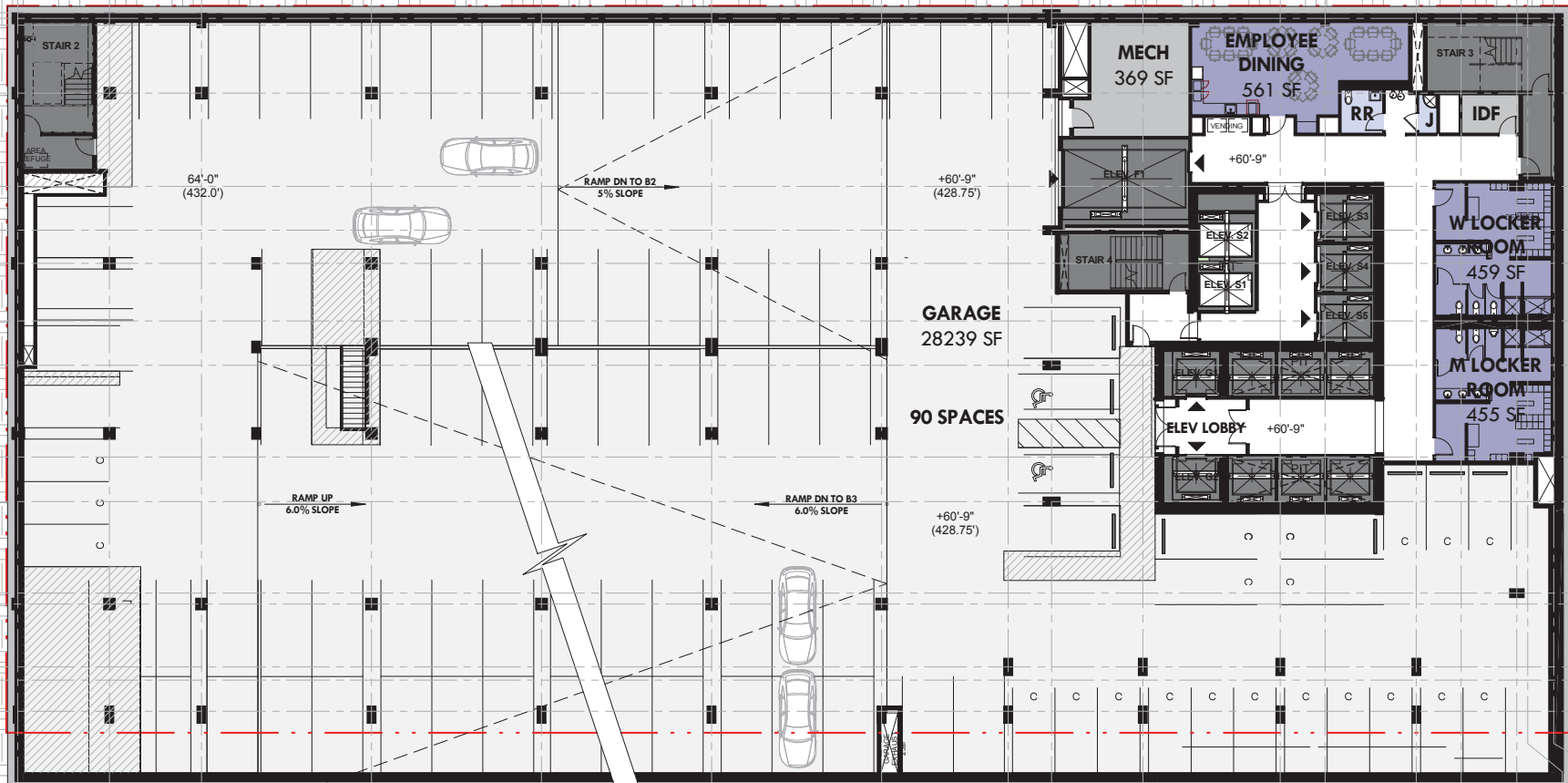


LEVEL B4

BASEMENT LEVEL 4

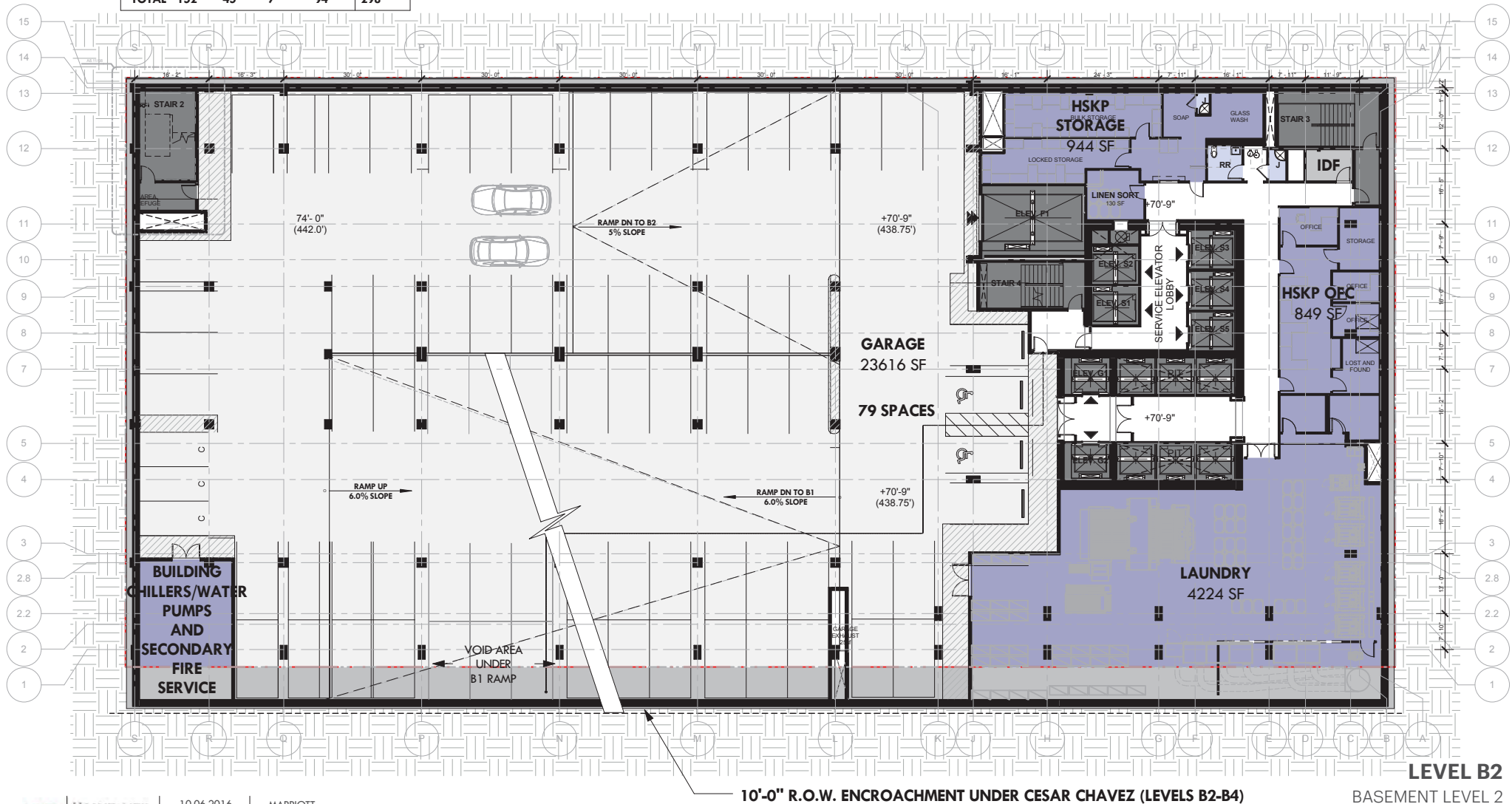


PARKING SUMMARY					
	SID	CC	ADA	VALET	TOTAL
B1	50	3	2	8	63
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TOTAL	152	45	7	94	298



LEVEL B3
BASEMENT LEVEL 3

PARKING SUMMARY					
	STD	CC	ADA	VALET	TOTAL
B1	50	3	2	8	63
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B3	42	20	2	26	90
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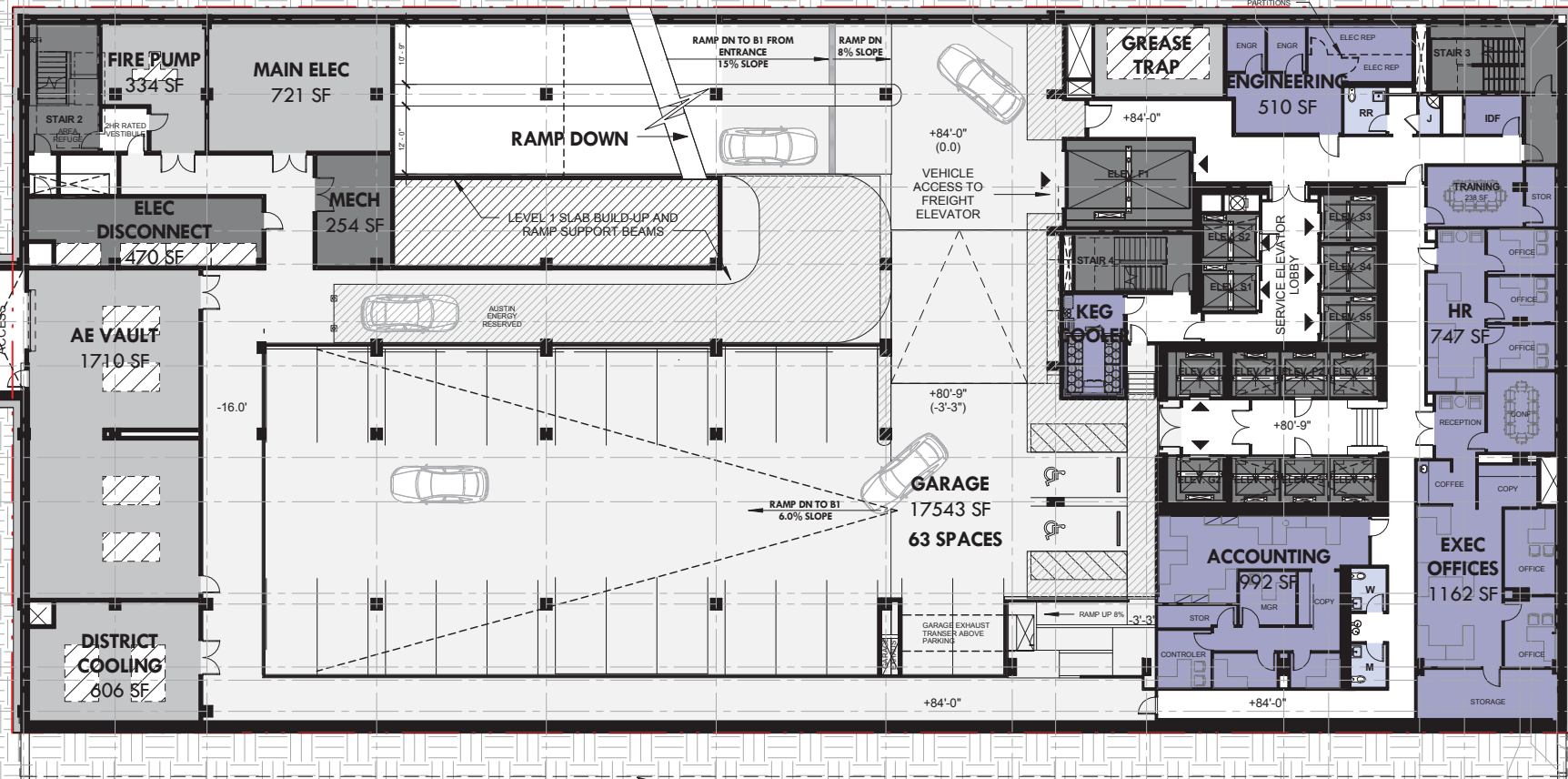


10'-0" R.O.W. ENCROACHMENT UNDER CESAR CHAVEZ (LEVELS B2-B4)

LEVEL B2

BASEMENT LEVEL 2

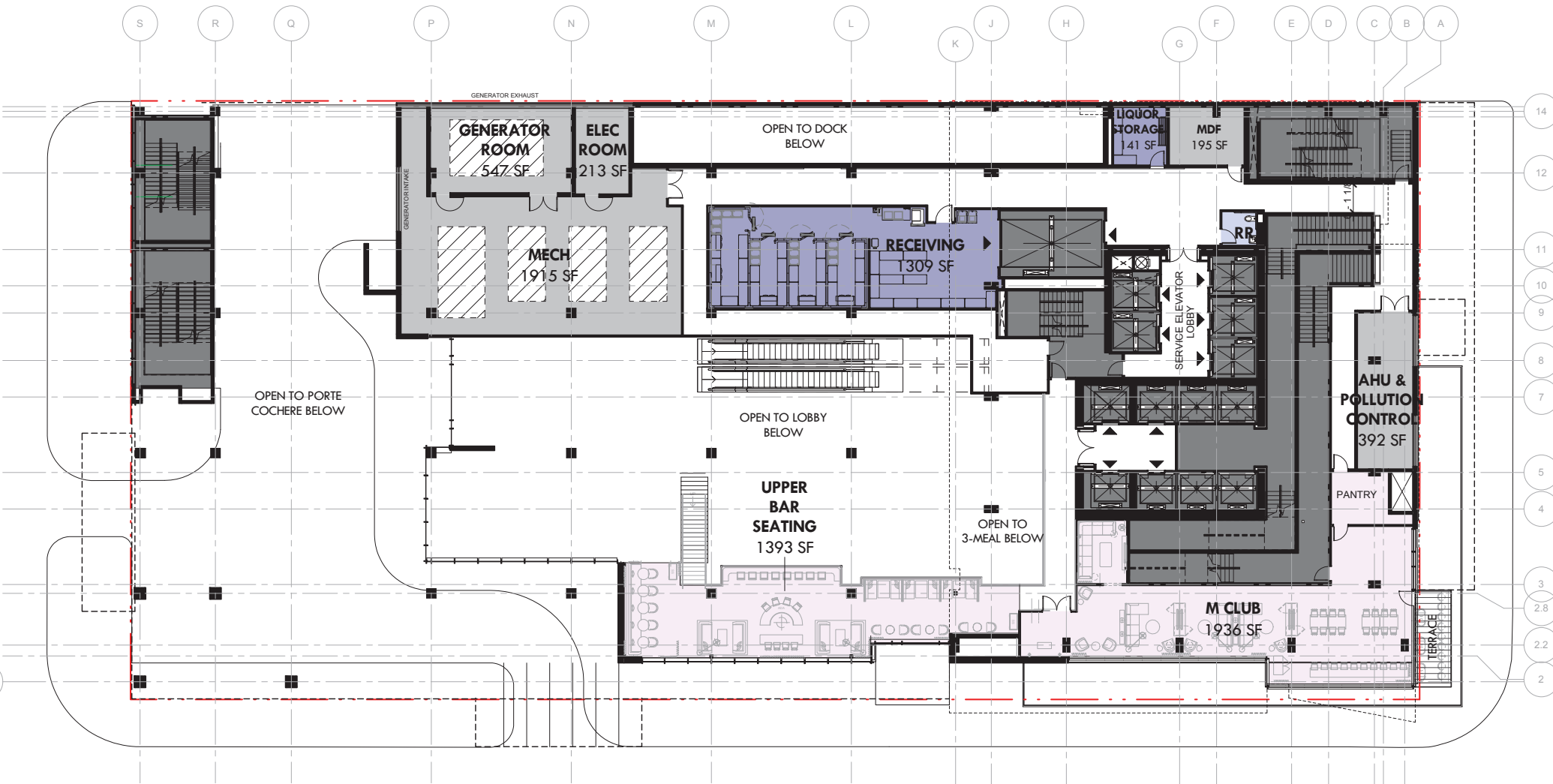
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LINE OF GARAGE BELOW (LEVELS B2-B4)

LEVEL B1

BASEMENT LEVEL 1



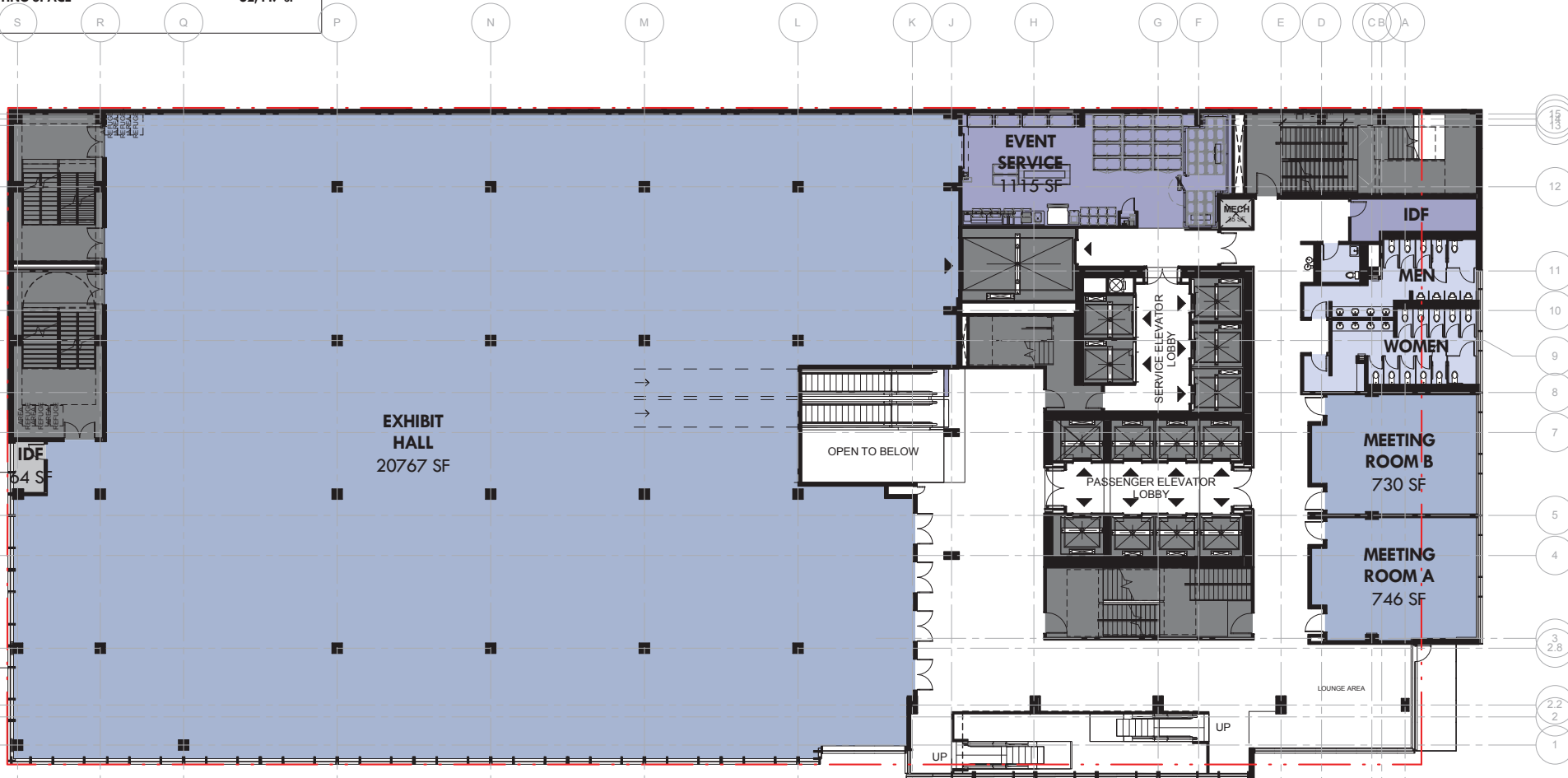
LEVEL 1M
MEZZANINE



MEETING ROOM SUMMARY

MARRIOTT	Clear Dimensions	Area
GRAND BALLROOM	86'-3" x 160'-0"	14,008 sf
JUNIOR BALLROOM	86'-3" x 160'-0"	14,007 sf
EXHIBIT HALL		20,767 sf
MEETING ROOMS		13,277sf

TOTAL MEETING SPACE 62,447 sf



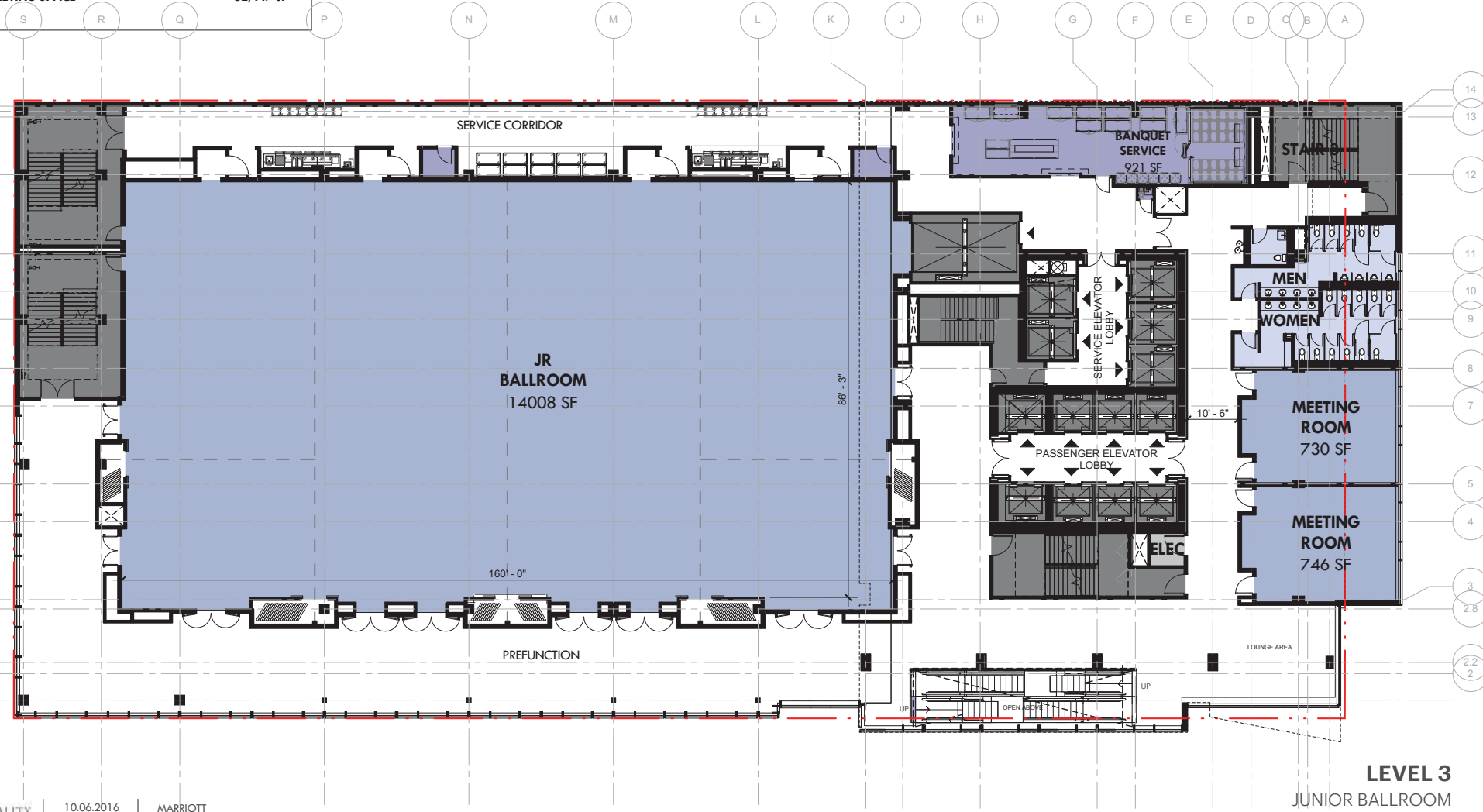
LEVEL 2
EXHIBIT HALL

0 10 20 FT

MEETING ROOM SUMMARY

MARRIOTT	Clear Dimensions	Area
GRAND BALLROOM	86'-3" x 160'-0"	14,008 sf
JUNIOR BALLROOM	86'-3" x 160'-0"	14,007 sf
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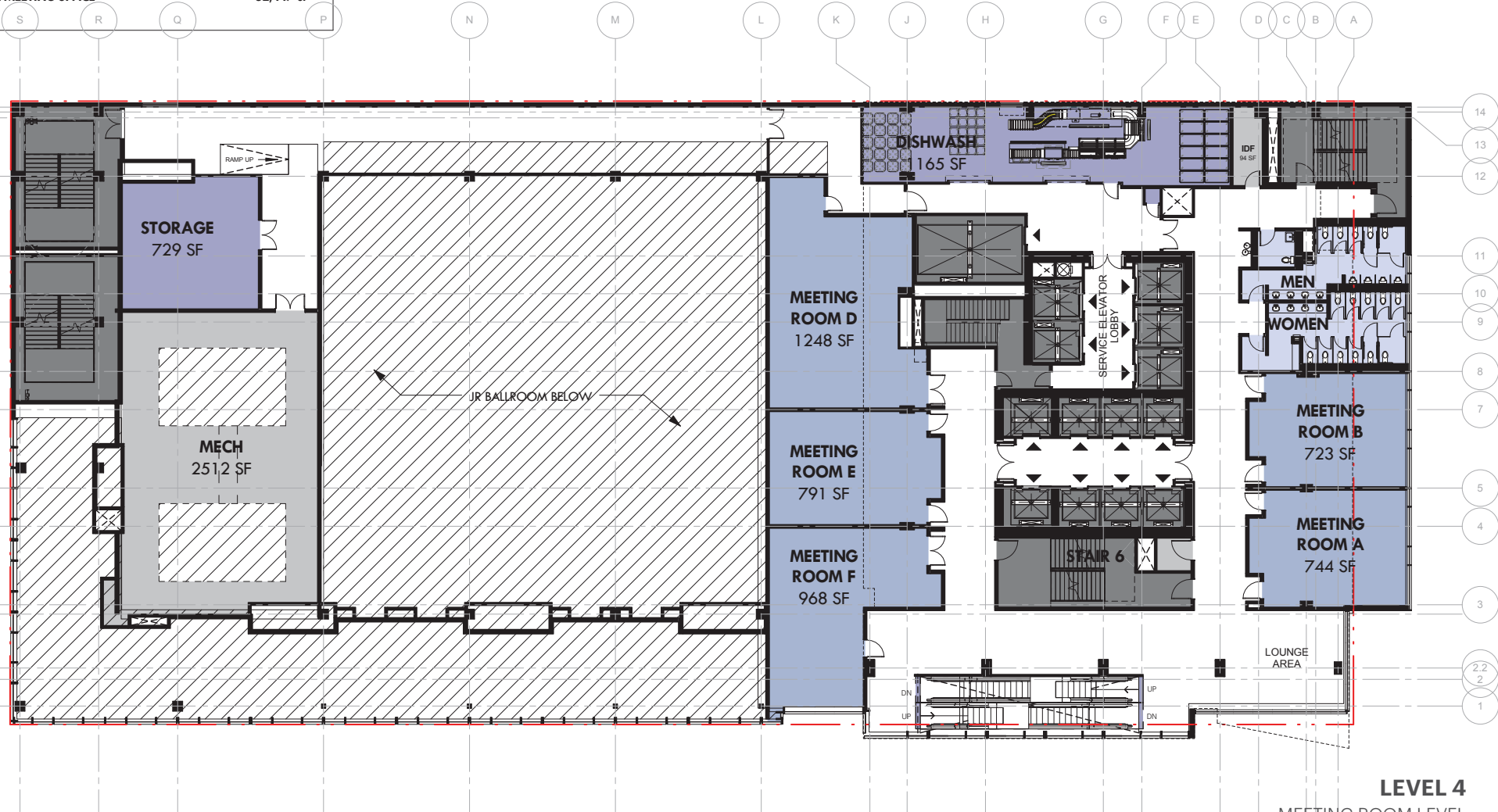
TOTAL MEETING SPACE 62,447 sf



LEVEL 3
JUNIOR BALLROOM

MEETING ROOM SUMMARY

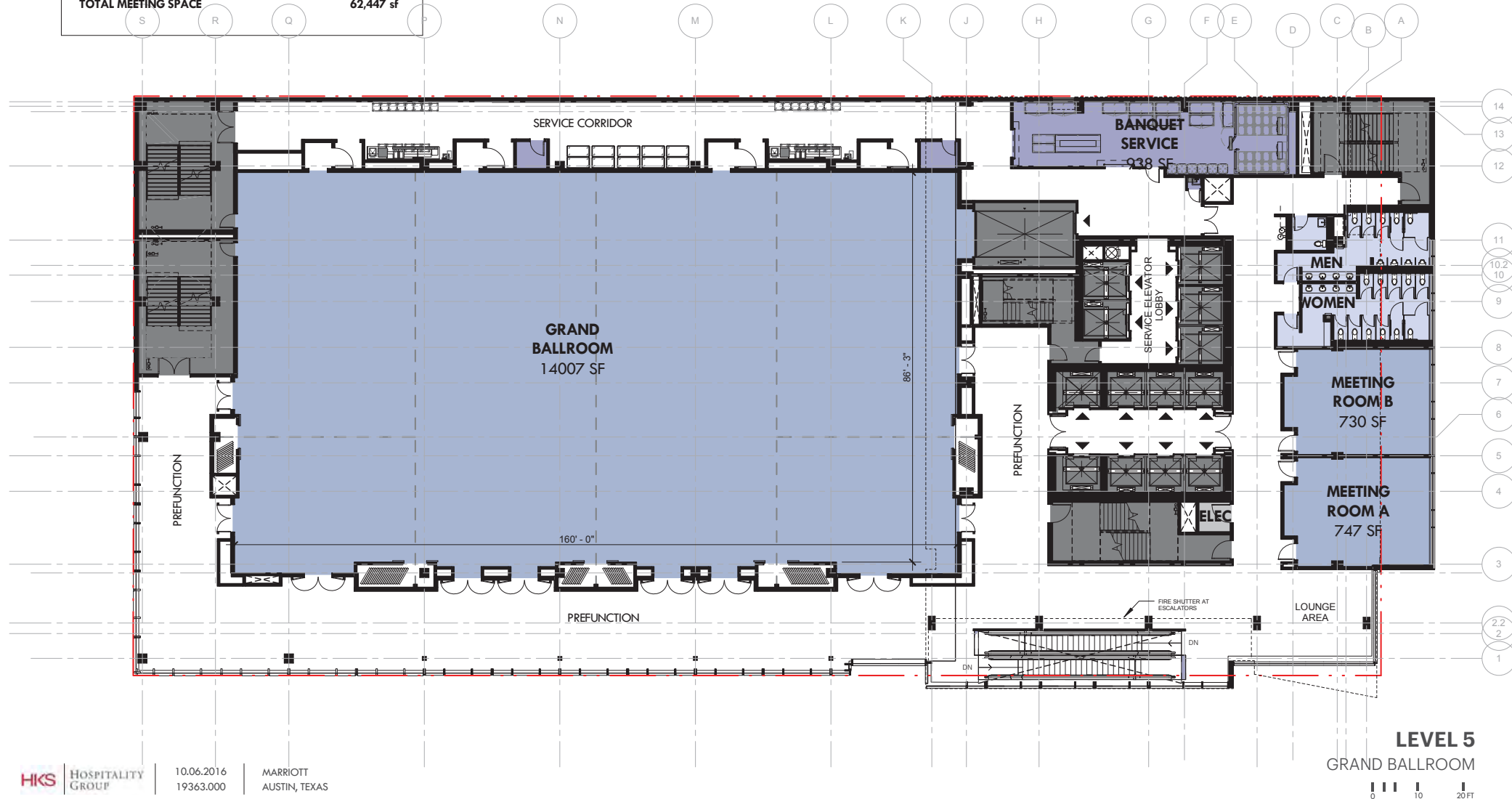
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LEVEL 4
MEETING ROOM LEVEL

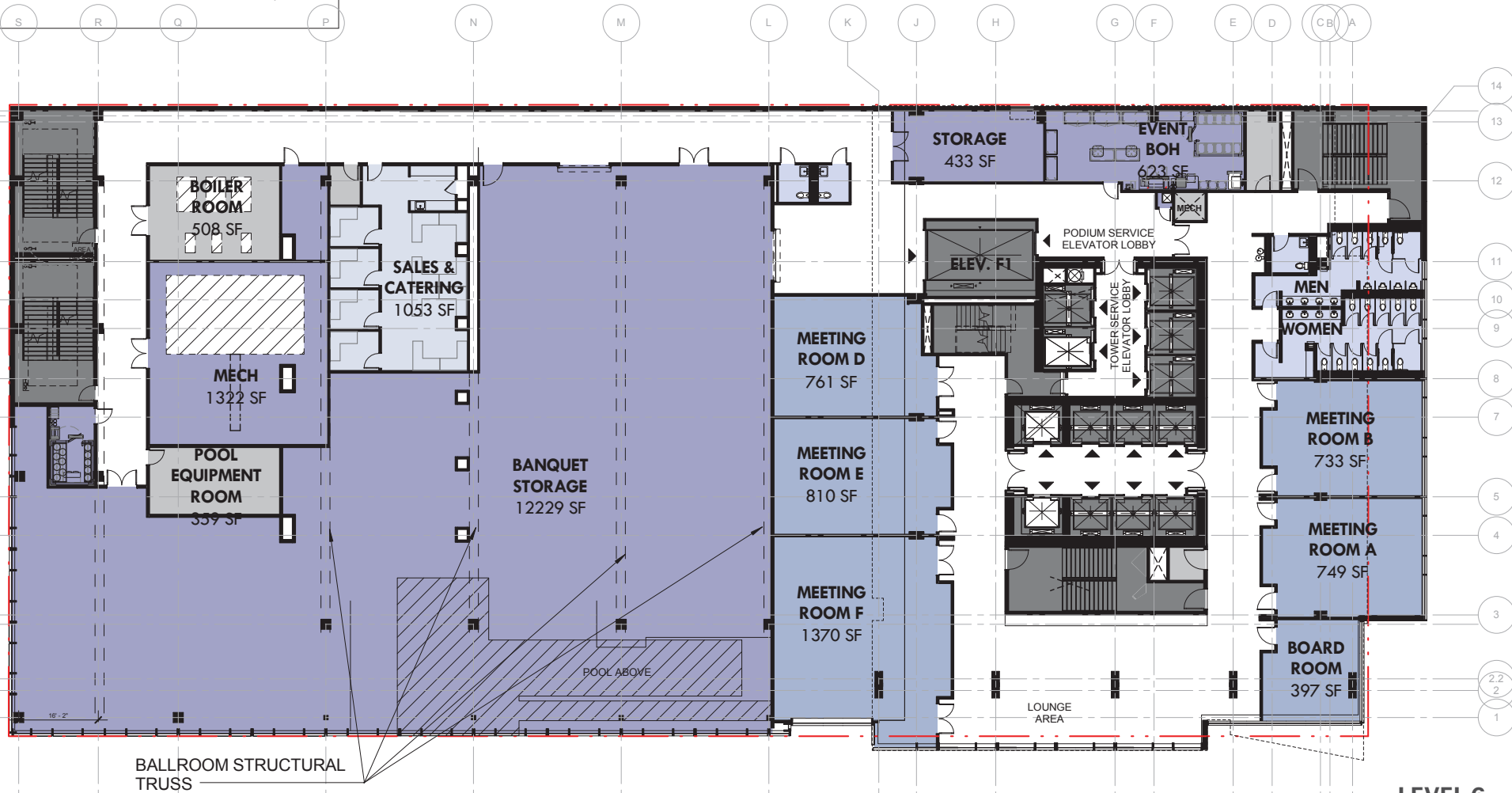
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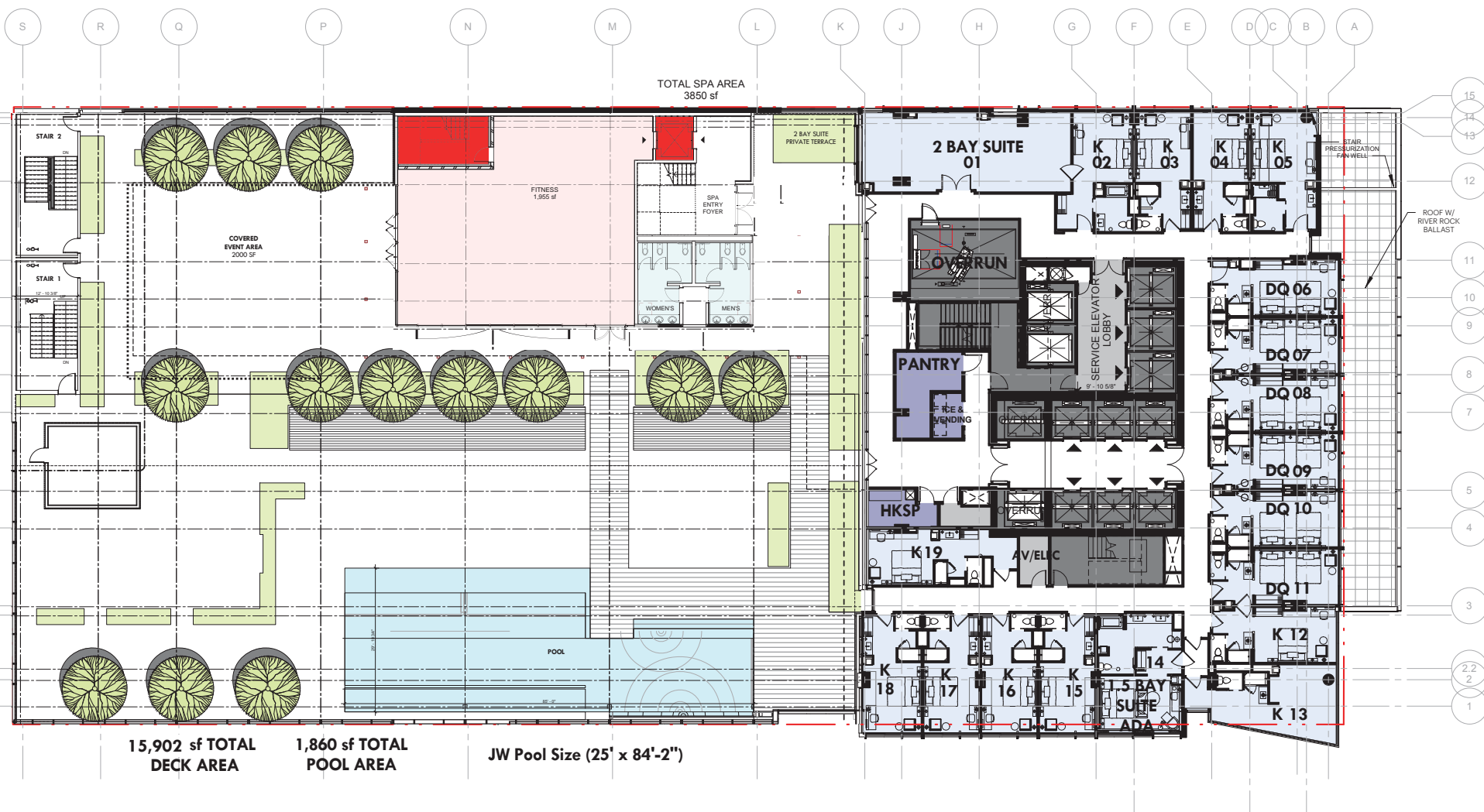


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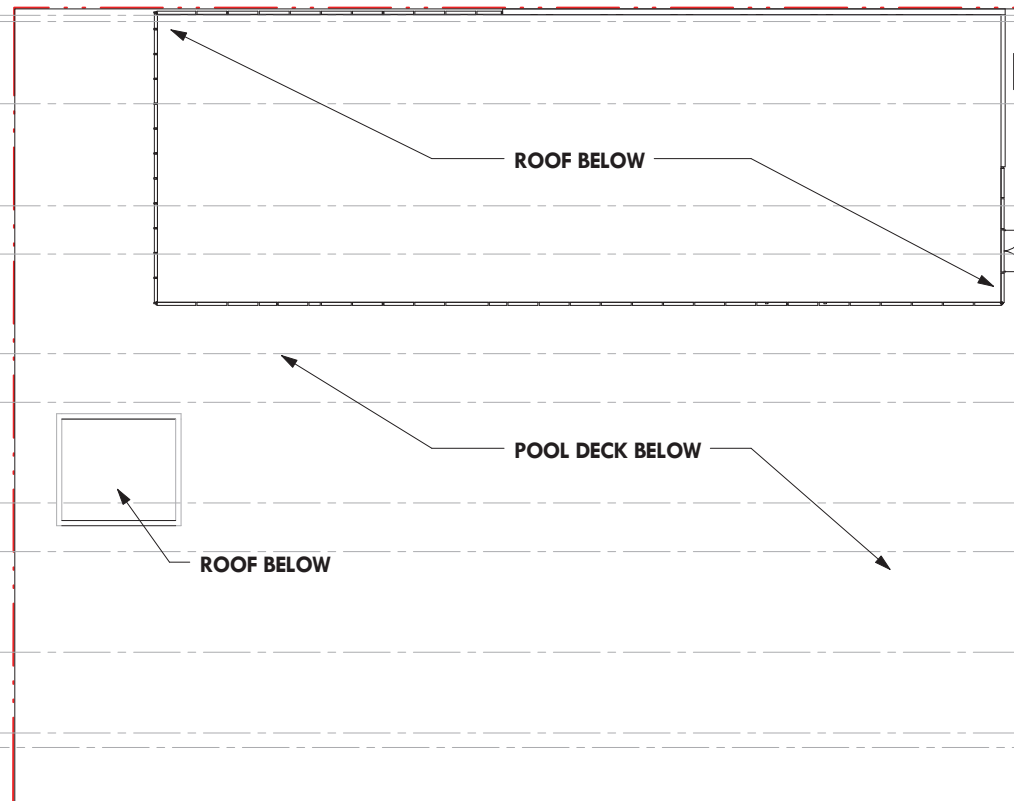


LEVEL 6
MEETING ROOM LEVEL



GUESTROOM MIX SUMMARY

MARRIOTT	Module Dimensions	Area	Keys	Mix
Kings	11'-6" x 24'-9"	285 SF	306	50%
Double Queens	11'-6" x 26'-6"	305 SF	282	46%
1.5 Bay Suites	17'-6" x 24'-9"	424 SF	22	4%
Two Bay Suites	23'-0" x 26'-6"	606 SF	1	.2%
Presidential Suite	50'-3" x 24'-9"	1222 SF	2	.3%
TOTAL KEYS			613	

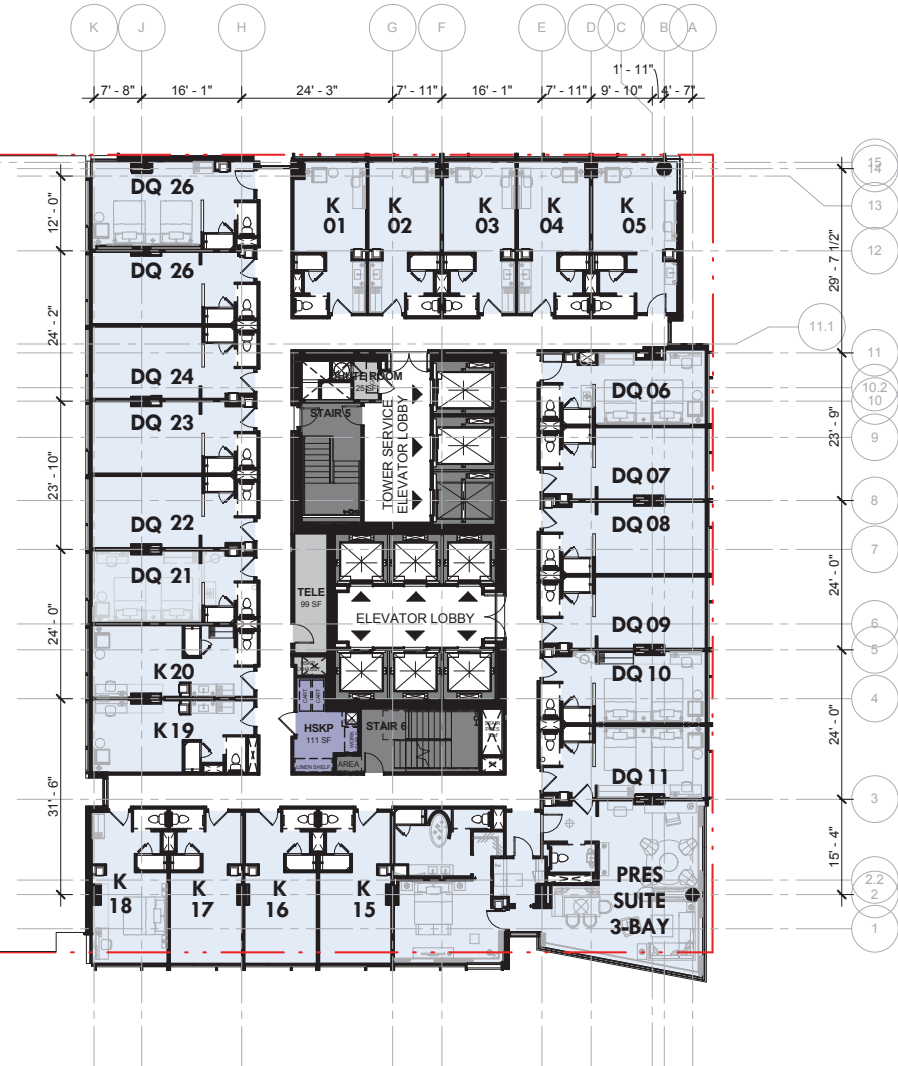
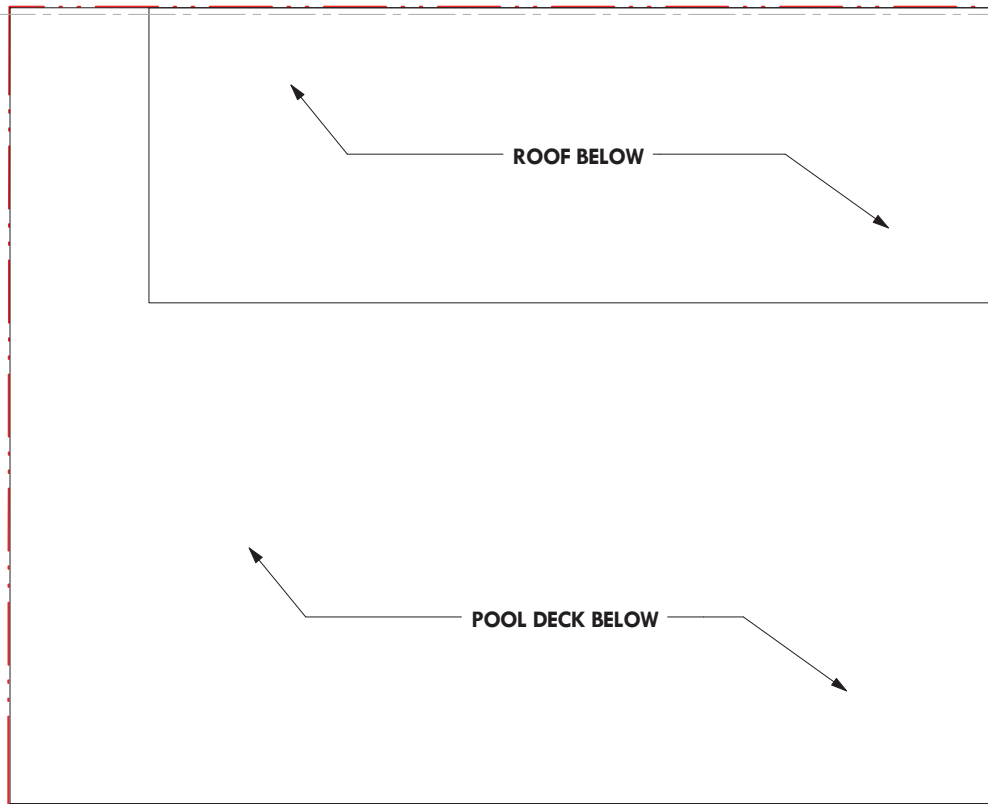


LEVELS 8-28

TYPICAL GUESTROOM FLOOR PLAN

GUESTROOM MIX SUMMARY

MARRIOTT	Module Dimensions	Area	Keys	Mix
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TOTAL KEYS			613	



LEVEL 29-30
PRESIDENTIAL SUITE LEVEL





FAR CALCULATIONS

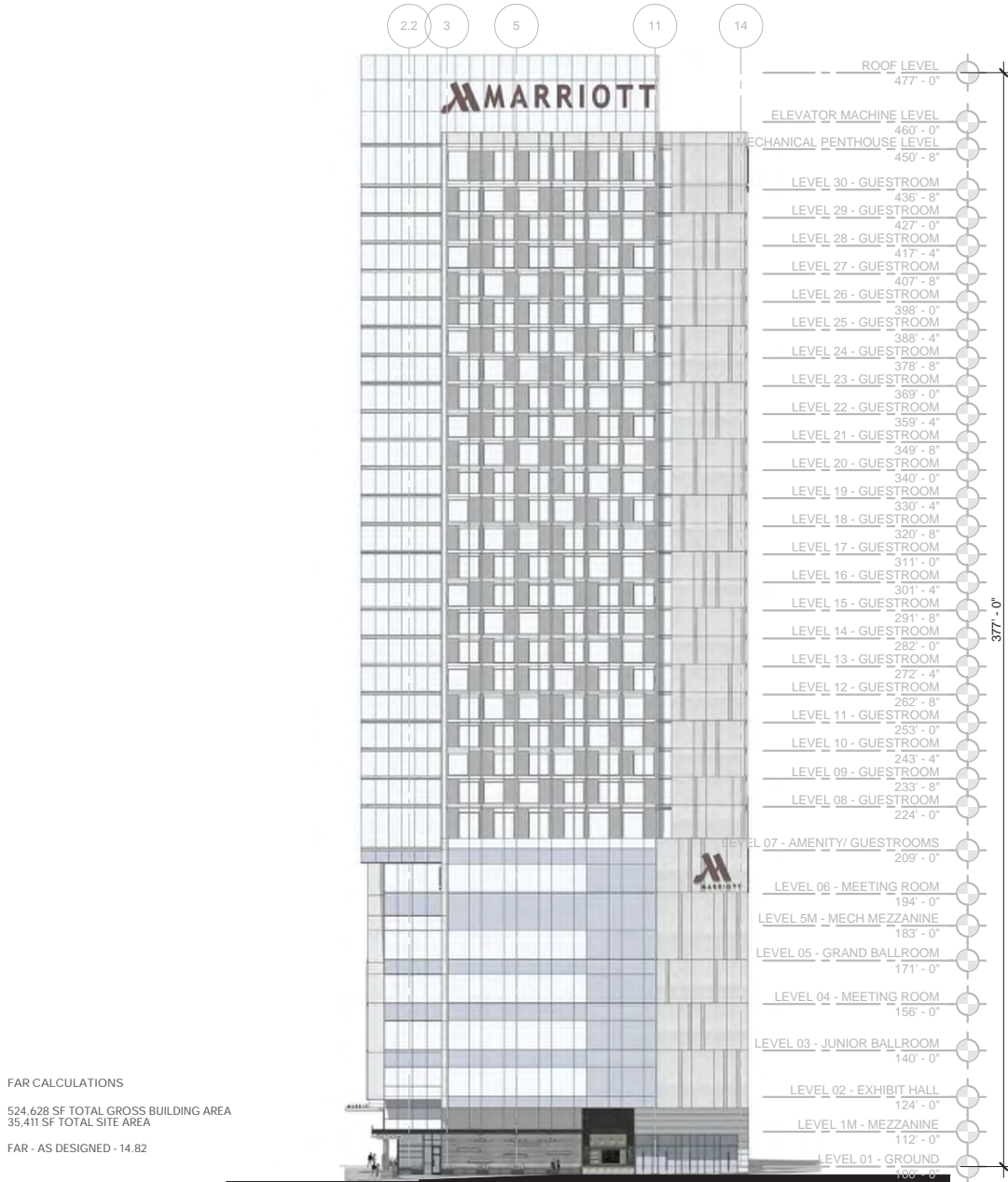
524,628 SF TOTAL GROSS BUILDING AREA
35,411 SF TOTAL SITE AREA

FAR - AS DESIGNED - 14.82



SOUTH ELEVATION





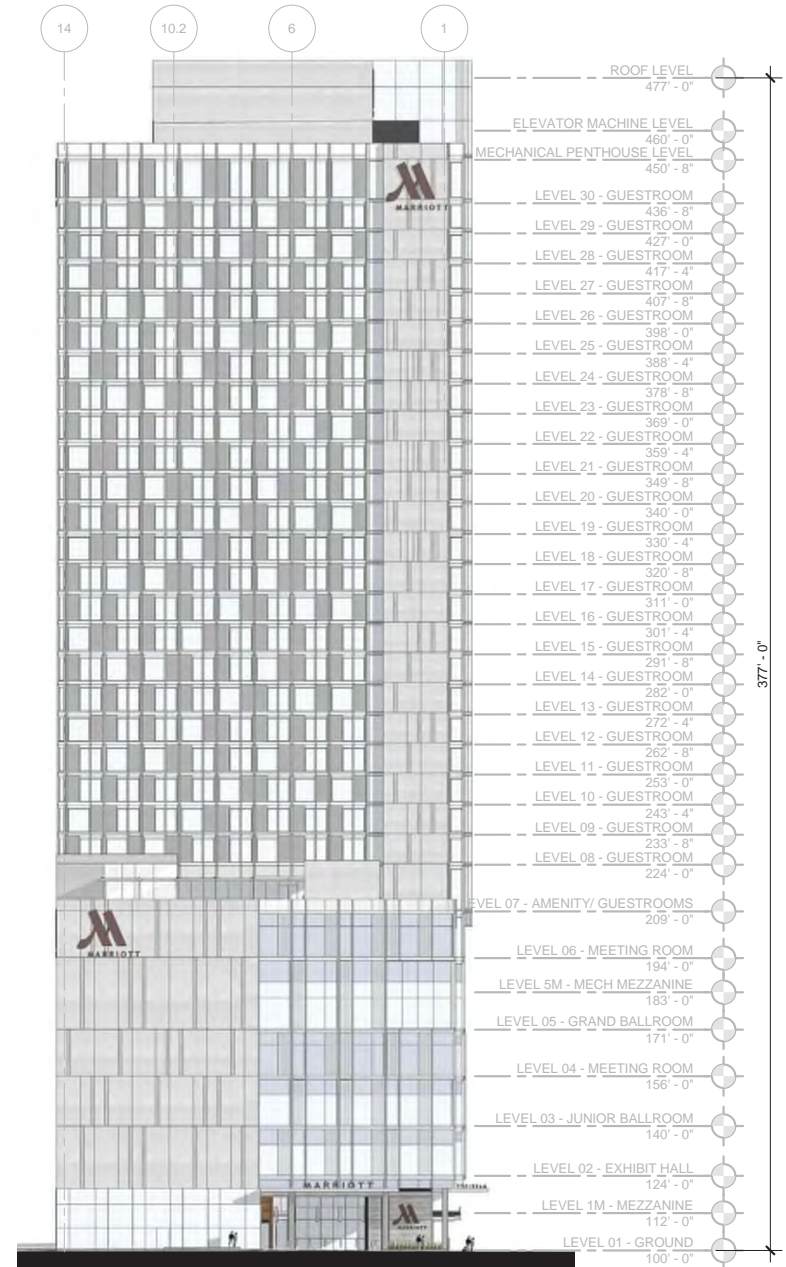
FAR CALCULATIONS

524,628 SF TOTAL GROSS BUILDING AREA
35,411 SF TOTAL SITE AREA

FAR - AS DESIGNED - 14.82

HKS | HOSPITALITY GROUP | 10.06.2016 | MARRIOTT
19363.000 | AUSTIN, TEXAS

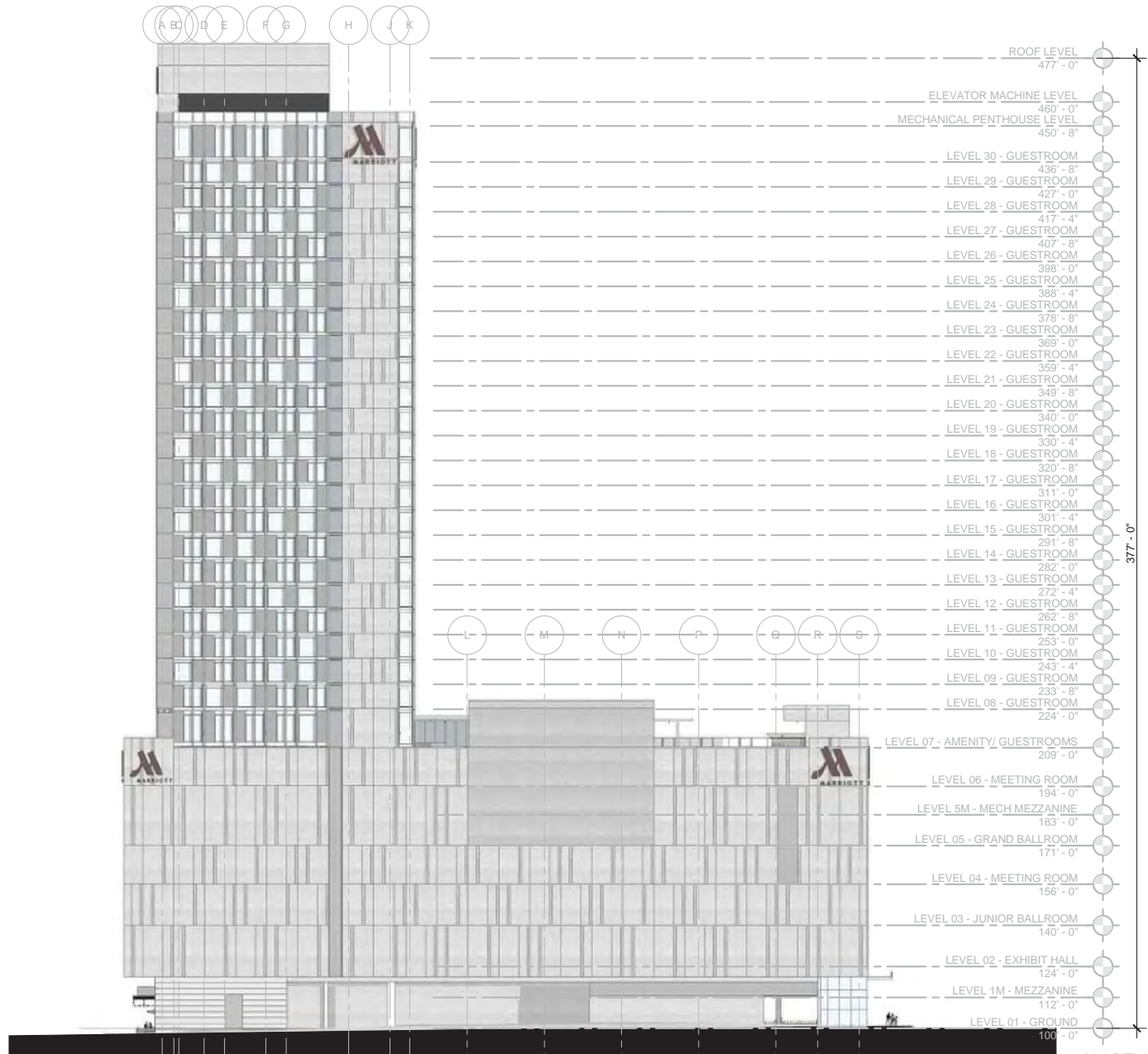
EAST ELEVATION



WEST ELEVATION

EAST & WEST ELEVATIONS

0 20 40 FT



FAR CALCULATIONS

524,628 SF TOTAL GROSS BUILDING AREA
35,411 SF TOTAL SITE AREA

FAR - AS DESIGNED - 14.82









PORTE COCHERE - ENTRY



CESAR CHAVEZ ENTRY



3-MEAL CORNER





AUSTIN ENERGY GREEN BUILDING

Letter of Intent

This Letter of Intent demonstrates the intent of the project owner or an authorized representative to complete the necessary requirements to achieve an Austin Energy Green Building (AEGB) minimum TWO Star Rating for a development / project that requires this rating.

Project Name: Cesar Chavez Marriott Hotel

Project Address: Cesar Chavez and San Jacinto, Austin, Texas, 78701

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 **Project Application in the AEGB Online Rating System** prior to or within Schematic Design Phase. Sign and upload the Letter of Intent to the Documents tab. Complete "Team" tab.
- 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 multifamily and single family projects), and the project's AEGB Rating Worksheet.
- 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 sheetrock.
 - 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.

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: Steven I. Handler

Signature: Steven I. Handler

Title: VP of Manager

Phone Number: 214-472-2900

Date: 10/5/14

AUSTIN ENERGY GREEN BUILDING:

Name: Jeff Wacker

Signature: Jeff Wacker

Title: AEGB Representative

Phone Number: 512.482.5448

Date: 9/13/14

Austin Energy Green Building 2013 Commercial Rating

Job Number: 19363.000 Project Name: Cesar Chavez Marriott

Date: 08.23.2016 City, State: Austin, Texas, 78701

BASIC REQUIREMENTS

Y					Prereq 1 Plans & Specifications	Required
Y					Prereq 2 Current Codes & Regulations	Required
Y					Prereq 3 Building Systems Commissioning	Required
Y					Prereq 4 Building Energy Performance	Required
Y					Prereq 5 Outdoor Water Use Reduction	Required
Y					Prereq 6 Indoor Water Use Reduction	Required
Y					Prereq 7 Low-Emitting Materials - Interior Paints & Coatings	Required
Y					Prereq 8 Storage & Collection of Recyclables	Required
Y					Prereq 9 Construction Waste Management	Required
					BR TOTAL	(1 STAR)

Team

					Credit 1 Integrated Project Design	2
					TE TOTAL	(2 Points)

SUSTAINABLE SITES

2					Credit 1 Environmental Sensitivity	2
2					Credit 2 Desired Development	2
2					Credit 3 Density	2
1					Credit 4 Diverse & Walkable Communities	1
		1			Credit 5 Brownfield Redevelopment	1
			1		Credit 6 Site Specific Design	1
3					Credit 7 Public Transportation	1-3 possible
1					Credit 8 Bicycle Use	1
				1	Credit 9 Parking Capacity	1
		1			Credit 10 Electric Vehicle Charging Station	1
			1		Credit 11 Protect & Restore Habitat	1
1					Credit 12 Beneficial Open Space	1
		1			Credit 13 Access to Local & Regional Produce	1
1					Credit 14 Heat Island Reduction	1
				1	Credit 15 Light Pollution Reduction	1
		1			Credit 16 Integrated Pest Management	1
13		4	2	2	SS TOTAL	(21 Points)

ENERGY & ATMOSPHERE

5	3	1		7	Credit 1 Building Energy Performance	1-16 possible
					6% = 1 point 18% = 7 points 35% = 13 points	
					8% = 2 points 20% = 8 points 40% = 14 points	
					10% = 3 points 23% = 9 points 45% = 15 points	
					12% = 4 points 26% = 10 points 50% = 16 points	
					14% = 5 points 29% = 11 points	
					16% = 6 points 32% = 12 points	
				4	Credit 2 Renewables	1-4 possible
					1% = 1 point 4% = 2 points 7% = 3 points 10% = 4 points	
3				1	Credit 3 Additional Commissioning	1-3 possible
				2	Credit 4 Advanced Energy Metering	1
				2	Credit 5 Demand Response	2
				2	Credit 6 Green Energy	2
1					Credit 7 District Cooling	1
9	5	1	1	13	EA TOTAL	(29 Points)

WATER EFFICIENCY

1					Credit 1 Outdoor Water Use Reduction	1-3 possible
					50% = 1 point 75% = 2 points 100% = 3 points	
5		1			Credit 2 Building Water Use Reduction	1-6 possible
					10% = 1 point 15% = 2 points 20% = 3 points	
					25% = 4 point 30% = 5 points 35% = 6 points	
		2			Credit 3 Process Water Use Reduction	1-2 possible
		2			Credit 3 Stormwater Management	1-2 possible
					Stormwater quality = 1 point; Stormwater quantity = 1 point	
6		7			WE TOTAL	(13 Points)

INDOOR ENVIRONMENTAL QUALITY

1					Credit 1 Indoor Chemical & Pollutant Sources	1
		1			Credit 2 Green Housekeeping	1
			1		Credit 3 Daylighting - Design	1
		1			Credit 4 Daylighting - Controls	1
			1		Credit 5 Views to the Outside	1
1					Credit 6 Individual Controllability	1
4		1			Credit 7 Low-Emitting Materials	1-5 possible
					Credit 8 Moisture Protection	1
		1			Credit 9 Acoustic Quality	1
1					Credit 10 Outdoor Pollutant Control	1
1					Credit 11 Construction Indoor Air Quality	1
8	1	6			EQ TOTAL	(15 Points)

MATERIALS & RESOURCES

1					Credit 1 Additional Construction Waste Management (75% weight)	1
		2		1	Credit 2 Building Materials Use Reduction	1-3 possible
2		4			Credit 3 Sustainably Sourced Material	1-6 possible
			1		Credit 6 Certified Wood	1
			1		Credit 7 PVC and Phthalate Free	1
3		8		1	MR TOTAL	(12 Points)

EDUCATION & EQUITY

2					Credit 1 Educational Outreach	2
				1	Credit 2 Construction Worker Equity	1
2				1	ED TOTAL	(3 Points)

INNOVATION & DESIGN PROCESS

					Credit 1.1 Innovation in Design	1
					Credit 1.2 Innovation in Design	1
					Credit 1.3 Innovation in Design	1
					Credit 1.4 Innovation in Design	1
					Credit 1.5 Innovation in Design	1
1	2	2			ID TOTAL	(5 Points)

PROJECT TOTALS

41	7	28	5	19	PROJECT TOTALS	(100 Points)
					1 Star: Basic Req 2 Star: 35-44 Points 3 Star: 45-54 Points	AEGB
					4 Star: 55-74 Points 5 Star: 75+ Points	



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

October 10, 2016

Marriott Hotel at Cesar Chavez – 304 East Cesar Chavez Street (SP-2016-0300C) Rainey Street Subdistrict and Downtown Density Bonus Program Certification Letter

TO WHOM IT MAY CONCERN:

Steven I Handler, Vice President of White Lodging Services Corporation, Manager of Austin 20 Hotel, LLC (contact: Matt Frankiewicz; phone: 219.472.2985; email: mfrankiewicz@whitelodging.com) is planning to develop a 613 room hotel, under site plan SP-2016-0300C at 304 East Cesar Chavez Street, Austin TX 78701. The project is located within Downtown Density Bonus Programs that is located in the City's Land Development Code, 25-2-586. This project is submitting for a density bonus through the City's Downtown Density Bonus Program. This project does not have to meet any Affordable Housing Community Benefits requirements since the project does not consist of any residential units.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely

Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Regina Copic, NHCD
Anne Milne PZD

From: Melissa Neslund
To: [Mulholland, Katie](#); [Milne, Anne](#)
Cc: [Dustin Louderback](#); [Michael Strohmer](#)
Subject: Cesar Chavez Marriott Tree Overview & Mitigation
Date: Thursday, May 18, 2017 5:47:54 PM
Attachments: [Marriott Silva-LH1.02.pdf](#)
[Silva Cell 2 Estimating Worksheet.marriott.pdf](#)
[17_0517_MarriottCitySub.LAND.35.pdf](#)

Hello Katie and Anne,

I had an opportunity to meet with our landscape architect, Alex, this morning to understand the existing and proposed tree conditions. Please see the overview below:

- The large tree in the middle of the property is a 40" Hackberry which is not a Heritage Tree species. We are mitigating the removal inches at the 300% mitigation rate.
- The trees along Trinity range from 13"-19". Given their location on the property line and the desire to construct sub-grade parking, the critical root zones would be impacted. There were also construction sequencing, traffic control challenges in this location and tower crane location considerations, which led to the decision to remove and mitigate the trees.
- In order to meet the Code required mitigation for these trees, we would be required to pay \$15,300 into the Urban Tree Fund. Through our coordination efforts with Keith Mars, Humberto Rey and various other reviewers, we arrived at the proposed plan (outlined below) as the most favorable option.

The project landscape plan (attached) and mitigation proposal includes:

- Great streets compliance on Cesar Chavez, Trinity and San Jacinto
- 5", Bigtooth Maples on Trinity Street
- 5", Red Oaks on San Jacinto
- 5", Live Oaks on Cesar Chavez
- White Lodging has also committed to Silva Cells along each street, to aid in faster growth, larger canopies and more mature trees. The cost estimate values the upgrade to the suspended pavement system to be approximately \$74,043, in addition to the trees being planted. See attached cost estimate provided by DeepRoot Green Infrastructure, LLC and the corresponding design plan.

The mitigation plan will result in more trees than currently exist, a consistent great streets pedestrian environment on all adjacent public street frontages, and offer a better design and public realm experience. This mitigation plan is the result of many conversations, meetings and discussions with Keith Mars. The value of the mitigation is also nearly 5X that of meeting the Code minimum and paying into the tree fund.

I hope this information serves to answer the questions posed by the Design Commission members at the working group meeting last week.

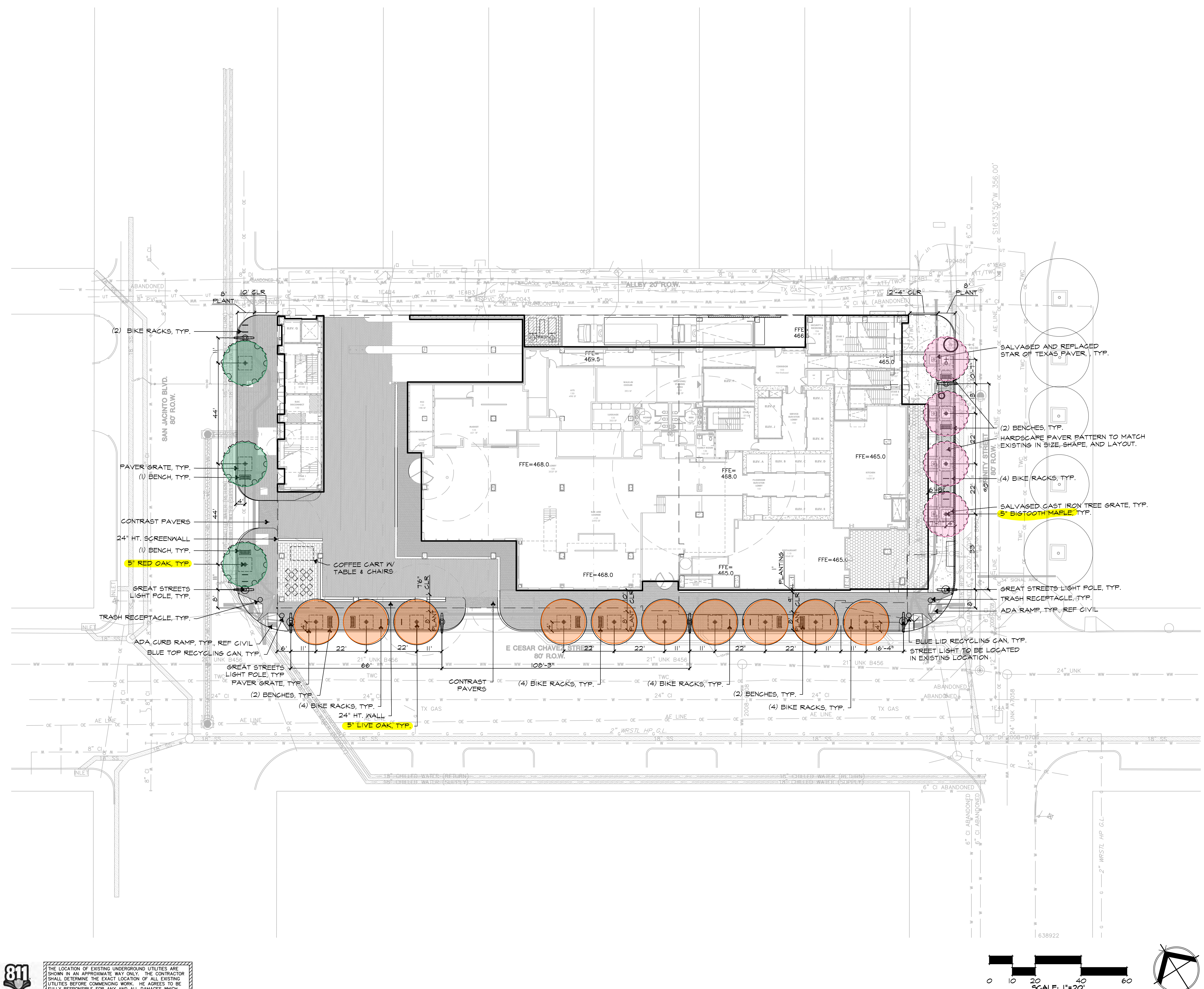
Please let me know if you have questions regarding this information or need additional information.

Silva Cell Estimating Worksheet Marriott Cesar Chavez

Buyer/Contractor acknowledges that DeepRoot Green Infrastructure, LLC is providing an Estimating Worksheet as an optional tool for use by Buyer/Contractor, that Buyer/Contractor is free to use or not use this tool, or any other tool or information of its choosing, and that Buyer/Contractor, not DeepRoot Green Infrastructure, LLC, is solely responsible for the quantity of materials and product that they estimate and order for this Project. The soil compaction densities and depths of placement of soil lifts and aggregate layers specified are for the support of the Silva Cell product alone and any higher standard specified by the geotechnical, civil or structural engineers on the Project should be followed.

ITEM	QUANTITY	UNIT PRICE	TOTAL
Mobilization	1.00 x	\$ 2,000.00 =	\$ 2,000.00
Move equipment and materials to and from site			
Excavation	cy 245.00 x	\$ 10.00 =	\$ 2,450.00
(width of Silva Cell area + 1.5 ft oversize on either side) x (length of Silva cell area + 1.5 Ft of oversize at either end) x depth			
Depths:			
1x system = Pavement thickness + aggregate thickness + 21"			
2x system = Pavement thickness + aggregate thickness + 35"			
3x system = Pavement thickness + aggregate thickness + 47"			
Geotextile fabric (2x)	sf 3500.00 x	\$ 0.10 =	\$ 350.00
One layer goes below sub base aggregate.			
One layer goes over the Silva Cell decks, just below the aggregate base for the pavement			
Width x length of the Silva Cell area (including oversizing) x 2			
Sub base aggregate	cy 85.00 x	\$ 32.00 =	\$ 2,720.00
The 4" thick layer of aggregate at the bottom of the excavation that the lowest layer of Silva Cells rests on			
Compacted to 95 % density.			
Width x length of the Silva Cell area (including oversizing) x 4" divided by 27 = cubic yards			
Silva Cell bases (included in DeepRoot quote)	ea 234.00 x	= \$	54,288.00
24" x 48" base units.			
Silva Cell anchoring assembly (included in DeepRoot quote)	x	=	
Threaded pin + crossbar. Use 2 per each base unit			
Silva Cell posts (included in DeepRoot quote)	x	=	
Round vertical pieces that span between the bases and decks. 6 posts per base unit*			
They come in 2 different lengths based on the height of system.			
3x* (uses a combined 1x plus 2x leg. Requires 6-1X legs and 6 -2X legs per base unit)			
Silva Cell decks (included in DeepRoot quote)	x	=	
24" x 48" top pieces that attach to posts. Used on top layer only (1 deck per base unit).			
Strongbacks (included in DeepRoot quote)	20.00 x	= \$	1,040.00
Temporary plastic forms that stabilize the posts during placement of the soil (removed as the decks are installed).			
Geogrid	x	=	
Wrapped vertically around the perimeter of the Silva Cell area .			
Separates the soil inside the Silva Cell system from the surrounding compacted soils.			
(length of perimeter around cells) x (height of cells + 6" overlap at bottom and 12" overlap at top)			
1x = length around perimeter x 36"			
2x = length around perimeter x 48"			
3x = length around perimeter x 72"			
Planting soil	cy 245.00 x	\$ 35.00 =	\$ 8,575.00
Specified soil placed inside of the Silva Cells.			
Placed in approximately 12" lifts and compacted by walking around over it (approximately 80% density)			
Each frame holds approximately 10 cu ft of soil.			
(quantity of frames x 10) divided by 27 = cu yds of planting soil required			
Backfilling and Compacting	cy 245.00 x	\$ 10.00 =	\$ 2,450.00
Backfilling between the outside perimeter of the Silva Cells and the walls of the excavated area with compactable soil			
Place compactable soil in lifts and compact to 95% density or to the specified density for hardscape areas whichever is greater.			
Soil may be excess form the excavation provided it can be compacted to the required density and that no other material is specified			
Inspection riser	17.00 x	\$ 10.00 =	\$ 170.00
A vertical pipe installed near each tree opening used for monitoring water levels, adding water, adding fertilizer, etc			
4" plastic pipe with fabric sock and drain holes in the lower 12" and a screw on plastic cap on top			
Root Barrier (included in DeepRoot quote)	x	=	
Plastic panels that slide together to form a circle inside of the tree opening. Installed when the trees are planted.			
Prevents tree roots from growing directly under the pavement by guiding them down to the soil inside the Silva Cells.			
Items That May Or May Not Be The Responsibility Of The Silva Cell Contractor			
Aggregate base for pavement	x	=	
The layer of aggregate placed over the top of the Silva Cells or directly below the pavement surface.			
Sub surface drainage pipe	x	=	
A perforated plastic pipe or weeping pipe installed at the bottom of the Silva Cell system and connected to the storm sewer			
Irrigation piping	x	=	
Piping for either a pressurized or passive irrigation system looped through the top layer of Silva Cells just below the decks			
TOTAL		\$	74,043.00

DeepRoot Green Infrastructure, LLC
101 Montgomery Street, Suite 2850
San Francisco, CA 94104
(415) 781-9700



LANDSCAPE CERTIFICATION BLOCK
THE PLAN MEETS THE REQUIREMENTS OF LDC 25-2, ARTICLE 9
OF THE LAND DEVELOPMENT CODE. 25-2-983(A), ECM 2.4.8

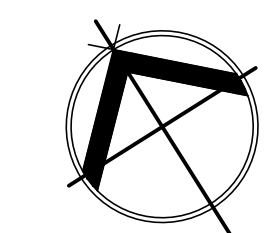
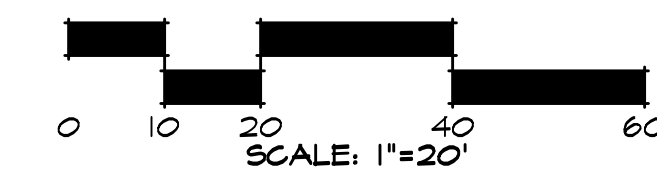
ZACHRY HUNTER DATE

FOR CITY USE ONLY:

SITE PLAN RELEASE	
FILE NUMBER:	EXPIRATION DATE:
CASE MANAGER:	APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:	
APPROVED BY PLANNING COMMISSION ON:	
APPROVED BY CITY COUNCIL ON:	
under Section _____ Of Chapter _____ Of The Austin City Code.	
Director, Development Services Department	
DATE OF RELEASE:	Zoning:
Rev. 1 _____	Correction 1 _____
Rev. 2 _____	Correction 2 _____
Rev. 3 _____	Correction 3 _____
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.	

811
Know what's below.
Call before you dig.

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



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBP# F-6324 TBP# F-10194230
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Professional Engineer

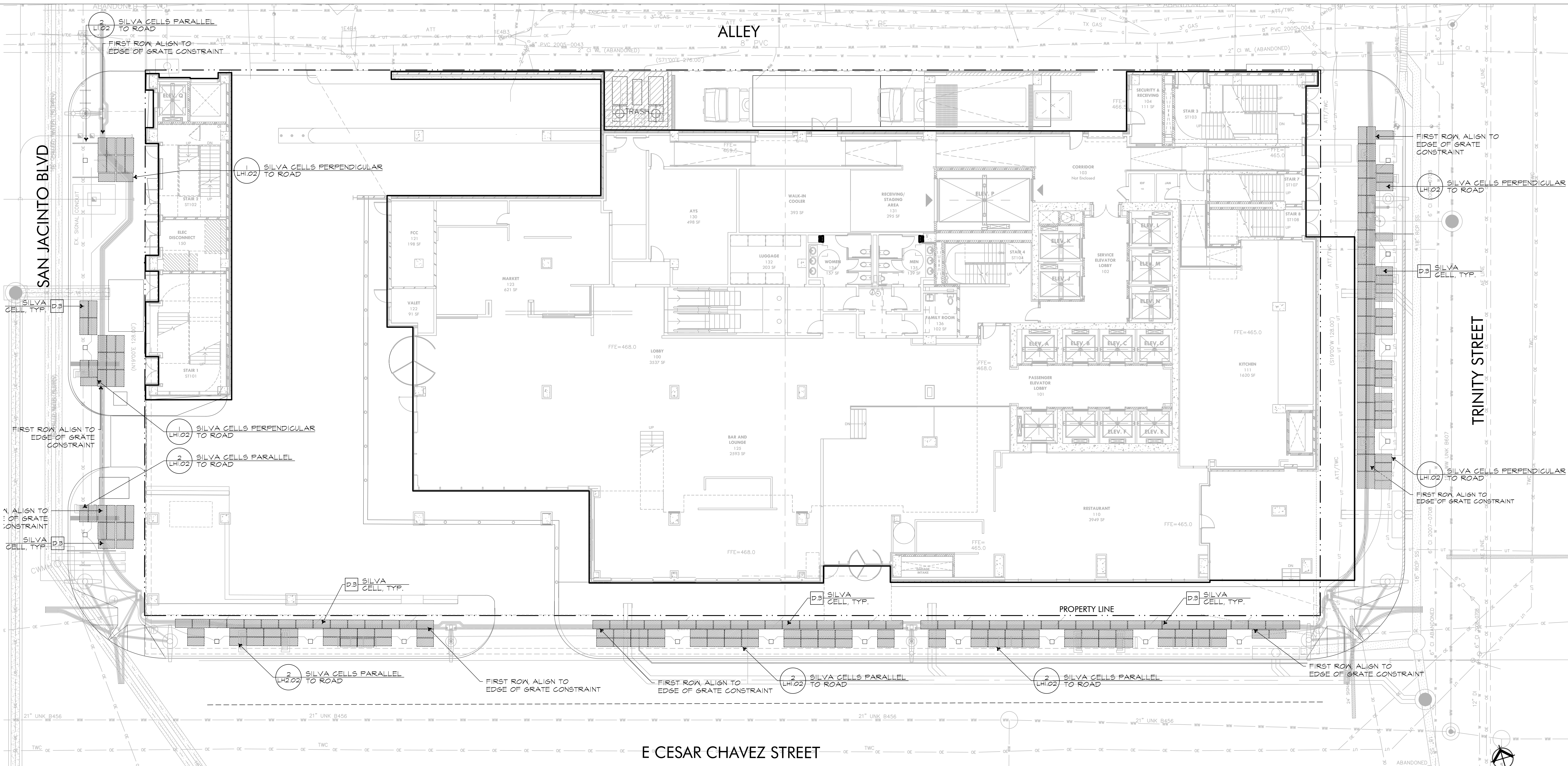
State of Texas

04182017

LANDSCAPE CITY SUBMITTAL
PLAN

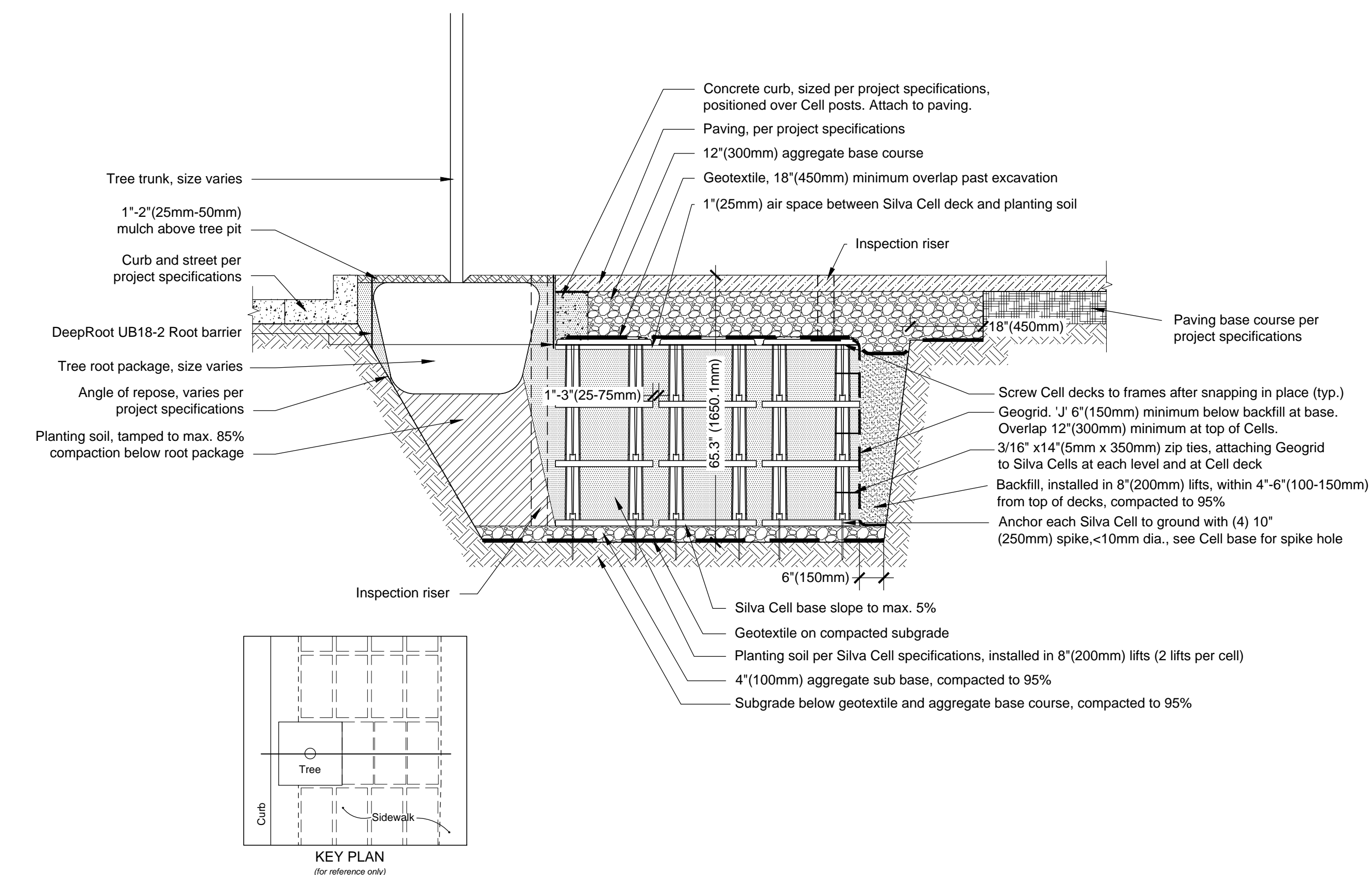
MARRIOTT HOTEL
CESAR CHAVEZ
AUSTIN, TEXAS 78701

DRAWN BY:	CT
DESIGNED BY:	AH
QA / QC:	AH
PROJECT NO.:	222010160
SHEET	35
OF	39



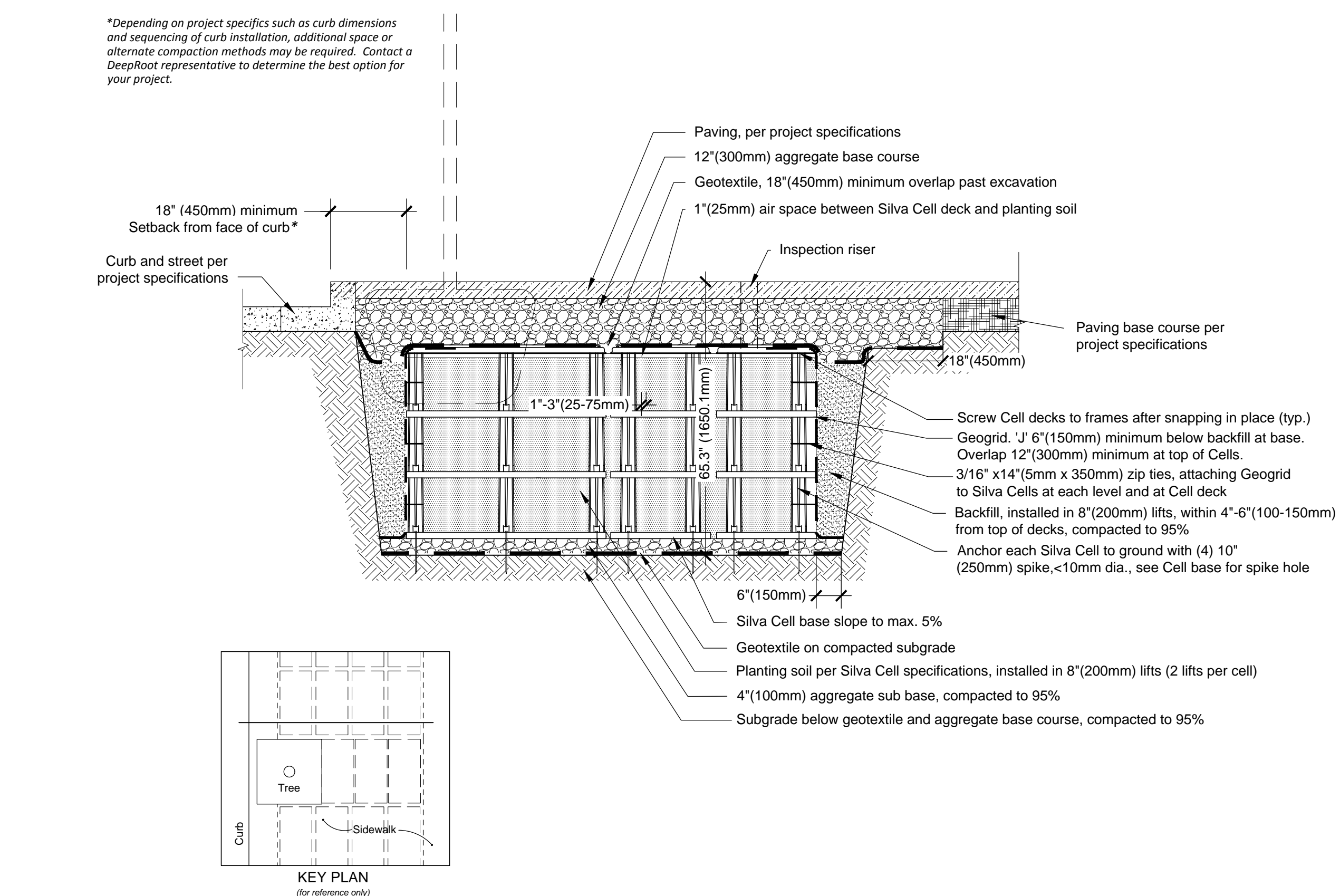
3 SILVA CELL LAYOUT PLAN

SCALE: 1"=10'-0"



2 SILVA CELLS @ PARALLEL TO CURB PLAN

SCALE: N.T.S.



1 SILVA CELLS - PERPENDICULAR TO CURB PLAN

SCALE: N.T.S.



MEMORANDUM

Date: May 17, 2017
To: Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Working Group Density Bonus Program review of "The Marriott Hotel at Cesar Chavez" for substantial compliance with the Urban Design Guidelines.
Meeting Date: May 12, 2017; 12:00 pm
Applicant: Richard T. Suttle, Jr.- Armbrust & Brown, PLLC
Architect: HKS

The project location is 304 E. Cesar Chavez Street.

Existing zoning for the project is CBD. The project design includes office, retail uses and public parking. The lot area is 0.42 acres (35,411 sq ft), and the total proposed project area is 204,000 gross sq ft; 62,447 sf meeting space, 9,765 hotel (613 rooms), 2,000 sf fitness.

The FAR for this project is 13:1, above the 8:1 maximum allowance for CBD zoning, so an increase in FAR of 5:1 is being requested.

The proposed building height is 380.5 feet; 31 stories.

Per the Density Bonus Program ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star Green Building rating. The Mayor and City Council and the Planning & Development Review Director will determine appropriate bonus area in light of community benefits to be provided.

DESIGN COMMISSION WORKING GROUP COMMENTS REGARDING PROJECT'S COMPLIANCE WITH URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create dense development-
The denser development is intended to encourage walkability and reduce reliance on cars, which was not addressed. This project partially complies with this guideline.
2. Create mixed-use development-
Mixed-use is provided although appears it's mainly focused on convention attendees and not the general public. Concern was expressed that the Convention Center "zone" appears to be "dead" when conventions are not scheduled, and this adversely affects the urban vitality of this side of Downtown. This project partially complies with this guideline.
3. Limit development which closes downtown streets-
No street closures planned. Project complies with this guideline
4. Buffer neighborhood edges-
Not applicable to this Project.
5. Incorporate civic art in both public and private development- Project does not comply with this guideline
6. Protect important public views-
Not applicable to this Project.

7. Avoid historical misrepresentations-
Project complies with this guideline
8. Respect adjacent historic buildings-
No adjacent historic buildings; this guideline not applicable to this Project.
9. Acknowledge that rooftops are seen from other buildings and the street-
Not addressed by applicant. Unclear if Project complies with this guideline.
10. Avoid the development of theme environments-
Project complies with this guideline.
11. Recycle existing building stock-
This guideline not applicable to this Project.

GUIDELINES FOR THE PUBLIC STREETScape

1. Protect the pedestrian where the building meets the street-
Continuous overhead protection not provided at sidewalk around entire building. This Project partially complies with this guideline.
2. Minimize curb cuts-
There are 3 curb cuts, one on the alley. While not minimal, it's understood that the 3 curb cuts are intended to spread out parking entry and exiting at different locations. The possible conflict of maintenance operations and the alley curb cut were discussed. This Project partially complies with this guideline.
3. Create a potential for two-way streets-
The applicant understands the possibility of two-way streets, but no special emphasis was presented. This Project partially complies with this guideline.
4. Reinforce pedestrian activity-
Incorporation of Great Streets reinforces existing pedestrian activity but appears it's mainly focused on convention attendees and not the general public. Concern was expressed that the Convention Center "zone" appears to be "dead" when conventions are not scheduled, and this affects the urban vitality of this side of Downtown. This project partially complies with this guideline.
5. Enhance key transit stops-
A transit map was presented, but enhancement of transit stops was not address. This project partially complies with this guideline.
6. Enhance the streetscape-
Incorporation of Great Streets enhances the streetscape but existing trees are not being utilized and are being removed. More input was requested from Great Streets Coordinator and City Arborist. This Project partially complies with this guideline
7. Avoid conflicts between pedestrians and utility equipment-
There are no conflicts. This Project complies with this guideline.
8. Install street trees-
Installation of "new" street trees was proposed but existing street trees are not being utilized and are being removed. Also, a heritage oak in the middle of the lot is being removed, which was of concern. More input was requested from Great Streets Coordinator and City Arborist. This Project partially complies with this guideline
9. Provide pedestrian-scaled lighting-
Pedestrian scaled lighting included with incorporation of Great Streets. This Project complies with this guideline
10. Provide protection from cars/promote curbside parking-
Curbside parking not possible due to incorporation of Great Streets. This Project complies with this guideline
11. Screen mechanical and utility equipment-
This Project complies with this guideline
12. Provide generous street-level windows-
This Project complies with this guideline
13. Install pedestrian-friendly materials at street level-
Incorporation of Great Streets provides pedestrian-friendly materials in ROW. This Project complies with this guideline.

GUIDELINES FOR PLAZAS AND OPEN SPACE

Not applicable.

GUIDELINES FOR BUILDINGS


1. Build to the street-
Incorporates Great Streets so cannot build to street but builds up to sidewalk ROW. This Project complies with this guideline
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Mixed-use is provided although appears it's mainly focused on convention attendees and not the general public. Concern was expressed that the Convention Center "zone" appears to be "dead" when conventions are not scheduled, and this adversely affects the urban vitality of this side of Downtown. This project partially complies with this guideline.
3. Accentuate primary entrances-
This project complies with this guideline.
4. Encourage the inclusion of local character-
This project partially complies with this guideline.
5. Control on-site parking-
Project appears to control on-site parking and underground parking was praised. This project complies with this guideline.
6. Create quality construction-
This Project appears to comply with this guideline.
7. Create buildings with human scale-
This Project appears to comply with this guideline.

OTHER CONCERNS/ISSUES BROUGHT UP BY WORKING GROUP

- Building encroachment into ROW on east about 8' into 20' walk. Concerns about view corridor in street and overhang impacts on street trees.
- Non-active east façade at level 1, 2. Applicant proposes using glass for a more interesting material, not solid wall/door material.
- Non-active façade to west at stairs at level 1. Applicant proposes using glass for stair walls/doors and implementing a branded elevator to provide access to public space at the roof.
- Visibility is limited for vehicle exit onto alley. This could be a safety issue.
- Amount of vehicle space at south west corner at ground level is not pedestrian friendly, so it is important to have the food trailer shown, or notch out corner for a tree and green space.

The Working Group appreciates this opportunity to review and comment on this project and we have determined that this project, as presented, is in substantial compliance with the Urban Design Guidelines .

Respectfully submitted,



Evan Taniguchi, Chair
Planning & Urban Design Working Group of the Design Commission

cc: Working Group Commissioners- David Carroll, Bart Whatley
Katie Mullholland, Executive Liaison to the Design Commission
Anne Milne, Density Bonus Program Coordinator