




MEMORANDUM

TO: Site Plan and Building Permit Case Managers

FROM: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department 

DATE: March 1, 2018

RE: Density Bonus for 700 E 11th development under SP-2017-0166C, Expected address:
700 E 11th, Austin, Texas 78701

This memorandum grants approval the 700 E 11th Street development (the Project) subject to the stated conditions and requirements as of the date listed above.

This memorandum also summarizes the requirements that must be met for the above mentioned project to be granted the entitlements listed below through the Downtown Density Bonus Program as described in City Code section 25-2-586. The entitlements described below are associated only with the Project as described in the attached documents and site plan No. SP-2017-0166C and cannot be transferred to a different project. If an applicant proposes a different project on the same site and seeks to use a Density Bonus, the applicant must re-apply for the Downtown Density Bonus Program using the rules in effect at the time of application. The entitlements granted herein do not run with the land.

A Certificate of Occupancy shall not be granted for this Project until all requirements below are met. This memorandum shall be attached to all site plan applications and building permit applications and the following note shall be placed in AMANDA and on the cover of all site plan applications and building permit applications: "A Certificate of Occupancy shall not be granted for this Project until all requirements specified in the memo re: Density Bonus for 700 E 11th Street Development dated March 1, 2018 are met."

Staff shall verify that all requirements have been met before issuing a certificate of occupancy by checking with Anne Milne of the Urban Design Division, Planning and Zoning Department, at anne.milne@austintexas.gov or (512) 974-2868.

Requirements to be fulfilled before a Certificate of Occupancy (CO) may be granted for this Project:

1. **Great Streets Improvements:** Complete construction of all Great Streets improvements along all of the project's public right-of-way frontages consistent with the City of Austin Great Streets Standards and in accordance with the attached executed public restrictive covenant and *Gatekeeper* requirements of Ordinance No. 20140522-077. City of Austin Urban Design Staff will inspect construction for compliance prior to granting a CO.

2. **AEBG requirement:** Prior to issuance of a CO, achieve a minimum two-star rating under the AEBG program using the ratings in effect at the time the Project is registered with the Austin Energy Green Building Program.
3. **Project Design:** Design of the project to remain consistent with the drawings (see attachments). **Deviations from the submitted drawings require re-review for substantial compliance with the Urban Design Guidelines.**
4. **Maximum entitlements if all requirements are met:**
FAR Bonus: The project is eligible to be built to a maximum Floor-to-Area Ratio of 10.43:1 as specified in the attached drawings. All other site entitlements remain unchanged from existing CBD zoning.

Attachments:

- A. Density Bonus Program Application including:
 - a. Site Plans and Elevations
 - b. 3D Views
- B. Design Commission Presentation
- C. Great Street Approval Memo
- D. NHCD Affordable Housing Certification
- E. Design Commission Draft Letter and Meeting Minutes
- F. Staff Review of Consistency with Urban Design Guidelines
- G. Applicant Review of Consistency with Urban Design Guidelines
- H. AEBG Letter of Intent and Scorecard
- I. Filed Restrictive Covenant

CC:

Jorge Rousselin, PAZ	Greg Guernsey, PAZ
Jerry Rusthoven, PAZ	Anne Milne, PAZ
Wendy Rhoades, PAZ	Humberto Rey, PAZ
Jose Roig, DSD	Tonya Swartzendruber, PAZ
Andy Linseisen, DSD	Regina Copic, NHCD
Jeff Wacker, AEBG	Sandra Harkins, NHCD
Lee Simmons, Law	Travis Perlman, NHCD
Donna Galati, DSD	



A

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

1. Project Name

700 E. 11th Street

2. Case Number

SP-2017-0166C

3. Property Owner

Name:

Texas Motor Transportation & Oil Field Haulers Inc.

Address:

700 E. 11th Street

Phone:

512-478-2541

E-mail:

john@texastrucking.com

4. Applicant/Authorized Agent

Name:

Michele Rogerson Lynch

Address:

700 E. 11th Street, Austin, Texas, 78701

Phone:

512-404-2251

E-mail:

mlynch@mwswtexas.com

5. Anticipated Project Address:

700 E. 11th Street

6. Site Information

- a. Lot area *(also include on site plan)*:

35,291 sq. ft.

- 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):

CS

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:
(proposed zoning to CBD – 8:1)

8:1 FAR

- II. Current height limitation (in feet) :
(Proposed zoning to CBD – no height limit)

n/a

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☒ Yes

☐ No

If yes, please provide specify height allowed under CVC:

The East 11th Street and the Texas-New Orleans Railroad at East Seventh Street CVCs affect the property. The portion of the property that is affected by the CVC is limited to ~45 in height.

7. Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

None.

8. Building Information

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

368,030

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

Office - 14,288 sq. ft.; Apartment - 353,742

- c. Number or units (if residential development):

276

- d. Number of rooms (if hotel or similar use):

n/a

- e. Number of floors:

31

- f. Height:

344.34

- g. FAR requested:

10.43:1

9. Gatekeeper Requirements

Provide an explanation of how this project meets the *Gatekeeper* requirements of the DDBP as described in [Ordinance No. 20140227-054](#). Attach additional page(s) as necessary:

The project is substantially complying with the gatekeeper requirements as follows:

1. The urban design guidelines are being complied with as shown on the UDG spreadsheet attached to this application;
2. The developer will execute a restrictive covenant committing to provide streetscape improvements along public street frontages, consistent with the Great Street Standards as shown on the attached exhibits;
3. The developer will enter into a LOI with Austin Energy and execute a restrictive covenant to achieve a minimum two star rating under the Austin Energy Green Building program.

10. 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 requested bonus share footage is: 85,702 sq. ft.

Applicant proposes to pay the development bonus fee for 75% of that square footage:

$64,276.5 \text{ sq. ft.} * \$3/\text{sq. ft.} = \$192,829.50$

For the 25% remaining bonus square footage, applicant proposes to build on-site affordable units:

$21,425.5 \text{ sq. ft.} / 10 \text{ sq. ft. per sq. ft. of affordable on-site (Part 3. of Ordinance 20130627-105)} = 2,142.55 \text{ sq. ft. of affordable unit square footage at 80\% MFI for 40 years}$

11. 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 following calculations are based upon the property receiving CBD zoning; an application for CBD zoning has been submitted to the City (C14-2017-0027)

Site Area: 35,291 sq. ft.

Current FAR: 8:1 = 282,328 sq. ft.

Additional FAR request: 2.454:1 = 85,702 sq. ft.

Total FAR: 10.43:1 = 368,030 sq. ft.

Gatekeeper Requirements:

Compliance with the Urban Design Guidelines

Compliance with Great Streets Standards

Compliance with a two star rating under the Austin Energy Green Building Program

12. 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](#) with reference to specific guidelines. Attach additional page(s) as necessary.

See Attached UDG Spreadsheet

13. Acknowledgements

- a. 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(C)(1):

☒ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ 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 program staff? (Anne.Milne@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 a letter of affordability from NHCD:

☒ Yes

☐ No



Signed: Owner or Applicant

Authorized Agent

Michele Rogerson Lynch

Date Submitted

9/7/17



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION 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;

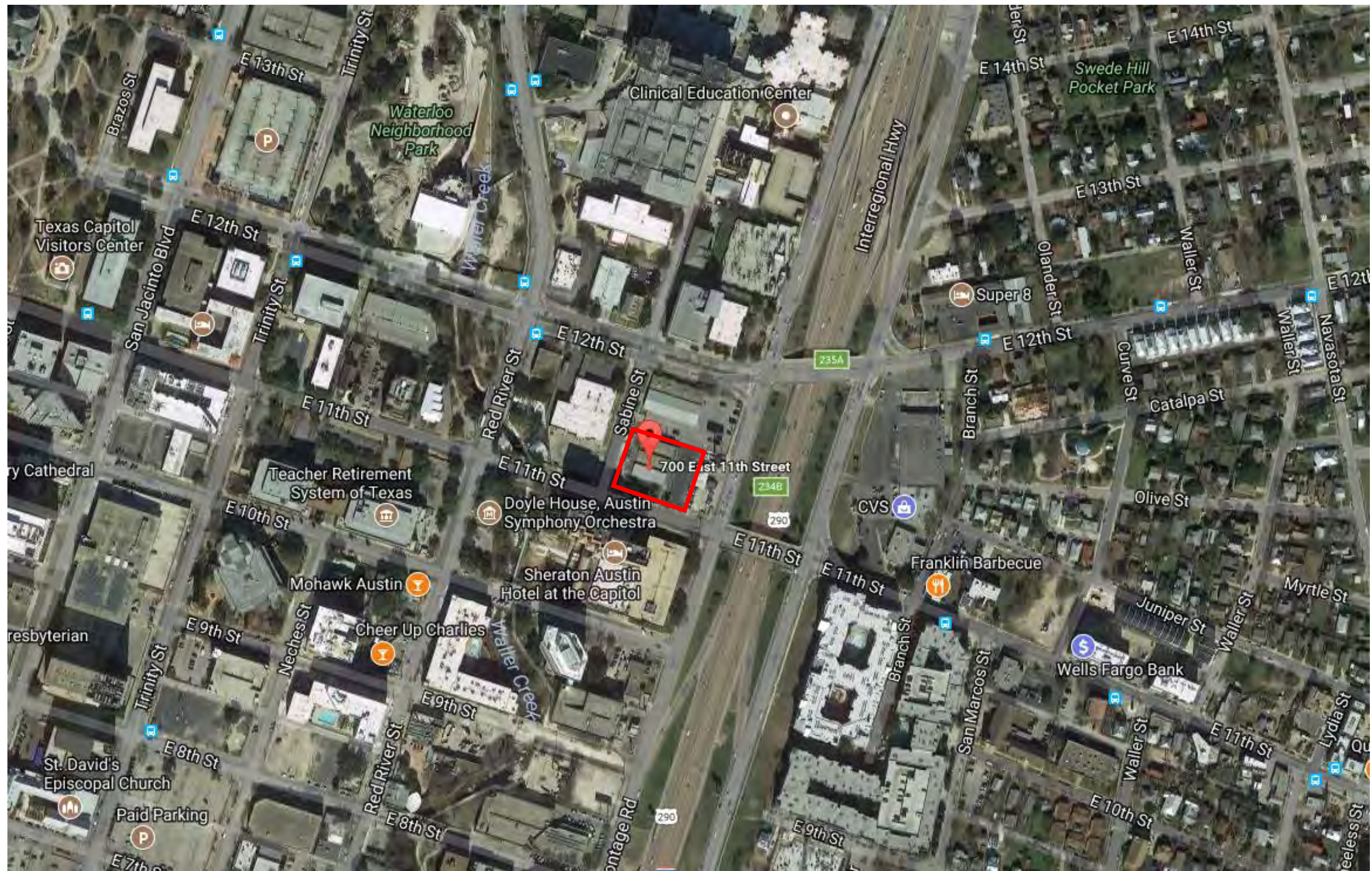
Drawings:

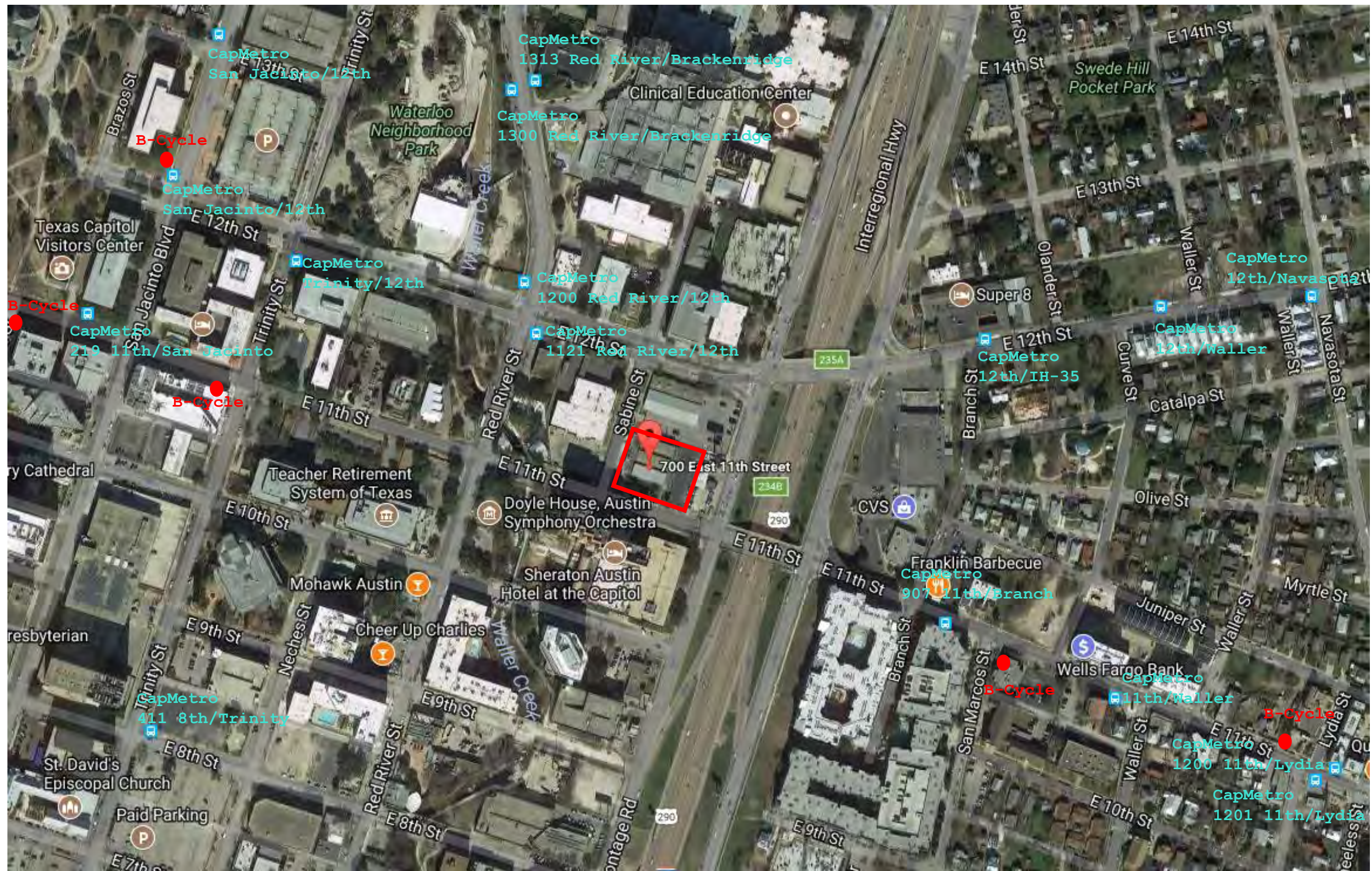
- Site plan;
- Landscape plan;
- Floor plans;
- Exterior elevations (all sides);
- Three-dimensional views;

Copy of the projects signed Austin Energy Green Building Letter of Intent;

Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.

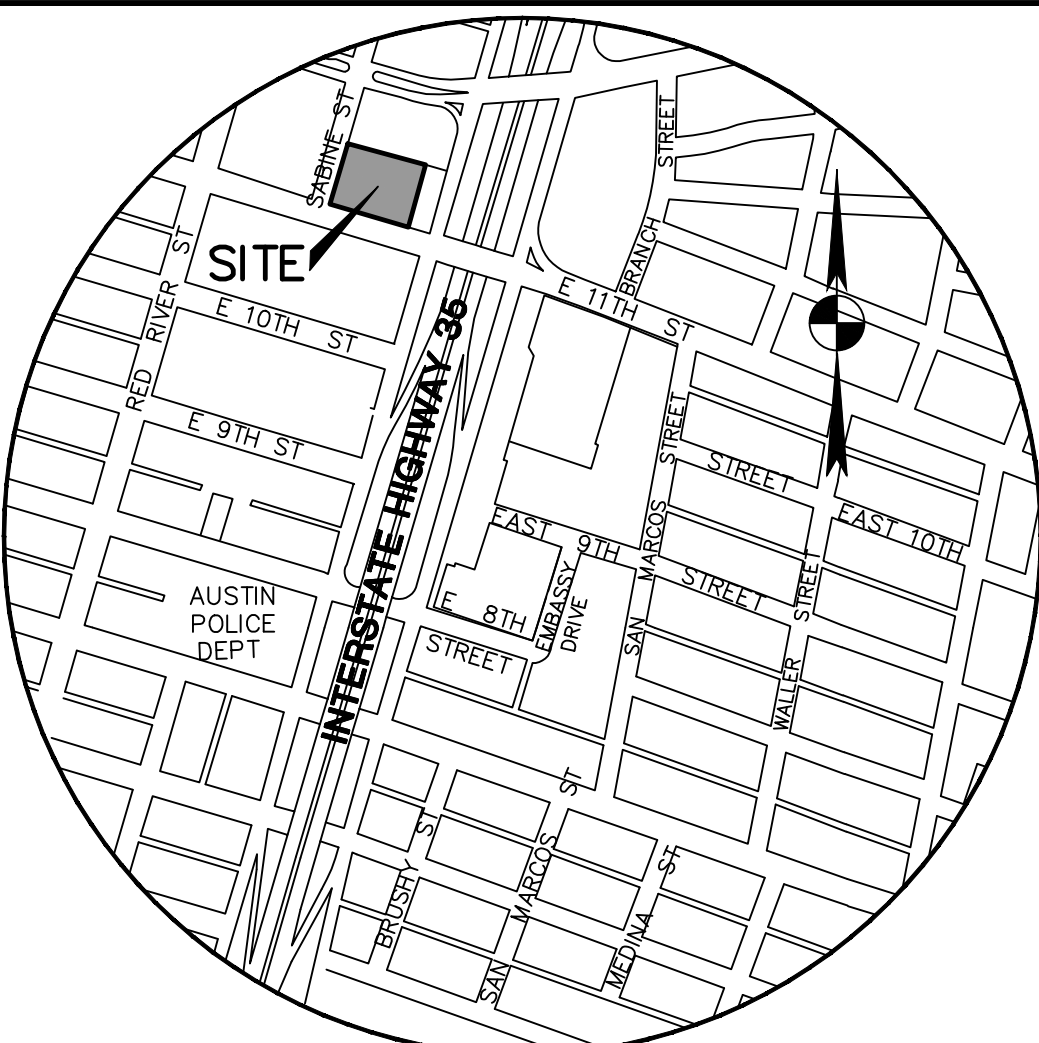
Letter of affordability and acknowledgment from NHCD for affordable housing community benefit.







SITE DEVELOPMENT PERMIT PLANS FOR 700 EAST 11TH STREET MULTIFAMILY



VICINITY MAP

COA GRID #J22
MAPSCO GRID #685W

OWNER: TEXAS MOTER TRANSPORTATION & OIL FIELD HAULERS INC.
700 EAST 11TH STREET
AUSTIN, TEXAS 78701
(512) 478-2541
CONTACT:

DEVELOPER: TRAMMELL CROW RESIDENTIAL
3889 MAPLE AVENUE, SUITE 200
DALLAS, TEXAS 75219
(214) 922-8400
CONTACT: MATTHEW ENZLER

ARCHITECT: GDA ARCHITECTS
3090 OLIVE STREET, SUITE 500
DALLAS, TEXAS 75219
(214) 871-9078
CONTACT: STEVEN MCGANN

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: NICK BROWN

LANDSCAPE ARCHITECT: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: ZACH HUNTER

WATERSHED STATUS:

THIS PROJECT IS LOCATED IN THE WALLER CREEK WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED. THIS PROJECT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE, TRANSITION, AND CONTRIBUTING ZONE ACCORDING TO THE TEXAS COMMISSION ON ENVIRONMENTAL AND THE CITY OF AUSTIN. THIS SITE WILL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THE PROJECT APPLICATION DATE

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0465J, REVISED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION:

0.406 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 4, 5, AND 6, BLOCK 28, ORIGINAL CITY OF AUSTIN, ACCORDING TO PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

BENCHMARK NOTE:

SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.

STANTEC CONSULTING SERVICES, INC.
QA/QC REVIEW APPROVAL

TRAFFIC CONTROL NOTES:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 700 East 11th Street Service Request: Wastewater
SER-3923 Henson Service Request Number 619886 Date Received: 11/22/2016
Location: 700 E 11TH ST AUSTIN TX 78701-700 EAST 11TH STREET
Acre: 0.74 Land Use: MIXED LUE: 154
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3922
Qualify: J22 Reclaimed Pressure Zone: N/A DDZ: YES
Drainage Basin: WALLER LOWER Pressure Zone: CENTRAL NORTH DWFP: NO
Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 26 GPM
Cost Participation: \$0.00 % Within City Limits: 100 % Within Limited Purpose: 0

Description of Improvements:
Applicant shall construct approximately 85 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project no. 84-0746, MFD ID no. 46245) located in E 11TH ST, north along SABINE ST to the subject tract as shown on the attached map. The proposed 8-inch gravity wastewater main shall replace the existing 4-inch gravity wastewater main located along this path and all services shall be reconstructed to the proposed 8-inch gravity wastewater main. The termination point of the proposed 8-inch gravity wastewater main shall be at the location that the wastewater service for the subject tract connects to the gravity wastewater main, unless otherwise approved by UDS Pipeline Engineering.
NOTE: Wastewater demand based on engineering calculations received from Nicholas C. Brown, P.E. of Stantec Consulting Services, Inc. on 1/25/2017.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-4, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) An engineering report shall be submitted to Facility Engineering detailing the proposed wastewater improvements and the dedication of necessary easements.
6) Public utility lines must meet City of Austin design and construction criteria and must be approved by Austin Water Utility Engineering Service.
7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after the date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development applies, or if approved, on the date the development application approval expires.

Prepared By: [Signature] Date: 2/14/17
Division Manager, Utility Development Services Date: 2/15/17
Division Manager, Utility Development Services Date: 2/15/17

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: 700 East 11th Street Service Request: Water
SER-3922 Henson Service Request Number 619886 Date Received: 11/22/2016
Location: 700 E 11TH ST AUSTIN TX 78701-700 EAST 11TH STREET
Acre: 0.74 Land Use: MIXED LUE: 154
Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-3923
Qualify: J22 Reclaimed Pressure Zone: DDZ: YES
Drainage Basin: WALLER LOWER Pressure Zone: CENTRAL NORTH DWFP: NO
Flow: (Estimated Peak Hour Flow, Gallons per Minute) 338 GPM FIRE FLOW: 1500 GPM
Cost Participation: \$0.00 % Within City Limits: 100 % Within Limited Purpose: 0

Description of Improvements:
Applicant shall construct approximately 425 feet of 8-inch water main from the existing 12-inch water main located in E 12TH ST, south along SABINE ST to the existing 8-inch water main located in E 11TH ST as shown on the attached map. The proposed 8-inch water main shall replace the existing 4-inch water main located along this path and all existing services shall be reconstructed to the proposed water main.
NOTES: 1) Water demand and updated fire flow requirement based on engineering calculations received from Nicholas C. Brown, P.E. of Stantec Consulting Services, Inc. on 1/25/17. 2) Automatic sprinkler system must be installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the 2009 International Fire Code.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-4, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) An engineering report shall be submitted to Facility Engineering detailing the proposed water improvements and the dedication of necessary easements.
6) Approval of a plan that meets the Fire Department requirements for fire control.
7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after the date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development applies, or if approved, on the date the development application approval expires.

Prepared By: [Signature] Date: 2/14/17
Division Manager, Utility Development Services Date: 2/15/17
Division Manager, Utility Development Services Date: 2/15/17



AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION
Engineering Services Section
One Texas Center, Ste 200 - 505 Barton Springs Road
Austin, Texas 78704
Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report
TEST DATE: 3/31/17 TIME: 1:50 PM SHIFT: COMPANY: PREV
OFFICER: JBS
RESIDUAL HYDRANT
MAZ GRID# K22 HYDRANT# 152453 PIPE INTERSECTION# 336 MAIN SIZE 6 AFD BOX # 101
BLK# DIRECTION STREET NAME TYPE
700 E 11TH 11TH ST
STATIC PRESSURE (PSI): 90 RESIDUAL PRESSURE (PSI): 86
COMMENTS:
FLOW HYDRANT
MAZ GRID# J22 HYDRANT# 152596 PIPE INTERSECTION# 4892 MAIN SIZE 6 AFD BOX # 101
BLK# DIRECTION STREET NAME TYPE
700 E 11TH 11TH ST
STATIC PRESSURE (PSI): 90 VELOCITY PRESSURE (PSI): 46
DIFFUSER = N/A
FLOW RATE (GPM) = 948
NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.

PERMIT NO.: SP-2017-0166C

ADDRESS: 700 E. 11TH STREET

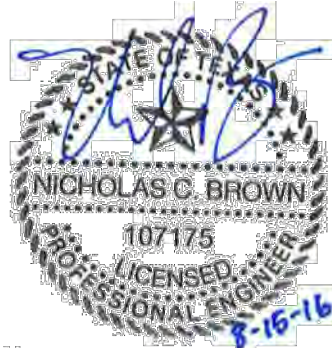
CVC DETERMINATION: C17-2015-0125

SUBMITTAL DATE: MAY 5, 2017

SUBMITTED BY:

NICHOLAS C. BROWN, P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

DATE



Austin Fire Department Information

11th and Sabine	
Fire Design Codes	International Fire Code 2015 w/ City of Austin local Amendments
Fire Flow Required @ 20 psi	6,000 GPM
Intended Use	Highrise Multi-Family / Office
Construction Classification	IA
Building Fire Area (s.f.)	631,713
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (if applicable)	1,500 GPM
Minimum Flow Required at Any Site per COA	1,500 GPM
Sprinkler Demand	1,000 GPM
AFD Fire Hydrant Flow Test Date	3/31/2017
AFD Fire Hydrant Flow Test Location	700 E. 11th Street
High-Rise	Yes
Alternative Method of Compliance AMOC (if applicable)	None

Austin Water Utility Information

11th and Sabine	
Pressure Zone	Central (South)
Domestic Demand (gpm)	593
Irrigation Demand	18 gpm
Water Fixture Units	5156.5
Wastewater Fixture Units	3914
Building Height (ft)	344.34'
Note: Lots with 65 psi or greater require a PRV, set at 65psi, to be meter.	

I, NICHOLAS C. BROWN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: V:\2220\active\222010725\civil\drawing\222010725CVR01.dwg

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAT
3	GENERAL NOTES
4	EXISTING CONDITIONS PLAN
5	DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
8	SITE PLAN
9	SITE PLAN NOTES AND DETAILS
10	SITE PLAN DETAILS
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	GRADING AND DRAINAGE PLAN
14	GRADING & DRAINAGE NOTES AND DETAILS, STORM SEWER LINE A PROFILE
15	MASTER UTILITY PLAN
16	WATERLINE A PLAN AND PROFILE
17	FIRE LINE 1 AND DOMESTIC WATERLINE PLAN AND PROFILES
18	WASTEWATER A PLAN AND PROFILE
19	WASTEWATER C PLAN AND PROFILE
20	WASTEWATER B PLAN AND PROFILE
21	WATER & WASTEWATER NOTES & DETAILS
22	WATER & WASTEWATER DETAILS
23	DRY UTILITY PLAN
24	STREETS AND NOTES
25	TRAFFIC CONTROL DETAILS
26	TRAFFIC CONTROL DETAILS
27	TRAFFIC CONTROL DETAILS
28	NORTH BUILDING ELEVATION
29	SOUTH BUILDING ELEVATION
30	EAST BUILDING ELEVATION
31	WEST BUILDING ELEVATION
32	GARAGE LEVELS B1, B2, AND B3
33	GARAGE LEVELS 02, 03 AND 04
34	PAVING PLAN
35	CITY SUBMITTAL--LANDSCAPE PLAN
36	CITY SUBMITTAL--LANDSCAPE DETAILS
37	CITY SUBMITTAL--LANDSCAPE NOTES AND TABLES
38	CITY SUBMITTAL--IRRIGATION PLAN
39	CITY SUBMITTAL--IRRIGATION LEGEND AND DETAILS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

APPROVED FOR ACCEPTANCE:

DEVELOPMENT SERVICES DEPARTMENT DATE

INDUSTRIAL WASTE DATE

CITY OF AUSTIN FIRE DEPARTMENT DATE

AUSTIN WATER UTILITY DEPARTMENT DATE

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 1 of 39
FILE NUMBER: SP-2017-0166C APPLICATION DATE: 05/09/2017
APPROVED ON: UNDER SECTION 118 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-61.LDC) CASE MANAGER: [Signature]
PROJECT EXPIRATION DATE (ORD.#970905-A) DWFP DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CDD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET

1 OF 39



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2017

PROJECT NAME: 700 EAST 11TH STREET MULTIFAMILY

SITE ADDRESS: 700 EAST 11th STREET, AUSTIN TEXAS

CURRENT ZONING: CS

LEGAL DESCRIPTION: 0.406 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 4, 5, AND 6, BLOCK 28, ORIGINAL CITY OF AUSTIN, ACCORDING TO PLAT ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

OWNER: TEXAS MOTOR TRANSPORTATION & OIL FIELD HAULERS INC.
700 EAST 11th STREET
AUSTIN, TEXAS 78701
(512) 478-2541
CONTACT: JOHN ESPARZA

DEVELOPER: TRAMMELL CROW RESIDENTIAL
3889 MAPLE AVENUE, SUITE 200
DALLAS, TEXAS 75219
(214) 922-8400
CONTACT: MATTHEW ENZLER

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: NICK BROWN

LANDSCAPE ARCHITECT: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011
CONTACT: ZACH HUNTER

ARCHITECT: GDA ARCHITECTS
3090 OLIVE STREET, SUITE 500
DALLAS, TEXAS 75219
(214) 871-9078
CONTACT: STEVEN MCGANN

THE FOLLOWING REQUIREMENTS APPLY TO TANDEM PARKING SPACES:

1. THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (I.E. UNITS WITH TWO OR MORE BEDROOMS).
2. THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HANDICAPPED ACCESSIBLE TANDEM SPACES ARE PERMITTED.
3. AT LEAST TEN PERCENT OF TOTAL PARKING SPACES ON THE SITE MUST BE UNASSIGNED SPACES WHICH ARE AVAILABLE FOR THE USE OF VISITORS.

Required Parking				
USE	# OF UNITS	AREA (SF)	REQUIRED RATIO	REQUIRED SPACES
Efficiency	29		1:0.0	29
1-Bedroom	156		1:5.1	234
2-Bedroom	75		2:1	150
3-Bedroom	16		2.5:1	40
Office - Administrative and Business		10,042	1/275SF	37
TOTAL	276	10,042		490
Note: 60% of Appendix A per City of Austin Ordinance 20130411-061				294

GARAGE LEVEL	REGULAR	COMPACT	ACCESSIBLE	TANDEM	TOTAL
B3	36	7	0	12	55
B2	55	16	2	17	90
B1	49	16	2	10	77
L1	18				18
L2	48	13	2	4	67
L3	50	16	2	4	72
L4	29	16	1	4	50
TOTAL	285	84	9	51	429

REQUIRED	
Vehicle Parking provided	429
5% of Vehicle Parking provided	21
PROVIDED	
Within building	84
External to building on streetscape	16
TOTAL	100

ALEXAN CAPITOL - AUSTIN, TX																					
BUILDING TABULATIONS																					
8/11/2017																					
Level	Height	Use	Units	Efficiency	1-Bed	2-Bed	3-Bed	Amenities / Common	BOH / Storage	Garage/DX	NRSF (Res to FO Ext Wall)	Office	FAR	MVP	Deck/Balcony	GSF (measured to EO slab)	PARKING				
																	S	HC	C	T	TOT
level 31	16 ft	leach. Penthouse						7,013 sf	1,740 sf					8,753 sf	1,254 sf	9,014 sf	9,014 sf			level 31	
level 30	18 ft	Amenity Deck																		level 30	
level 29	18.33 ft	Penthouse	5	0	2	2	1	1,195 sf	284 sf		12,984 sf			14,453 sf	1,198 sf	2,350 sf	16,987 sf			level 29	
level 28	11.67 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,625 sf			14,068 sf	1,198 sf	1,981 sf	17,148 sf			level 28	
level 27	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,625 sf			14,068 sf	1,198 sf		16,597 sf			level 27	
level 26	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 26	
level 25	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 25	
level 24	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 24	
level 23	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 23	
level 22	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 22	
level 21	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 21	
level 20	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 20	
level 19	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 19	
level 18	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 18	
level 17	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 17	
level 16	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 16	
level 15	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 15	
level 14	10.25 ft	Tower	12	1	7	3	1	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,278 sf	16,597 sf			level 14	
level 12	11.67 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 12	
level 11	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 11	
level 10	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 10	
level 09	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 09	
level 08	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	1,541 sf	16,866 sf			level 08	
level 07	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	1,198 sf	2,661 sf	16,866 sf			level 07	
level 06	10.25 ft	Tower	13	2	7	4	0	1,159 sf	284 sf		12,671 sf			14,114 sf	2,488 sf	2,487 sf	17,844 sf			level 06	
level 05	16.33 ft	Office						5,435 sf	293 sf	1,480 sf		8,560 sf	14,288 sf		2,644 sf	3,197 sf	21,620 sf			level 05	
level 04	12 ft	Garage						282 sf	155 sf	17,284 sf			437 sf		1,201 sf		23,568 sf			level 04	
level 03	9.67 ft	Garage						282 sf	154 sf	26,886 sf			436 sf		1,228 sf		28,568 sf			level 03	
level 02	9.67 ft	Garage						282 sf	154 sf	26,886 sf			436 sf		1,228 sf		28,568 sf			level 02	
level 01	16 ft	Front Entry						7,811 sf	8,567 sf	8,454 sf		1,497 sf	17,875 sf		2,663 sf		26,922 sf			level 01	
level B1		Garage						282 sf	154 sf	30,751 sf			436 sf		996 sf		32,200 sf			level B1	
level B2		Garage						282 sf	154 sf	30,675 sf			436 sf		1,072 sf		32,200 sf			level B2	
level B3		Garage						0 sf	62 sf	18,953 sf			62 sf		406 sf		19,421 sf			level B3	

[illegible]

PROPOSED BUILDING USE	TOTAL SITE AREA (AC)	EXISTING IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (SF)	ZONING	STORIES	BUILDING HEIGHT (FT)	FINISHED FLOOR ELEVATION	FOUNDATION	TOTAL FLOOR AREA (SF)	TOTAL GROSS FLOOR AREA (SF)	FAR ALLOWABLE	FAR ALLOWABLE (SF)	FAR PROVIDED	FAR PROVIDED (SF)
MULTIFAMILY AND OFFICE	0.81	95%	100%	35,291	CBD	30	344.34	VARIES	CONCRETE	471,824	631,713	*15:1	595,212	10.43:1	368,030
GARAGE										159,889	N/A				
								TOTAL		631,713	631,713				

* A 15:1 FAR CAN BE ACHIEVED THROUGH THE DOWNTOWN DENSITY BONUS PROGRAM

austintexas.gov

Zoning Profile Report

Ancillary website of the City of Austin | Address Search 🔍

Questions? Click here for help and contact information.

Disclaimer

The information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-974-4370**.

Location:	(31.171083,-97.107169)
Grid:	J22
Future Land Use (FLUM):	
Regulating Plan:	
Zoning:	CS
Zoning Case:	
Zoning Ordinance (Mostly after 2000):	99-0225-70(b)
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA = DOWNTOWN CAPITOL VIEW CORRIDORS = EAST ELEVENTH STREET THRESHOLD RESIDENTIAL DESIGN STANDARDS

Zoning Guide

This guide to Zoning provides a quick explanation of the above Zoning codes; however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 9 of 30
FILE NUMBER: 20-0017-01000 APPLICATION DATE: 06/06/2017
APPROVED ON: _____ UNDER SECTION 118 OF _____
CHAPTER 20-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER SHARON HOLLINGS
PROJECT EXPIRATION DATE (ORD.#970905-0) _____ DWFPZ DDZ _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: CMO

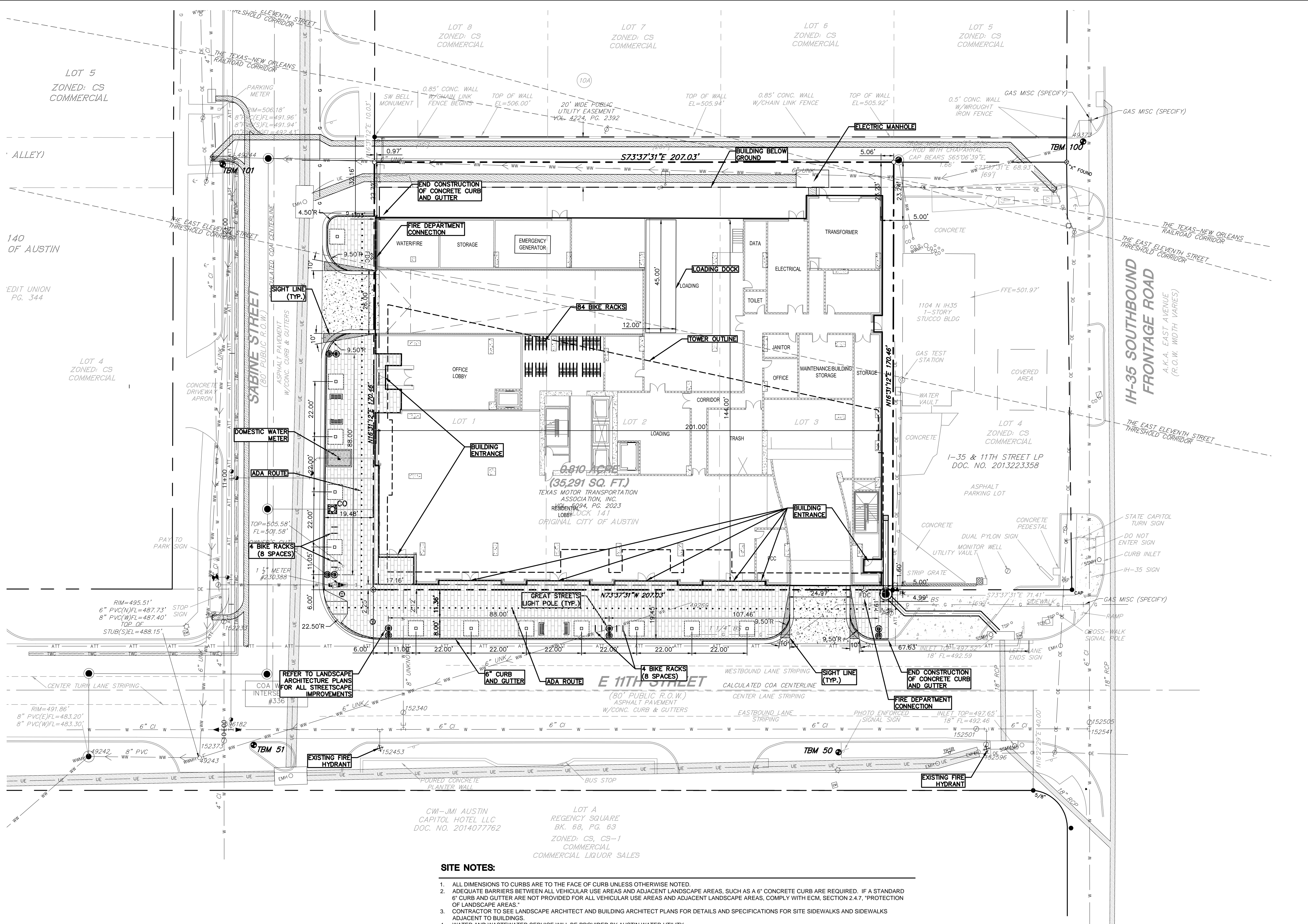
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Client/Project TRAMMEL CROW RESIDENTIAL 11TH AND SABINE MULTIFAMILY 700 east 11th STREET MULTIFAMILY 700 E. 11th STREET AUSTIN, TEXAS 78701	<p>221 West Sixth Street, Suite 600 Austin, TX 78701 TBP# F-5324 TBPCL # 10194320 www.stantec.com</p>
---	---

Title	Revision				
SITE PLAN NOTES AND DETAILS					

V:\2220\active\2220\0725\civil\drawing\2220\0725\SP-17.dwg
2017/08/15 9:29 AM By: Aune, Roy



SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
3. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
5. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
6. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 8605.
7. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
8. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
9. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
10. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
11. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. PER SECTION 2.5.2.F, ALL NON-CONFORMING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2015.
12. CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM. [SEC.25-2.593(B)]. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
13. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS AND COMPLY WITH LDC SECTION 25-2.593(E).
14. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
15. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
16. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE [AUSTIN CITY CODE, SEC. 15-6-91].
17. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 8'8" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
18. ALL SITE FURNITURE SHALL BE IN ACCORDANCE WITH GREAT STREETS STANDARDS.
19. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
20. SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARD DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 8 of 30	
FILE NUMBER: SP-2017-0166C	APPLICATION DATE: 06/06/2017
APPROVED BY: NICHOLAS C. BROWN UNDER SECTION 118 OF CHAPTER 25-8 OF THE CITY OF AUSTIN CODE.	
EXPIRATION DATE (25-5-81.LDC): 06/06/2017	CASE MANAGER: BARTON-BOLAND
PROJECT EXPIRATION DATE (ORD.#970905-A): DWP2 DDZ X	
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: ZONING: <u>CD</u>	
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	



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.

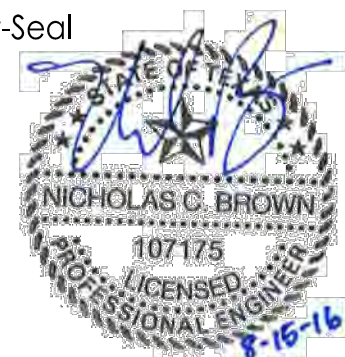
EXISTING	PROPOSED	LEGEND
(XXX)	★	PROPERTY (R.O.W.) LINE
○	○	RECORD INFORMATION
○	○	LIGHT POLE
○	○	POWER POLE
○	○	DOWN GUY
○	○	TRANSFORMER (SIZE VARIES)
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER VAULT
○	○	WATER MANHOLE
○	○	TELEPHONE RISER
○	○	CABLE TV RISER
○	○	ELECTRIC BOX
○	○	ELECTRIC METER
○	○	GAS METER
○	○	GAS VALVE
○	○	TRAFFIC CONTROL BOX
○	○	TRAFFIC SIGNAL POST
○	○	GRATE INLET
○	○	CURB INLET (SIZE VARIES)
○	○	GREASE TRAP (SIZE VARIES)
○	○	WIRE FENCE
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	OVERHEAD ELECTRIC
○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	WASTEWATER MANHOLE (SIZE VARIES)
○	○	STORMSEWER MANHOLE (SIZE VARIES)
○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	DUMPSTER
○	○	TRASH COMPACTOR
○	○	CURB & GUTTER
○	○	EDGE OF PAVEMENT
○	○	FIRE LANE DESIGNATION
○	○	ACCESSIBLE ROUTE
○	○	CONCRETE SIDEWALKS
○	○	WALL SIGN
○	○	WHEEL STOP
○	○	BOLLARD
○	○	PARKING COUNT (REGULAR SPACES)
○	○	PARKING COUNT (ADA SPACES)
○	○	ADA SPACE
○	○	TREE TO BE REMOVED
○	○	TREE TO BE SAVED

SITE NOTES:

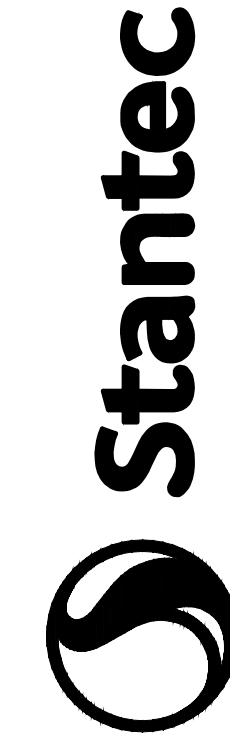
1. ALL EXISTING UTILITIES IN ROW SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ANY UTILITY DAMAGE.
2. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARD DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
3. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]
5. NO PUBLIC ACCOMMODATIONS ON SITE.
6. ALL STREET FURNISHINGS WILL COMPLY WITH THE GREAT STREET FURNISHING PALLET.

Client/Project
TRAMMEL CROW RESIDENTIAL
11th AND SABINE MULTIFAMILY
700 east 11th STREET MULTIFAMILY
700 E. 11th STREET
AUSTIN, TEXAS 78701

Permit-Seal



Project Number: 222010725
File Name: 222010725spr01.dwg
Dwn: Chkd: Dgn: YY MM DD
Drawing No. DWGNO
Revision Sheet



221 West Sixth Street, Suite 600
Austin, TX 78701
TBE # F-4324 TBEPS # 10194230
www.stantec.com

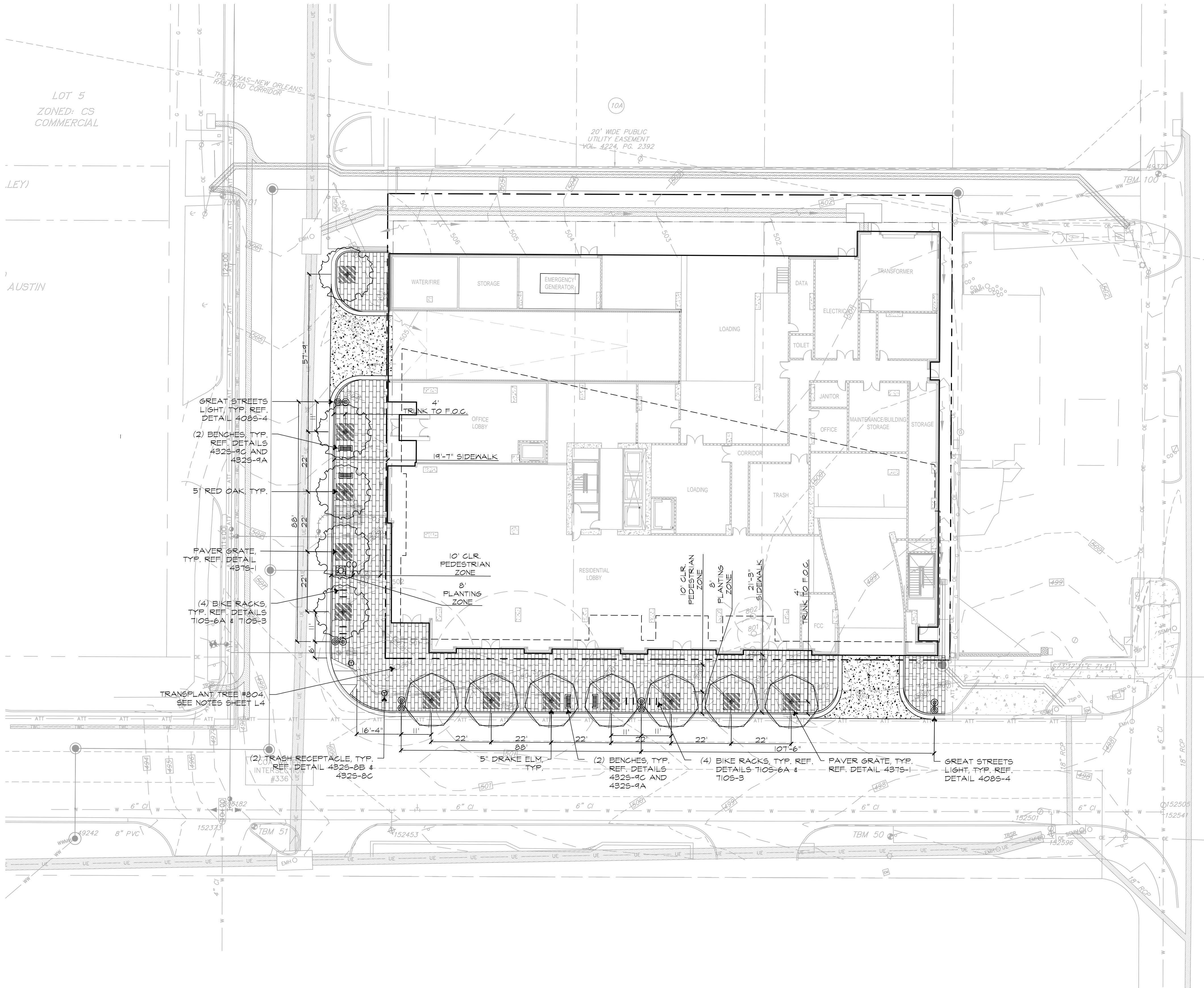
The Contractor and user of this drawing shall be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. Stantec is not responsible for any errors or omissions that may occur during construction. Stantec is not responsible for any errors or omissions that may occur during construction.

Revision

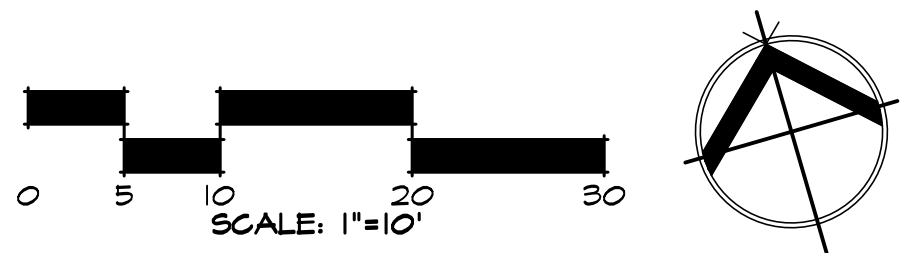
SITE PLAN

GREAT STREETS NOTES:

1. All proposed site furnishings will comply with the Great Streets furnishing pallet.



V:\220\active\22010725 landscapes\06 City Submittal Sheet Rev A1 L2.dwg
2017/08/14 10:31 PM By: Lowy, Megan



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.

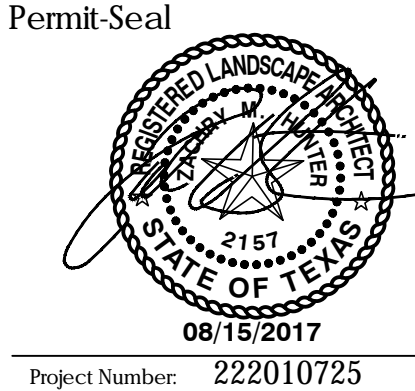
FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 35 of 39
FILE NUMBER: SP-2017-0166C APPLICATION DATE: 05/05/2017
APPROVED ON: UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: Barton-Holmes
PROJECT EXPIRATION DATE (ORD.#970905-A) DWF2 DDZ X

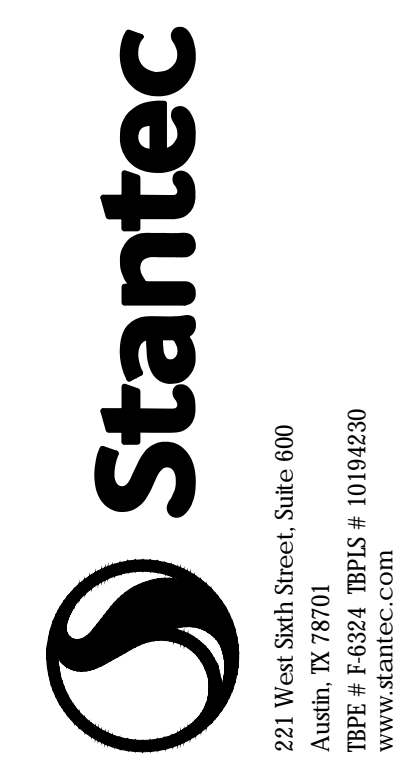
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CBD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLAT, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

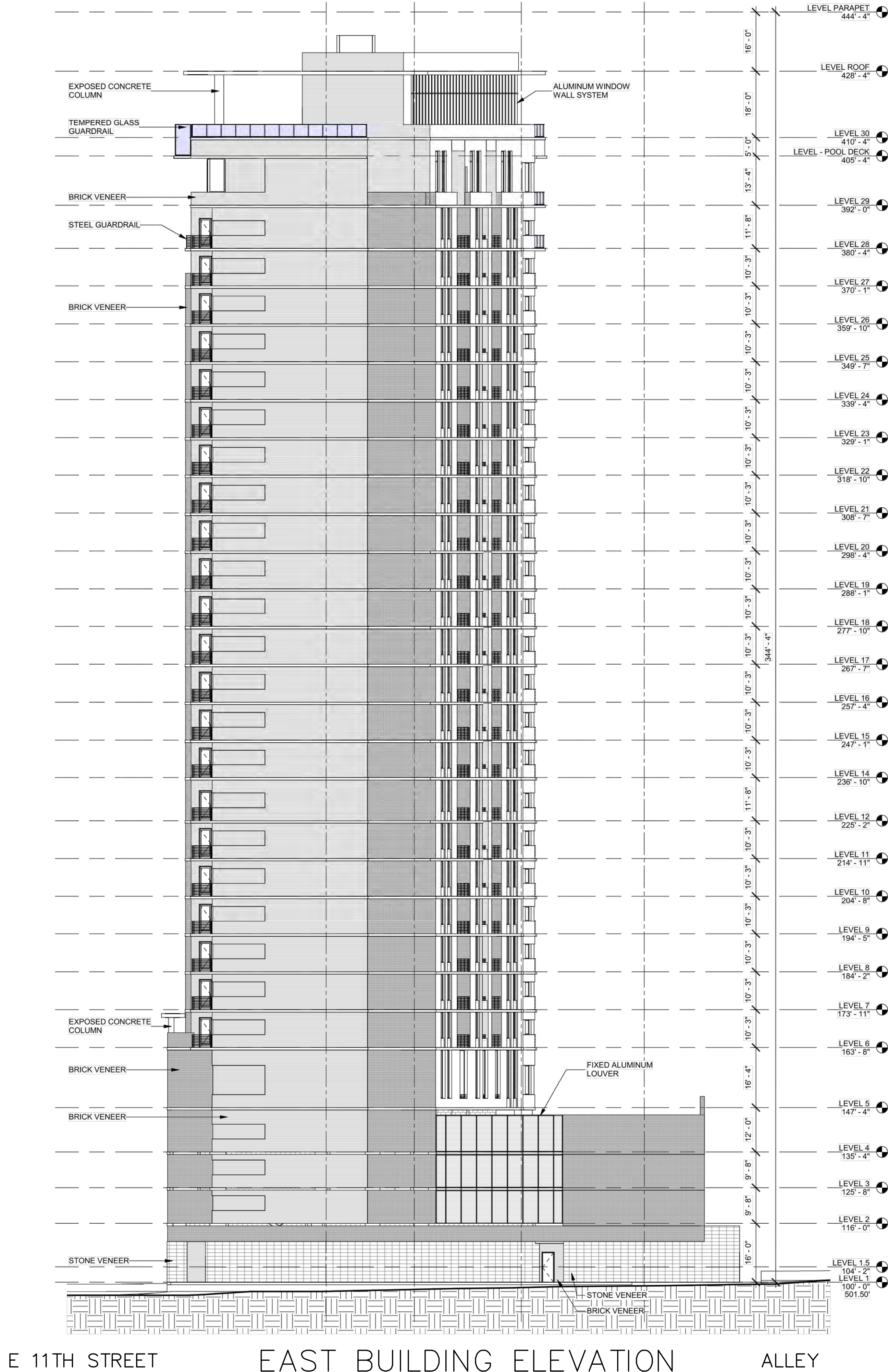
Client/Project
TRAMMEL CROW RESIDENTIAL
11th AND SABINE MULTIFAMILY
11TH & SABINE MULTIFAMILY
700 E. 11th STREET
AUSTIN, TEXAS 78701
CITY SUBMITTAL - LANDSCAPE PLAN



Drawing No. L1
Revision Sheet



V:\2220\active\222010725\civil\drawing\222010725ARC03.dwg
2017/08/15 9:38 AM By: Auro Roy



NOTE:
1. SUBCHAPTER E:
A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3
OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR
COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 30 of 30
FILE NUMBER: SP-2017-0166C APPLICATION DATE: 06/26/2017
APPROVED ON: UNDER SECTION 118 OF
CHAPTER 22-8 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: CHRISTOPHER MARTON-BOLINS
PROJECT EXPIRATION DATE (ORD.#970905-A) DWP2 DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: CND
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

Client/Project
TRAMMEL CROW RESIDENTIAL
11th AND SABINE MULTIFAMILY
700 east 11th STREET MULTIFAMILY
700 E. 11th STREET
AUSTIN, TEXAS 78701

Title
EAST BUILDING ELEVATION

Permit-Seal

Project Number: 222010725
File Name: 222010725arc03.dwg
Dwn: Chkd: Dgn: YY MM DD
Drawing No. DWGNO
Revision Sheet



1. SUBCHAPTER E:
A. COMPLIANCE W/ BUILDING DESIGN STANDARDS, ARTICLE 3
OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEW FOR
COMPLIANCE DURING BUILDING CODE REVIEW.

FOR CITY USE ONLY:

Permit-Seq

Project Number: 222010725

Revision Sheet



FOR CITY USE ONLY:

Client/Project	TRAMMEL CROW RESIDENTIAL 11th AND SABINE MULTIFAMILY
Address	700 east 11th STREET MULTIFAMILY 700 E. 11th STREET
City/State/Zip	AUSTIN, TEXAS 78701
Title	SOUTH BUILDING ELEVATION

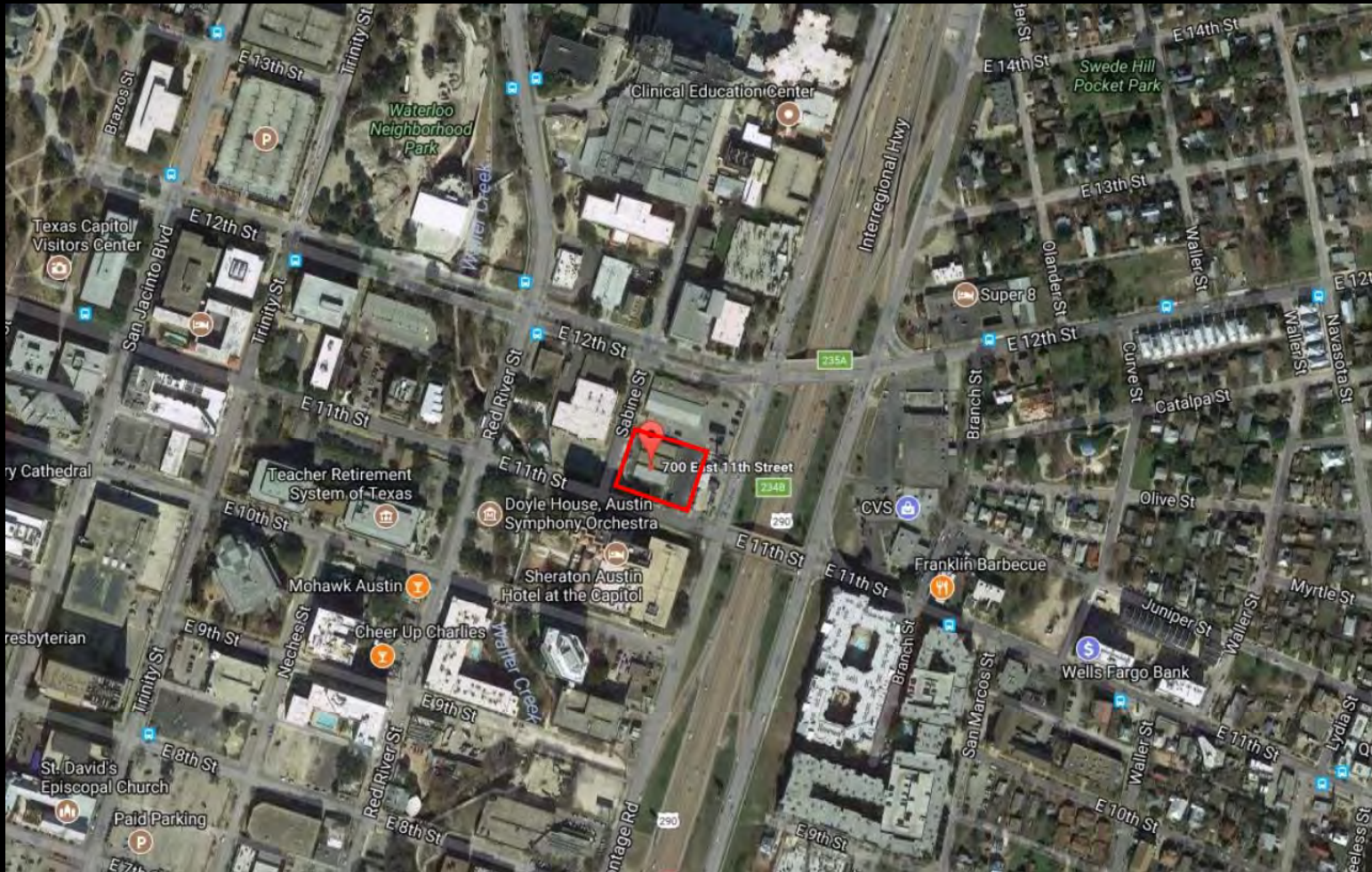
Permit-Seal



Alexan 11th and 35 Residential
700 E 11th Street
Austin, Texas

TCR
TRAMMELL CROW RESIDENTIAL

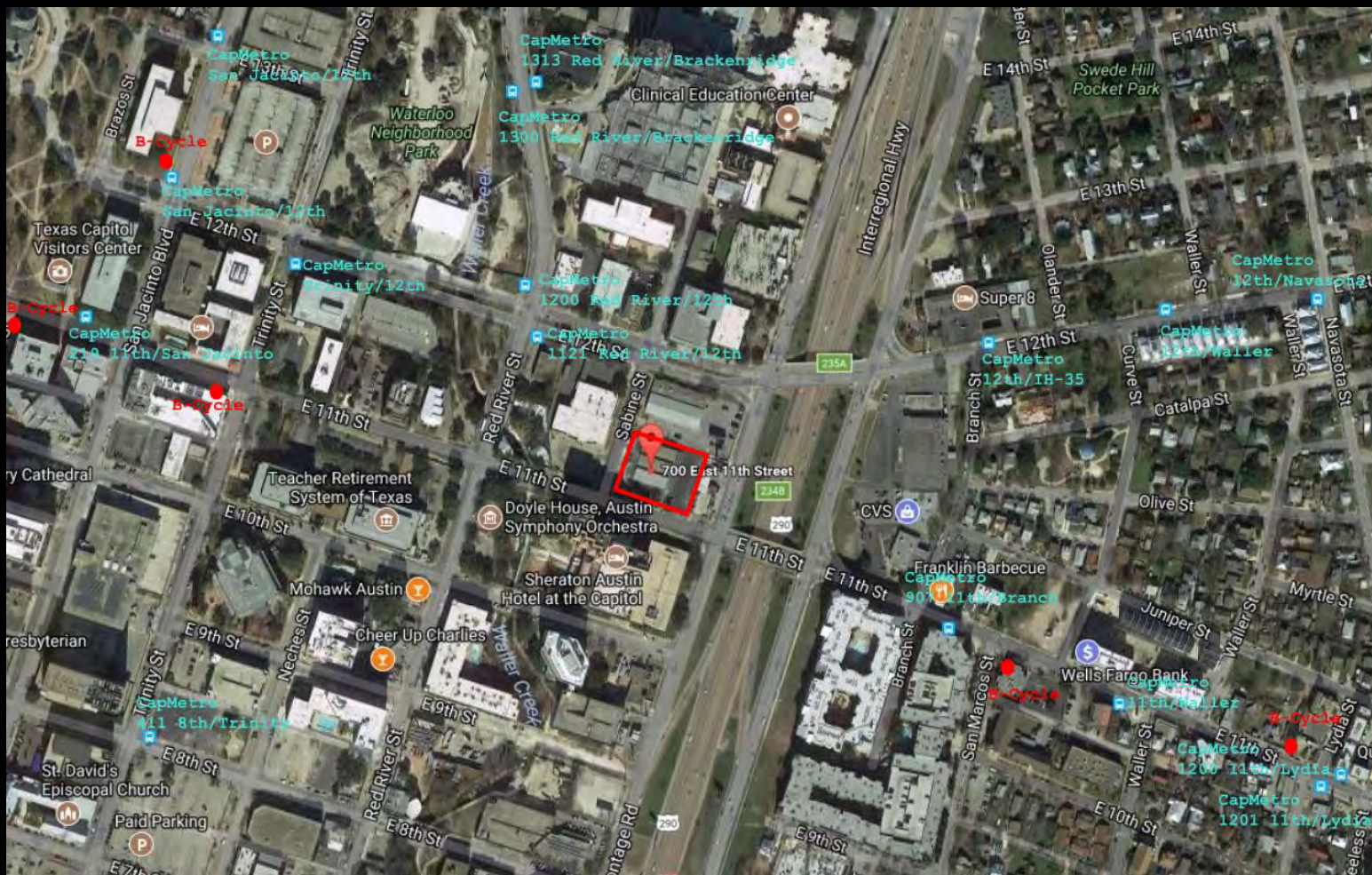




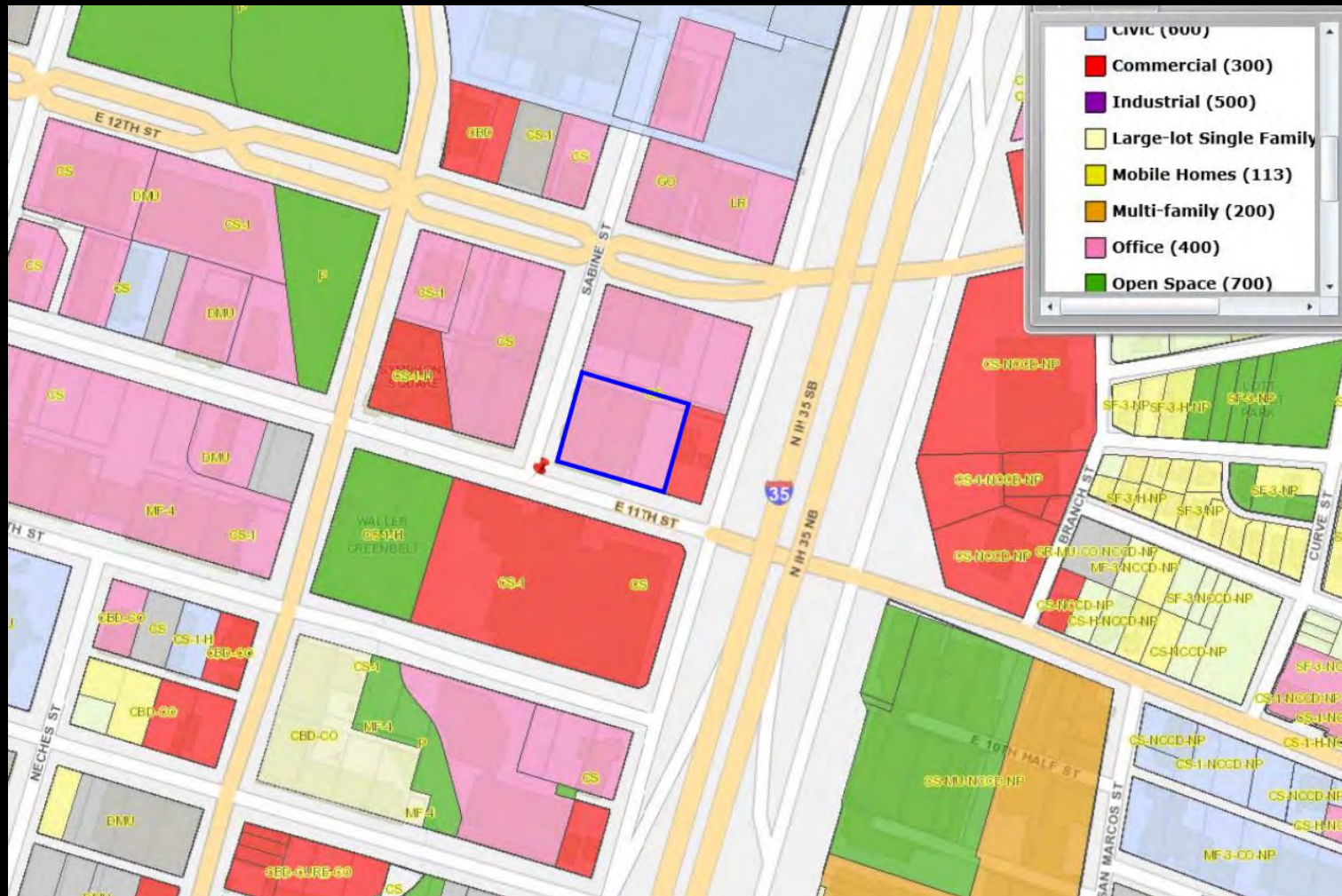
CONTEXT AERIAL



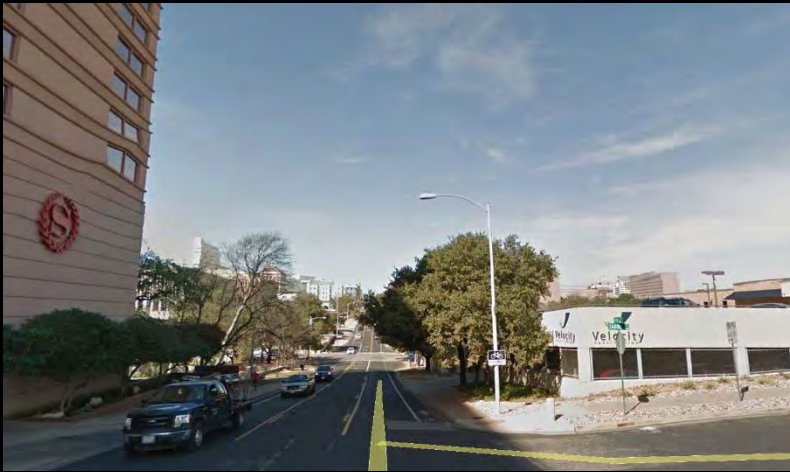
CONTEXT AERIAL CLOSEUP



NEARBY TRANSIT AERIAL



SURROUNDING LAND USES



11th Street West



11th Street and Sabine Street



11th Street East



Sabine Street North



- 276 Residential Units
- 32 Levels Total, 29 Above Grade
- Street Level Residential Entry and Lobby
- Separate Street Level Office Lobby Entrance
- Parking podium with Level 5 dog park with green space and Level 30 pool deck and green space
- 23 Levels of Residential Units

Density Bonus – 700 E. 11th Street

Lot size: 35,291 sq. ft.

Zoning: CBD

Base FAR for CBD: 8:1 FAR

By-Right square footage: 282,328 sq. ft. (35,291 sq. ft. * 8)

Proposed project square footage: 368,030

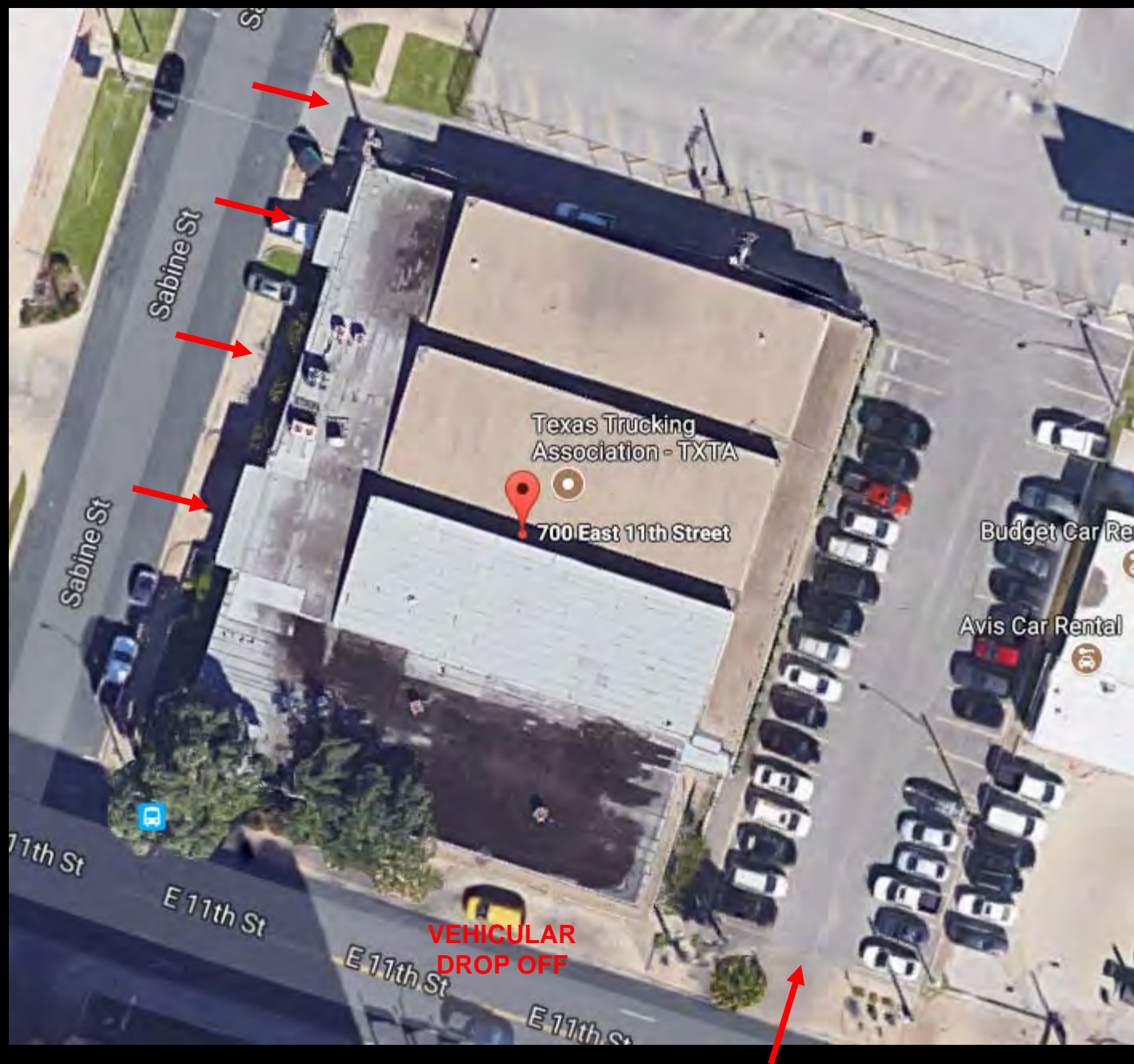
Bonus Square Footage: 85,702 sq. ft.

50% fee in lieu: 42,851 sq. ft. * \$3 sq. ft. = **\$128,553**

50% on-site: 42,851 sq. ft./10 = **4,285 sq. ft.**

10 sq. ft. of bonus area granted for each 1 sq. ft. built (Part 3 of Ordinance 20130627-105)

Proposed unit mix: 3 two bedrooms and 1 studio/one bedroom



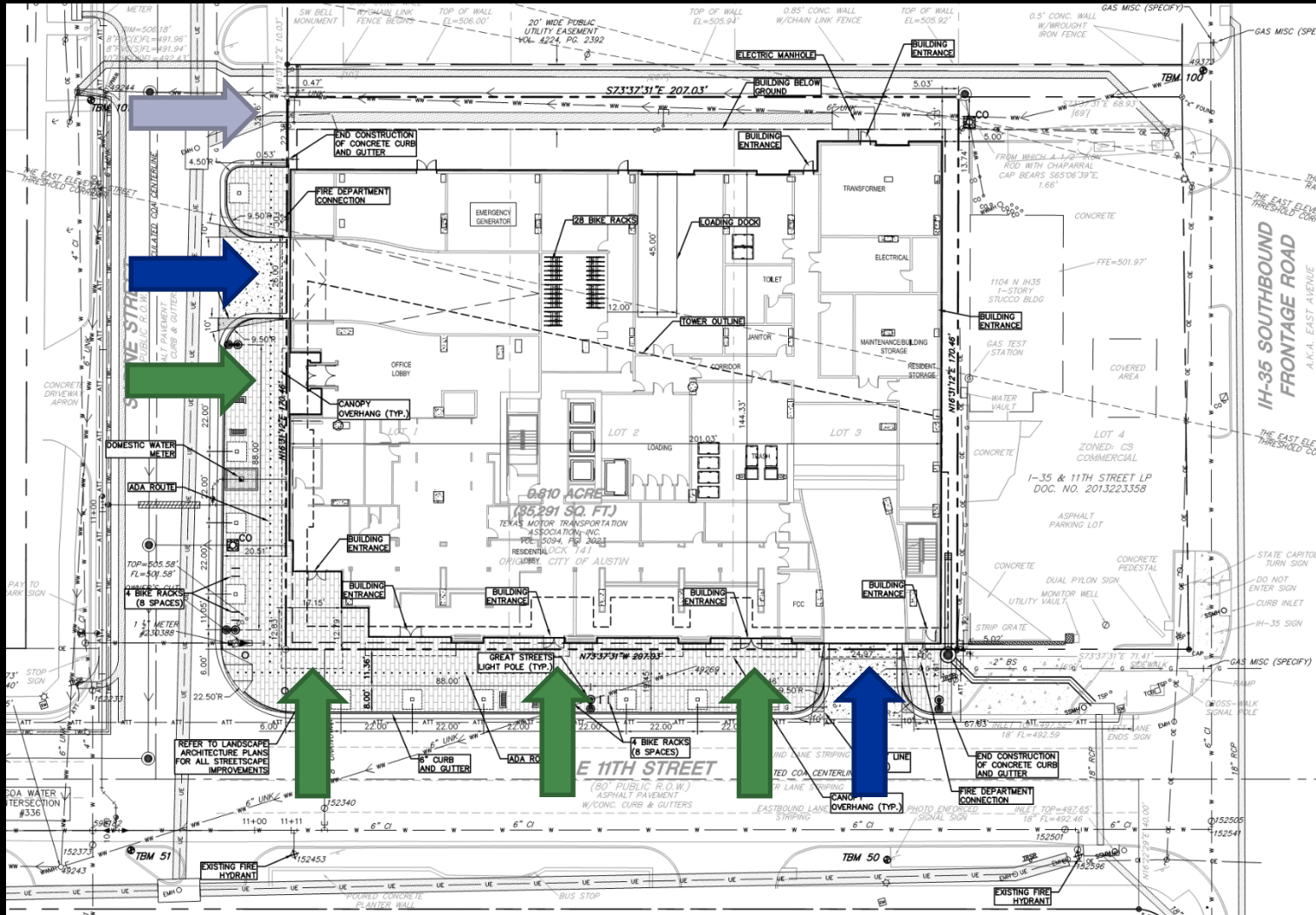
VEHICULAR
DROP OFF



- Great Streets Trees, Bike Parking, Benches, Trash Cans and Street Lights
- Limited Vehicular Entry Points
- Rear Service Entry Point Away From Pedestrians



- Great Streets Trees, Bike Parking, Benches, Trash Cans and Street Lights



VEHICULAR ENTRY POINTS NEAR EXISTING CURB CUTS

MAINTAIN ALLEY ENTRY FOR SERVICE

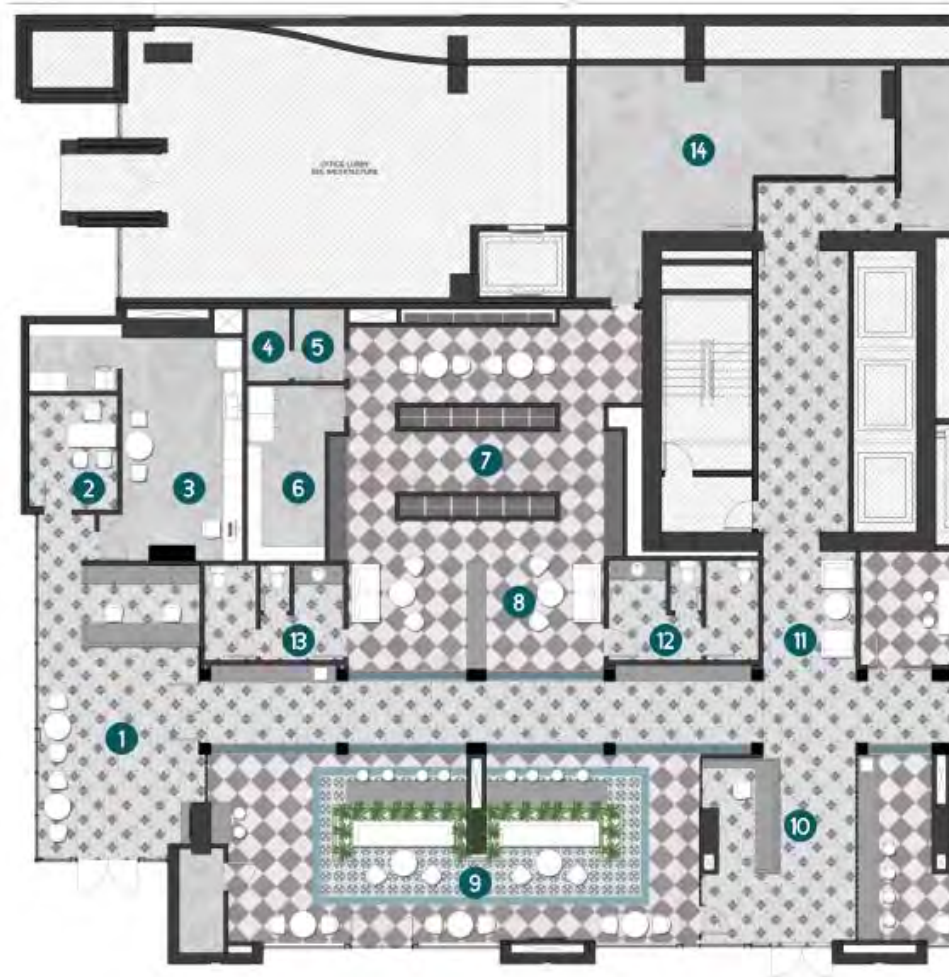
PEDESTRIAN ENTRY

SITE PLAN

LEASING & GATHERING SPACE

FIRST FLOOR PLAN

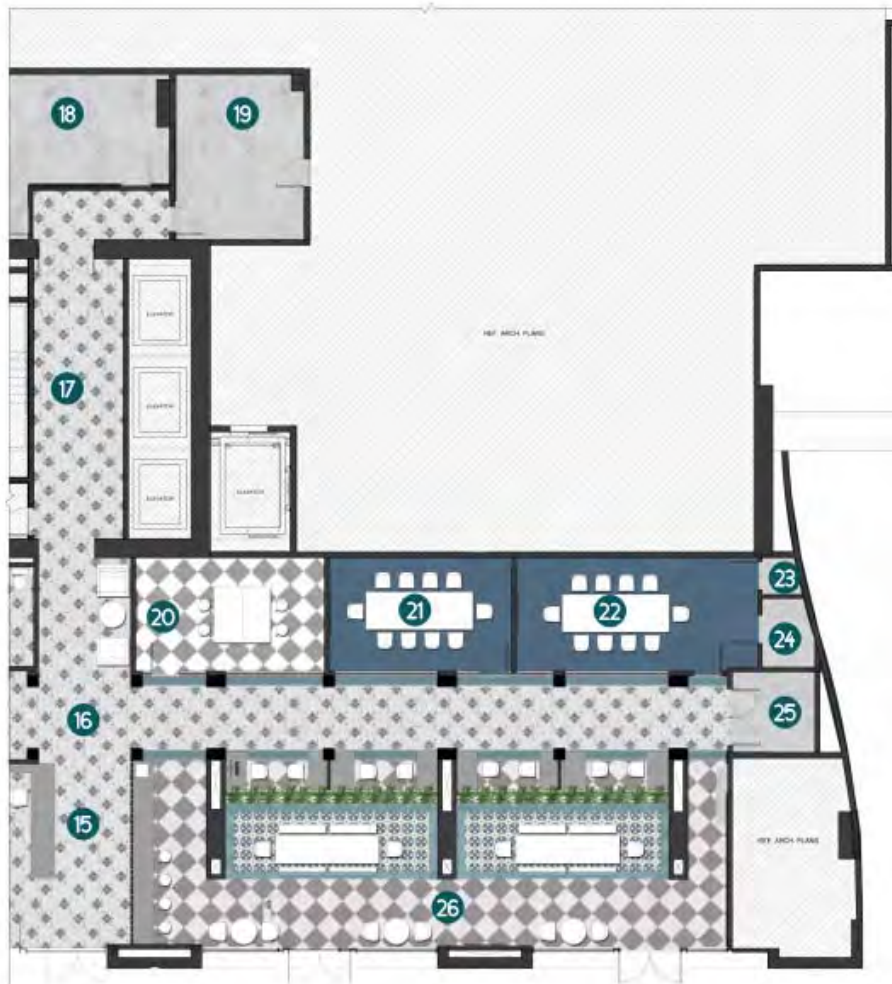
- 1 LEASING LOBBY
- 2 OFFICE
- 3 WORKROOM
- 4 HV/AC CLOSET
- 5 A/V CLOSET
- 6 PACKAGE ROOM
- 7 MAIL ROOM
- 8 MAILROOM LOUNGE
- 9 RESIDENT LOUNGE
- 10 RESIDENT ENTRANCE
- 11 RESIDENT LOBBY
- 12 MEN'S ROOM
- 13 LADIES' ROOM
- 14 BKE STORAGE



PARTIAL GRADE LEVEL PLAN

COMMUNITY LOUNGE

FIRST FLOOR PLAN



- 15 RESIDENT ENTRANCE
- 16 RESIDENT LOBBY
- 17 ELEVATOR LOBBY
- 18 BIKE STORAGE
- 19 BIKE WORKSHOP
- 20 MULTI-PURPOSE ROOM
- 21 CONFERENCE
- 22 CONFERENCE
- 23 HV/AC CLOSET
- 24 STORAGE
- 25 VENDING
- 26 RESIDENT COMMUNITY
WORK LOUNGE

PARTIAL GRADE LEVEL PLAN



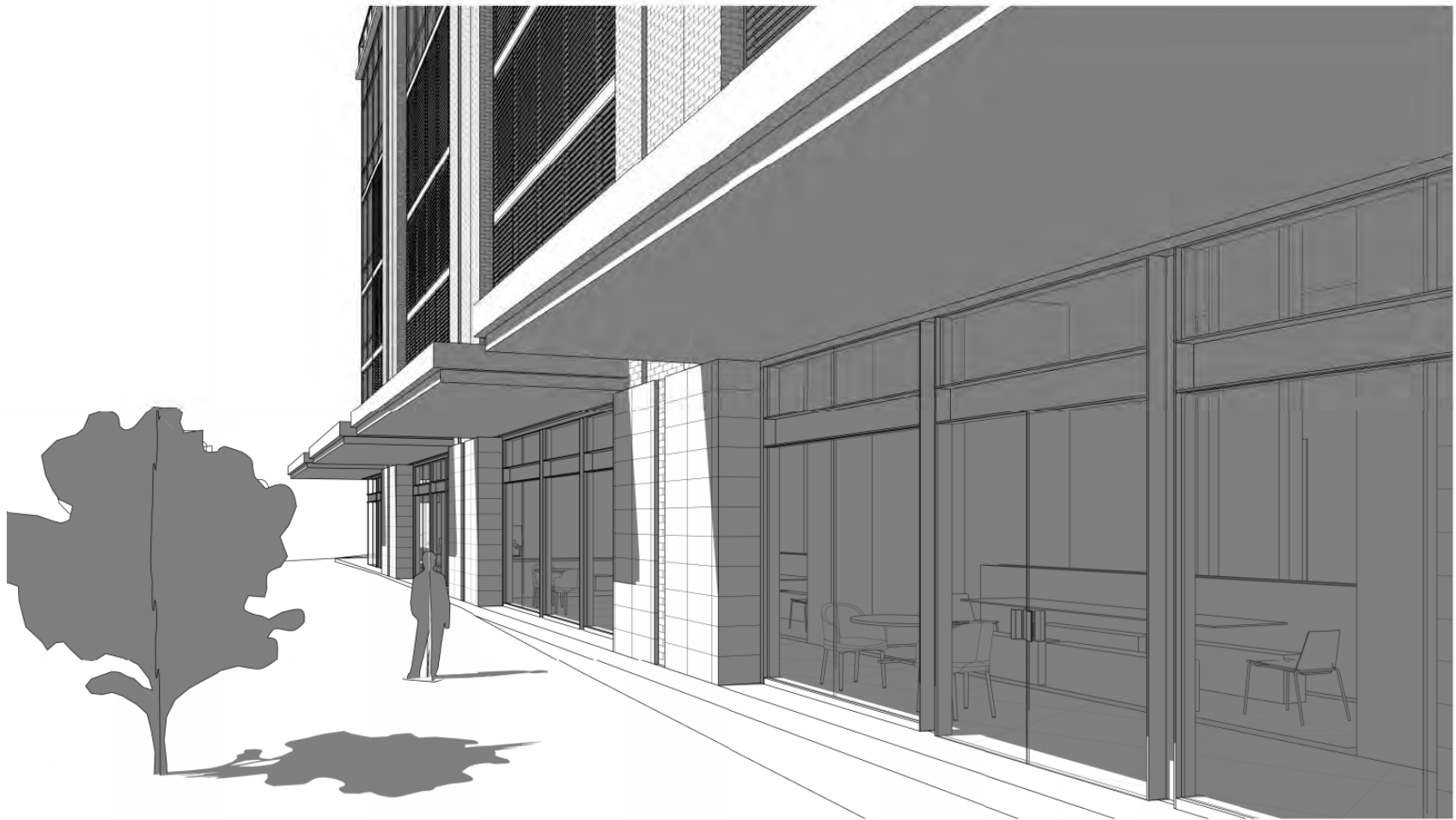
LOBBY & COMMUNITY LOUNGE

With its **LUXURIOUS TOUCHES** and magnetic draw, this space will pull residents and guests into **ALEXAN 11TH**. Thoughtful details will facilitate work or play and encourage all who visit to linger a while.



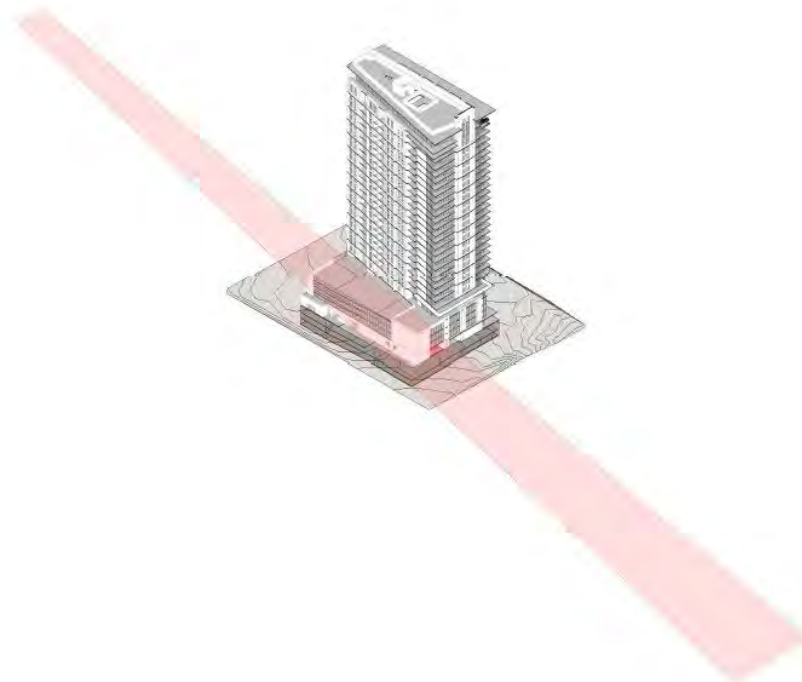
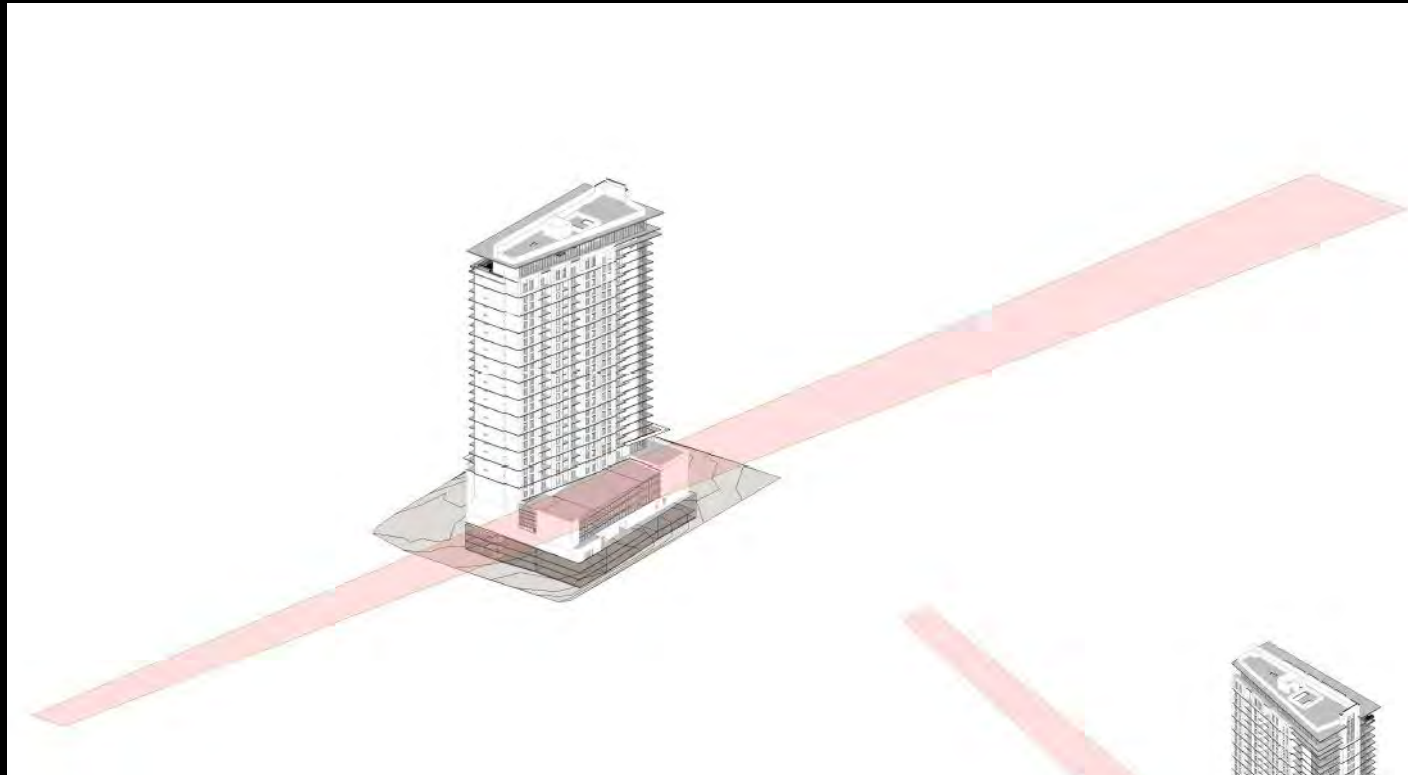
Coworking spaces provide ample human activity and engagement



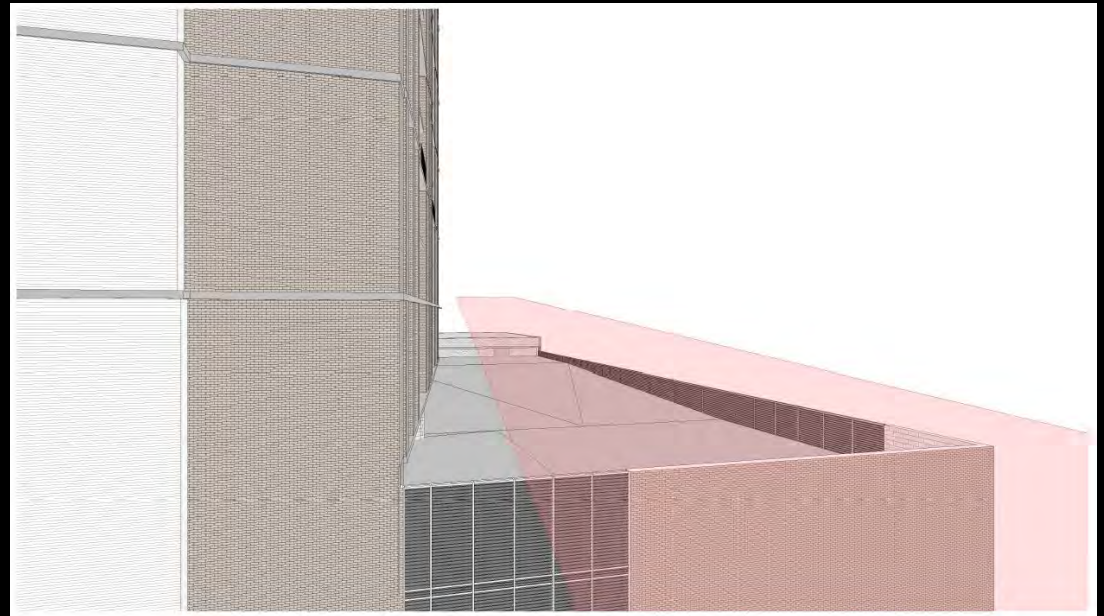




- Transitional/Traditional design
- Elegant and Timeless
- Cast stone, aluminum and glass, metal and wood accents at street level
- Active street edge



- CVC 11



- CVC 11



- Rooftop pool deck and green amenity space
- Views of the Capitol and Downtown
- Enhanced views to rooftop deck from nearby buildings



- Rooftop pool deck and green amenity space
- Views of the Capitol and Downtown

- Enhanced views to rooftop deck from nearby buildings



- Amenity level landscape, activity areas and mechanical unit screening provide enhanced views for adjacent properties
- Parking contained within screened walls of podium
- Roof top mechanical equipment is screened



MODEL SP717

STANDARD CONSTRUCTION

- Material: Extruded Aluminum 6063-T6
- Frame: 7" (177.8 mm) deep, .081" (2.1 mm) nominal wall thickness
- Blades: 7" (177.8 mm) deep, .081" (2.1 mm) nominal wall thickness
- Blade Spacing: 3.375" (51 mm) on center
- Screen: 1/2" x .063" flattened expanded bird screen and/or 18 x 14 mesh charcoal insect screen.
- Finish: Mill

OPTIONAL ACCESSORIES

- Extended Sill Flashing
- Insulated and Non-insulated Blank-off Panels
- Flanged & Glazing Frames of various sizes
- Hinged Access Panels
- Sub-frames
- Visible Mullions
- Invisible Mullions for continuous blade appearance

FINISHES

- 2 coat Fluoropolymer: Kynar[®] 500 / custom colors available in 70% PVDF (AAMA 2605). Living Building Challenge (LBC) Red List Free.
- 3 coat Fluoropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605). LBC Red List Free.
- Anodic finishes: Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
- Prime coat
- Mill



Vertical Section

Example above-grade garage screening component

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development

Issue

Employees who work in city centers frequently live outside them because there are few opportunities and services available to residents to support residential living. Large numbers of commuters leave the core each evening, taking with them the critical population necessary to support a well rounded urban environment.

A diversity of uses in a well planned development can better support residential development and decrease the need for commuting, thus creating a dense core where people are able to live, shop, recreate and work in a walkable area.

These principles are applicable in Downtown and anywhere density is desired, however just as a mix of uses is desirable, a mixed income environment is also critical in creating a sustainable community. Creating mixed income developments currently requires a mixture of subsidy and incentives, and many of the principles addressed in this document can be used as part of a city sponsored density bonus program.

How do we achieve?

- Office-like environment at street-level so residents can work from home in a centralized, comfortable environment with their neighbors and peers, encouraging residents to work remotely without commuting.
- 50% of the bonus area as on-site affordable housing.



Coworking spaces provide ample human activity and engagement



Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
 - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art

How do we achieve?

- Owner will search for an engage a local artist whether it be privately or through the Art in Public Places program is to be determined.



ART IN PUBLIC PLACES

Established by the City in 1985, the Art in Public Places (AIPP) program collaborates with local & nationally-known artists to include the history and values of our community into cultural landmarks that have become cornerstones of Austin's identity.

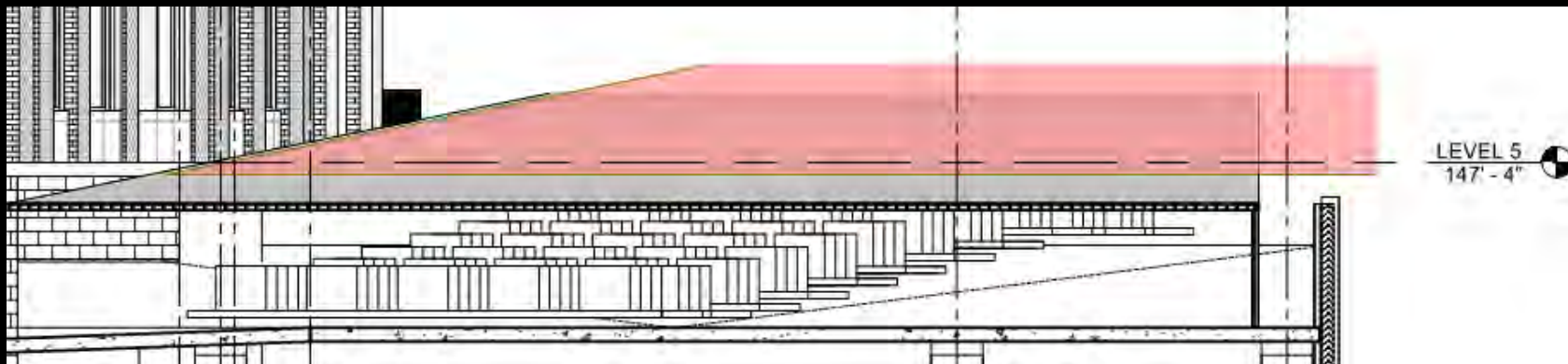
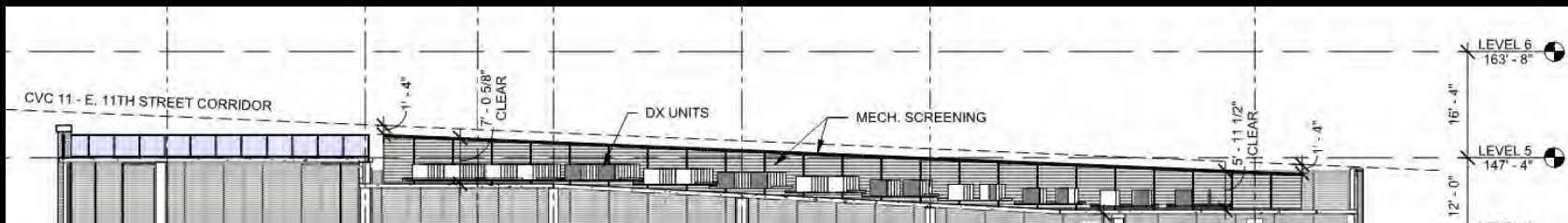
The City of Austin was the first municipality in Texas to make a commitment to include works of art in construction projects. By ordinance, 2% of eligible capital improvement project budgets are allocated to commission or purchase art for that site. Austin's Public Art Collection is found at sites such as the airport, convention center, libraries, parks, police stations, recreation centers, and streetscapes, enhancing public spaces for all residents and visitors to our City.

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
 - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
 - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings

How do we achieve?

- Provide screening from adjacent, future tall buildings with vertical and horizontal elements while remaining below CVC #11.





Example photos of proposed screening at lower podium deck

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
 - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
 - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
 - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
 - Not Applicable

Existing buildings can provide a sense of continuity through the many memories people have associated with them. Keeping buildings can reinforce unique qualities of a place and so may be more valuable than the cost of the materials alone. It is therefore important that even buildings which are not historically designated be preserved and integrated into new development when possible.

The existing building is stucco with no unique qualities and cannot be recycled in a meaningful way.



Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
 - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
 - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
 - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
 - Not applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian

How do we achieve?

- We are increasing the depth of the canopies to 8'-0" per recommendations.



Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Area Wide Guidelines #11 – Recycle Existing Building Stock
 - Not applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian
 - We are increasing the depth of the canopies to 8'-0" per recommendations.
- Guidelines for Public Streetscape #2 – Minimize curb cuts

How do we achieve?

- Existing site has two driveway curb cuts on Sabine along with curb cuts for parking. 11th Street has one driveway curb cut and a parking pull-out.
- Our proposal decreases that to the existing curb cut at the alley for service and a vehicular curb cut near the existing service curb cut. 11th maintains one vehicular curb cut very near the existing driveway curb cut.





Sabine looking southwest



Sabine looking northeast



11th looking northeast



11th looking northwest

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Guidelines for Public Streetscape #2 – Minimize curb cuts
 - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development

The street level of buildings holds the greatest potential for pedestrian use and walk-in commercial activity. The lower two levels of urban buildings should provide a framework for exploiting that potential.

Pedestrian oriented cities require that the scale of activity be compressed to something much smaller and more intimate than one appropriate to cars. People walking on the sidewalk move much slower than cars and their attention is naturally more focused. Because of this, buildings which offer only one walk-in business or retail opportunity at street level will frustrate the natural behavior of pedestrians.

Recommendations

- Buildings should provide street-level, pedestrian-oriented uses on all street fronts.
- No more than 25% of net street frontage should be occupied by uses which have no need for or discourage walk-in traffic. Drive-through facilities are not allowed.

How do we achieve?

- Pedestrian-oriented uses on both street fronts
- Leasing lobby and coworking space are directly accessible from the street. The leasing lobby is intended for general public to access. While the coworking space is dedicated to residents, there will be pedestrian traffic to and from the street and the activity generated internally by the use will be viewed from the street similarly to an office space.

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- *See previous slides for earlier Guideline responses*
- Guidelines for Public Streetscape #2 – Minimize curb cuts
 - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development
 - Pedestrian-oriented uses on both street fronts
 - Activated uses at street level
- Guidelines for Buildings #4 – Encourage the inclusion of local character

How do we achieve?

- By engaging a local artist, the Owner's goal will be to create a unique piece of art to incorporate into the project.

Working Group Recommendations

- Currently comply with 21 of 29 Guidelines that are applicable to the project
- Area Wide Guidelines #2 – Create Mixed Use Development
 - Office-like environment at street & 50% On-Site affordable housing
- Area Wide Guidelines #5 – Incorporate Civic Art
 - Engage local artist for Civic Art
- Area Wide Guidelines #9 – Rooftops are seen from other buildings
 - Construct screening below CVC #11
- Area Wide Guidelines #11 – Recycle Existing Building Stock
 - Not Applicable
- Guidelines for Public Streetscape #1 – Protect the pedestrian
 - We are increasing the depth of the canopies to 8'-0" per recommendations.
- Guidelines for Public Streetscape #2 – Minimize curb cuts
 - Reduced number of curb cuts
- Guidelines for Buildings #2 – Provide Multi-tenant, pedestrian-oriented development
 - Pedestrian-oriented uses on both street fronts
 - Activated uses at street level
- Guidelines for Buildings #4 – Encourage the inclusion of local character
 - By engaging a local artist, the Owner's goal will be to create a unique piece of art to incorporate into the project.
- We feel we now comply with 28 of 28 Guidelines that are applicable to the project.



Alexan 11th and 35 Residential
700 E 11th Street
Austin, Texas

TCR
TRAMMELL CROW RESIDENTIAL







From: [Rey, Humberto](#)
To: [Milne, Anne](#)
Subject: Fwd: 700 E 11th Street
Date: Thursday, December 21, 2017 12:56:59 PM

To whom it may concern,

I've reviewed the streetscape & site plans for the above referenced property as it pertains to compliance with the COA Great Streets standards.

As submitted for approval of a density bonus, I've made a determination that the plans are compliant with said standards.

Thank you,

Humberto Rey
Great Streets Program Manager
Urban Design Division
Planning & Zoning Department
City of Austin
512-974-7288
humberto.rey@austintexas.gov

Sent from my iPhone

Sent from my iPhone

Begin forwarded message:

From: Humberto.Rey@austintexas.gov
Date: December 21, 2017 at 12:53:45 PM CST
To: Anne.Milne@austintexas.gov
Subject: 700 E 11th Street

To whom it may concern,

I've reviewed the streetscape & site plans for the above referenced property as it pertains to compliance with the COA Great Streets standards.

As submitted for approval of a density bonus, the plans are compliant with the Great Streets standards.

Thank you,

Humberto Rey
Great Streets Program Manager

Urban Design Division
Planning & Zoning Department
City of Austin
512-974-7288
humberto.rey@austintexas.gov

Sent from my iPhone



City of Austin

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

D

Neighborhood Housing and Community Development Department

October 23, 2017

Downtown Density Bonus Affordability Certification

Texas Motor Transportation & Oilfield Haulers, Inc. – 700 E 11th Street (Project ID#408)

TO WHOM IT MAY CONCERN:

Texas Motor Transportation & Oilfield Haulers, Inc. (development representative Michele Rogerson Lynch with Metcalfe Wolff Stuart & Williams, LLP: 512.404.2251; mlynch@mwswtexas.com) is planning to develop a mixed-use development with 276 units and 13,000 square feet of office space under site plan **SP-2017-0166C**. The project is located at **700 East 11th Street** in the **Waller Creek District of the Downtown Density Bonus Program**. The applicant has opted to exceed the maximum allowable floor-to-area ratio and has proposed to pay a fee-in-lieu for 50% of the bonus square footage and provide on-site affordability for the remaining 50% of the bonus square footage. The applicant has indicated the total bonus square footage is estimated at 85,702. An estimated \$128,553 will be paid as a fee-in-lieu and an estimated 4,285 amount of bonus square footage will be set aside for affordable units. The applicant has indicated the anticipated units are 3 –two bedroom units and 1 – studio/one-bedroom units. The on-site affordable residential units will be made available for rental by households earning no more than **80%** of the annual median family income for the City of Austin/Round Rock Area. The on-site affordable units shall be reserved as affordable for a minimum of 40 years from the date of certificate of occupancy.

Neighborhood Housing and Community Development (NHCD) certifies that the project, at the pre-submittal stage, meets the Downtown Town Density Bonus, Affordable Housing Community Benefits requirements. If changes are made through the review process, the applicant must notify NHCD and a revised Affordability Certification letter must be issued. An administrative hold will be placed on the building permit(s), until the following items have been completed: 1) fee-in-lieu calculation and the number of affordable units have been finalized evidenced through a sealed letter from project architect and/or engineer, 2) the fee-in-lieu has been paid in full to the Neighborhood Housing and Community Development Office and 3) the Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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



E

**DESIGN COMMISSION
MONDAY, OCTOBER 23, 2017 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101
301 W. SECOND STREET, AUSTIN, TEXAS 78701**

Meeting Minutes

Call to order by: Chair D. Carroll at 6:11 PM.

Roll Call: B. Frail arrived at 6:47 PM. K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

1. CITIZEN COMMUNICATION: None
2. MEETING MINUTES (Discussion and Possible Action):

- a. Discussion and possible action on the September 25, 2017 meeting minutes;

The motion to approve the minutes made by E. Taniguchi; second by M. Gonzalez; unanimously approved on a [6-0] vote; B. Frail, K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

3. NEW BUSINESS (Discussion and Possible Action):

- a. Discussion and possible action on the 700 E. 11th St. design development submittal, located at 700 E. 11th St., seeking a "finding of substantial compliance with the Urban Design Guidelines for Austin," one of the three Gatekeeper requirements of the LDC § 25-2-586 Downtown Density Bonus Program (Will Herring, Metcalfe Wolff Stuart & Williams, LLP) (45 mins.);

Michael Schooler (GDA) presented. Karl Hirsche (Tramwell Crow Residential) and Michelle Rogerson Lynch (Metcalfe Wolff Stuart & Williams, LLP) answered questions.

B. Frail arrived at 6:47 PM.

The motion to recommend that the project is substantially compliant with the Urban Design Guidelines was made by M. Gonzalez; second by A. Coleman; failed on a vote of [5-2]; members voting "aye" were: D. Carroll, A. Coleman, B. Frail, M. Gonzalez, and E. Taniguchi; members voting "nay" were: S. Franco and C. Kenny; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

- b. Discussion and possible action on the **ABIA Consolidated Maintenance Facility** design development submittal, located at 10100 & 10301 Golf Course Rd., seeking a finding of “compliance with city design and sustainability standards” per Council Resolution 20071129-046 (David Smythe-Macaulay, COA Public Works Dept.) (45 mins.);

Lyn Estabrook (COA Airport Dept.) presented and answered questions.

The motion to find that the project complies with city design and sustainability standards was made by C. Kenny; friendly amendment to modify the motion to state that the project complies with the sustainability component of the design guidelines made by A. Coleman; accepted by C. Kenny; second by A. Coleman; passed on a unanimous vote of [7-0]; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

4. OLD BUSINESS (Discussion and Possible Action):

- a. Discussion and possible action on **upgrading and incorporating infrastructure into the Urban Design Guidelines** as directed by Council Resolution 20120816-060 (Chair D. Carroll) (20 mins.);

E. Taniguchi has written half of the Executive Summary and will have it next month to review.

No action taken by the Commission.

- b. Discussion and possible action on **CodeNEXT’s draft codes, maps, and processes** (Chair D. Carroll) (20 mins.);

Chair D. Carroll noted the Design Commission’s initial recommendations to the CodeNEXT team were not incorporated into Draft 2 of CodeNEXT. M. Gonzalez made recommendations.

The motion to incorporate M. Gonzalez’s comments into the letter and to reissue it to CodeNEXT staff, Council, and consultants was made by D. Carroll; second by S. Franco; passed on a unanimous vote of [7-0]; K. Halloran, Melissa Henao-Robledo, B. Luckens, and B. Whatley not present.

Chair D. Carroll will revise the letter.

5. COMMITTEE AND WORKING GROUP REPORTS (Discussion and Possible Action)

- a. Liaison Reports:

S. Franco reported that the South Central Waterfront Advisory Board (SCWAB) saw a presentation by Christine Maguire (COA Economic Development Dept.) on financing



MEMORANDUM

Date: October 12, 2017
To: Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Working Group Density Bonus Program review of 700 East 11th Street for substantial compliance with the Urban Design Guidelines.
Meeting Date: October 6, 2017; 12:00 pm
Applicant: Michele Rogerson Lynch- Metcalfe Wolff Stuart & Williams,
LLP Architect: GDA Architects

The project location is 700 East 11th Street.

Existing zoning for the project is CS, but is in process of rezoning to CBD. The project design includes 276 residential apartments, office space, support spaces, and a parking garage. The lot area is 0.81 acres (35,291 sq ft), and the total proposed project area is 368,030 sq. ft.

The FAR for this project is 10.43:1, above the 8:1 maximum allowance for CBD zoning, so an increase in FAR of 2.43:1 is being requested.

The proposed building height is 344.34 feet; 31 stories, including 6 levels of parking.

Per the Density Bonus Program ordinance, the applicant is required, at a minimum to meet three gatekeeper requirements:

1. substantially comply with the Urban Design Guidelines,
2. provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and
3. commit to a minimum of 2 star Green Building rating

Once the gatekeeper requirements are met, the development bonus fee is calculated based on use and district. For a residential project in the "all other districts" category, the development bonus fee rate is currently \$3 per square foot of bonus area. The applicant must apply at least 50% of the development bonus fee to Affordable Housing Community Benefit (e.g., provide affordable housing, either on-site or fee in lieu of). The Planning & Zoning Director will have final determination of whether projects meet program requirements.

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

AREA WIDE GUIDELINES

1. Create dense development-
276 units on less than one acre creates a dense development. Note that this section specifically encourages walkability and reduces reliance on cars. Less parking and more habitable space is preferred. The project complies with this section.
2. Create mixed-use development-
The project only has one secondary use, one floor of office, and it does not occur at street level. Parking

- is not considered a mixed-use. Prefer more mixed-uses with multiple tenants to increase public pedestrian activity at street level. This project does not substantially comply with this section
3. Limit development which closes downtown streets-
No street closures planned. Project complies with this section
 4. Buffer neighborhood edges-
Project not applicable to this section
 5. Incorporate civic art in both public and private development-
There is no art planned for this project. Project does not comply with this section. Provide civic art to comply with this section.
 6. Protect important public views-
Project complies with CVC and street façade steps back from ROW. This project complies with this section.
 7. Avoid historical misrepresentations-
Project complies.
 8. Respect adjacent historic buildings-
Not applicable to this section.
 9. Acknowledge that rooftops are seen from other buildings and the street-
Not addressed by applicant, lower roof has mechanical equipment viewable from adjacent buildings. Mechanical equipment must be screened from adjacent buildings, not just street level to comply. Project does not comply with this section.
 10. Avoid the development of theme environments- *N/O*
Project complies.
 11. Recycle existing building stock-
Existing building materials will not be recycled. This project does not comply. Reuse or recycle existing building to comply

*Project complies with 5, not applicable with 2, and non-compliant with 4 of the 11 Area Wide Guidelines.

GUIDELINES FOR THE PUBLIC STREETScape

1. Protect the pedestrian where the building meets the street-
Overhead protection does not appear to be at least 8 feet deep. The project does not comply with this section. Increase depth of overhangs to comply with this section.
2. Minimize curb cuts-
There are three curb cuts planned for this project and adequate cover for pedestrians does not appear to be provided. This project does not comply with this section. Reduce the number of curb cuts to comply with this section.
3. Create a potential for two-way streets-
Design of garage entries allows for two-way street. Project complies with this section.
4. Reinforce pedestrian activity-
Incorporation of Great Streets reinforces existing pedestrian activity but minimal mixed-use and wide garage entry/exit limit activity that could be generated by this project itself. The Lobby does not have a public appeal and appears that it will probably be most used by building tenants. Project does minimally comply
5. Enhance key transit stops-
Project is working with Cap Metro to improve existing bus stop. Project complies with this section.
6. Enhance the streetscape-
Incorporation of Great Streets enhances streetscape. Project complies with this section.
7. Avoid conflicts between pedestrians and utility equipment-
There are no conflicts. Project complies with this section.
8. Install street trees-
Street trees included with incorporation of Great Streets. Project complies with this section
9. Provide pedestrian-scaled lighting-
Pedestrian scaled lighting included with incorporation of Great Streets. Project complies with this section

10. Provide protection from cars/promote curbside parking-
Curbside parking not possible due to incorporation of Great Streets. Project complies
11. Screen mechanical and utility equipment-
Project complies.
12. Provide generous street-level windows-
Project complies with this section.
13. Install pedestrian-friendly materials at street level-
Incorporation of pedestrian-friendly materials. Project complies with this section.

*Project complies with 11 and does not comply with 2 of the 13 Guidelines for Public Streetscape.

GUIDELINES FOR PLAZAS AND OPEN SPACE

Project not applicable.

GUIDELINES FOR BUILDINGS

1. Build to the street-
Incorporates Great Streets so cannot build to street but builds up to sidewalk ROW. Project complies
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Project lacks pedestrian-oriented development as envisioned in UDG. Office use is not on street level-
Project does not comply. Provide multiple street level uses to comply with this section.
3. Accentuate primary entrances-
Building steps back at entrances. Project complies but no special effort to create public appeal.
4. Encourage the inclusion of local character-
The inclusion of local character is limited; the "playfulness" did not impress as reflecting Austin's character.
This building could be in any city. Project does not comply. Provide better examples of Austin's unique character to comply with this section.
5. Control on-site parking-
Project appears to control on-site parking using underground and screened above ground parking, but less parking and more inhabited and multi-use space is preferred. Project complies with this section
6. Create quality construction-
Project appears to comply.
7. Create buildings with human scale-
Project appears to comply.

*Project complies with 5 of the 7 Guidelines for Buildings.

Positive attributes of the project include providing some on-site affordable housing provided, even though not a requirement in downtown and the upgrading the character of a historically "blighted" area is a plus.

Concerns of this project include removal of the existing heritage trees, possible lack of activation of the street (Great Street) due to no interior public spaces being provided, no retail, etc. The two curb cuts along Sabine are troublesome. Garage and loading curb cuts are close in spacing, and likely the neighbor to the north will want a curb cut for loading where the vacated alley was. We recommend planning for a shared curb cut at the location of the vacated alley. We would also recommend for the on-site affordable housing to keep the lower limit of annual salary required at a level recommended by the City of Austin NHCD office.

We have determined that this project, as presented, is not in substantial compliance with the Urban Design Guidelines. Please address the issues above to become complaint before presenting to the full Commission. The

21/29 = 72%

Working Group has appreciated the opportunity to review and comment on this project.

Respectfully submitted,

David Carroll, Chair
City of Austin Design Commission

cc: Working Group Commissioners- Evan Taniguchi, Bart Whatley, Beau Frail (Ex Officio)
Katie Mulholland, Executive Liaison to the Design Commission
Anne Milne, Density Bonus Program Coordinator

Downtown Density Bonus Project: 700 E 11th St
Staff Review for Consistency with Urban Design Guidelines

Determination: The project meets 24 of the 29-applicable Urban Design Guidelines. This project substantially complies with the Urban Design Guidelines.

Area-Wide Guidelines

AW.1 – Create Dense Development

Yes – The site is currently in use as 1 story office/warehouse building. The proposed development will significantly increase the density of development on the site.

AW.2 – Create Mixed Use Development

No - The primary use of the site (353,742 sf) will be for apartments. A portion of the ground floor will be available for office use (14,288 sf). The office portion comprises about 4% of the total development.

AW.3 – Limit Development Which Closes Downtown Streets

OK – No street closures are planned.

AW.4 – Buffer Neighborhood Edges

N/A - The Central East Austin neighborhood is located east of the project, across I-35. However, the highway and service roads create an over 300 ft barrier between downtown and the CEA and no buffering is needed in this case.

AW.5 – Incorporate Civic Art in Both Public and Private Development

Yes - A space for public art has been called out on the site plan.

AW.6 – Protect Important Public Views Downtown

Yes - CVC limit some development on the site to 45'.

AW.7 – Avoid Historical Misrepresentation

Yes.

AW.8 – Respect Adjacent Historical Buildings

N/A – There are no adjacent historical buildings.

AW.9 – Acknowledge That Rooftops Are Seen From Other Buildings and the Street

Yes -The equipment of the roof of the tower will be screened from view and the roof will be used as a resident amenity space. A note about screening is included on the site plan.

AW.10 – Avoid the Development of Theme Environments

Yes - There is no theme.

AW.11 – Recycle Existing Building Stock

No, the existing building will be demoed. However, the existing building does not have any special historic or aesthetic value.

Guidelines for the Public Streetscape

PS.1 – Protect the Pedestrian Where the Building Meets the Street

Yes -The project will protect pedestrians by installing trees and street furniture according to Great Streets Standards which will create a buffer between the sidewalk and the road. Additionally, the project will also have an awning on both 11th Street and Sabine just above street level that will provide shelter from sun and rain.

PS.2 – Minimize Curb Cuts

No – Ideally, this project would have one curb cut along Sabine to allow cars to enter/exit the parking garage. The project could have also made better use of the alley to minimize curb cuts on the site. The applicant could have minimized the impact of the curb cuts through paving that would highlight the pedestrian path across the curb cuts.

PS.3 – Create a Potential for Two-Way Streets

N/A - Both streets adjacent to the site (11th and Sabine) are already two-way streets.

PS.4 – Reinforce Pedestrian Activity

Yes - Great Streets improvements will be provided which will create a comfortable pedestrian environment. Neither 11th nor Sabine are busy pedestrian streets.

PS.5 – Enhance Key Transit Stops

N/A - There is a bus stop on 11th street in front of the proposed project. Although nothing is proposed other than Great Streets improvements as the stop is not a key transit stop as it's use is below the threshold that CapMetro has established for transit stop improvements (at least 50 riders per day).

PS.6 – Enhance the Streetscape

Yes - Great Streets improvements will be provided.

PS.7 – Avoid Conflicts Between Pedestrians and Utility Equipment

Yes - No utility equipment will be placed in the public right-of-way.

PS.8 – Install Street Trees

Yes - Great Streets Improvements, including streets trees, will be provided.

PS.9 – Provide Pedestrian-Scaled Lighting

Yes - Street lighting will be provided per Great Streets Standards.

PS.10 – Provide Protection from Cars/Promote Curbside Parking

Yes – Pedestrians are protected from cars by streetscape improvements. Curbside parking is possible on Sabine.

PS.11 – Screen Mechanical and Utility Equipment

Yes - The applicant has committed that all mechanical equipment will be screened.

PS.12 – Provide Generous Street-Level Windows

Yes - The majority of the street level façade is made up of windows. Glazing will comply with Waller Creek Design Guidelines that require at least 40% off the wall area between 2ft and 10ft be glazed.

PS.13 – Install Pedestrian-Friendly Materials at Street Level

Yes – the project renderings appear to show compliance with this section.

Guidelines for Plazas and Open Spaces

PZ.1 – Treat the Four Squares with Special Consideration

Not applicable

PZ.2 – Contribute to an Open Space Network

Not applicable

PZ.3 – Emphasize Connections to Parks and Greenways

Not applicable

PZ.4 – Incorporate Open Space into Residential Development

Yes – recreational space will be provided on site for residents.

PZ.5 – Develop Green Roofs

No.

PZ.6 – Provide Plazas in High Use Areas

Not applicable

PZ.7 – Determine Plaza Function, Size, and Activity

Not applicable

PZ.8 – Respond to the Microclimate in Plaza Design

Not applicable

PZ.9 – Consider Views, Circulation, Boundaries, and Subspaces in Plaza Design

Not applicable

PZ.10 – Provide an Appropriate Amount of Plaza Seating

Not applicable

PZ.11 – Provide Visual and Spatial Complexity in Public Spaces

Not applicable

PZ.12 – Use Plants to Enliven Urban Spaces

Yes - Streetscape planting conforming to Great Streets standards.

PZ.13 – Provide Interactive Civic Art and Fountains in Plazas

Not applicable

PZ.14 – Provide Food Service for Plaza Participants

Not applicable

PZ.15 – Increase Safety in Plazas through Wayfinding, Lighting, and Visibility

Not applicable

PZ.16 – Consider Plaza Operations and Maintenance

Not applicable

Guidelines for Buildings

B.1 – Build to the Street

N/A - The project has a 5 foot setback from property line as per Waller Creek Design Guidelines.

B.2 – Provide Multi-Tenant, Pedestrian-Oriented Development at the Street Level

No, the ground floor is designed to serve residents.

B.3 – Accentuate Primary Entrances

Yes. The primary entrances are clearly emphasized in the building design.

B.4 – Encourage the Inclusion of Local Character

Yes – the building façade design utilizes of the palate of colors and materials commonly seen in downtown.

B.5 – Control On-Site Parking

Yes.

B.6 – Create Quality Construction

Yes - Building renderings show quality materials.

B.7 – Create Buildings with Human Scale

Yes - Through manipulations of the building's massing and the use of materials, the building design emphasizes the ground level presence of the building.

Area Wide Guidelines

	Guideline	Achieved? (Yes/No)	Applicant's Comments
1	AW-1: Create dense development	YES	The Project as-designed achieves an FAR of ~10:1
2	AW-2. Create mixed-use development	YES	The Project incorporates an office component. The remainder is dedicated to a business-center-type, shared work environment for the building's residential tenants.
3	AW-3. Limit development which closes downtown streets	YES	No streets will be permanently closed for this project. During construction, there may be some closures from time-to-time and such closures, if any, will be coordinated with Austin Transportation Department.
4	AW-4. Buffer neighborhood edges	N/A	Site is located within a predominantly urban core with no access to, or frontage on, residential neighborhood streets.
5	AW-5. Incorporate civic art in both public and private development	No	Currently Owner does not intend to provide civic art as part of the development.
6	AW-6. Protect important public views	YES	In addition to complying with existing CVC's that affect the site, the Project complies with the Waller Creek Guidelines relating to Building Massing and as such, the tower component steps back from the streetfront appropriately.

[700 E. 11th Street] DDBP Request
Review of Substantial Compliance with UD Guidelines

7	AW-7. Avoid historical misrepresentations	YES	Combining the timeless elegance of a well-detailed masonry building with a restrained amount of modern expressionism was our attempt to create a building that responds to the Client's needs and the spirit of the City of Austin. Vertical expression of masonry form and detailing, base-shaft-capital composition, and attention to proportion give the building a timeless, classical presence. Focusing on the two most prominent corners of the building and it's upper floors, the use of floor-to-ceiling glazing and a playful balcony articulation counters with a modern accent that differentiates the building and welcomes the vibrant character of the surrounding city.
8	AW-8. Respect adjacent historic buildings	YES	There are no historic buildings adjacent to the site.
9	AW-9. Acknowledge that rooftops are seen from other buildings and the street	YES	The podium roof will be partially used for an amenity space. Mechanical equipment will be screened from view from adjacent properties. The mechanical zone at the top of the tower will be screened from view from adjacent properties.
10	AW-10. Avoid the development of theme environments	YES	There is no theme to the building. The building is an authentic representation of Austin's playfulness and the Client's desire for a traditional design.
11	AW-11. Recycle existing building stock	NO	The existing building is neither historically or architecturally significant. There are no materials in the exterior of the existing building that would precipitate the need or desire to recycle them.

Public Streetscape Guidelines

12	PS-1. Protect the pedestrian where the building meets the street	YES	Canopies and street tress will be provided along 11th and Sabine Streets. In addition the implementation of the Great Street standards will provide street furniture.
----	--	-----	---

[700 E. 11th Street] DDBP Request
Review of Substantial Compliance with UD Guidelines

13	PS-2. Minimize curb cuts	YES	One curb cut is planned for 11th Street. Two are planned for Sabine for garage entrance/exit and alley service.
14	PS-3. Create a potential for two-way streets	YES	11th and Sabine Streets are currently two-way.
15	PS-4. Reinforce pedestrian activity	YES	The Project frontage on 11th and Sabine Streets will be designed to meet the requirements of the Great Streets Program. The site does not border major pedestrian thoroughfares but the Great Streets enhancements will facilitate pedestrian activity.
16	PS-5. Enhance key transit stops	YES	Owner is working with the City of Austin on transit stop improvement plans.
17	PS-6. Enhance the streetscape	YES	This project will enhance the streetscape and comply with the Great Streets Standards, which will include the planting of trees and pedestrian sitting areas.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	YES	The utility equipment serving this building will be appropriately minimized or screened.
19	PS- 8. Install street trees	YES	The Great Street standards require trees.
20	PS- 9. Provide pedestrian-scaled lighting	YES	Appropriate sidewalk lighting will be provided, subject to the night sky ordinance.
21	PS- 10. Provide protection from cars/promote curbside parking	YES	Sidewalks within the boundaries of this project will comply with Great Street standards so there will be a landscaped zone between the curb and the sidewalk to create a buffer between the pedestrians and vehicular traffic. 11th Street is not designed for street parking but Sabine Street is.
22	PS-11. Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened.
23	PS-12. Provide generous street-level windows	YES	The Project will provide street-level glazing that complies with the Waller Creek Guidelines
24	PS-13. Install pedestrian-friendly materials at street level	YES	Pedestrian-friendly materials such as benches, bike racks and street lights will be installed at street level.

Building Guidelines

[700 E. 11th Street] DDBP Request
Review of Substantial Compliance with UD Guidelines

	B- 1. Build to the street	YES	The building is designed to be within 5' of the property line in accordance with the Waller Creek Guidelines.
	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	YES	The office component has a separate entry on Sabine and the ground level of the residential building contains uses which will visually engage with the pedestrian activity on the street.
	B-3. Accentuate primary entrances	YES	The residential entry and office entry are enhanced.
	B- 4. Encourage the inclusion of local character	Possibly	Exterior materials will be sourced locally where possible. Building design is a nod to Austin's "playfulness"
	B- 5. Control on-site parking	YES	Parking will be provided for residents and their guests, and commercial tenants while maintaining pedestrian-oriented street-level development.
	B- 6. Create quality construction	YES	The project will be built in accordance with the current commercial construction codes, laws and standards for the area within which it is located, using high-quality materials (local, where possible) by experienced contractors.
	B- 7. Create buildings with human scale	YES	The building is designed to respond to the human scale at the streetwall with articulation, details and by the use of multiple familiar materials such as cast-stone, brick, metal and glass.

**Plaza and Open Space
Guidelines**

	PZ-1. Treat the four squares with special consideration	N/A	The Project is not adjacent to any of the original squares.
	PZ- 2. Contribute to an open space network	N/A	There are no open spaces adjacent to the Project.
	PZ- 3. Emphasize connections to parks and greenways	N/A	There are no parks and greenways adjacent to the site and the overall views are shaped by the existing rights-of-way, including the existing Capitol View Corridors.
	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	YES	There will be a podium with a pool and deck on the top to provide open space for residents. In addition, an on-site dog park will be provided.
	PZ- 5. Develop green roofs	NO	

[700 E. 11th Street] DDBP Request
Review of Substantial Compliance with UD Guidelines

	PZ- 6. Provide plazas in high use areas	NO	The Project size does not allow for a public high-use area.
	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	
	PZ- 16. Consider plaza operations and maintenance	N/A	

Conclusions

	Total number of Urban Design Guidelines	28	
--	---	----	--



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: 700 E 11th St Multifamily

Project Address: 700 E 11th St, 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: Michael Schooler, AIA
 Signature: [Signature]
 Title: Senior Associate II
 Phone Number: 214.871.9078
 Date: 8/11/17

AUSTIN ENERGY GREEN BUILDING:

Name: Garrett Jaynes
 Signature: [Signature]
 Title: Engineer, Graduate B
 Phone Number: 512-482-5438
 Date: 8/11/17



2013 COMMERCIAL RATING SCORECARD PLANNER



COLOR TBD

PROJECT NAME

My Awesome Project!

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO
BASIC REQUIREMENTS				
Plans and Specifications	Req'd			
Current Codes and Regulations	Req'd			
Building Systems Commissioning	Req'd			
Building Energy Performance	Req'd			
Outdoor Water Use Reduction	Req'd			
Indoor Water Use Reduction	Req'd			
Low-Emitting Materials - Interior Paints and Coatings	Req'd			
Storage and Collection of Recyclables	Req'd			
Construction Waste Management	Req'd			
INTEGRATED DESIGN				
Integrated Project Design	2			
INTEGRATED DESIGN SUBTOTAL	2	0	0	0
SITE				
Site Selection				
Environmental Sensitivity	2			
Desired Development Area	2			
Density	2			
Diverse, Walkable Communities	1			
Brownfield Redevelopment	1			
Site Specific Design	1			
Transportation Alternatives				
Public Transportation	1-3			
Bicycle Use	1			
Parking Capacity	1			
Electric Vehicle Charging Station	1			
Protect or Restore Habitat	1			
Beneficial Open Space	1			
Access to Local and Regional Produce	1			
Heat Island Reduction	1			
Light Pollution Reduction	1			
Integrated Pest Management	1			
SITE SUBTOTAL	21	0	0	0
ENERGY				
Building Energy Performance	1-16			
Renewables	1-4			
Additional Commissioning	1-3			
Advanced Energy Metering	1			
Demand Response	2			
Green Energy	2			
District Cooling	1			
ENERGY SUBTOTAL	29	0	0	0
WATER				

	Outdoor Water Use Reduction	1-3			
	Building Water Use Reduction	1-6			
	Process Water Use Reduction	1-2			
	Stormwater Management	1-2			
	WATER SUBTOTAL	13	0	0	0
INDOOR ENVIRONMENTAL QUALITY (IEQ)					
	Indoor Chemical & Pollutant Sources	1			
	Green Housekeeping	1			
	Daylighting and Views				
	Daylighting Design	1			
	Daylighting Controls	1			
	Views to the Outside	1			
	Individual Controllability	1			
	Low Emitting Materials				
	Sealants and Adhesives	1-5			
	Flooring System				
	Composite Wood and Agrifiber Products				
	Insulation				
	Ceiling and Wall Systems				
	Furniture				
	Exterior Applied Products				
	Moisture Protection	1			
	Acoustic Quality	1			
	Outdoor Pollutant Control	1			
	Construction Indoor Air Quality	1			
	IEQ SUBTOTAL	15	0	0	0
MATERIALS AND RESOURCES					
	Additional Construction Waste Management	1			
	Building Materials Use Reduction	1-3			
	Sustainably Sourced Material	1-6			
	Certified Wood	1			
	PVC and Phthalate Free	1			
	MATERIALS AND RESOURCES SUBTOTAL	12	0	0	0
EDUCATION AND EQUITY					
	Educational Outreach	2			
	Construction Worker Equity	1			
	EDUCATION AND EQUITY SUBTOTAL	3	0	0	0
INNOVATION					
	Innovation #1	1			
	Innovation #2	1			
	Innovation #3	1			
	Innovation #4	1			
	Innovation #5	1			
	INNOVATION SUBTOTAL	5	0	0	0
GRAND TOTAL POINTS		100	0	0	0

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



2013 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME

My Awesome Project!

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 "YES" POINTS	0
RATING ELIGIBILITY, BASED ON YES	
TOTAL POINTS, INCLUDING "MAYBE"	0
RATING ELIGIBILITY, INCLUDING "MAYBE"	

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans and Specifications	Req'd					
2. Current Codes and Regulations	Req'd					
3. Building Systems Commissioning	Req'd					
4. Building Energy Performance	Req'd					
5. Outdoor Water Use Reduction	Req'd					
6. Indoor Water Use Reduction	Req'd					
7. Low-Emitting Materials - Interior Paints and Coatings	Req'd					
8. Storage and Collection of Recyclables	Req'd					
9. Construction Waste Management	Req'd					
INTEGRATED DESIGN						
1. Integrated Project Design	2					
INTEGRATED DESIGN SUBTOTALS		0	0	0		
SITE						
Site Selection						
Environmental Sensitivity	2					
Desired Development Area	2					
Density	2					
Diverse, Walkable Communities	1					
Brownfield Redevelopment	1					
Site Specific Design	1					
Transportation Alternatives						
Public Transportation	1-3					
Bicycle Use	1					
Parking Capacity	1					
Electric Vehicle Charging Station	1					
Protect or Restore Habitat	1					
Beneficial Open Space	1					
Access to Local and Regional Produce	1					
Heat Island Reduction	1					
Light Pollution Reduction	1					
Integrated Pest Management	1					
SITE SUBTOTALS		0	0	0		
ENERGY						
Building Energy Performance	1-16					
Renewables	1-4					
Additional Commissioning	1-3					
Advanced Energy Metering	1					
Demand Response	2					

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
Green Energy	2					
District Cooling	1					
ENERGY SUBTOTALS		0	0	0		
WATER						
Outdoor Water Use Reduction	1-3					
Building Water Use Reduction	1-6					
Process Water Use Reduction	1-2					
Stormwater Management	1-2					
WATER SUBTOTALS		0	0	0		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
Indoor Chemical & Pollutant Sources	1					
Green Housekeeping	1					
Daylighting and Views						
Daylighting Design	1					
Daylighting Controls	1					
Views to the Outside	1					
Individual Controllability	1					
Low Emitting Materials						
Sealants and Adhesives	1-5					
Flooring System						
Composite Wood and Agrifiber Products						
Insulation						
Ceiling and Wall Systems						
Furniture						
Exterior Applied Products						
Moisture Protection	1					
Acoustic Quality	1					
Outdoor Pollutant Control	1					
Construction Indoor Air Quality	1					
IEQ SUBTOTALS		0	0	0		
MATERIALS AND RESOURCES						
Additional Construction Waste Management	1					
Building Materials Use Reduction	1-3					
Sustainably Sourced Material	1-6					
Certified Wood	1					
PVC and Phthalate Free	1					
MATERIALS AND RESOURCES SUBTOTALS		0	0	0		
EDUCATION AND EQUITY						
Educational Outreach	2					
Construction Worker Equity	1					
EDUCATION AND EQUITY SUBTOTALS		0	0	0		
INNOVATION						
Innovation #1	1					
Innovation #2	1					
Innovation #3	1					
Innovation #4	1					
Innovation #5	1					
INNOVATION SUBTOTALS		0	0	0		
GRAND TOTAL POINTS		100	0	0	0	



2016 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	31
RATING ANTICIPATED	1 Star
TOTAL POINTS MARKED YES AND MAYBE	58
RATING ANTICIPATED	4 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES				ALL
2. Current Codes & Regulations	Req'd	YES				ALL
3. Building Systems Commissioning	Req'd	YES				JSE/TCR
4. Building Energy Performance	Req'd	YES				JSE/GDA/TCR
5. Outdoor Water Use Reduction	Req'd	YES				Stantec/SO
6. Indoor Water Use Reduction	Req'd	YES				JSE/GDA/TCR
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES				B2/GDA
8. Storage & Collection of Recyclables	Req'd	YES				GDA/TCR
9. Construction Waste Management	Req'd	YES				TCR
10. Tenant Requirements	Req'd	YES				TCR
INTEGRATED DESIGN						
1. Integrated Project Design	2		2			ALL
INTEGRATED DESIGN SUBTOTALS		0	2	0		
SITE						
1. Environmental Sensitivity	2	2				
2. Desired Development	2	2				

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
3. Density	2	2				
4. Diverse & Walkable Communities	1	1				
5. Brownfield Redevelopment	1		1			
6. Site Specific Design	1		1			
7. Public Transportation	1-3	1	1	1		
8. Bicycle Use	1	1				
9. Parking Capacity	1			1		
10. Electric Vehicle Charging Station	1		1			
11. Protect & Restore Habitat	1			1		
12. Beneficial Open Space	1	1				
13. Access to Local & Regional Produce	1	1				
14. Heat Island Reduction	1	1				
15. Light Pollution Reduction	1		1			
16. Integrated Pest Management	1	1				
SITE SUBTOTALS		13	5	3		
ENERGY						
1. Building Energy Performance	1-16		2	14		
2. Renewables	1-4			4		
3. Additional Commissioning	1-3		1	2	JSE can perform this role	
4. Advanced Energy Metering	1	1				
5. Demand Response	2			2		
6. Green Energy	2			2		
7. District Cooling	1			1		

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
ENERGY SUBTOTALS		1	3	25		
WATER						
1. Outdoor Water Use Reduction	1-3	1		2		
2. Building Water Use Reduction	1-6	2	1	3	1.5-1.75 GPM shower heads	
3. Process Water Use Reduction	1-2	1	1			
4. Stormwater Management	1-2			2		
WATER SUBTOTALS		4	2	7		
INDOOR ENVIRONMENTAL QUALITY (IEQ)						
1. Indoor Chemical & Pollutant Source Control	1	1				
2. Green Housekeeping	1	1				
3. Daylighting - Design	1		1		See if Revit can assist with this	
4. Daylighting - Controls	1			1	N/A to our Project Type	
5. Views to the Outside	1	1				
6. Individual Controllability	1	1				
7. Low-Emitting Materials						
Interior Sealants & Adhesives	1-5	1				
Flooring Systems		1				
Composite Wood & Agrifiber Products			1			
Insulation		1				
Ceiling & Wall Systems			1			
Furniture			1			
Exterior Applied Products			1			
8. Moisture Protection	1	1				

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
9. Acoustic Quality	1		1			
10. Outdoor Pollutant Control	1	1				
11. Construction Indoor Air Quality	1	1				
IEQ SUBTOTALS		10	6	1		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1		1			
2. Building Materials Use Reduction	1-3		2	1	Option 2a	
3. Sustainably Sourced Material	1-6	2	1	3		
4. Certified Wood	1		1			
5. PVC & Phthalate Free Material	1		1			
MATERIALS & RESOURCES SUBTOTALS		2	6	4		
EDUCATION & EQUITY						
1. Educational Outreach	2		2			
2. Construction Worker Equity	1		1			
EDUCATION & EQUITY SUBTOTALS		0	3	0		
INNOVATION						
1. Innovation #1	1	1			100% structured parking	
2. Innovation #2	1				Could consider "EV Readiness" but need to understand costs associated with that approach since it would require 20% of spaces to be planned for.	
3. Innovation #3	1					
4. Innovation #4	1					
5. Innovation #5	1					
INNOVATION SUBTOTALS		1	0	0		
GRAND TOTAL POINTS		100	31	27	40	

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.

DOWNTOWN DENSITY BONUS
RESTRICTIVE COVENANT

Date:

12 | 15 | 17

Owner:

Texas Motor Transportation Association, Inc., a Texas non-profit corporation, successor in interest by merger to Oil Field Haulers Association, Inc., d/b/a Texas Trucking Association

Owner's

Address:

700 E. 11th Street
Austin, Travis County, Texas

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

Project:

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

Duration:

Perpetual, unless modified, amended, or terminated in accordance with Section 2 (Modification and Amendment) or Section 3 (Termination)

RECITALS

- A. Owner is applying for a density bonus under Section 25-2-586 (*Downtown Density Bonus Program*) of the Austin City Code (the "DDBP").

- B. The Gatekeeper Requirements in Subsection (C)(1) of the DDBP require the Owner to execute a restrictive covenant committing to (1) provide streetscape Improvements along all public street frontages, consistent with the City's Great Streets Standards and (2) achieve a minimum two-star rating under the Austin Energy Green Building (the "AEGB") program.

NOW, THEREFORE, it is declared that the Owner, for and in consideration of the sum of Ten and No/100 (\$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. This Restrictive Covenant shall run with the Property and shall be binding on the Owners of the Property, their heirs, successors and assigns.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

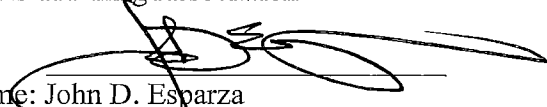
1. Development Restrictive Covenants. Development of the Project shall provide the following:
 - a. Green Building. The Project shall achieve a minimum two-star rating under the AEGB program using the ratings in effect at the time the Project is registered with the AEGB program.
 - b. Great Streets. The Project shall provide streetscape improvements along the Property's public street frontages consistent with the City's Great Streets Standards.
2. Modification and Amendment. This Restrictive Covenant may only be modified, amended, or terminated upon the filing of a written modification, amendment, or termination in the Official Public Records of Travis County, Texas, executed, acknowledged, and approved by (a) all the Owners at the time of the modification, amendment, or termination; (b) the Director of the Planning and Zoning Department of the City, or successor department, and (c) any mortgagees holding first lien security interests on any portion of the Property.
3. Termination. Notwithstanding the foregoing, in the event any of the following events occur (a) the City fails to grant the Project bonus area pursuant to the DDBP; (b) Site Plan No. SP-2017-0166C for the Project is withdrawn, expires or is denied; or (c) the development of the Property changes to a development that does not utilize the Density Bonus area; the Director of the Planning and Zoning Department, or successor department, and Owner shall record an affidavit in the Official Public Records of Travis County, Texas, certifying that this Restrictive Covenant is terminated.
4. Violation. If any person, persons, corporation, or entity of any character, violates or attempts to violate this Restrictive Covenant, it shall be lawful for the City to prosecute proceedings at law or in equity against the person or entity violating or attempting to violate this Restrictive Covenant to prevent the person or entity from violating or attempting to

violate this Restrictive Covenant by the City whether any violations hereof are known or not, does not constitute a waiver or estoppel of the rights to do so.

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 only in the county where the Property is located.
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 attached hereto contains all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter. Any prior correspondence, memoranda, or agreements are superseded in total by this Restrictive Covenants and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.
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 and exhibits shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for nor against any party.

OWNER:

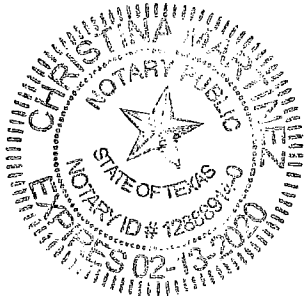
Texas Motor Transportation Association, Inc., a Texas non-profit corporation, successor in interest by merger to Oil Field Haulers Association, Inc., d/b/a Texas Trucking Association

By: 
Name: John D. Esparza
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 15th day of Dec, 2017, by John Esparza, as President of Texas Motor Transportation Association, Inc., a Texas non-profit corporation, successor in interest by merger to Oil Field Haulers Association, Inc., d/b/a Texas Trucking Association, on behalf of such non-profit corporation. cm

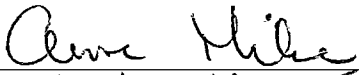


Christina Martinez
Notary Public, State of Texas

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: 
Name: Lee Simmons
Title: Assistant City Attorney

REVIEWED:
CITY OF AUSTIN, TEXAS
PLANNING AND ZONING DEPARTMENT

By: 
Name: ANNE MILNE
Title: SENIOR planner

AM

Exhibit A

0.810 ACRE
TRAMMEL CROW RESIDENTIAL
700 E 11TH STREET

FN. NO. 16-444(KWA)
NOVEMBER 23, 2016
JOB NO. 222013725

DESCRIPTION

OF A 0.810 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL LOTS 1-3 AND THE SOUTHERLY HALF OF A 20 FOOT WIDE ALLEY ALL OF BLOCK 141, ORIGINAL CITY OF AUSTIN BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 20 FOOT WIDE ALLEY HAVING BEEN VACATED BY CITY OF AUSTIN ORDINANCE FILED UNDER VOLUME 4224, PAGE 2392 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND SAID LOTS 1, 2, AND 3 HAVING BEEN CONVEYED TO TEXAS MOTOR TRANSPORTATION ASSOCIATION, INC., BY DEED OF RECORD IN VOLUME 5094, PAGE 2023 OF SAID DEED RECORDS; SAID 0.810 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at the intersection of the northerly right-of-way line of E 11th Street (80' R.O.W.) and the easterly right-of-way line of Sabine Street (80' R.O.W.), being the southwesterly corner of said Block 1 and hereof;

THENCE, N16°31'12"E, along the easterly right-of-way line of Sabine Street, being the westerly line of said Lot 1 and a portion of the westerly line of said 20 foot alley, for the westerly line hereof, a distance of 170.46 feet to a calculated point at or near the centerline of said 20 foot alley, for the northwesterly corner hereof;

THENCE, S73°37'31"E, leaving the easterly right-of-way line of Sabine Street, along a line at or near the centerline of said 20 foot alley, for the northerly line hereof, a distance of 207.03 feet to a calculated point for the northeasterly corner hereof, from which a 1/2 inch iron rod with "CHAPARRAL" cap found bears S65°06'39"E, a distance of 1.66 feet and from which an "X" found in concrete in the westerly right-of-way line of Interstate Highway Southbound Frontage Road bears, S73°37'31"E, a distance of 68.93 feet;

THENCE, S16°31'12"E, leaving the centerline of said 20 foot alley, in part, over and across said 20 foot alley and in part, along the common line of said Lot 3 and Lot 4 of said Original City of Austin, for the easterly line hereof, a distance of 170.46 feet to a 1/2 inch iron rod found in the northerly right-of-way line of E 11th Street, being the common southerly corner of said Lot 3 and Lot 4, for the southeasterly corner hereof;

FN NO. 16-444(RWA)
NOVEMBER 23, 2016
PAGE 2 OF 2

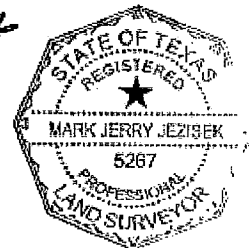
THENCE, N73°37'31"W, leaving the southwesterly corner of said Lot 4, along the northerly right-of-way line of E 11th Street, being the southerly line of said Lots 1-3, for the southerly line hereof, a distance of 207.03 feet to the **POINT OF BEGINNING**, containing an area of 0.810 acre (35,291 square feet) of land, more or less, within these metes and bounds.

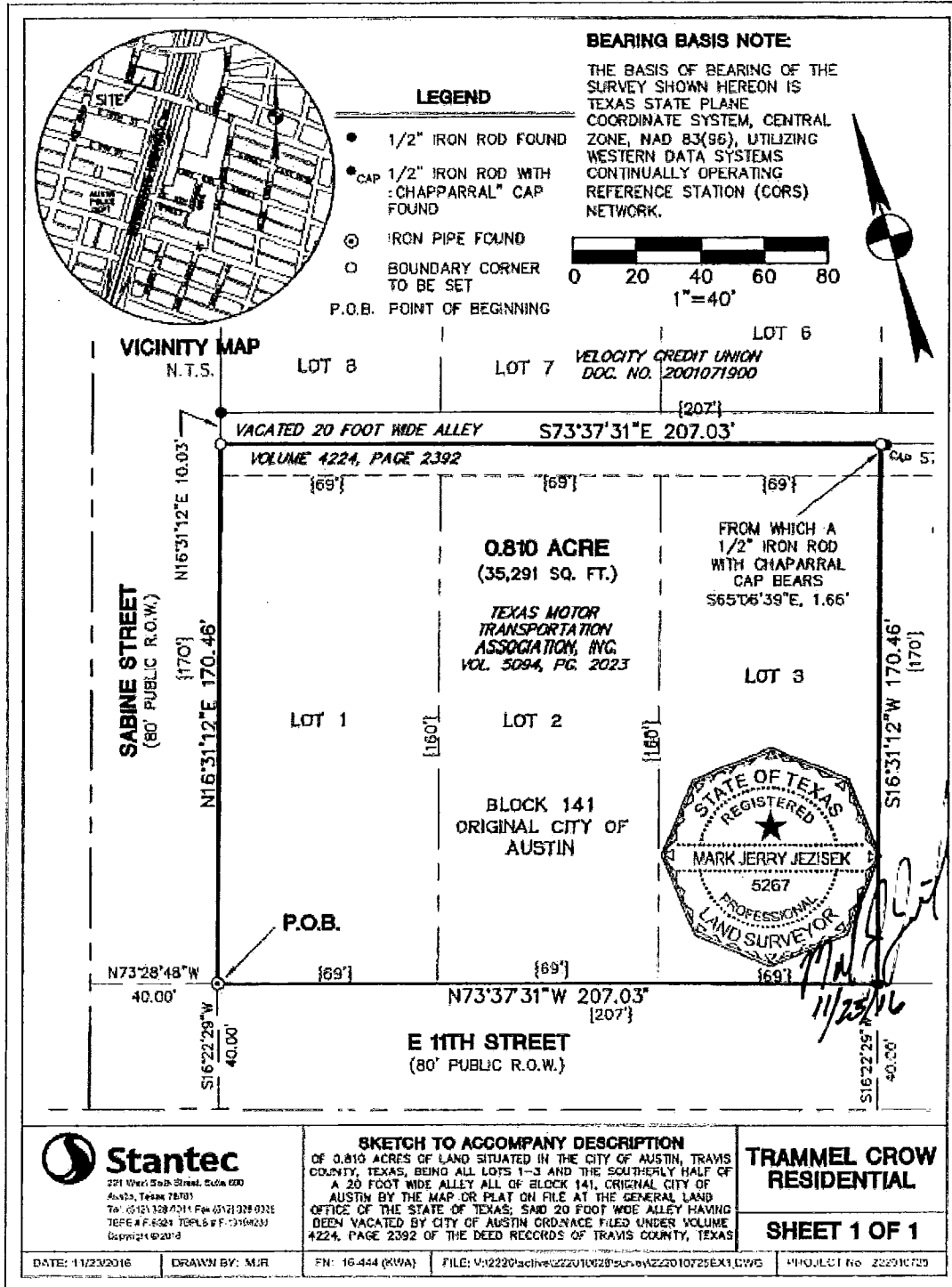
BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
221 WEST SIXTH ST.
SUITE 600
AUSTIN, TEXAS 78701

Mark J. Jezisek 11/23/16
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10194230
mark.jezisek@stantec.com





V:\2220\active\222010725\survey\222010725\EX1.dwg Dec 21, 16 3:19 PM by: mjr

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES
[OWNERSHIP TYPE - ENTITY]

Date: 15 December, 2017

Affiant: **John D. Esparza**

Affiant Title: President, Texas Motor Transportation Association, Inc., a Texas non-profit corporation, successor in interest by merger to Oil Field Haulers Association, Inc., d/b/a Texas Trucking Association

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

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 Affiant Title, I am authorized by the Owner 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 in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;


5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and

6. the Owner is not a debtor in bankruptcy.

[Signature page follows]

Executed effective the Date first above stated.

Texas Motor Transportation Association, Inc., a
Texas non-profit corporation, successor in interest
by merger to Oil Field Haulers Association, Inc.,
d/b/a Texas Trucking Association

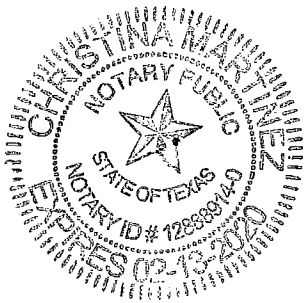
By: 
Name: **John D. Esparza**
Title: President

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared **John D. Esparza**, President of **Texas Motor Transportation Association, Inc.**, a Texas non-profit corporation, successor in interest by merger to Oil Field Haulers Association, Inc., d/b/a Texas Trucking Association, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on December 15 2017.

[Seal]




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

City of Austin
Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

PROJECT INFORMATION:

Project Name: 700 E. 11th Street Multi-Family
Project Case Manager: Christine Barton-Holmes
Site Plan No.: SP-2017-0166C



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

January 12 2018 10:00 AM

FEE: \$ 66.00 2018005739

Downtown Density Bonus Project: 700 E 11th St
Staff Review for Consistency with Urban Design Guidelines

Determination: The project meets 24 of the 29-applicable Urban Design Guidelines. This project substantially complies with the Urban Design Guidelines.

Area-Wide Guidelines

AW.1 – Create Dense Development

Yes – The site is currently in use as 1 story office/warehouse building. The proposed development will significantly increase the density of development on the site.

AW.2 – Create Mixed Use Development

No - The primary use of the site (353,742 sf) will be for apartments. A portion of the ground floor will be available for office use (14,288 sf). The office portion comprises about 4% of the total development.

AW.3 – Limit Development Which Closes Downtown Streets

OK – No street closures are planned.

AW.4 – Buffer Neighborhood Edges

N/A - The Central East Austin neighborhood is located east of the project, across I-35. However, the highway and service roads create an over 300 ft barrier between downtown and the CEA and no buffering is needed in this case.

AW.5 – Incorporate Civic Art in Both Public and Private Development

Yes - A space for public art has been called out on the site plan.

AW.6 – Protect Important Public Views Downtown

Yes - CVC limit some development on the site to 45'.

AW.7 – Avoid Historical Misrepresentation

Yes.

AW.8 – Respect Adjacent Historical Buildings

N/A – There are no adjacent historical buildings.

AW.9 – Acknowledge That Rooftops Are Seen From Other Buildings and the Street

Yes -The equipment of the roof of the tower will be screened from view and the roof will be used as a resident amenity space. A note about screening is included on the site plan.

AW.10 – Avoid the Development of Theme Environments

Yes - There is no theme.

AW.11 – Recycle Existing Building Stock

No, the existing building will be demoed. However, the existing building does not have any special historic or aesthetic value.

Guidelines for the Public Streetscape

PS.1 – Protect the Pedestrian Where the Building Meets the Street

Yes -The project will protect pedestrians by installing trees and street furniture according to Great Streets Standards which will create a buffer between the sidewalk and the road. Additionally, the project will also have an awning on both 11th Street and Sabine just above street level that will provide shelter from sun and rain.

PS.2 – Minimize Curb Cuts

No – Ideally, this project would have one curb cut along Sabine to allow cars to enter/exit the parking garage. The project could have also made better use of the alley to minimize curb cuts on the site. The applicant could have minimized the impact of the curb cuts through paving that would highlight the pedestrian path across the curb cuts.

PS.3 – Create a Potential for Two-Way Streets

N/A - Both streets adjacent to the site (11th and Sabine) are already two-way streets.

PS.4 – Reinforce Pedestrian Activity

Yes - Great Streets improvements will be provided which will create a comfortable pedestrian environment. Neither 11th nor Sabine are busy pedestrian streets.

PS.5 – Enhance Key Transit Stops

N/A - There is a bus stop on 11th street in front of the proposed project. Although nothing is proposed other than Great Streets improvements as the stop is not a key transit stop as it's use is below the threshold that CapMetro has established for transit stop improvements (at least 50 riders per day).

PS.6 – Enhance the Streetscape

Yes - Great Streets improvements will be provided.

PS.7 – Avoid Conflicts Between Pedestrians and Utility Equipment

Yes - No utility equipment will be placed in the public right-of-way.

PS.8 – Install Street Trees

Yes - Great Streets Improvements, including streets trees, will be provided.

PS.9 – Provide Pedestrian-Scaled Lighting

Yes - Street lighting will be provided per Great Streets Standards.

PS.10 – Provide Protection from Cars/Promote Curbside Parking

Yes – Pedestrians are protected from cars by streetscape improvements. Curbside parking is possible on Sabine.

PS.11 – Screen Mechanical and Utility Equipment

Yes - The applicant has committed that all mechanical equipment will be screened.

PS.12 – Provide Generous Street-Level Windows

Yes - The majority of the street level façade is made up of windows. Glazing will comply with Waller Creek Design Guidelines that require at least 40% off the wall area between 2ft and 10ft be glazed.

PS.13 – Install Pedestrian-Friendly Materials at Street Level

Yes – the project renderings appear to show compliance with this section.

Guidelines for Plazas and Open Spaces

PZ.1 – Treat the Four Squares with Special Consideration

Not applicable

PZ.2 – Contribute to an Open Space Network

Not applicable

PZ.3 – Emphasize Connections to Parks and Greenways

Not applicable

PZ.4 – Incorporate Open Space into Residential Development

Yes – recreational space will be provided on site for residents.

PZ.5 – Develop Green Roofs

No.

PZ.6 – Provide Plazas in High Use Areas

Not applicable

PZ.7 – Determine Plaza Function, Size, and Activity

Not applicable

PZ.8 – Respond to the Microclimate in Plaza Design

Not applicable

PZ.9 – Consider Views, Circulation, Boundaries, and Subspaces in Plaza Design

Not applicable

PZ.10 – Provide an Appropriate Amount of Plaza Seating

Not applicable

PZ.11 – Provide Visual and Spatial Complexity in Public Spaces

Not applicable

PZ.12 – Use Plants to Enliven Urban Spaces

Yes - Streetscape planting conforming to Great Streets standards.

PZ.13 – Provide Interactive Civic Art and Fountains in Plazas

Not applicable

PZ.14 – Provide Food Service for Plaza Participants

Not applicable

PZ.15 – Increase Safety in Plazas through Wayfinding, Lighting, and Visibility

Not applicable

PZ.16 – Consider Plaza Operations and Maintenance

Not applicable

Guidelines for Buildings

B.1 – Build to the Street

N/A - The project has a 5 foot setback from property line as per Waller Creek Design Guidelines.

B.2 – Provide Multi-Tenant, Pedestrian-Oriented Development at the Street Level

No, the ground floor is designed to serve residents.

B.3 – Accentuate Primary Entrances

Yes. The primary entrances are clearly emphasized in the building design.

B.4 – Encourage the Inclusion of Local Character

Yes – the building façade design utilizes of the palate of colors and materials commonly seen in downtown.

B.5 – Control On-Site Parking

Yes.

B.6 – Create Quality Construction

Yes - Building renderings show quality materials.

B.7 – Create Buildings with Human Scale

Yes - Through manipulations of the building's massing and the use of materials, the building design emphasizes the ground level presence of the building.