



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

**1. Project Name**

The Republic

**2. Case Number**

SP-2018-0167C

**3. Property Owner**

Name:

LO/PPC OP GUADALUPE, LLC (authorized by Travis County)

Address:

2000 McKinney Avenue, Suite 1000, Dallas, Texas 75201

Phone:

E-mail:

**4. Applicant/Authorized Agent**

Name:

Richard Suttle, Armbrust & Brown

Address:

100 Congress Ave., Suite 1300, Austin, Texas 78701

Phone:

512-435-2310

E-mail:

rsuttle@abaustin.com

**5. Anticipated Project Address:**

401 West 4th Street, Austin, Texas 78701

## 6.Site Information

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

77,227 SF

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

CBD  
The property is also located in the Downtown Parks Overlay.

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

8:1

- II. Current height limitation (in feet) :

None for CBD; 120-ft in Downtown Parks Overlay.

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

## 7.Existing Deed Restrictions

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

## 8. Building Information

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

706,894 SF

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

Office - 687,471 GSF  
Retail - 19,423 GSF

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

NA

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

NA

- e. Number of floors:

38

- f. Height:

586'-0"

- g. FAR requested:

9.15:1

- h. Number of parking spaces:

1,644

**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 substantially complies with the Urban Design Guidelines, as described in Item 12 below.

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

The project shall execute a restrictive covenant committing to streetscape improvements consistent with Great Streets standards.

Lastly, the project shall achieve a minimum two star rating under the Austin Energy Green Building program. A copy of the Letter of Intent is included with this submittal.

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

**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 office project proposes to meet the Gatekeeper requirements.

**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 matrix detailing how the project will comply with the Urban Design Guidelines.

### 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](mailto:Anne.Milne@austintexas.gov))

☐ Yes

☒ No

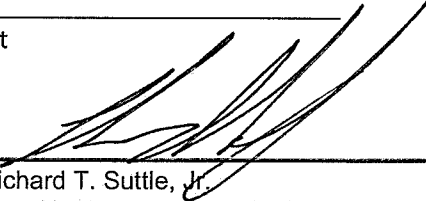
- f. If considering in lieu fee or provision of on-site affordable housing as a public benefit, Applicant has scheduled a coordination meeting with the Neighborhood Housing and Community Development Department to detail program requirements and obtained a letter of affordability from NHCD:

☐ Yes

☒ No

Signed: Owner or Applicant

Authorized Agent

  
Richard T. Suttle, Jr.

Date Submitted

06/21/2018

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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AUSTIN, TEXAS 78701-2744  
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rsuttle@abaustin.com

June 21, 2018

Greg Guernsey  
Director, Planning and Zoning Department  
City of Austin  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Re: Downtown Density Bonus Application for 401 W. 4<sup>th</sup> Street (the "Application")

Dear Mr. Guernsey:

This letter, along with the Application is submitted on behalf of LO/PPC OP GUADALUPE, LLC ("LO/PPC") to apply for a density bonus for property located at 401 W. 4<sup>th</sup> Street (the "Property"). LO/PPC has leased the Property from Travis County in order to develop a mixed-use project.

The Property is approximately 1.773 acres and is currently developed as a surface parking lot. Vehicular access to the site is located along 3<sup>rd</sup> Street, 4<sup>th</sup> Street, and San Antonio Street. The Property is zoned Central Business District ("CBD") and within the Core Waterfront District established by the Downtown Austin Plan. The site is adjacent to Republic Park and subject to the Downtown Parks Overlay. The maximum floor-to-area ratio ("FAR") within CBD is 8:1 with no height limitation. On a 1.773-acre site this would yield approximately 617,855 square feet of building area.

The purpose of this Application is to request a density bonus to exceed the 8:1 FAR limitation to construct a 38-story office building with ground floor retail and structured parking (the "Project"). The building will be approximately 586 feet tall, which includes a penthouse and a structured roof to screen the mechanical equipment. Please note there is not a residential component to this Project. The density bonus, if approved, would allow a 9.15:1 FAR, which would yield approximately 706,894 square feet of building area. This is an increase of approximately 89,039 square feet.



The Project shall adhere to Section 25-2-586 by meeting all of the Gatekeeper requirements. This includes, (i) a restrictive covenant committing to streetscape improvements consistent with Great Street standards, (ii) a commitment to achieve a minimum two-star rating under the Austin Energy Green Building program, and (iii) substantially compliance with the Urban Design Guidelines as outlined in the attached matrix worksheet.

A site plan has been filed with the City under Case No. SP-2018-0167C that provides streetscape improvements along San Antonio Street, W. 3<sup>rd</sup> Street, and Guadalupe Street consistent with Great Streets Standards. In addition to incorporating great streets along the adjoining right of way, the Project will incorporate a large plaza adjacent to Republic Square along 4<sup>th</sup> Street. The average depth of the plaza is 60 feet from back of curb. The plaza will provide for outdoor seating and gathering areas around landscape features creating a warm and inviting atmosphere. The plaza will allow a direct connection with the park and encourage greater pedestrian activity by providing for a cohesive transition to Republic Square. As recommended by the Downtown Austin Plan, the Project will create a strong edge to Republic Square, "creating greater contrast and focusing the public's attention on these unique urban features."

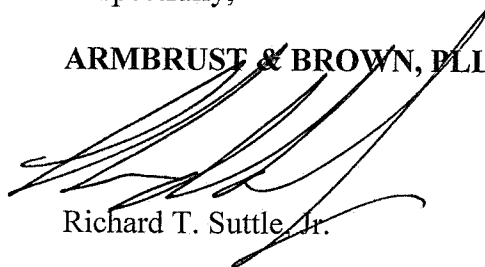
In addition to the plaza, the sites location provides an intermodal benefit to businesses with over ten bus routes and two bike-share facilities within a two-block radius. With the existing residential buildings and more planned or under construction in downtown, the site offers substantial walkable employment opportunities.

In summary, the request is to increase the allowed FAR from 8:1 to 9.15:1 in order to develop a pedestrian friendly project that enhances the public realm experience adjacent to Republic Park.

We appreciate your consideration of our project and look forward to meeting with you to answer any questions and provide further details.

Respectfully,

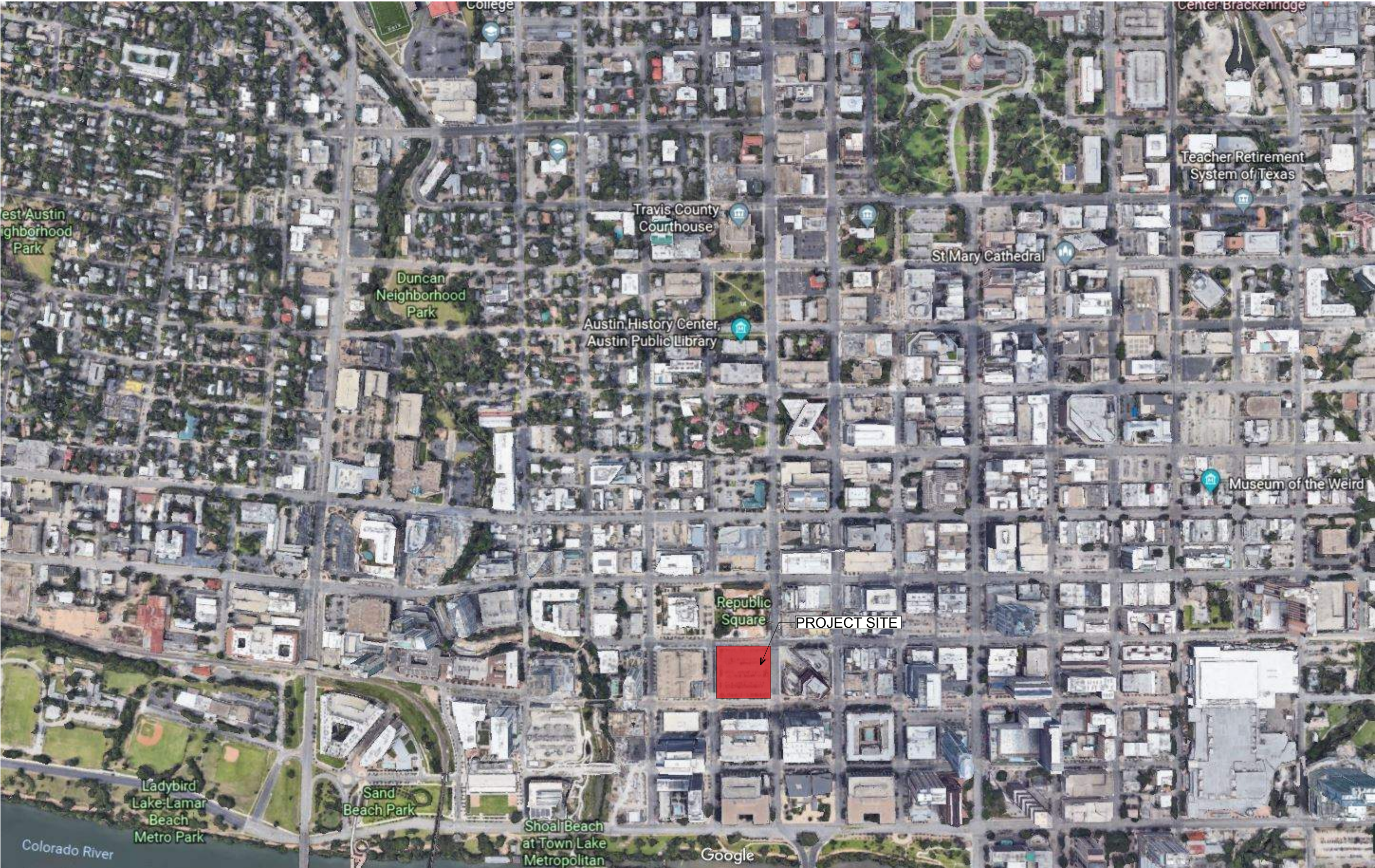
**ARMBRUST & BROWN, PLLC**

A handwritten signature in black ink, appearing to read "Richard T. Suttle, Jr.", is written over the printed name. The signature is stylized with long, sweeping strokes.

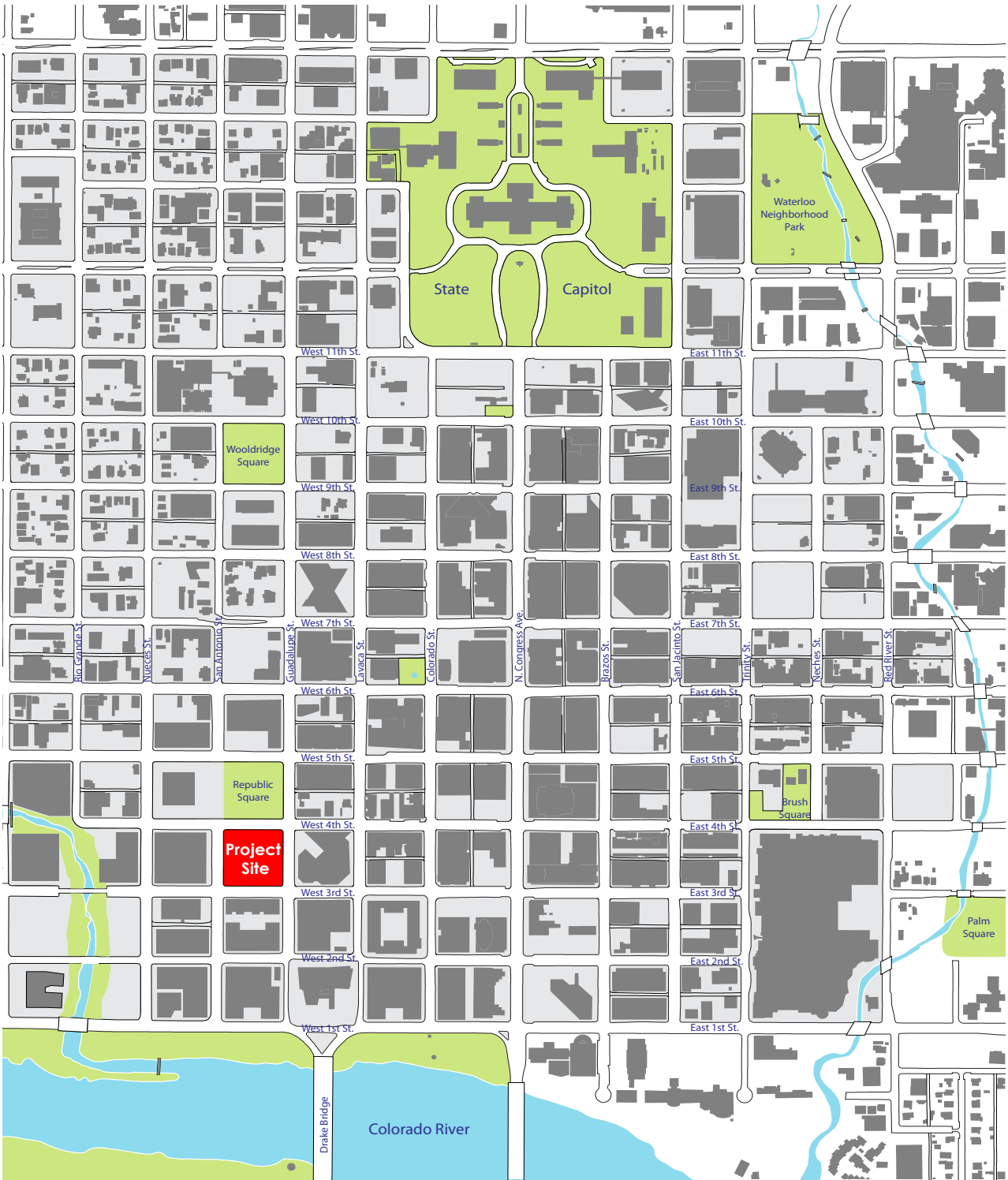
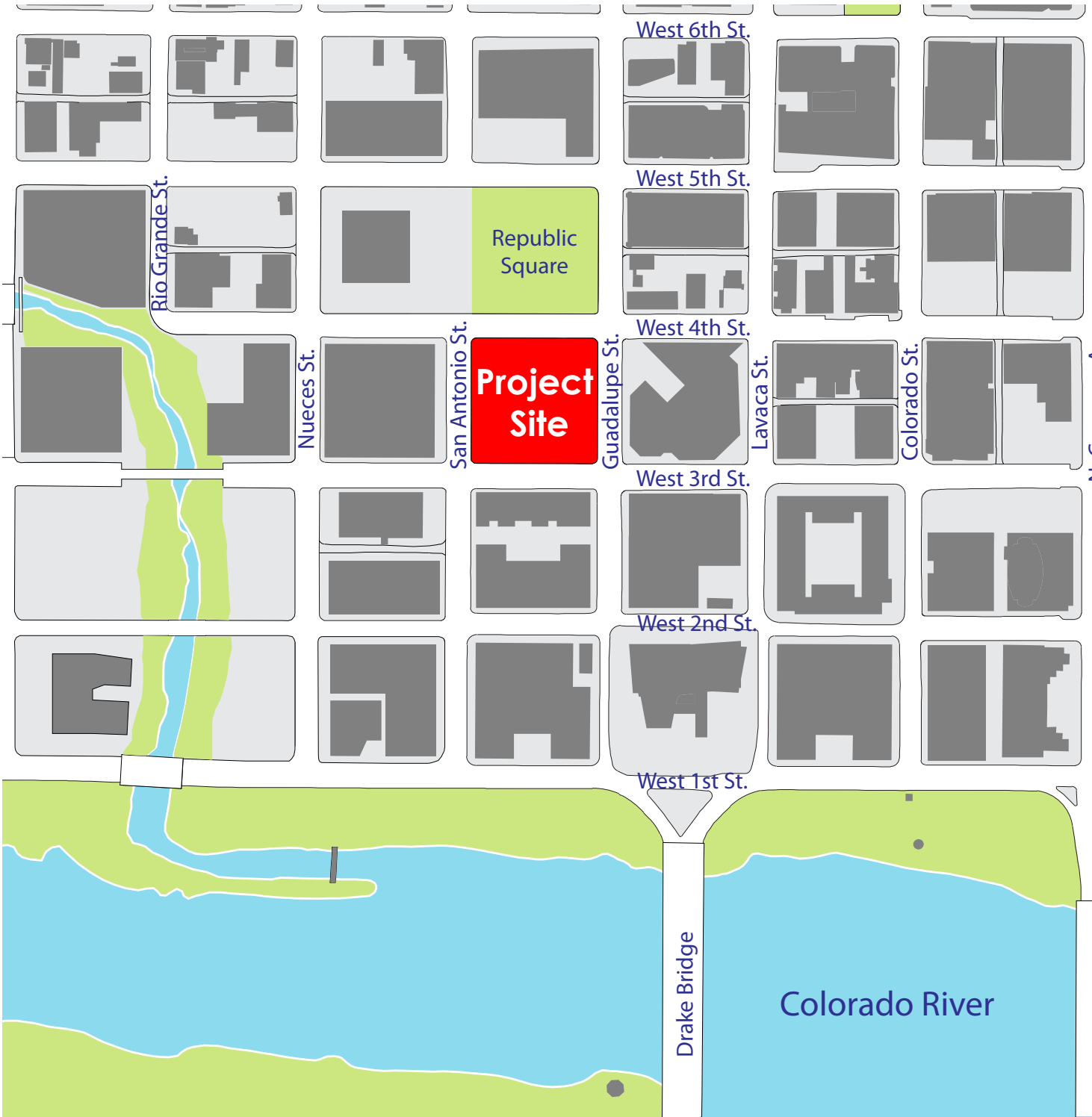
Richard T. Suttle, Jr.

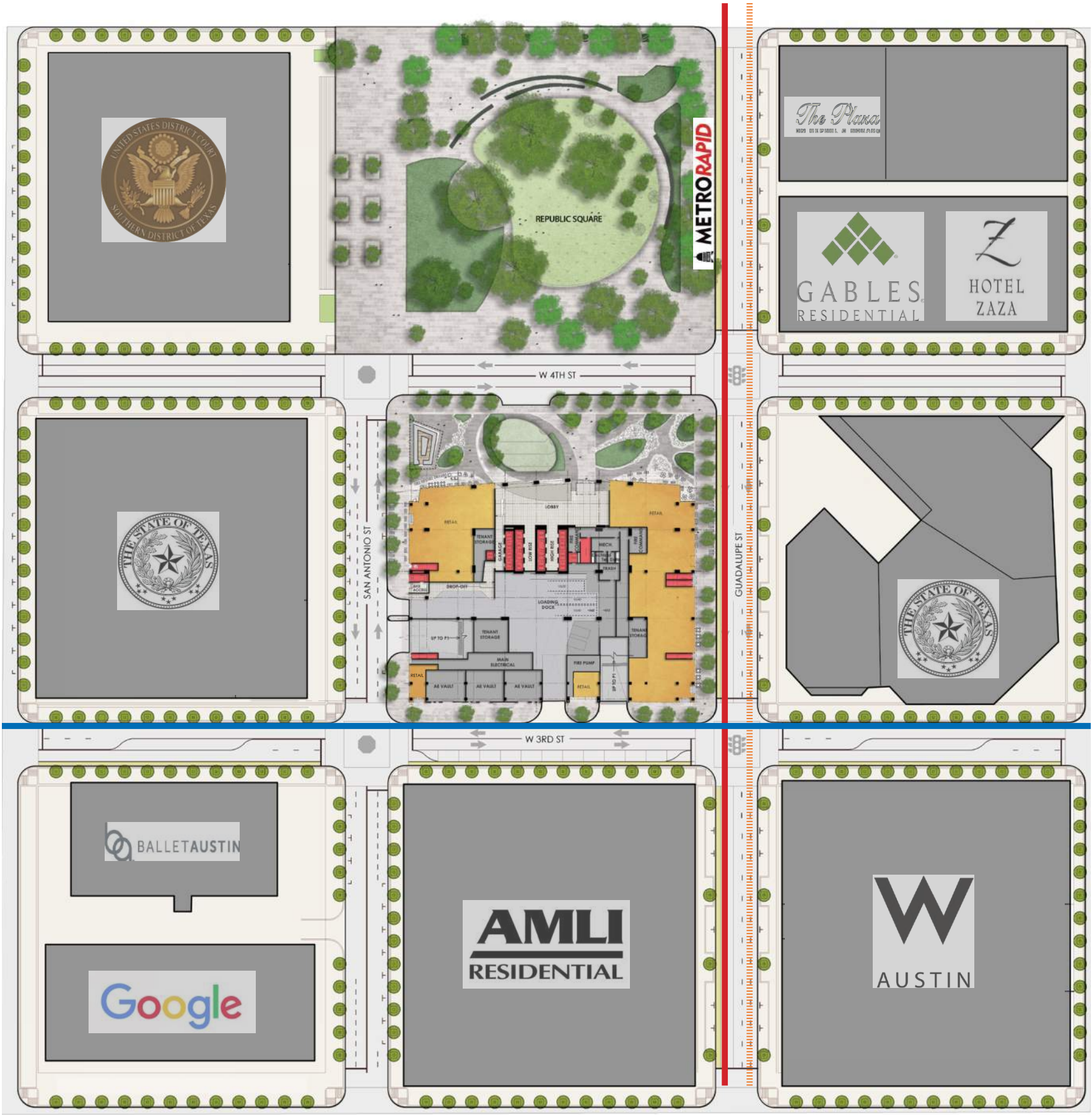
cc: Amanda Morrow  
Chris Jessee  
Seth Johnston







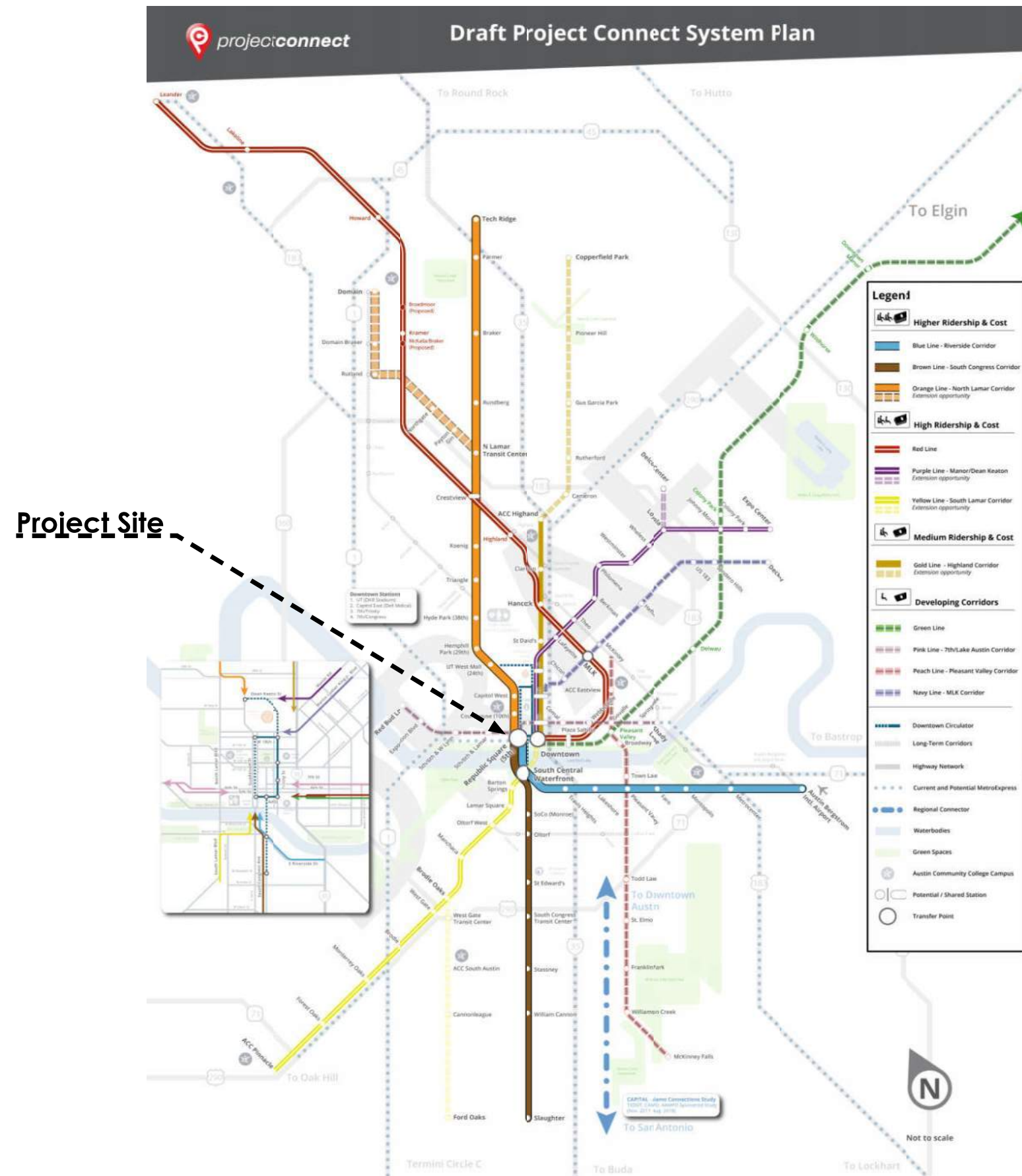




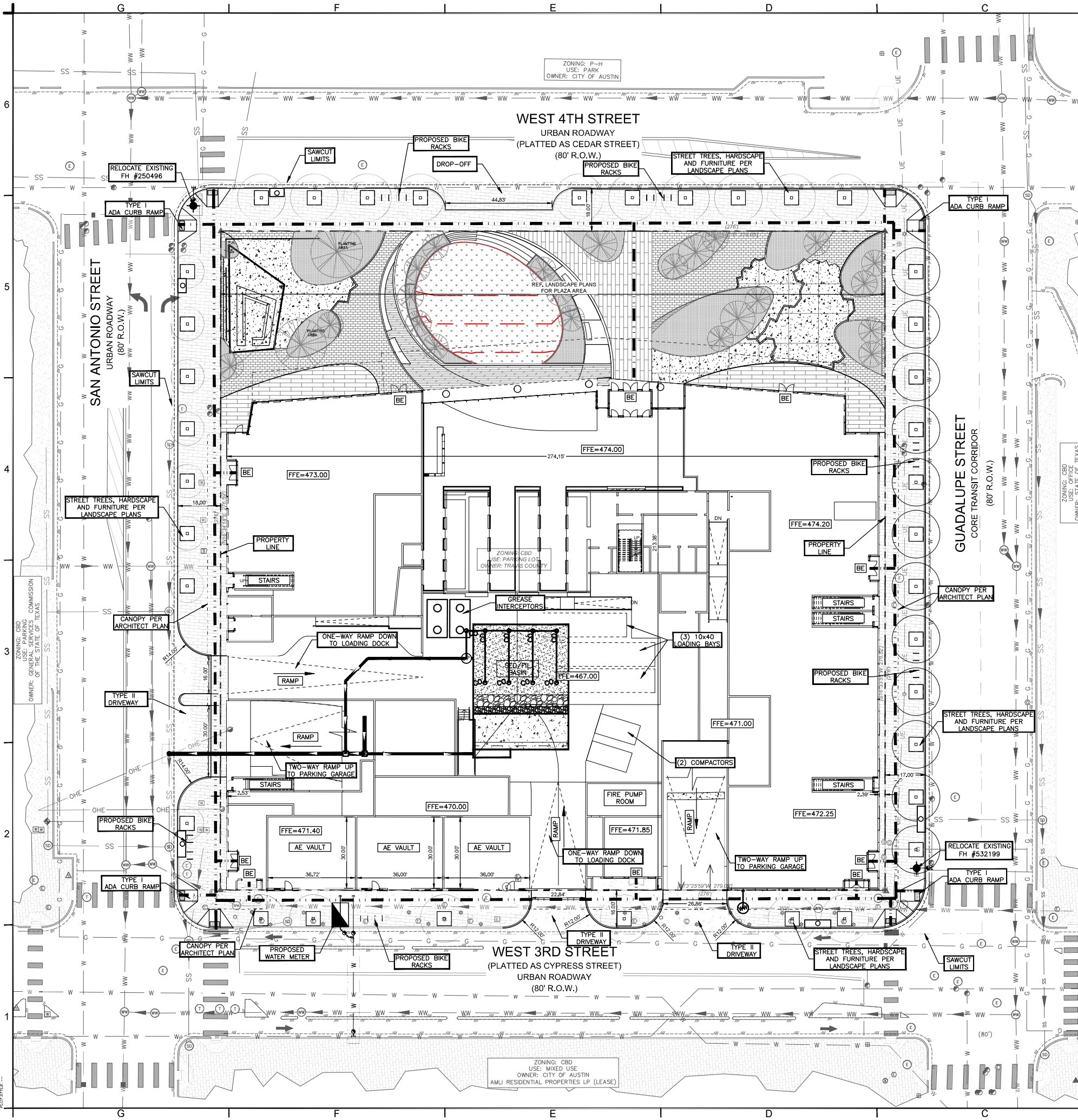
Transit Lines

- Republic Square MetroRapid Station and Transfer Point
- MetroRapid Line
- Proposed Light Rail Line
- Protected Bike Lane





FILE NAME: 0000-0001 - CS100 SITE PLAN.DWG  
LAST MODIFIED ON: 02/03/2018 11:17:41 AM  
LAST PLOTTED ON: 02/03/2018 11:17:41 AM  
PLOTTER: HP DesignJet T1100PS  
PLOT SCALE: 1/8"=1'-0"



**LEGEND**

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- EXISTING BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- OU - OVERHEAD UTILITY LINE
- LIGHT DUTY ASPHALT PVMT.
- HEAVY DUTY CONCRETE PVMT.
- CONCRETE SWLK. / PVMT.

**NOTES:**

- A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPES ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
- EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]
- LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- EACH COMPACT PARKING SPACE/ISLE SHALL BE SIGNED "SMALL CAR ONLY".
- REFERENCE "SITE PLAN NOTES" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
- NONE OF THE ON-STREET SPACES ARE RESERVED FOR THE DEVELOPMENT AND MAY BE USED BY ANY MEMBER OF THE PUBLIC. THE DEVELOPER MUST BE AWARE THAT THEY CAN COUNT ON-STREET SPACES AT THEIR OWN RISK; THE SPACES MAY BE REMOVED AT ANY TIME FOR ANY REASON AND THE CITY OF AUSTIN WILL NOT RELOCATE DISPLACED ON-STREET PARKING. IN ADDITION, IF THE ADJOINING STREET APPLIES FOR AND RECEIVES RESIDENTIAL PERMIT PARKING, THE PARKING FOR THE DEVELOPMENT WILL NOT COUNT AS RESIDENTIAL PARKING AND THE RESIDENTS WILL NOT RECEIVE RESIDENTIAL PARKING PERMITS.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2010 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

**PARKING DATA**

USE	RATIO	SF/ UNITS	PARKING REQ.
RESTAURANT (<2,500 SF)	1 SPACES PER 100 SF	0	0
RESTAURANT (2,500+ SF)	1 SPACES PER 75 SF	0	0
RETAIL	1 SPACE PER 275 SF	19423	71
OFFICE	1 SPACE PER 275 SF	682152	2481
TOTAL PARKING REQ. W/OUT REDUCTION			2552
CBD REDUCTION (100%)			-2552
TOTAL PARKING REQUIRED			0
PARKING PROVIDED			1644
ACCESSIBLE PARKING SPACES PROVIDED (20% OF REQUIRED)			29
BICYCLE PARKING PROVIDED			96

**SITE DATA TABLE**

ZONING:	CBD	EXISTING USE:	PARKING LOT
SITE LAND USE:	MIXED USE	EXISTING IMPERVIOUS COVERAGE:	100%/72,554 SF
SITE AREA:	1,7729 AC		
ALLOWABLE:	PROPOSED:		
BUILDING HEIGHT:	N/A	BUILDING HEIGHT:	58'-0"
# OF STORIES:	N/A	# OF STORIES:	37 + ROOF
F.A.R.	8:1	F.A.R.	9,085
BUILDING COVERAGE:	N/A	BUILDING COVERAGE:	75.1%/57,299 SF
IMPERVIOUS COVERAGE:	100%	IMPERVIOUS COVERAGE:	87.5%/66,770 SF
		OPEN SPACE/COURTYARD:	28.4%/19,002 SF

**USAGE TABLE**

USE:	AREA (SF)
PARKING	690,692
RETAIL	19,423
OFFICE/LOBBY	682,152
	1,392,267

**FIGURE 34**

**SITE PLAN APPROVAL** SHEET 09 OF 42  
FILE NUMBER: SP-2018-0167C APPLICATION DATE: \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-6-81, LDC) \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASED FOR GENERAL COMPLIANCE ZONING \_\_\_\_\_  
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 ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NOT AUTHORIZED FOR  
CONSTRUCTION PRIOR TO  
FORMAL CITY APPROVAL

WWW.BIGREDDOG.COM  
512-669-5500

**BIG RED DOG**  
ENGINEERING | CONSULTING  
2021 EAST 4TH STREET, SUITE 200  
AUSTIN, TEXAS 78702

THE REPUBLIC  
401 W. 4TH STREET  
AUSTIN, TRAVIS COUNTY, TEXAS 78701

SITE PLAN

PROJECT: \_\_\_\_\_ SHEET: **CS100**  
09 OF 42  
SP-2018-0167C