



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL APPLICATION

INSTRUCTIONS

A property owner (**Owner**) or his/her representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program as approved by [Ordinance No. 20140227-054](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 Mb in size with sheets no larger than 11x17 inches:

1. Completed DDBP Application;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with Subchapter E Design Standards, as applicable):
 - Site plan;
 - Landscape plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements, submit copy of the projects signed Austin Energy Green Building Letter of Intent; and
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Neighborhood Housing and Community Development Department (NHCD) detailing affordable housing community benefits. Please contact [Ms. Sandra Harkins](#) at NHCD for more information.



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

1. Project Name

91 Red River

2. Case Number

SP-2018-0111C

3. Property Owner

Name:

91 Red River Investors LTD and 93 Red River Investors LTD

Address:

500 W. 5th Street, Austin, Texas 78701

Phone:

512-682-5550

E-mail:

wmarsh@endeavor-re.com

4. Applicant/Authorized Agent

Name:

Michele Rogerson Lynch

Address:

221 W. 6th Street, Suite 1300, Austin, Texas 78701

Phone:

512-404-2251

E-mail:

mlynch@mwswtexas.com

5. Anticipated Project Address:

91 Red river

6. Site Information

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

32,188 square feet

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

CBD

- c. Existing entitlements:

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

8:1

- II. Current height limitation (in feet) :

n/a

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

7. Existing Deed Restrictions

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

n/a

8. Building Information

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

454,322

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

Retail: 10,454 sq. ft.; Office: 72,997 sq. ft.; Multifamily: 348,634 sq. ft.

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

347

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

- e. Number of floors:

30

- f. Height:

340'8"

- g. FAR requested:

14.11:1

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 square footage is: 196,818

Applicant proposes to pay the development bonus for 100% of that square footage:

$196,818 * \$3/\text{sq. ft.} = \$590,454$

In accordance with the Rainey Street Subdistrict of the Waterfront Overlay (LDC § 25-2-739), the applicant is providing on-site affordable units equal to 5% of the square footage of the dwelling units below 8:1 FAR. The on-site affordable units will total 7,209 sq. ft. and will be comprised of 2-Studios, 6-One Bedrooms, and 2-Two or Three Bedrooms. These units will be affordable for 40 years at 80% MFI.

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:

Site Area: 32,188 sq. ft.

Current FAR: 257,504 sq. ft.

Additional FAR request: 5.42:1 = 196,818

Total FAR: 14.11:1 = 454,322

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

9-19-18



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.



City of Austin - Design Commission Project Review Application

The [Design Commission](#) provides advisory recommendations to the City Council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The Design Commission reviews three types of projects:

1. **City projects** (see page ii for process)

The Commission reviews all municipal buildings and associated site plans to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

2. **Destiny Bonus projects** (see page iv for process)

The Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of [LDC 25-2-586](#) for the Downtown Density Bonus Program.

3. **Advisory Recommendations for Private projects** (see page ii for process)

The Commission will consider Project Review Applications from private projects during its regularly scheduled monthly public meetings and may issue an advisory recommendation in the form of a Project Review Letter to the Applicant.

This Project Review Application must be submitted before your project can be presented to the Design Commission for their review. Design Commission requests project be presented in their Conceptual/Schematic Design phase. This application primarily addresses inhabited buildings and structures and their effect on the public realm; please refer to Appendix A for infrastructure type projects.

The Commission's review of projects is based on the planning/design principles in the Urban Design Guidelines for Austin. Ensure that all applicable principles are addressed in the application questions and in your presentation.

https://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf

The Design Commission supports the vision and principles of [Imagine Austin Comprehensive Plan](#), especially those that affect the urban environment and fabric. All projects should consider this vision and principles, many of which are similar to the Urban Design Guidelines. Refer to Appendix C for the most pertinent sections of Imagine Austin.

The Design Commission expects the applicant's design team to present their project with those most knowledgeable and encourages the inclusion of sub-consultants at the presentation, when deemed necessary.

EXHIBITS TO PRESENT

- 1) Completed Project Review Application (p.1-6)
- 2) Existing zoning classification, adjacent zoning & uses, future land use map classification, topography
- 3) Vicinity plan, including public transportation and connectivity on-site and within quarter mile
- 4) Site plan and landscape plan
- 5) Ground level, basement plan, and typical floor plan
- 6) Elevations and/or 3d views
- 7) Any letters of support or findings by other commissions
- 8) Staff reports, if any
- 9) Records of public participation

PROJECT REVIEW PROCESS: CITY PROJECTS

The Design Commission reviews all municipal buildings and associated site development projects to ensure they demonstrate compliance with city design and sustainability standards ([Council Resolution No. 20071129-046](#)), including those seeking [Subchapter E Design Standards Alternative Equivalent Compliance \(AEC\)](#) ([Council Resolution No. 20100923-086](#)).

1. Applicants are encouraged to meet with the Office of the City Architect prior to submitting a Project Review Application, especially if seeking Alternative Equivalent Compliance (AEC) under Subchapter E Design Standards. (See Staff Contacts on page iv.)
2. Applicant submits completed Project Review Application, including Exhibits, to Commission Liaisons a minimum of ten (10) days prior to the Design Commission meeting. (See [Calendar of Regular Meetings](#) and "Exhibits to Present" on page i)
3. Commission Liaisons review Project Review Application for completeness. Once the Application is deemed complete, the project will be added to the agenda. (Agendas are posted online 72 hours prior to the meeting.)
4. Commission Liaisons post backup, including complete Project Review Application and letters/decisions from other Boards and Commissions, the Friday before the meeting. (See [Meeting Documents](#) website.)
5. Design Commission meets and hears a 15 minute presentation by the Owner/Applicant/Architect. The Commission asks questions and makes recommendations. At the end of the project review, the Design Commission may rely on the recommendations recorded in their meeting minutes or submit a Project Review Letter to City Staff in Development Services Department.
6. Design Commission may direct a Working Group to write the Project Review Letter. The Working Group will take comments from the full Design Commission meeting, add their comments, and coordinate with the Design Commission Chair to issue a Letter to applicable Development Services Department Staff. The Working Group shall meet prior to the next regularly-scheduled Design Commission to finalize comments on any project submittal. The goal is for this to happen in a one (1) month time frame.
7. Commission Liaisons will forward approved meeting minutes or Project Review Letters to applicable Development Services Staff.
8. Design Commission may request that an Owner/Applicant or City Staff submit an update report in the future so that the Commission can review progress as a project is further detailed.

PROJECT REVIEW PROCESS: DENSITY BONUS PROJECTS

The Design Commission reviews density bonus projects for substantial compliance with the Urban Design Guidelines for Austin in accordance with the Gatekeeper requirements of LDC 25-2-586 for the Downtown Density Bonus Program.

1. **Six weeks prior to the target Design Commission meeting:** Applicant will contact Density Bonus Liaison with intent to schedule project on the next Design Commission agenda.
 - a. Density Bonus Liaison will provide application and submittal documentation to Applicant and notify Commission Liaisons.
2. **Five weeks prior to the target Design Commission meeting:** Density Bonus Liaison will contact Chair of Working Group to schedule a meeting, copying Commission Liaisons.
3. **By the end of the fourth week (24 calendar days) prior to the target Design Commission meeting:** The Applicant will submit all completed application requirements to Density Bonus Staff Liaison.
4. **By the end of the third week (17 calendar days) prior to the target Design Commission meeting:** Design Commission Working Group will meet to review Project Review Application and evaluate Applicant's presentation detailing substantial compliance with the Urban Design Guidelines for Austin.
 - a. Working Group will provide Applicant comments and suggestions on improving presentation and issue a recommendation to the Design Commission on achieving substantial compliance with the Urban Design Guidelines for Austin.
5. **By the end of the second week (10 calendar days) prior to the target Design Commission meeting:** Chair of the Working Group will send the Density Bonus and Commission Liaisons the Working Group's written recommendation to the Design Commission containing specific feedback given to the Applicant and, if lacking, detailing items to address to achieve substantial compliance with the Urban Design Guidelines for Austin.
6. **One week (7 calendar days) prior to the target Design Commission meeting:** Once the Density Bonus Liaison receives the revised project submittal from the Applicant and the Commission Liaison receive the written recommendation from the Working Group Chair, the Commission Liaison will place project on Design Commission agenda for discussion and possible action.
7. **Design Commission meeting:** At the meeting, Design Commission will review the project for substantial compliance with the Urban Design Guidelines for Austin based on Working Group recommendations and issue a final recommendation detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.
8. **Within one week after Design Commission meeting:** The Chair will issue a formal written recommendation based on the action taken by the by the Commission detailing to Planning and Zoning Department Staff items needed to be addressed in order to achieve substantial compliance.

GENERAL CONSIDERATIONS

Incomplete Applications

Should Commission Liaisons determine that the Project Review Application is incomplete, the Application shall be returned to the Applicant and the project will not be posted on the agenda for consideration by the Commission.

Submissions without the required Adobe PDF electronic file shall be deemed incomplete.

Public Notice

Posting of public notices on the proposed project site or giving notice to adjacent property owners is not required by the enabling ordinance of the Design Commission. The posted agenda for the Design Commission meetings serves to inform the public of subjects considered by the Commission. The Applicant shall note that the concomitant regulatory procedures by other boards and commissions have legal public notice requirements. Actions taken by the Austin Design Commission shall be in respect of and in compliance with such local ordinances and project review procedures.

Limits on Resubmissions

Applicants are limited to two (2) resubmissions per design phase (as described herein) and shall notify Commission Staff of the intent and desire to resubmit project(s) for review within seven (7) days of the action vote by the Commission. The Commission shall consider such resubmissions prior to issuing the Project Review Letter.

Rebuttal of Project Review Letter

Since the Commission issues advisory recommendations only, there is no instance for appeals to the Commission. Rebuttals of such advisory recommendations may be made by the Applicant to the applicable city department, planning commission, or City Council in accordance with applicable standard processes and procedures.

STAFF CONTACTS

By appointment, City Staff is available for consultation on submittal requirements. To schedule a pre-submission conference or for information on any of the above submittal requirements, please contact:

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704

Commission Liaisons:

Executive Liaison: Katie.Mulholland@austintexas.gov, (512) 974-3362

Staff Liaison: Nichole.Koerth@austintexas.gov, (512) 974-2752
Urban Design Division, Planning and Zoning Department, 5th floor

City Architect (acting): Raymundo.Minjarez@austintexas.gov, (512) 974-1618
Office of the City Architect, Public Works Department, 9th floor

Density Bonus Liaison: Anne.Milne@austintexas.gov, (512) 974-2868
Urban Design Division, Planning and Zoning Department, 5th floor

A. PROJECT INFORMATION

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer

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

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

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

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

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

B. PROJECT BACKGROUND

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

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

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

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

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

C. EXISTING CONDITIONS AND CONTEXT

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

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

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

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

D. RELATIONSHIP TO PUBLIC REALM

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

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

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

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

E. ENVIRONMENTAL/SUSTAINABLE ISSUES

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

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

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

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

APPENDIX A

INFRASTRUCTURE PROJECTS

APPENDIX B

DENSITY-BONUS PROJECTS

APPENDIX C

IMAGINE AUSTIN RELATED POLICIES

Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

Date: September 6, 2018
To: Austin Design Commission
From: Planning & Urban Design Working Group

Re: Density Bonus Working Group review of 91-93 Red River for substantial compliance with the Urban Design Guidelines

Meeting date: August 30, 2018/12:00 pm
Applicant: Michele Rogerson Lynch

1. The Design Commission provides advisory recommendations to the city council to assist in developing public policy and to promote excellence in the design and development of the urban environment. The commission seeks to foster a pedestrian-oriented, walkable city.
2. DC toolbox consists of the UDG, CDS, Interim Density Bonus Recommendations. Focus on urban design quality of projects, more than the zoning (which is the purview of PC and ZAP).

The project location is 91 Red River Street.

The project includes mixed uses of retail (10,454 sf), office (72,997 sf) and multi-family(rentals) 348,634 sf).

The applicant is seeking a density bonus to raise the FAR from 8:1 to 13.12:1 FAR (within 25:1 maximum allowance). The site area is 32,188 sq ft, and the total project area is 432,086 sf ft.

The total building height is 340'-8" feet (30 stories). The maximum height achievable under the density bonus program in this portion of downtown is not applicable.

The additional square footage made available by the FAR & height density bonus is 174,582 sq ft.

Aspects of affordable housing being offered for any residential project component includes:

1. In accordance with the Rainey Street Subdistrict of the Waterfront Overlay (LDC § 25-2-739), the applicant is providing on-site affordable units equal to 5% of the square footage of the dwelling units below 8:1 FAR. The on-site affordable units will total 7,209 sq. ft. and will be comprised of 2-Studios, 6-One Bedrooms, and 2-Two or Three Bedrooms. These units will be affordable for 40 years at 80% MFI.
2. Fee in lieu for 174,582 bonus square feet @ \$3.00/sf = \$523,746.00.

Per ordinance, the applicant is required to provide streetscape improvements along all public street frontages consistent with the Great Streets Standards, and the applicant shall commit to a minimum of 2 star green building rating. The Mayor and Council and the

Planning & Development Review Director is to determine appropriate bonus area and in light of community benefits to be provided.

The applicant reported to have been working with the surrounding stakeholders on the following items: not discussed.

Positive attributes of the project include: mixed use in a very active area, monetary contribution (in lieu of fee) to affordable housing program, safe and pedestrian friendly streetscape, which provides much needed improvement in connectivity, possible public art component, and possible sound mitigation.

Concerns primarily center on possible traffic impact on already congested thoroughfares and sound mitigation for tenants.

We recommend that the project, as presented, is in substantial compliance with the Urban Design Guidelines.

The Working Group appreciates the opportunity to preliminarily review and comment on this project and we look forward to a continued collaborative process while moving this project forward.

Respectfully,



Evan K. Taniguchi

Planning & Urban Design Working Group of the Design Commission

AREA WIDE GUIDELINES

1. Create dense development - ☒ incorporated, ☐ need input, ☐ n/a
2. Create mixed-use development - ☒ incorporated, ☐ need input, ☐ n/a
The Working Group would like to see a nice mixture of retail that supports the area and not just a couple of larger restaurants that might not serve a diverse range of customers.
3. Limit development which closes downtown streets - ☒ incorporated, ☐ need input, ☐ n/a
4. Buffer neighborhood edges - ☐ incorporated, ☐ need input, ☐ n/a
5. Incorporate civic art in both public and private development - ☒ incorporated, ☐ need input, ☐ n/a
6. Protect important public views - ☒ incorporated, ☐ need input, ☐ n/a
7. Avoid historical misrepresentations - ☒ incorporated, ☐ need input, ☐ n/a
8. Respect adjacent historic buildings - ☒ incorporated, ☐ need input, ☐ n/a

9. Acknowledge that rooftops are seen from other buildings and the street - [X] incorporated, [] need input, [] n/a`
10. Avoid the development of theme environments - [X] incorporated, [] need input, [] n/a
11. Recycle existing building stock - [] incorporated, [X] need input, [] n/a
Applicant will not be recycling existing building stock.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street (Subchapter E: Bldg: Ped. Frontages: shade & shelter) - [X] incorporated, [] need input, [] n/a
2. Minimize curb cuts - [X] incorporated, [] need input, [] n/a
3. Create a potential for two-way streets - [] incorporated, [] need input, [X] n/a
4. Reinforce pedestrian activity (Subchapter E: Site: Connectivity) - [X] incorporated, [] need input, [] n/a
5. Enhance key transit stops - [] incorporated, [] need input, [X] n/a
6. Enhance the streetscape (Subchapter E: Site: Relationship of Buildings to Streets & Walks) - [X] incorporated, [] need input, [] n/a
7. Avoid conflicts between pedestrians and utility equipment - [X] incorporated, [] need input, [] n/a
8. Install street trees (Subchapter E) - [X] incorporated, [] need input, [] n/a
9. Provide pedestrian-scaled lighting (Subchapter E: Site: Exterior Lighting) - [X] incorporated, [] need input, [] n/a
10. Provide protection from cars/promote curbside parking - [X] incorporated, [] need input, [] n/a
11. Screen mechanical and utility equipment (Subchapter E: Site: Screening) - [X] incorporated, [] need input, [] n/a
12. Provide generous street-level windows (Subchapter E) - [X] incorporated, [] need input, [] n/a
13. Install pedestrian-friendly materials at street level - [X] incorporated, [] need input, [] n/a

GUIDELINES FOR BUILDINGS

1. Build to the street (Subchapter E) - [X] incorporated, [] need input, [] n/a
2. Provide multi-tenant, pedestrian-oriented development at the street level (Subchapter E: Bldg: Ped. Frontages: glazing on facades) - [X] incorporated, [] need input, [] n/a
3. Accentuate primary entrances - [X] incorporated, [] need input, [] n/a
4. Encourage the inclusion of local character - [X] incorporated, [] need input, [] n/a
5. Control on-site parking - [X] incorporated, [] need input, [] n/a
6. Create quality construction - [X] incorporated, [] need input, [] n/a
7. Create buildings with human scale - [X] incorporated, [] need input, [] n/a

ZIEGLER
COOPER

SEPTEMBER 2018

ENDEAVOR REAL ESTATE GROUP
91 RED RIVER
AUSTIN, TEXAS

ZIEGLER COOPER ARCHITECTS | STUDIO DWG | KIMLEY-HORN

**REPRESENTATIVE
PROJECTS**



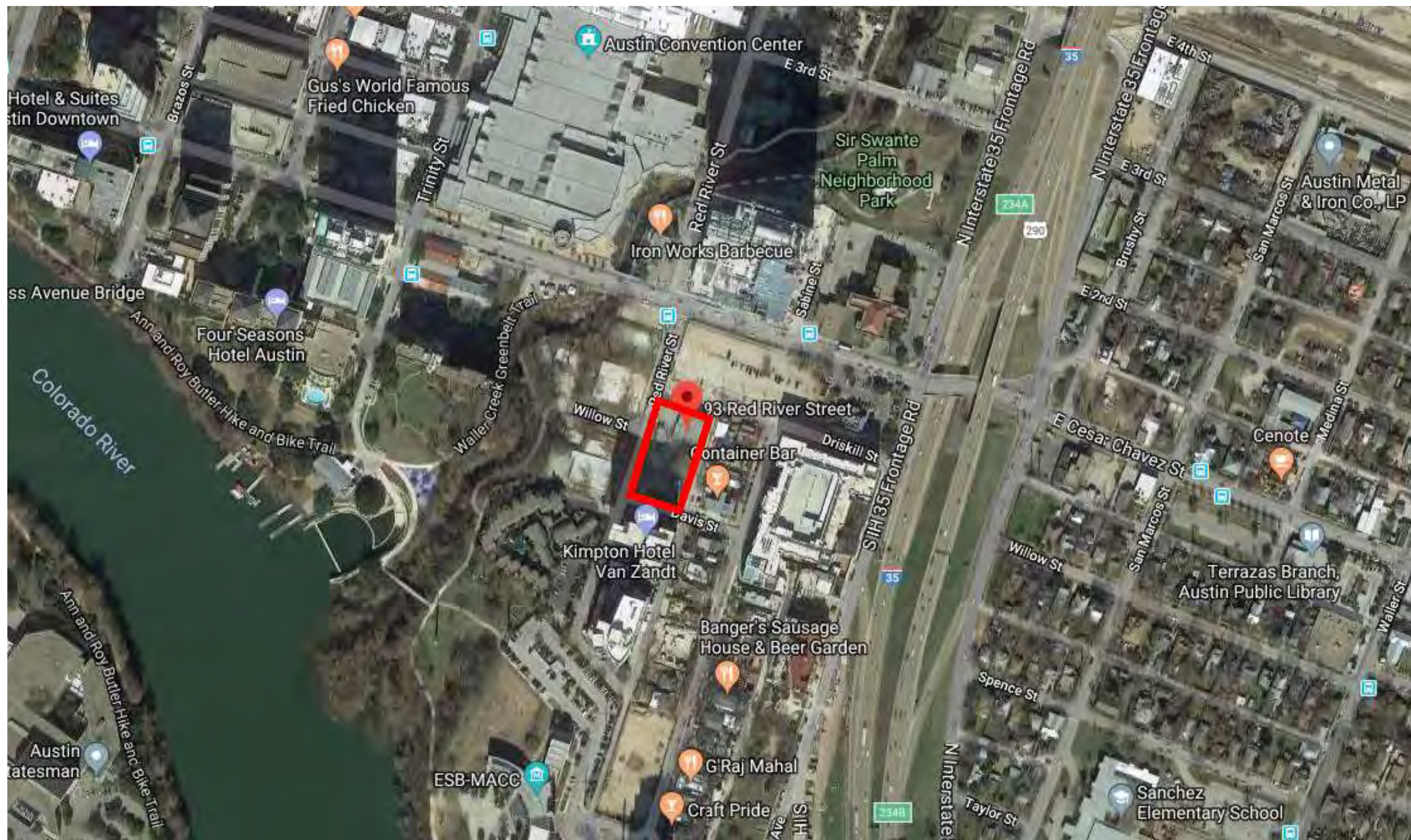
THE AUSTONIAN
Austin, Texas

THE AUSTONIAN
AUSTIN, TEXAS



GABLES PARK PLAZA
AUSTIN, TEXAS

91 RED RIVER





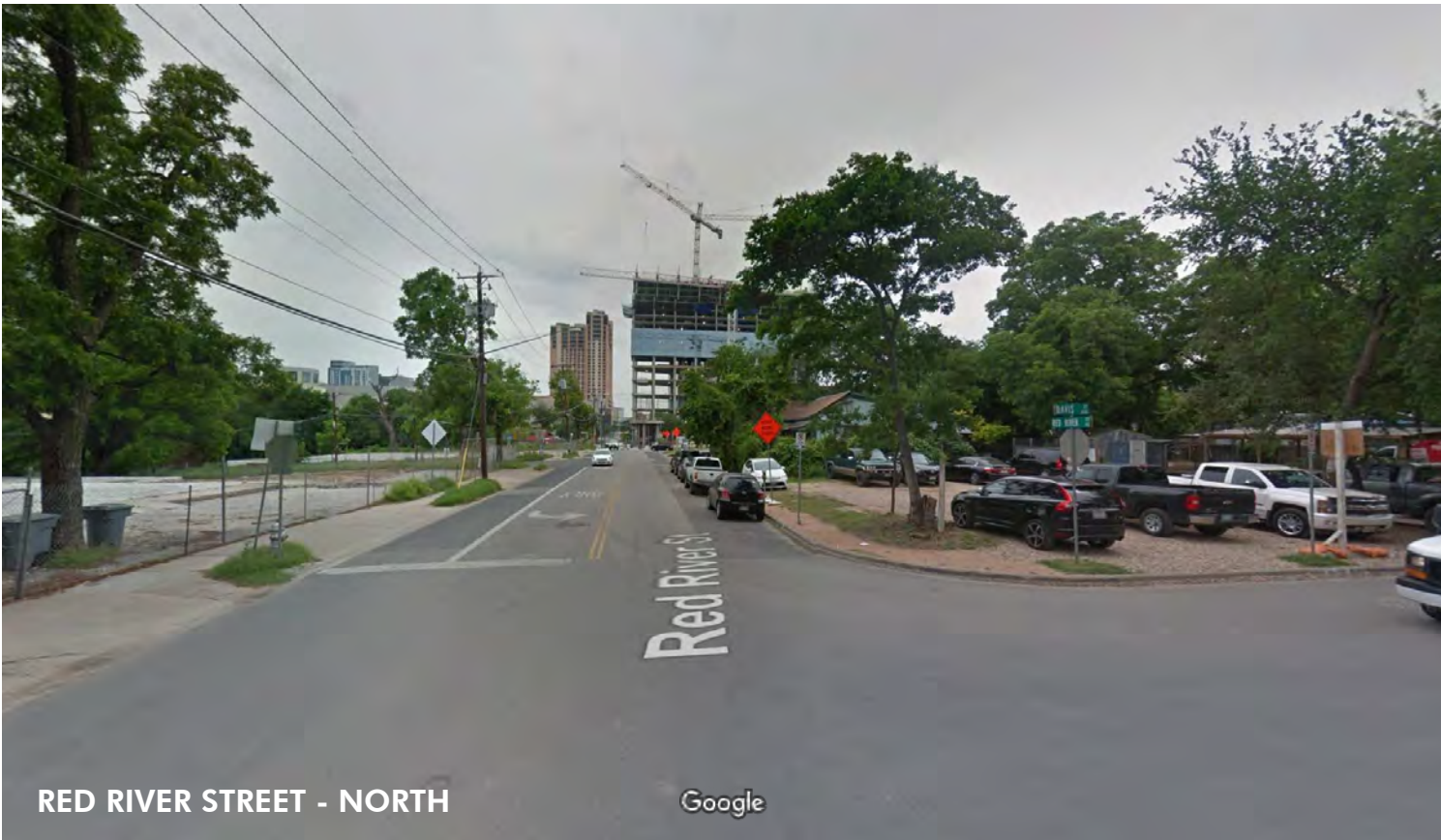
DRISKILL STREET - EAST

Google



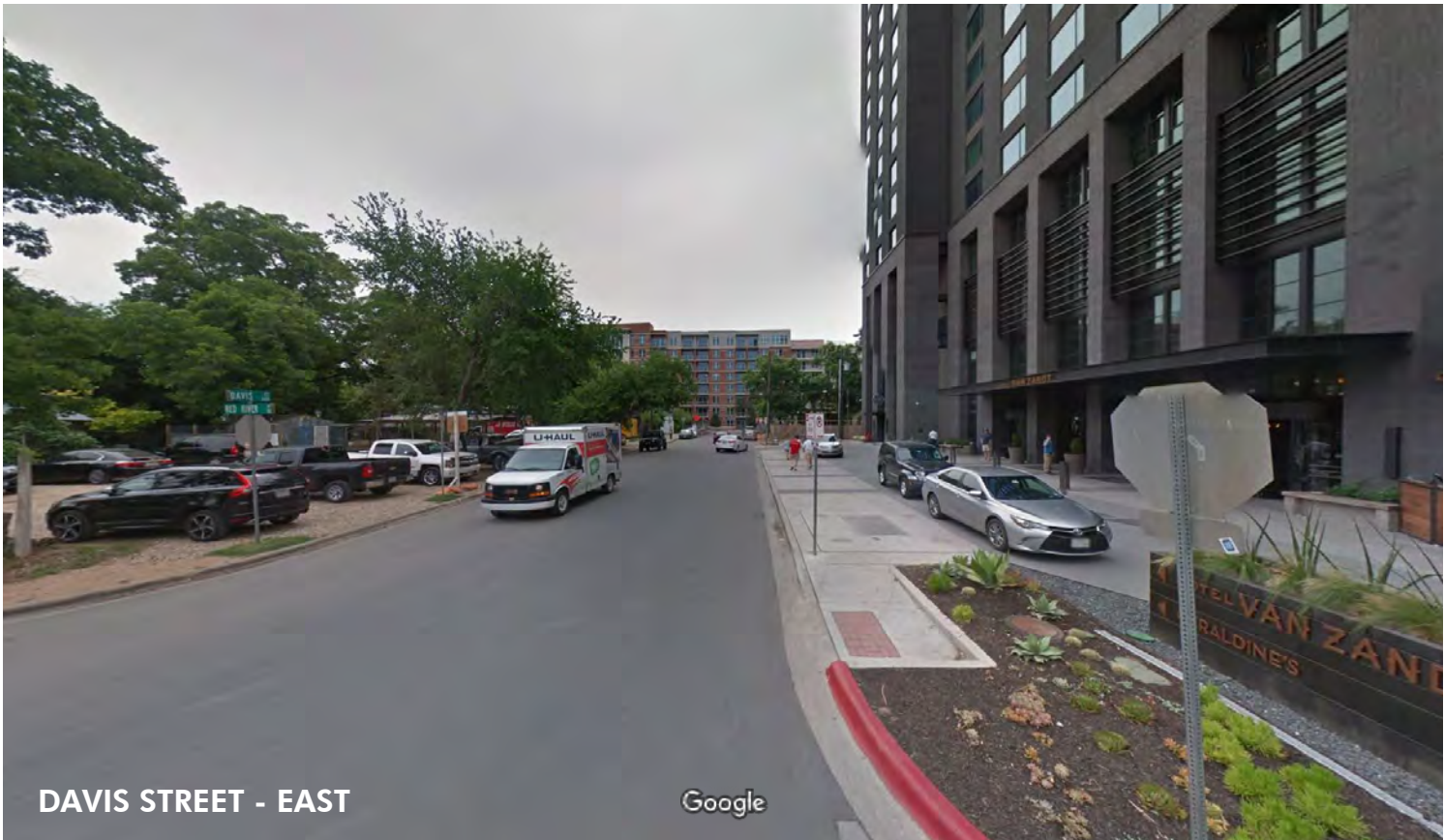
RED RIVER & DRISKILL STREETS

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RED RIVER STREET - NORTH

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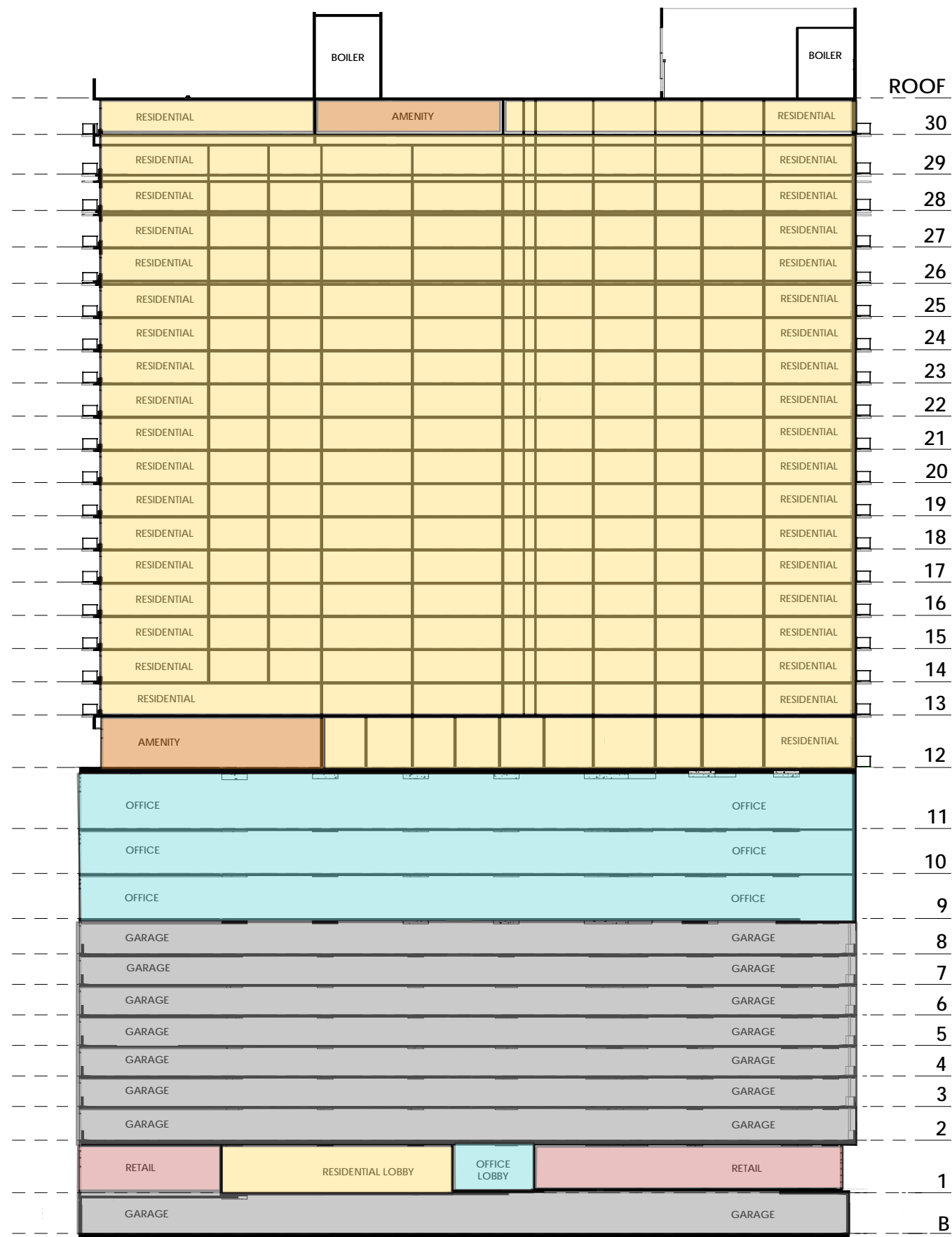


DAVIS STREET - EAST

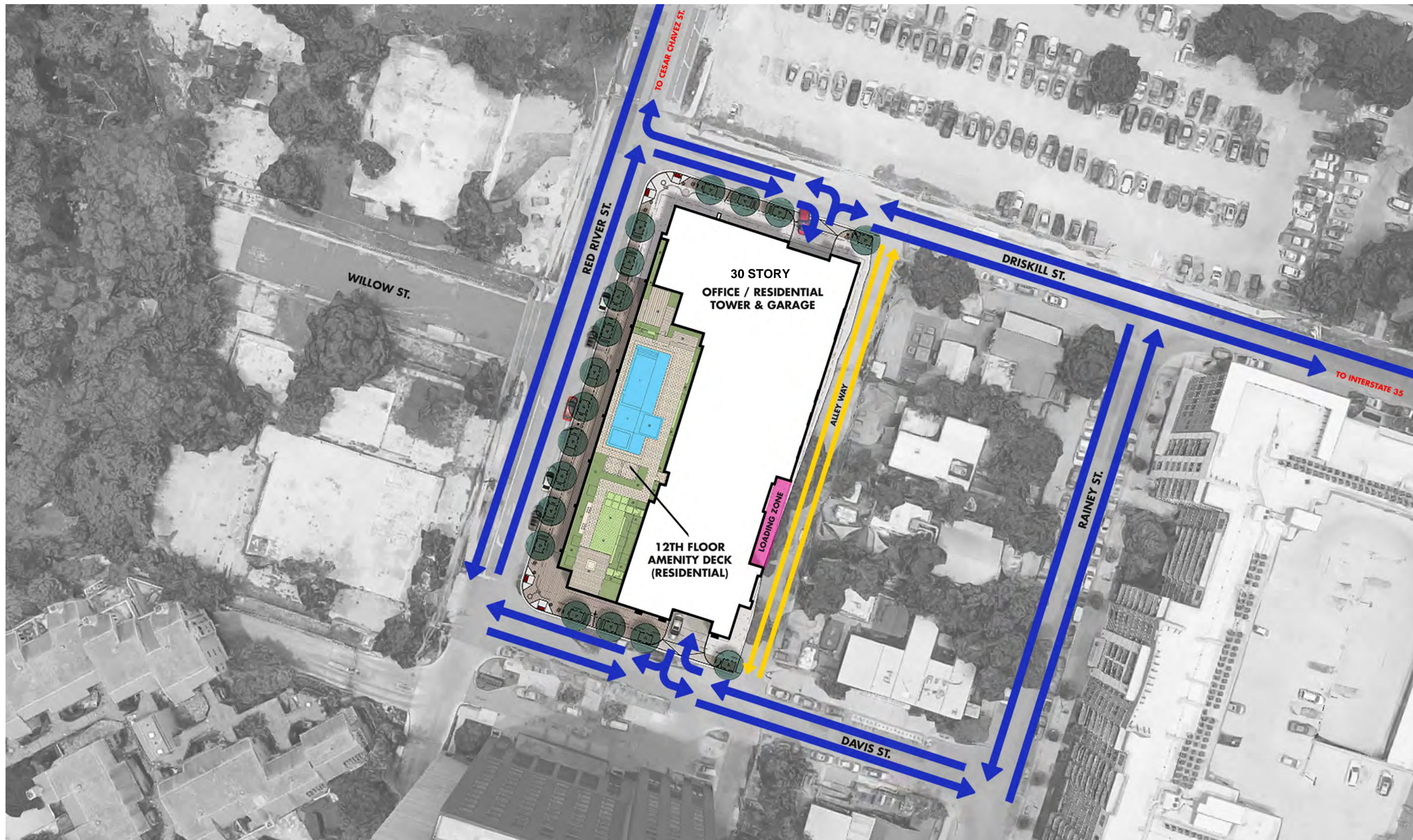
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CONTEXT AERIAL CLOSE-UP WITH CURB CUTS
91 RED RIVER

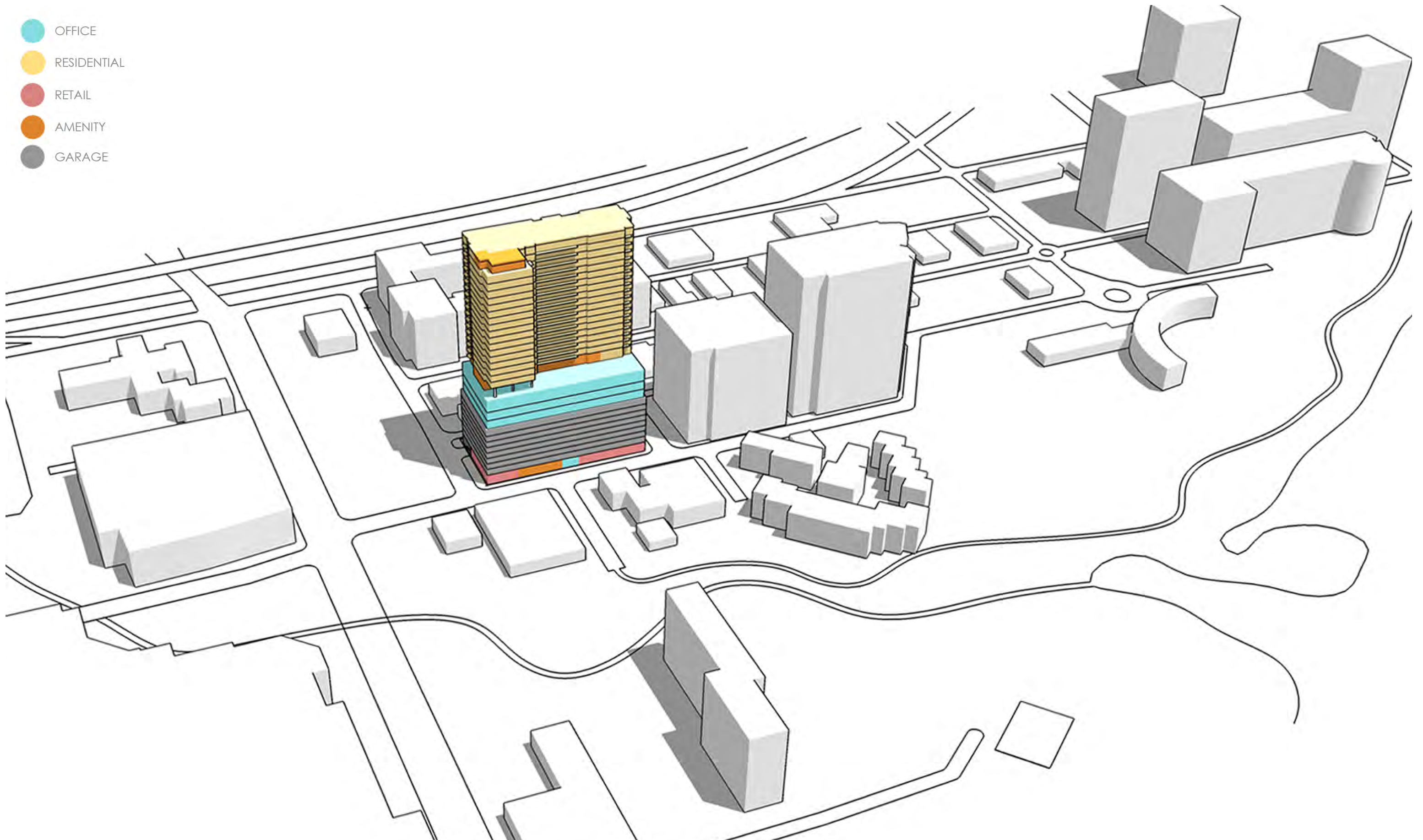


- _____ Sky Lounge: Level 30
- _____ Residential: Levels 30-12
347 Units
Street Level Entry
- _____ Pool Deck & Amenities: Level 12
- _____ Office: Levels 11-9
- _____ Parking Podium: Levels 8-2
- _____ Ground/Lobby: Level 1
Residential & Office Lobby
Retail at SW & NW Corner
- _____ Basement: Level B





- OFFICE
- RESIDENTIAL
- RETAIL
- AMENITY
- GARAGE



SITE MASSING - NORTH WEST VIEW
91 RED RIVER



PROJECT RENDERING
91 RED RIVER





PROJECT RENDERING
91 RED RIVER

Waterfront Overlay – Rainey Street Subdistrict

To exceed 40' in height - must provide on-site affordable units (80% MFI for 40 years)

Equal to 5% of the square footage of residential dwelling units below 8:1 FAR (LDC § 25-2-739)

Gross multi-family square footage below 8:1 FAR: 169,728

Required on-site affordable square footage: 6,864 rentable sq. ft. ($169,728 * 5\% * \text{Efficiency Ratio}$)

Proposed on-site affordable square footage: 7,209 rentable sq. ft.

Proposed unit mix: 2 studio units, 5 one bedroom units, and 2 two or three bedroom units

Downtown Density Bonus

Lot Size: 32,188 sq. ft.

Zoning: CBD

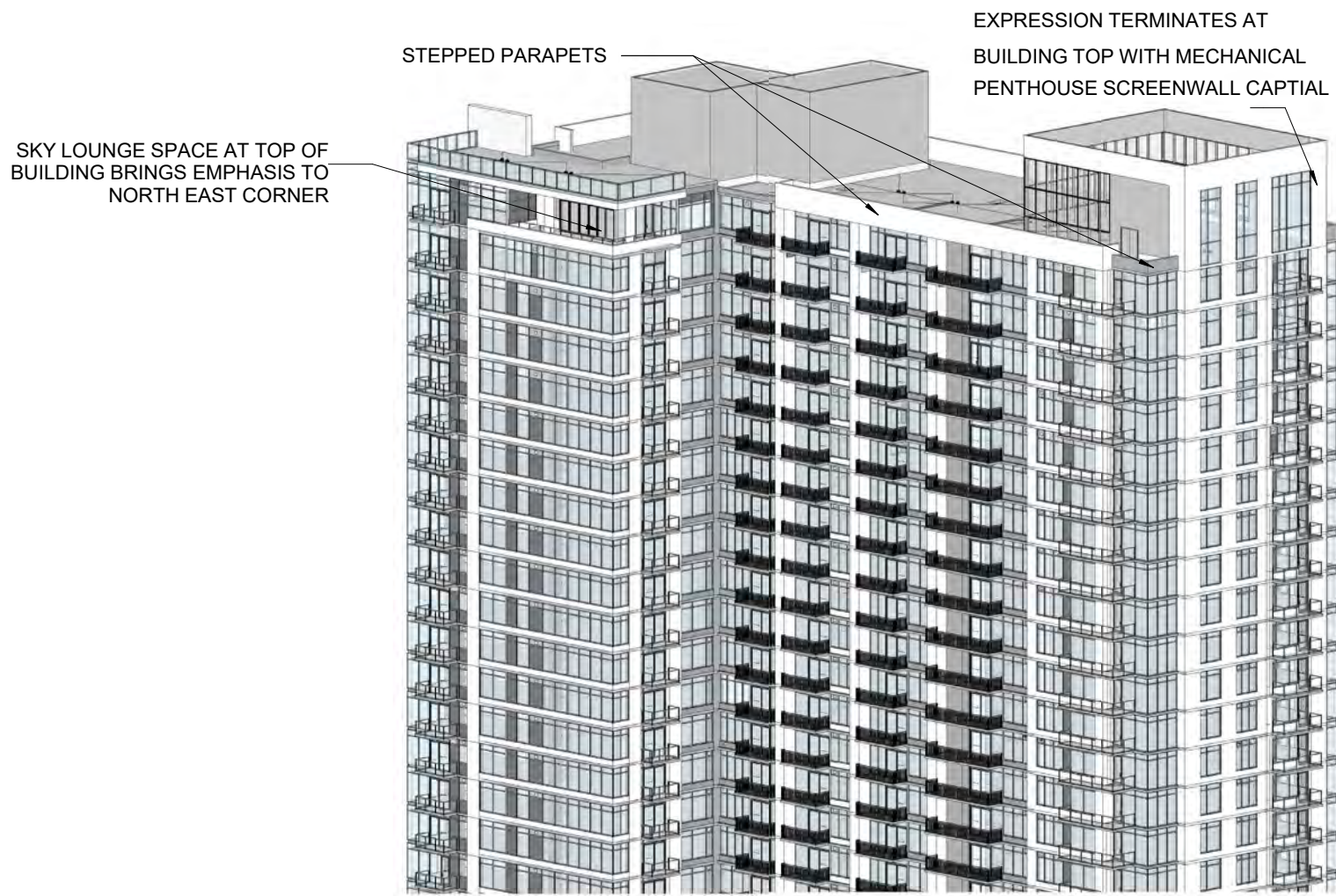
Base FAR for CBD: 8:1

By-Right Square Footage: 257,504 sq. ft. ($32,188 \text{ sq. ft.} * 8$)

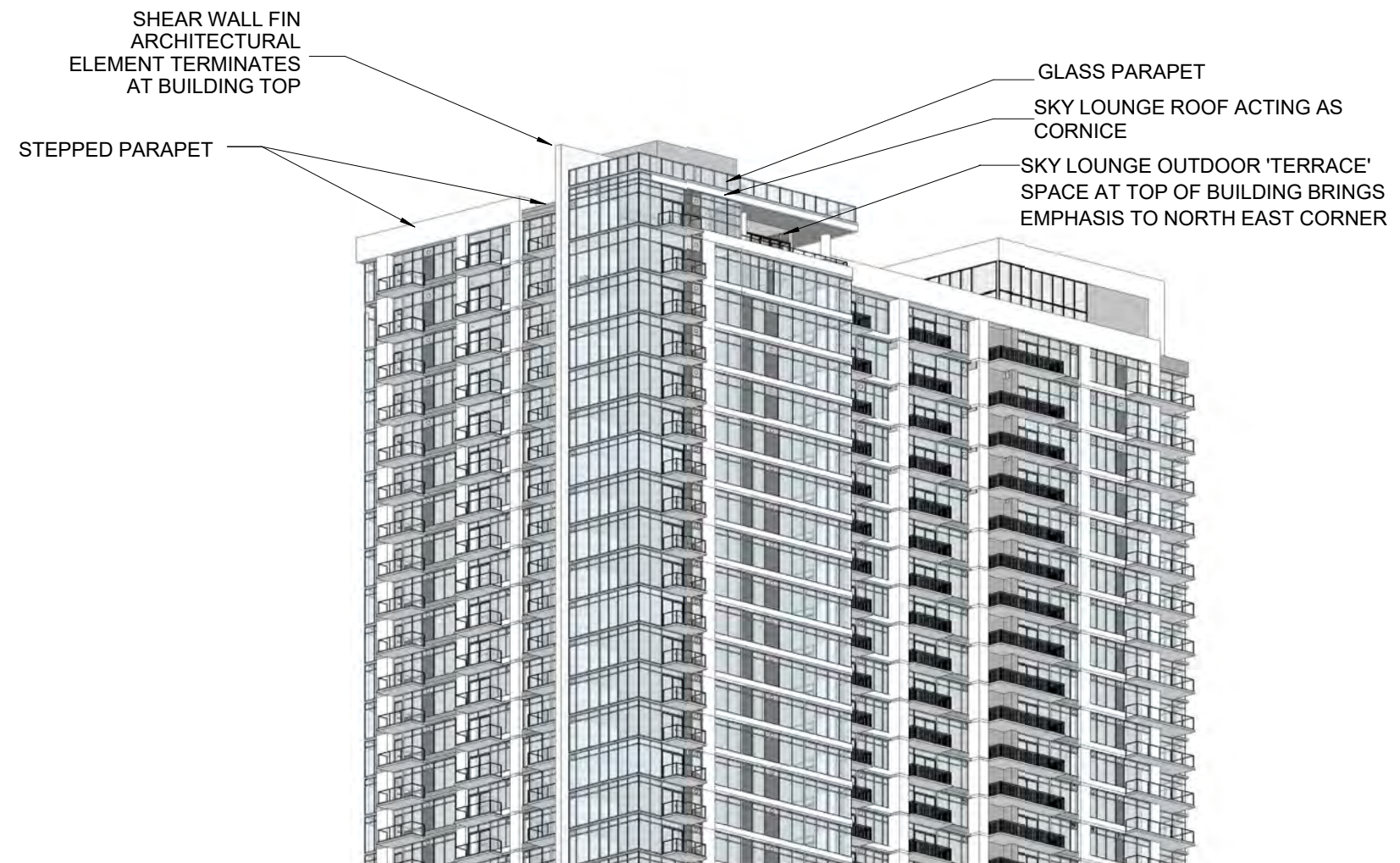
Proposed Project Square Footage: 454,322 sq. ft.

Bonus Square Footage: 196,818 sq. ft.

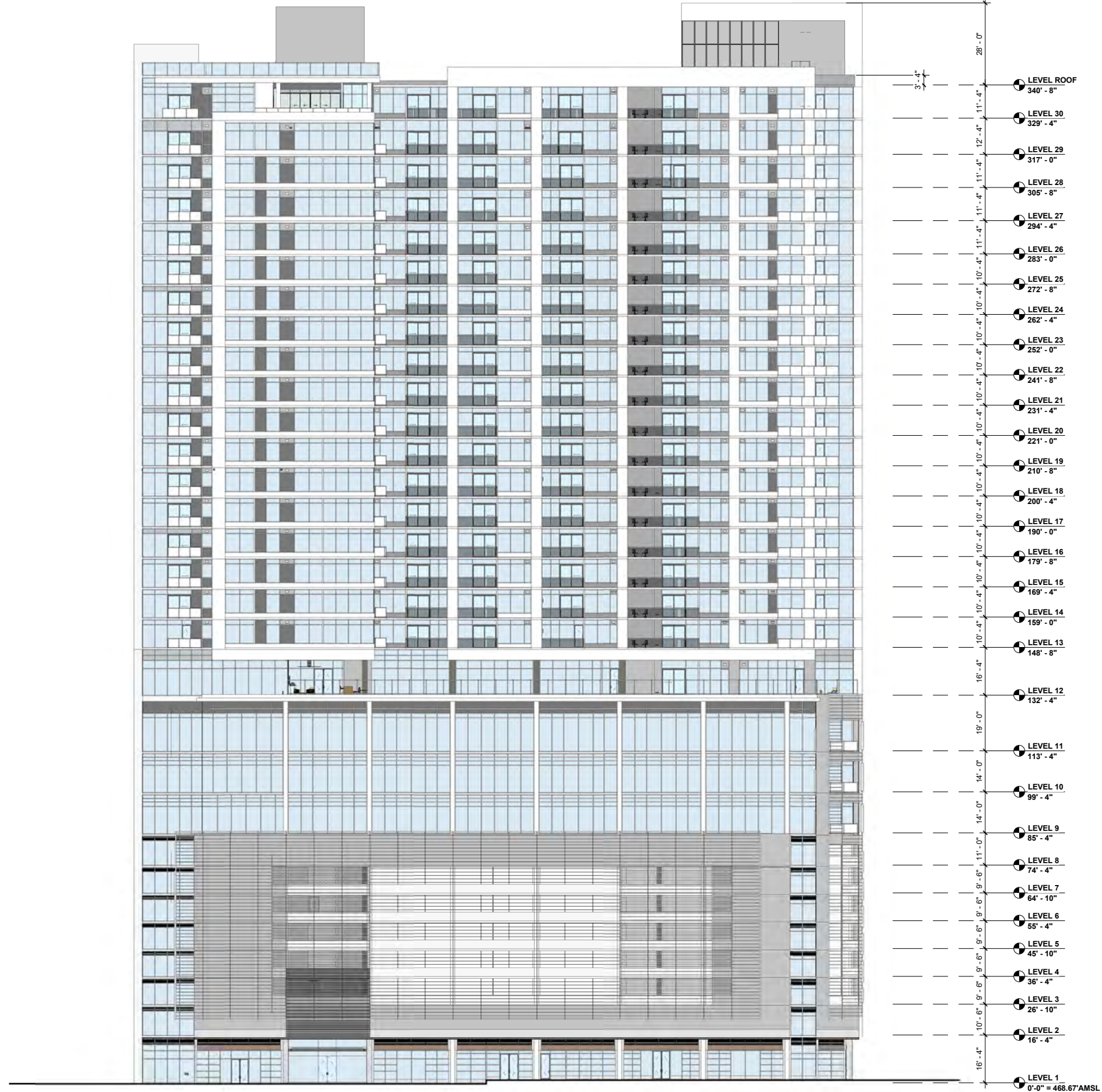
100% fee: $196,818 \text{ sq. ft.} * \$3 \text{ sq. ft.} = \$590,454$



South East Perspective

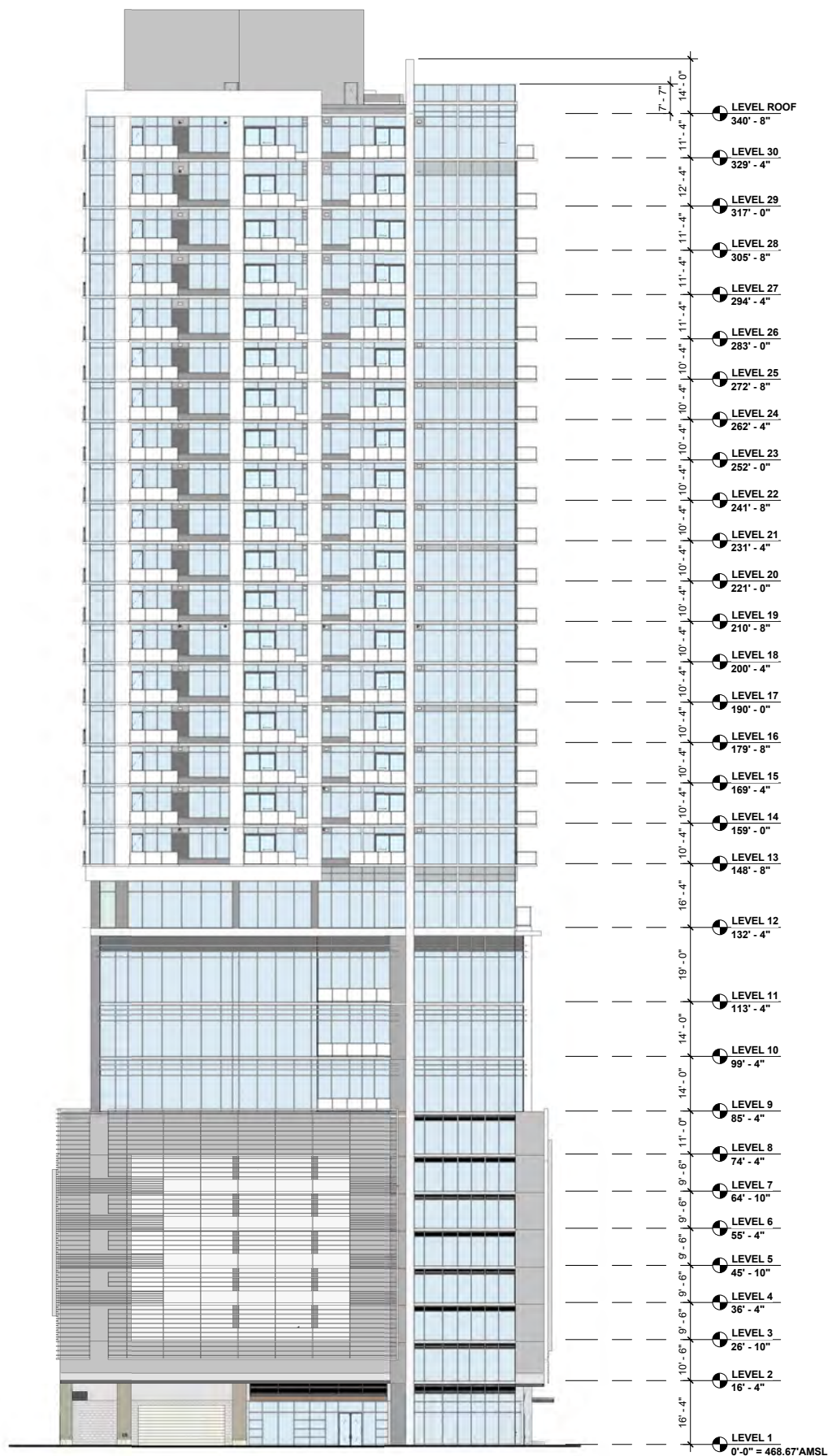


North West Perspective



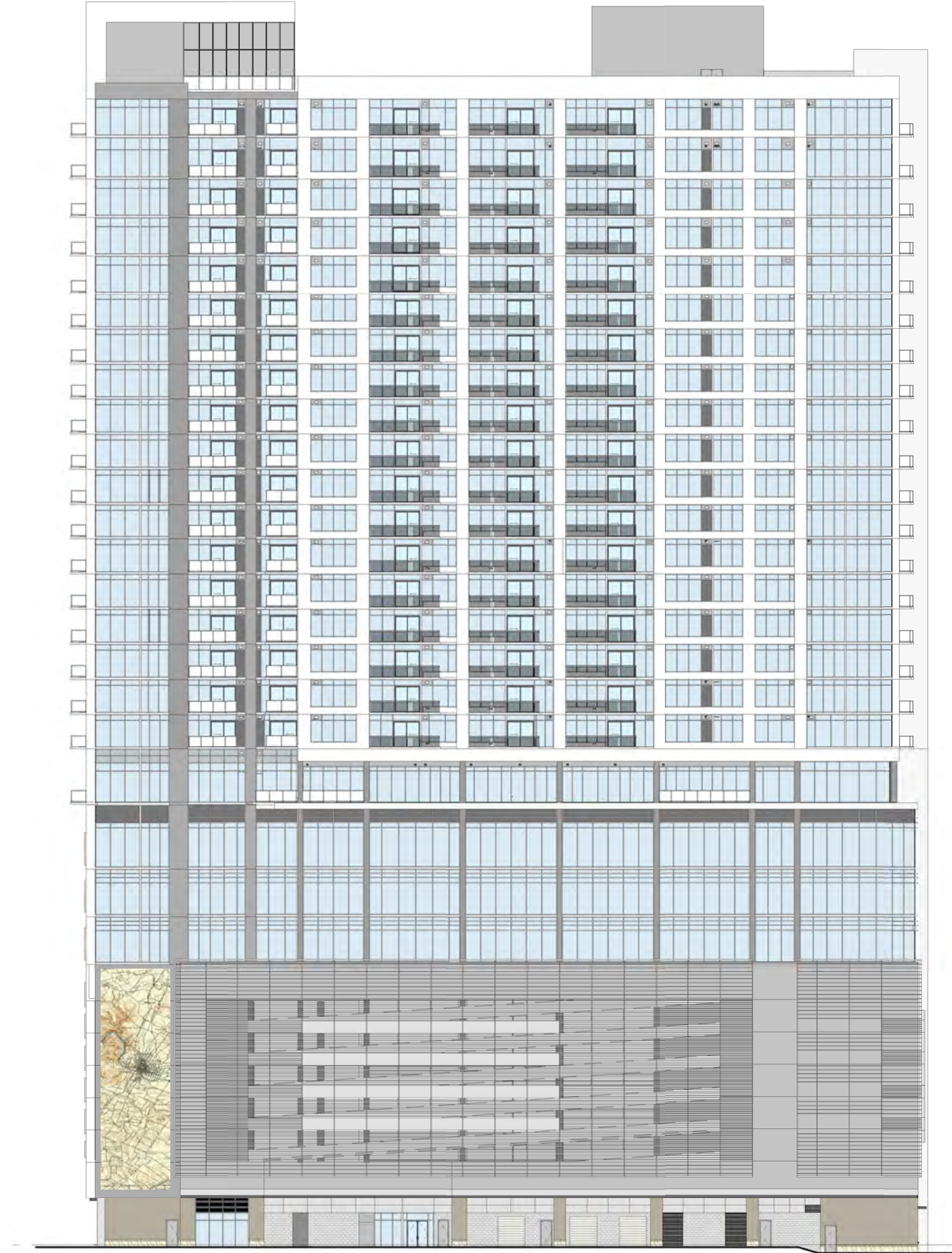
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- 2. **CAST IN PLACE CONCRETE EXTERIOR - PAINTED GRAY** | LOCATION: EXTERIOR WALLS, PARAPETS, BALCONIES, GARAGE BUMPER WALLS, AND EXPOSED STRUCTURAL COLUMNS
- 3. **ALUMINUM PANELS** | LOCATION: ROOF EQUIPMENT ROOMS
- 4. **GLASS** | LOCATION: THROUGHOUT
- 5. **PERFORATED ALUMINUM PANELS** | LOCATION: LEVELS 2 - 8 PARKING GARAGE SCREEN MATERIAL #1
- 6. **ALUMINUM TUBE TRELLIS SCREENWALL** | LOCATION: LEVELS 2 - 8 PARKING GARAGE SCREEN MATERIAL #2
- 7. **LOUVER** | LOCATION: THROUGHOUT
- 8. **BRICK VENEER WITH CAST STONE BASE** | LOCATION: LEVEL 1
- 9. **CONCRETE MASONRY UNIT** | LOCATION: LEVEL 1
- 10. **GLASS BALCONY HANDRAIL** | LOCATION: THROUGHOUT
- 11. **EXPOSED METAL SIGNAGE BAND** | LOCATION: LEVEL 1
- 12. **ROLL UP GARAGE ENTRY DOOR** | LOCATION: LEVEL 1
- 13. **ARTIST MURAL** | LOCATION: LEVEL 1 - 8 EAST GARAGE



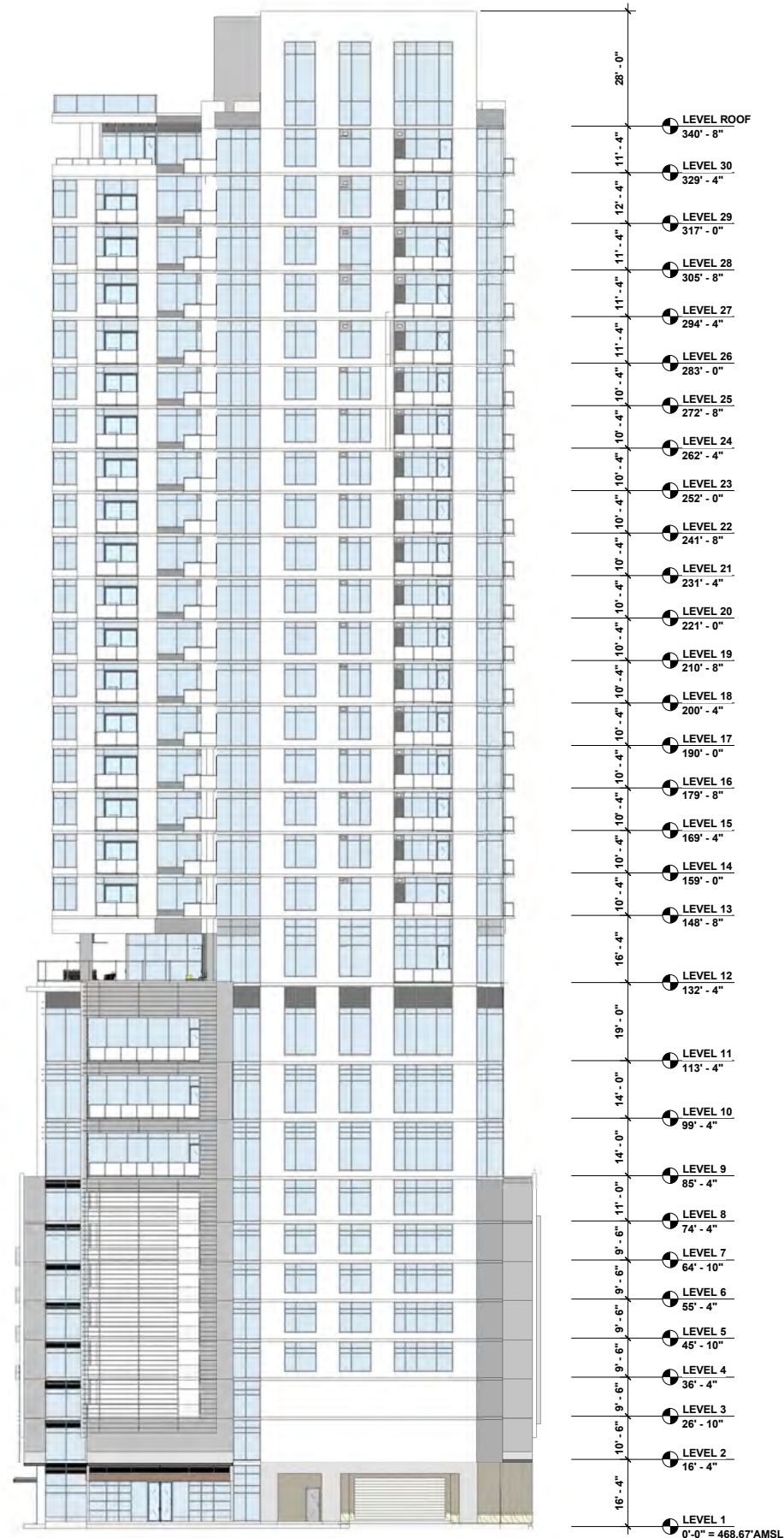
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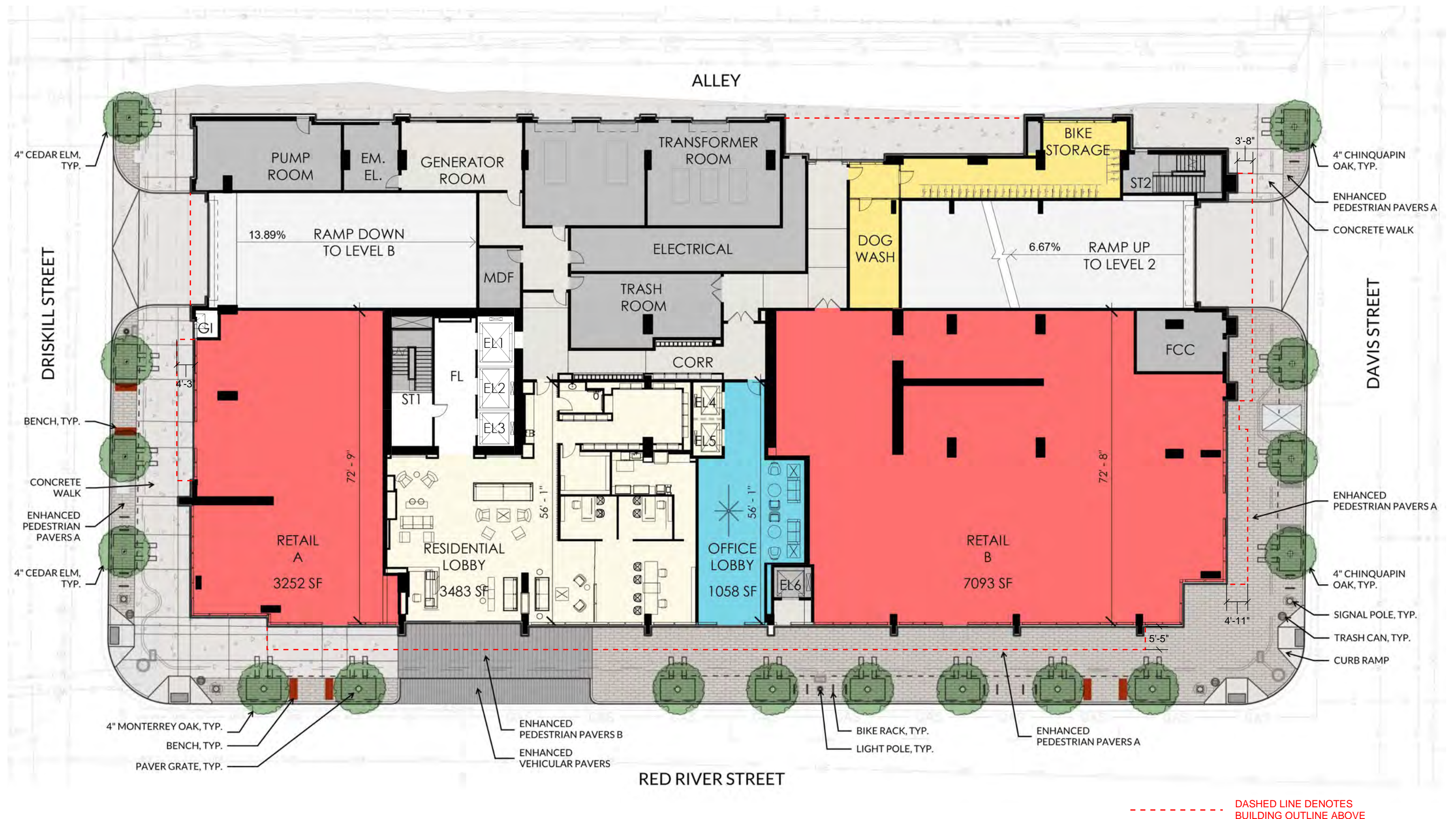
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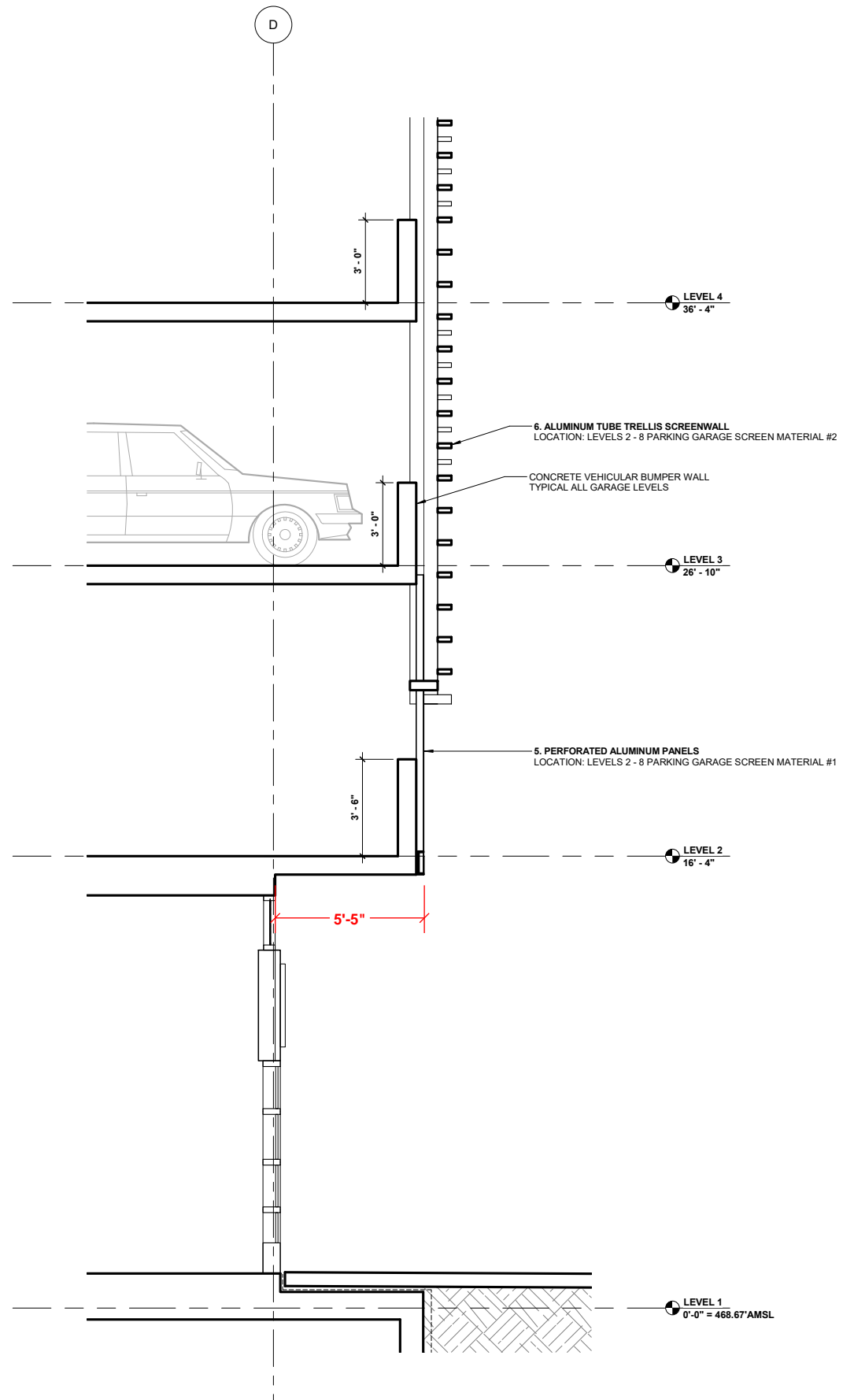
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RESIDENTIAL LOBBY ENTRANCE



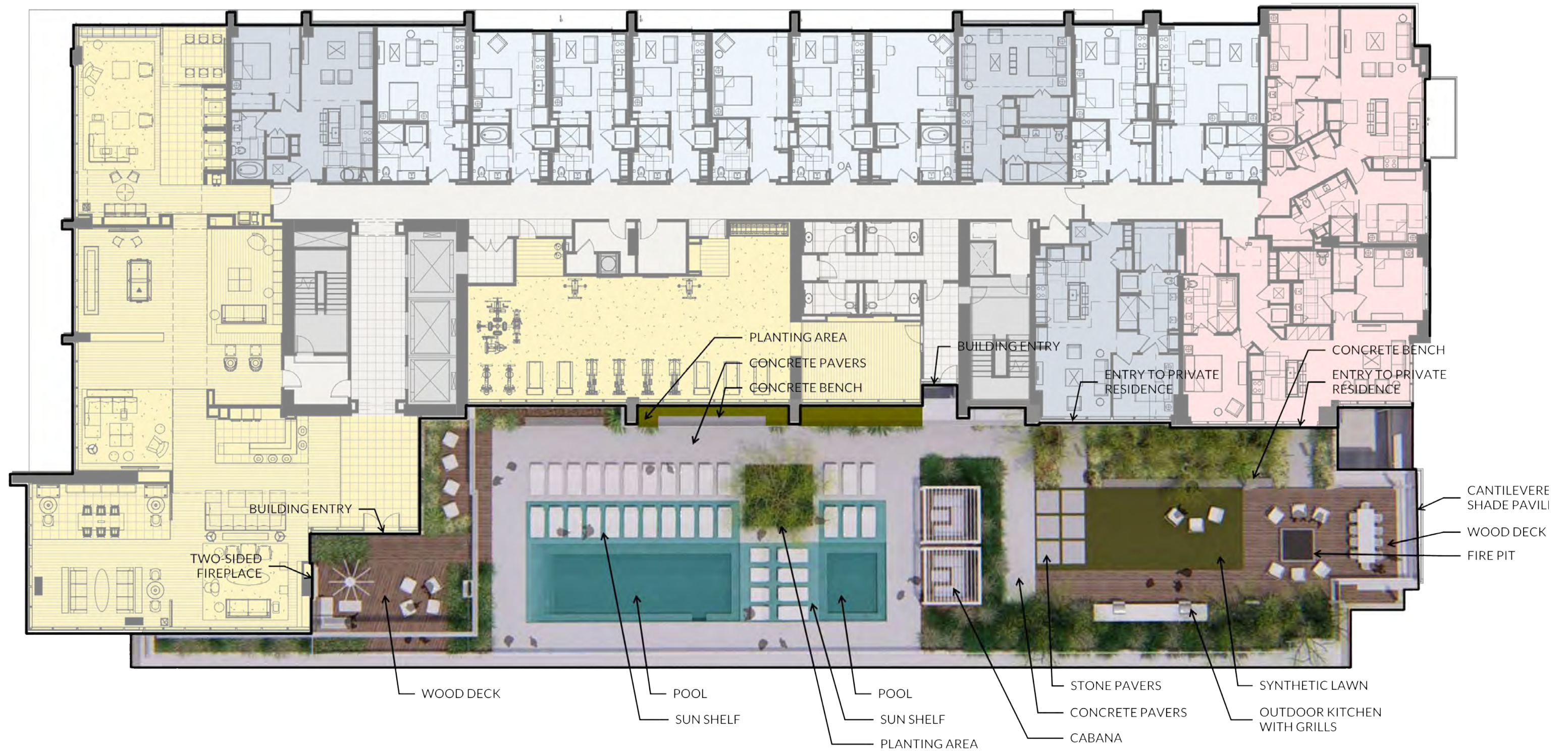
RESIDENTIAL LOBBY ENTRANCE

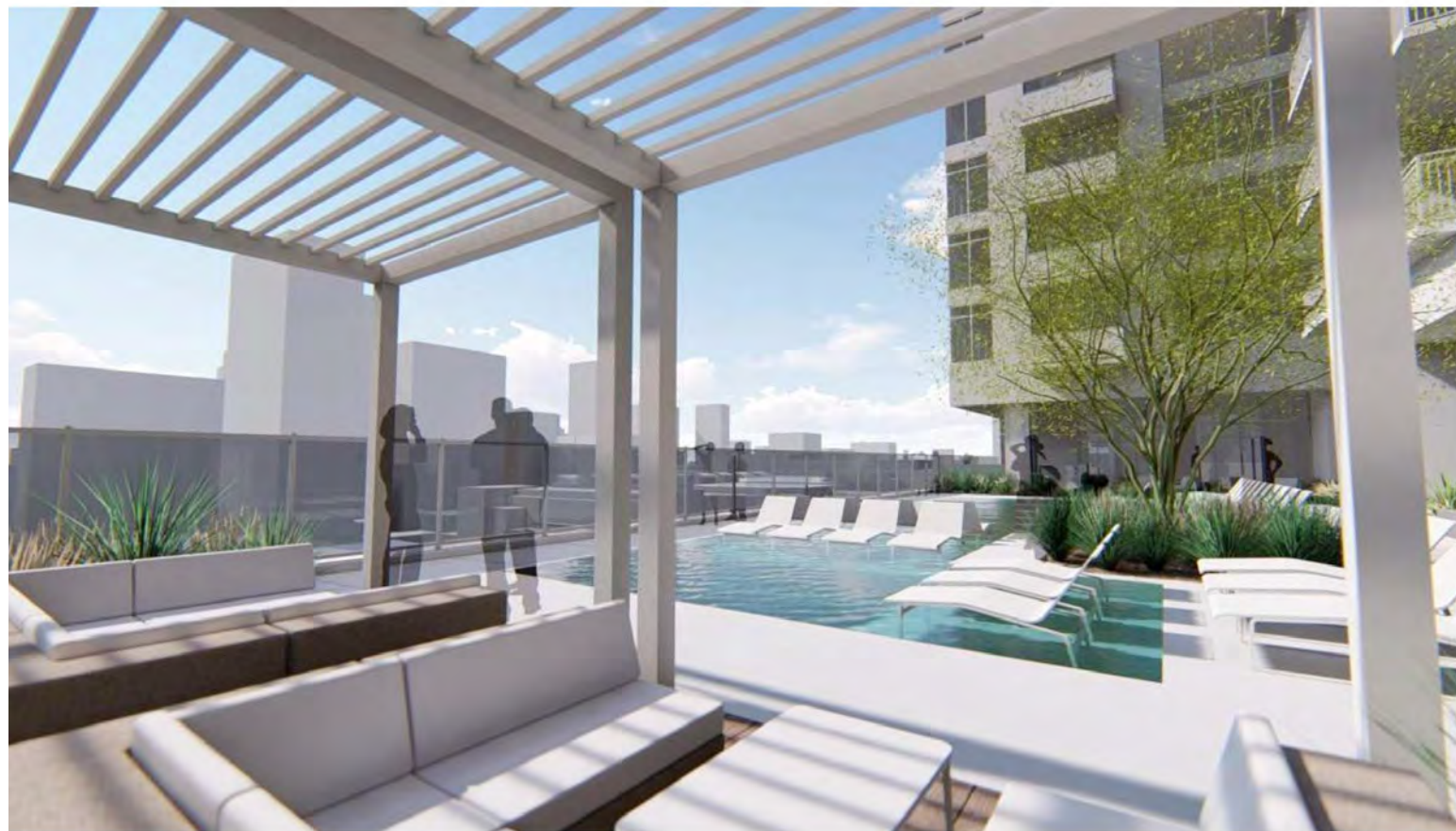


TENANT STORE FRONT



TENANT STORE FRONT





GUIDELINE	ACHIEVED (YES OR NO)	COMMENTS
AW-1: Create dense development	YES	Project as designed achieves an FAR of 14.11:1
AW-2. Create mixed-use development	YES	Project incorporates diversity of uses: 366,330 GSF residential space, 76,923 GSF office space, and 11,070 GSF retail space. Retail space is located at street level, oriented to create a sense of variety and pedestrian scale at the streetscape
AW-3. Limit development which closes downtown streets	YES	Project will not close any existing streets.
AW-4. Buffer neighborhood edges	N/A	Project site is located within the Rainey Street district of the Waterfront Overlay District, which was historically exclusively residential-use neighborhood. Since rezoned as part of the central business district, many restaurants, bars, and new apartment / hotel / condo buildings have reshaped the Rainey Street area from a neighborhood into a multi-use commercial / residential area.
AW-5. Incorporate civic art in both public and private development	YES	Project incorporates 1,200sf of mural space on east façade in a highly visibly location which can be viewed from adjacent streets and the Rainey Street Historical District. Owner will engage local artists to incorporate public art into the project.
AW-6. Protect important public views	YES	Project does not impact existing CVC. Tower massing steps back along all four sides of the property. The tower massing accommodates a pool deck space along a majority of Red River street and Davis street.
AW-7. Avoid historical misrepresentations	YES	The goal of the project is not to recreate a past historical style. The building attempts to embrace and reflect the surrounding character of the Rainey Street district in a unique composition. The design of the building's tower utilizes a minimal amount of materiality, using mostly concrete and glass, in an organized and simple expression. The building's podium is a composition of aluminum tubes that create a trellis of various densities layered in front of a perforated metal screenwall. Shadows are created and transform throughout the day by this layered effect of various translucencies of materials The design of the building's base is a rhythmic concrete column and glass expression with pedestrian scale details that express modern materials and construction techniques. The combination of these two distinct elements gives the building it's own unique character.
AW-8. Respect adjacent historic buildings	YES	Project site is located adjacent to the Rainey Street Historic District, but not within. The project responds to the historic district by treating it in the same regard as the building's main facade on Red River street of the building - the pilaster expression at the podium is carried through this side of the building to create a complete design with no visible backside.
AW-9. Acknowledge that rooftops are seen from other buildings and the street	YES	The roof of the podium at the 12th floor of the building will be used as an amenity space which will feature a pool and deck space with exterior lounge spaces. The roof the garage at the 9th floor of the building will be used as a roof terrace space for office tenants. The mechanical cooling towers at the top of the tower will be screened from view from adjacent properties.
AW-10. Avoid the development of theme environments	YES	The design of the building does not incorporate techniques of recreating caricatures of the past, nor is it a theme environment. The building is a response to the client's desire for fresh and purposeful design.
AW-11. Recycle existing building stock	NO	The site contains two existing structures. One structure is a metal building that cannot be recycled in a meaningful way. The other is a 1 story brick building that will not be recycled as it will impact the functionality of the building if preserved.

GUIDELINE	ACHIEVED (YES OR NO)	COMMENTS
PS-1. Protect the pedestrian where the building meets the street	YES	The first floor of the building is set back from the second floor along Red River Street and Davis Street creating a continuous 6-foot deep overhang. Canopies are provided at Driskill street at primary entrances. Street trees are provided along Red River Street, Davis Street, and Driskill Street. In addition, the implementation of the Great Street standards will provide street furniture and bicycle parking.
PS-2. Minimize curb cuts	YES	There are five existing curb cuts on the site; the project will only require 2 curb cuts, eliminating 3 existing.
PS-3. Create a potential for two-way streets	YES	Red River, Driskill, and Davis are currently two-way
PS-4. Reinforce pedestrian activity	YES	The project frontage on Red River, Driskill, and Davis will be designed to meet the requirements of the Great Streets Program which will greatly enhance pedestrian connectivity within the Rainey Street District. No existing sidewalks currently exist on any of these street frontages.
PS-5. Enhance key transit stops	N/A	The closest public transportation stop to the project is on E Ceasar Chavez and Red River. There is no transit stop on site. An Austin B-Cycle station already exists on an adjacent site.
PS-6. Enhance the streetscape	YES	Project will enhance the streetscape and comply with Great Streets Standards, which will include planting of trees and pedestrian sitting areas.
PS-7. Avoid conflicts between pedestrians and utility equipment	YES	Utility conflicts with pedestrians will be absolutely minimized. The only utility features that will be visible within the public sidewalk will be a domestic water meter vault and an irrigation water meter vault. All other utilizes will either serve the building from the alley or not be a pedestrian conflict.
PS- 8. Install street trees	YES	Project will comply with Great Streets standards for street trees.
PS- 9. Provide pedestrian-scaled lighting	YES	Appropriate sidewalk lighting will be provided, subject to the night sky ordinance. Street lights will comply with Great Streets standards. Additionally, decorative sconces will be located on the building pilasters to contribute to the pedestrian scale.
PS- 10. Provide protection from cars/promote curbside parking	YES	Sidewalks within the boundaries of this project will comply with Great Street standards which will create a buffer between the pedestrians and vehicular traffic. The project will also provide a passenger loading zone in front of the building which will provide additional protection for visitors.
PS-11. Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened.
PS-12. Provide generous street-level windows	YES	The project provides street-level glazing in compliance with Waller Creek Guidelines and Subchapter E.
PS-13. Install pedestrian-friendly materials at street level	YES	Building materials at street level will be pedestrian friendly and durable - the base of the building will feature a majority of glass window wall interrupted by rhythmic concrete columns. The base will also have retail signage, scones, and pedestrian scale brick. The sidewalk will feature benches, bike racks, and street lights.

GUIDELINE	ACHIEVED (YES OR NO)	COMMENTS
B- 1. Build to the street	YES	The building is built to the property line to the greatest extent possible except where additional sidewalk is needed on Red River to comply with Great Streets standards or to create additional public space between the building and the street.
B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	YES	The building ground level features a variety of uses that engage the pedestrian scale - retail space available to restaurants or retail tenants, residential leasing lobby, and office lobby. All of these uses are oriented to the pedestrian to encourage walk-in traffic.
B-3. Accentuate primary entrances	YES	The primary residential entry to the building distinguishes itself from the ground level businesses.
B- 4. Encourage the inclusion of local character	YES	The owner will engage local artists to incorporate a unique mural.
B- 5. Control on-site parking	YES	Parking is located on site. Resident and office parking are above grade. Retail guest parking is located below grade. No parking is located on the ground level.
B- 6. Create quality construction	YES	The project will be built in accordance with the current building codes for type 1-A construction. Project will utilize durable, quality materials typical for Class - A commercial construction.
B- 7. Create buildings with human scale	YES	The design of the building at the street level responds to the human scale by incorporating special attention to articulation and details. Materials chosen at the street level invoke emotional responses to those experiencing - raw concrete columns and walls, brick and cast stone, granite and natural stone veneer, wood grain soffits, accent metals and canopies, glass with steel framed mullions, and sconces.

GUIDELINE	ACHIEVED (YES OR NO)	COMMENTS
PZ- 1. Treat the four squares with special consideration	N/A	The project site is not located in the historic plan for Austin. The project is not adjacent to any of the original squares.
PZ- 2. Contribute to an open space network	N/A	The building is governed by the Waller Creek Master plan. The site is not located adjacent to any open spaces as governed by this master plan.
PZ- 3. Emphasize connections to parks and greenways	N/A	The building is governed by the Waller Creek Master plan. The site is not located adjacent to any greenways as governed by this master plan.
PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	YES	The roof of the office, at the 12th level of the building, will have an amenity pool deck which will provide open space for residents. This deck space is programmed to accommodate a pool, deck space, lounge and seating spaces, exterior grill stations, activity lawn spaces, and vegetation.
PZ- 5. Develop green roofs	YES	Vegetative surfaces will be used as accent surfaces on the level 12 pool deck with trees and groundcover.
PZ- 6. Provide plazas in high use areas	N/A	
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	