PLANNING COMMISSION
SITE PLAN VARIANCE REQUEST REVIEW SHEET

CASE: SP-2018-0472C   PLANNING COMMISSION DATE: January 14, 2020

PROJECT NAME: 44 East

ADDRESS OF SITE: 44 East Avenue

COUNCIL DISTRICT: 9

APPLICANT: LROC Properties Southwest LP

AGENT: The Drenner Group (Leah Bojo) (512) 807-2918

AREA: 0.67 acres
WATERSHED: Lady Bird Lake and Waller Creek (Urban)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (Urban)
C.I.P. STATUS: N/A
T.I.A.: N/A
CAPITOL VIEW: N/A

DEVELOPMENT:
A 49-story mixed use building with 322 residential units and 3534 sf of commercial space with associated parking garage and utility improvements.

EXISTING ZONING: CBD.

DESCRIPTION OF VARIANCE: The applicant is seeking approval of a variance from the 20% reflectivity provision related to mirrored or glare producing glass as regulated in the Waterfront Overlay design regulations [Land Development Code 25-2-721(E)(1)] to allow glass with a 30% reflectivity.

LDC Section 25-2-721(E)(1)
This subsection (E) provides design standards for buildings.

(1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.

Mirrored Glass is defined in LDC 25-1-21(67)
“Mirrored Glass means glass with a reflectivity index greater than 20 percent”

SUMMARY STAFF RECOMMENDATION:
Staff recommends approval of this variance with the conditions that the applicant 1) shall work with City staff to determine appropriate and feasible building materials, exterior lighting, and other design elements which comply with the LEED pilot standards for bird collision deterrence, the San Francisco Bird Safe Building standards, and other leading bird deterrence design standards; 2) shall then submit a correction / revision for the site plan to implement such measures, along with a signed letter to DSD by a qualified professional certifying compliance with such standards; and 3) comply with the recommendations of the Small Area Planning Joint Committee to meet LEED bird-friendly standards for the building podium and to work with staff on bird-friendly design for the tower.

SMALL AREA PLANNING JOINT COMMITTEE RECOMMENDATION:
At their December 11, 2019 special called meeting, the Small Area Planning Joint Committee voted (6-0) to recommend their support for a variance to the Waterfront Overlay Combining District section 25-2-
721(E)(1) regulations pertaining to the prohibition of mirrored glass or glare producing glass surface building materials for the 44 East Project, accepting staff’s recommendations as laid out above and with their own added recommendation that the applicant meet LEED bird-friendly standards for the building podium and work with staff on bird-friendly design for the tower.

CASE MANAGER: Anaiah Johnson  
PHONE: 512-974-2932  
Anaiah.Johnson@austintexas.gov

PROJECT INFORMATION: 0.67 acres  
EXIST. ZONING: CBD  
MAX. BLDG. COVERAGE : 100%  
PROP. BLDG. CVR: 24,424 sq. ft. (83.3%)  
MAX. IMPERV. CVRG.: 100%  
PROP. IMP. CVRG.: 27,631 sq. ft. (94.3%)  
ALLOWED F.A.R.: 15:1  
PROPOSED F.A.R.: 15:1  
HEIGHT: 570' (49 story)  
REQUIRED PARKING: 0  
PROVIDED PARKING: 559 spaces  
PROPOSED ACCESS: Vehicular access from East Avenue.

SURROUNDING CONDITIONS:  
Zoning (Land Use)  
North: CBD (Office)  
South: Cummings Street, then P (Parkland)  
East: East Avenue, then CBD (Multifamily)  
West: Alley, then CBD (Multifamily)

STREET:  
R.O.W.  
SURFACING  
CLASSIFICATION  
East Avenue  
120’  
45’  
Collector  
Cummings Street  
45’  
30’ (varies)  
Local

NEIGHBORHOOD ORGANIZATIONS:  
Austin Independent School District  
Austin Innercity Alliance  
Austin Neighborhoods Council  
Bike Austin  
Black Improvement Association  
City of Austin Downtown Commission  
Downtown Austin Neighborhood Assn. (DANA)  
El Concilio Mexican-American Neighborhoods  
Friends of Austin Neighborhoods  
Friends of Rainey Street Historic District  
Friends of Emma Barrientos MACC  
Greater East Austin Neighborhood Association  
Homeless Neighborhood Assn.  
Neighborhood Empowerment Foundation  
Preservation Austin  
Rainey Business Coalition  
Rainey Neighbors Association, Inc.  
SEL Texas  
Sierra Club, Austin Regional Group  
Tejano Town  
Town Lake Neighborhood Association  
Waller Creek Conservancy  
Waller Creek Staff Liaison
November 14, 2019

Ms. Denise Lucas
Development Services Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: SP-2018-0472C– Reflectivity Variance Request

Dear Ms. Lucas:

I am representing the owner of the property located at 44 East Avenue. Please accept this letter as our request for a variance to LCD §25-2-721(E)(1) to allow glass with 30% reflectivity within the Rainey District of the Waterfront Overlay. Upon approval of the variance request, we will submit a correction to the site development permit application.

Please let me know if you need any more information about this project or this request.

Sincerely,

Leah M. Bojo

cc: Donna Galati, Development Services Department (via electronic delivery)
    Anaiah Johnson, Development Services Department (via electronic delivery)
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CASE#: SP-2018-0472C
ADDRESS: 44 East Avenue
CASE NAME: 44 East
MANAGER: Anaiah Johnson

OPERATOR: Christine Barton-Holmes