



City of Austin

Design Commission

DESIGN COMMISSION RECOMMENDATION 20211115-1H

Date: November 23, 2021

Subject: Design Commission recommendation for the project located at 204-208 East 4th Street.

Motioned By: Jessica Rollason

Seconded By: Evan Taniguchi

Recommendation:

The City of Austin Design Commission recommends that the project located at 204-208 East 4th Street, as presented to us on November 15, 2021, substantially complies with the City of Austin Urban Design Guidelines.

Rationale:

Dear Director of Housing and Planning Department,

This letter is to confirm the Design Commission's recommendation that the project located at 204-208 East 4th Street, substantially complies with the Urban Design Guidelines as one of the gatekeeper requirements of the Downtown Density Bonus Program. Our review found the following positive attributes:

1. Project proposes a small lobby, allowing for ample ground floor retail on all 4 sides, including alley. This will help reinforce pedestrian activity in this area.
2. Project provides a street level paseo enhances connectivity through the block.
3. Utilities and back of house are located in basement, thereby mitigating potential conflicts with pedestrians
4. Proposed mezzanine level retail further enhances street activity
5. Project provides additional seating and landscape along 4th Street which serves to enhance the streetscape.

Respectfully,
City of Austin Design Commission

Vote: 8 - 0 - 0

For: Aan Coleman, Josue Meiners, Bart Whatley, Jessica Rollason, David Carroll, Evan Taniguchi, Melissa Henao-Robledo, Jen Weaver

Against: NA

Abstain: NA

Absent: Ben Luckens, Samuel Franco

Attest: David Carroll, Chair of the Design Commission

