

Date: February 18, 2022
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Density Bonus Working Group review of 307 E 2nd Street for substantial compliance with the Urban Design Guidelines

Meeting date: February 2, 2022; 2:00 pm; Virtual Microsoft Teams Meeting
Applicant: Dave Anderson- Drenner Group

The project is located at 307 E 2nd Street.

The project includes mixed use of residential (482,317 sf) and retail (17,444 sf). The project also includes 9 parking levels (none underground).

The applicant is seeking a Density Bonus to raise the FAR from 8:1 to 25:1 resulting in a total project gross area of 573,900 gsf. The site is 0.527 acres (22,956 sf) with a current allowable building size of 183,648 sf based on the current allowable 8:1 FAR.

The total building height is 756 ft (65 floors). The maximum height achievable under the Density Bonus program is unlimited.

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

- Substantially comply with the City's Urban Design Guidelines
- Provide streetscape improvements along all public street frontages consistent with the Great Streets Program Standards
- Applicant must commit to a minimum of 2-star green building rating (3-star proposed).

WORKING GROUP COMMENTS REGARDING COMPLIANCE WITH THE URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create dense development –
25:1 far is being requested. Project complies with this Section.
2. Create mixed-use development –
Residential (condos) and commercial (hotel) housing plus some streetscape oriented retail uses are proposed. Project complies with this Section.
3. Limit development which closes downtown streets –
This project is not permanently closing down any streets. Project complies with this Section.
4. Buffer neighborhood edges-
This project is located in a predominantly high-rise area so it blends in with the existing urban fabric. Project complies with this Section.
5. Incorporate civic art in both public and private development –
This project is proposing public art on the NW corner of the site. Project complies with this Section.
6. Protect important public views –
Since this project is already surrounded by high-rises, there are no important public views to protect. Not applicable.
7. Avoid historical misrepresentations –
Project complies with this Section.
8. Respect adjacent historic buildings-
There are no historic buildings adjacent to this project although a historic building is being relocated and restored. Not applicable.
9. Acknowledge that rooftops are not seen from other buildings and the street –
Project complies with this Section.
10. Avoid the development of theme environments-
Project complies with this Section.

11. Recycle existing building stock –
An existing historic building is being relocated and restored. Project complies with this Section.

Project complies with 9 of 11 applicable Area Wide Guidelines. Items 6 and 8 are not applicable.

GUIDELINES FOR THE PUBLIC STREETScape

1. Protect the pedestrian where the building meets the street-
Although this project does provide several means of protecting the pedestrian at the street, the two adjacent curb cuts on East 2nd Street trigger some safety concerns. This was not clearly discussed at the WG meeting. Project partially complies with this Section.
2. Minimize curb cuts-
The two adjacent curb cuts on East 2nd Street trigger some pedestrian safety concerns. Project does not comply with this Section.
3. Create a potential for two-way streets-
This project does not impact East 2nd Street from becoming a two-way street. Project complies with this Section.
4. Reinforce pedestrian activity-
Retail space is provided on East 2nd Street and the building is set back to provide a wider streetscape. Project complies with this Section.
5. Enhance key transit stops-
This project is immediately adjacent to the future Capital Metro Blue Line so it's enhanced streetscape and increased pedestrian activity will enhance that transit stop. Project complies with this Section.
6. Enhance the streetscape-
The Great Streets Program is fully implemented for this project and additional components have been added, such as setting the building back for a wide streetscape and incorporation of public art on the NW corner. Project complies with this Section.
7. Avoid conflicts between pedestrians and utility equipment-
Utilities are located on Back Alley; there are no conflicts between pedestrians and utility equipment. Project complies with this section.
8. Install street trees-
Street trees are being installed in compliance with The Great Streets Program. Project complies with this Section.
9. Provide pedestrian-scaled lighting-
Lighting is being installed in compliance with The Great Streets Program. Project complies with this Section.
10. Provide protection from cars/promote curbside parking-
Pedestrians are protected at sidewalk as per The Great Streets Program but no curbside parking provided, although a porte cochere is provided that discourages curb-side drop-offs. Project complies with this Section.
11. Screen mechanical and utility equipment-
Equipment is either screened and/or within building envelope. Project complies with this Section.
12. Provide generous street-level windows-
Large windows are shown at street level. Project complies with this Section.
13. Install pedestrian-friendly materials at street level-
The street level materials appear to be pedestrian friendly. Project complies with this Section.

Project complies with 11.5 of the 13 applicable Public Streetscape Guidelines.

PLAZAS AND OPEN SPACE GUIDELINES

1. Treat the four Squares with special consideration- Not applicable.
2. Contribute to an open space network-
This project's East 2nd streetscape will provide connectivity to near-by open spaces. Project partially complies with this Section.

3. Emphasize connections to parks and greenways-
This project provides amenities that encourage outdoor activity and connectivity to near-by parks and greenways. Project complies with this Section.
4. Incorporate open space into residential development (pool, deck, dog area)-
The Level 17 and Level 40 open-air amenity decks provide open space for the tenants of the building. Project partially complies with this Section.
5. Develop green roofs-
Green roofs are not provided, however extensive amenity deck rooftop planters are proposed. Project partially complies with this Section.
6. Provide plazas in high use areas- Not applicable.
7. Determine plaza function, size and activity- Not applicable.
8. Respond to microclimate in plaza design- Not applicable.
9. Consider views, circulation, boundaries and subspaces in plaza design- Not applicable.
10. Provide an appropriate amount of plaza seating- Not applicable.
11. Provide visual and spatial complexity in plaza design-
Although not a plaza, this project includes an interior monumental stair that provide visual and spatial complexity. Project complies with this Section.
12. Use plants to enliven urban spaces-
Urban spaces are enlivened by the use of plants. Project complies with this Section.
13. Provide interactive civic art and fountains in plaza-
This project includes an art sculpture on the NW corner of the site. Project complies with this Section.
14. Provide food service for plaza participants- Not applicable.
15. Increase safety in plazas through wayfinding, lighting and visibility- Not applicable.
16. Consider plaza operations and maintenance- Not applicable.

Project complies with 5.5 of the 7 applicable Plaza and Open Space Guidelines. Nine items are not applicable.

GUIDELINES FOR BUILDINGS

1. Build to the street-
This project is built to the street but inset from streetscape to provide additional outdoor connection to the public realm. Project complies with this Section.
2. Provide multi-tenant, pedestrian-oriented development at the street level-
This project's streetscape frontage includes a hotel lobby, a condo lobby and a cocktail lounge retail space. Project complies with this Section.
3. Accentuate primary entrances-
Primary entrances are well accentuated by inseting the entry from the streetscape. Project complies with this Section.
4. Encourage the inclusion of local character-
Local character will be provided using several various multi-media concepts. Project complies with this Section.
5. Control on-site parking-
All parking is contained in the 9 Level Garage and a Porte Cochere drop-off zone is provided . The podium design screens visibility of vehicles. Project complies with this Section.
6. Create quality construction- Project complies with this Section.
7. Create buildings with human scale-
The building presents a very comfortable sense of human scale, with its various building materials breaking up the façade and the various landscape elements adding to it. The avoidance of a huge lobbies also contributes to this sense. Project complies with this Section.

Project complies with 7 of the 7 applicable Building Guidelines.

WORKING GROUP COMMENTS

Positive Attributes of the Project:

- Good example of a relatively small footprint building engaging the pedestrian/public realm with a nice sensitivity to human scale at the streetscape. And the streetscape connection to the Level 2 retail by way of the monumental stair is quite appealing.
- The overall architecture of the building shows a sensitivity to its site and the surrounding area.

Concerns regarding the Project:

- The porte cochere appears to be quite large; approximately 31.5 ft wide. Reducing this width might have afforded more Level 1 retail space.
- The porte cochere also requires a separate curb cut very close to the Garage entrance curb cut. This could pose some pedestrian safety concerns which need to be addressed/discussed.

The Density Bonus Working Group has determined that the 80 Rainey project 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,

A handwritten signature in black ink that reads "Evan K. Taniguchi". The signature is written in a cursive, flowing style.

Evan K. Taniguchi, AIA
City of Austin Design Commission
Planning & Urban Design Working Group



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;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements,
 - Urban Design Guidelines checklist;
 - Great Streets;
 - 2 Star Austin Energy Green Building rating - submit copy of the projects signed Austin Energy Green Building Letter of Intent and Austin Energy Green Building checklist.;
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 Housing and Planning Department for detailing of affordable housing community benefits. Please contact [Alex Radtke](#) for more information.



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

1. Project Name:

2. Property Owner

Name:

Address:

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

4. Anticipated Project Address:

5.Site Information

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

- 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):

- c. Existing entitlements:

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

- II. Current height limitation (in feet) :

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

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

6.Existing Deed Restrictions

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

7. Building Information

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

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

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

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

- e. Number of floors:

- f. Height:

- g. FAR requested:

8. Gatekeeper Requirement (1 of 3): Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin \(referencing specific guidelines\)](#) [in order](#) to meet the first *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(a). Attach Urban Design Guidelines checklist and additional page(s) as necessary.

9. Gatekeeper Requirement (2 of 3): Great Streets

Provide an explanation of how this project meets Great Streets standards, the second *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(b). Attach additional page(s) as necessary:

10. Gatekeeper Requirement (3 of 3): 2 Star Austin Energy Green Building

Provide an explanation of how this project achieves a minimum two Star Austin Energy Green Building, in order to meet the third *Gatekeeper* requirement of the DDBP as described in [LDC § 25-2-586 \(C\)\(1\)\(c\)](#). Attach Austin Energy Green Building checklist and additional page(s) as necessary:

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot according to the Community Benefits calculations described in [LDC § 25-2-586 \(E\)\(1\)-\(12\)](#).

12. Community Benefits: Onsite, Fee in lieu, or Combination

Detail which community benefits from [LDC § 25-2-586 \(E\)](#) will be used and how they will be applied (on site, fee in lieu of, or combination of the two). Attach additional page(s) as necessary:

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? (aaron.jenkins@austintexas.gov)

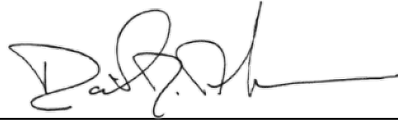
☒ Yes

☐ 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

A handwritten signature in black ink, appearing to be 'D. J. Smith', written over a horizontal line.

Signed: Owner or Applicant

Authorized Agent

Date Submitted

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

Area-Wide Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
AW.1	Create dense development	YES	This project will deliver 284,218 square feet of hotel space, or approx. 326 rooms, and 270,447 square feet of condominium use, or approx. 135 units for sale within Downtown Austin by utilizing additional FAR administratively through the Downtown Density Bonus Program. The total density requested is 25:1 FAR.
AW.2	Create mixed-use development	YES	The project will contain mixture of uses including approx. 326 hotel rooms, approx. 135 condominium units, approx. 11,000 SF of ground-floor and level 2 retail/restaurant space, approx. 18,000 SF of hotel amenity space, approx. 10,000 SF of banquet / ballroom space, and approx. 8,000 SF of condo amenity space.
AW.3	Limit development which closes Downtown streets	YES	No streets will be permanently closed with this project. The project will take access from the adjacent roadways.
AW.4	Buffer neighborhood edges	YES	The project will be developed in relative context to other high-rise construction and will comply with all applicable ordinances and regulations.
AW.5	Incorporate civic art in both public and private development	YES	The project plans to attempt to incorporate pieces of art and/or murals on site that will emulate the rich culture of Austin. The goal would be to create a visual offering that is viewable to pedestrians who walk by the Property, offering a public amenity and further activating the street level presence of the project.
AW.6	Protect important public views	YES	The project does not obscure important public views and is not located in a Capitol View Corridor.
AW.7	Avoid historical misinterpretations	YES	This project is not designed to replicate any historical styles. The building will be designed and built from high-quality, modern materials to create a contemporary building language.
AW.8	Respect adjacent historic buildings	YES	The project is not located adjacent to any historic properties and has received approval from the Historic Preservation Office and the Historic Landmark Commission to relocate and restore the Leonard East House currently located on the site. Additionally, the project will preserve and enhance the Texas Walk of Stars which runs along Trinity Street adjacent to the site.

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	Equipment on the rooftop will be screened on all sides with tall parapet walls that will be an extension of the primary tower façade and integrated into the overall building design. The roof of the podium at levels 17 and 40 will be used as an open-air amenity space that provides a pool and outdoor occupied landscape areas with various plantings provided throughout.
AW.10	Avoid the development of theme environments	YES	This will not be a themed development.
AW.11	Recycle existing building stock	N/A	N/A

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

Public Streetscape Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PS.1	Protect the pedestrian where the building meets the street	YES	The pedestrian pathway along E 2 nd Street and Trinity Street will be protected by an 8-foot clear zone, including street trees, and approved furniture and bike racks. The footprint of the building at the ground-level will be set back from the property line along E 2 nd Street, on the site's northern edge, increasing the space within the pedestrian environment. At level 2, the building's enclosure and terrace extend to the property line providing pedestrian cover at ground-level and adding activation above the street on the terrace. Additionally, canopies are proposed over the residential and hotel entrances that provide additional coverage at a lower height. Street trees will also be planted per Great Streets standards providing substantial overhead shade within the right of way as well as planting beds under the overhand of level 2 between the building and the sidewalk.
PS.2	Minimize curb cuts	YES	The project is proposing to utilize the current curb cut on E 2 nd Street for the parking garage by expanding the cut's width and taking one curb cut for the drop off located in the interior of the project, on E 2 nd Street and Trinity Street.
PS.3	Create a potential for two-way streets	YES	The project does not impact the street's ability for two-way traffic. All driveways are designed perpendicular to the right-of-way to allow for two-way traffic flow and to provide future flexibility that can be adapted to the ever-changing traffic demands.
PS.4	Reinforce pedestrian activity	YES	The project incorporates pedestrian-oriented uses at the ground-level as well as level 2. The entrances and building façade on E 2 nd Street will be set back from the property line to provide increased pedestrian space. The Great Streets sidewalk and clear zone will begin at both street's curbs and meet the grade of the adjoining properties.
PS.5	Enhance key transit stops	YES	The project is immediately adjacent to the future Capital Metro Blue Line subsurface transit stop at E 2 nd Street and Trinity Street. Great Streets improvements and the location of the pedestrian-oriented uses on the ground-floor and level 2 aid

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

			in creating dense development adjacent to public transit.
PS.6	Enhance the streetscape	YES	The project will improve the streetscape with lighting, shade trees and vegetation per Great Streets standards. Additionally, the building set back along E 2 nd Street on the ground-floor provides landscape planting areas with ornamental trees that complement the adjacent hardscape in the public right of way. The streetscape will also prioritize the pedestrian at all curb cuts, providing a flush condition to the adjacent sidewalk.
PS.7	Avoid conflicts between pedestrian and utility equipment	YES	Utilities have been concentrated along the alley including grease traps, transformer vaults, gas meters, etc. The majority of building mechanical support spaces are stacked on an elevated mezzanine space concentrated along the southern alley, which keeps most louvers and other wall penetrations off major streets. One required fire protection entrance has been located on E 2 nd Street and a post indicator valve will be used to minimize the impact to the pedestrian realm.
PS.8	Install street trees	YES	The project will add street trees on E 2 nd Street in accordance with Great Streets standards. Existing trees along Trinity Street shall be preserved and protected during construction. Tree #5059 will be relocated south to be located between the alley and building driveway. Permanent irrigation and drainage systems will be installed to ensure livelihood.
PS.9	Provide pedestrian-scaled lighting	YES	The project will provide pedestrian-scale site lighting in accordance with the dark sky ordinance and Great Streets design standards. Building lighting will be with the entrance canopies to contribute to the pedestrian scale as well as to complement the Great Streets lighting.
PS.10	Provide protection from cars/promote curbside parking	YES	Sidewalks will comply with the Great Streets standards to create a buffer between pedestrians and vehicular traffic by using street furniture, porte cochere bollards, trees, and planting zone street trees and furniture. The project has provided a porte cochere with a one-way entry on E 2 nd Street and an exit located on Trinity Street to provide additional protection for visitors and to remove the arriving vehicular traffic from the street facing pedestrian entrances. Vehicular

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

			access via the porte cochere discourages cars from dropping off on E 2 nd Street.
PS.11	Screen mechanical and utility equipment	YES	Mechanical and utility equipment will be screened from street view in accordance with Commercial Design Standards Section 2.6.2.
PS.12	Provide generous street-level windows	YES	The ground floor and level 2 of the building will be made of highly transparent glazing providing strong visual connections between interior activated uses and the urban realm. The ground floor façade on E 2 nd Street consists of 18-foot-tall windows, with floor to ceiling windows at the corner of E 2 nd Street and Trinity Street, illuminating the sidewalk and drawing attention to ground floor and level 2 spaces.
PS.13	Install pedestrian-friendly materials at street level	YES	The ground level's expansive windows and planters provide a comfortable environment for pedestrian traffic. Building materials at the street level will be pedestrian friendly and durable. The base of the building will feature a transparent glass curtain wall, limestone masonry, and an articulated wood soffit/ screen that will provide both a warm material and patterned plays of shadows at the pedestrian level. The sidewalk will feature benches, bike racks, street lights, and upgraded pedestrian pavers to enhance the street scape and pedestrian experience. The retail components will provide an additional pedestrian friendly scale with appropriate signage and canopies.

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

Plazas and Open Space Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
PZ.1	Treat the four squares with special consideration	N/A	The project is not adjacent to one of the four Downtown Austin squares.
PZ.2	Contribute to an open space network	PARTIAL	The project will enhance the pedestrian space at the ground-level by providing Great Streets standard clear zones and sidewalk widths. Additionally, the project's ground-level footprint will be set back to increase the comfortability of the pedestrian sidewalk network along E 2 nd Street.
PZ.3	Emphasize connections to parks and greenways	YES	The property is not directly adjacent to a park or greenway. However, the project does provide bike racks along E 2 nd Street, consistent with Great Streets standards. A bike storage room is also incorporated into the building design for hotel guests, resident, and associated staff use, which encourages outdoor activity and provides non-vehicular, convenient access to the adjacent Lance Armstrong Bikeway on E 2 nd Street, the nearby Waller Creek Greenbelt Trail to the east, and the Lady Bird Lake Hike and Bike Trail to the south of the project.
PZ.4	Incorporate open space into residential development	PARTIAL	The roof of the podium at level 17 will be used as an open-air amenity space with an associated deck, where various plantings and vegetation will be provided throughout. The roof top at level 40 is also programmed as an open-air amenity space for the building's residents. Balconies and activated terraces associated with individual residential units will also be incorporated into the project.
PZ.5	Develop green roofs	NO	The project is not able to accommodate a true green roof. However, plantings and cultivated vegetation will be provided on the open-air amenity levels to create and contribute to a more sustainable downtown environment. This will reduce urban heat island effects and provide attractive views from other buildings.
PZ.6	Provide plazas in high use areas	N/A	The project site is not large enough to include a public urban plaza.
PZ.7	Determine plaza function, size, and activity	N/A	The project site is not large enough to include a public urban plaza.

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

PZ.8	Respond to the microclimate in plaza design	N/A	The project site is not large enough to include a public urban plaza.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	NA	The project site is not large enough to include a public urban plaza. However, the project will enhance the pedestrian space at the ground-level by providing Great Streets standard clear zones and sidewalk widths.
PZ.10	Provide an appropriate amount of plaza seating	N/A	The project site is not large enough to include a public urban plaza. However, seating will be provided as part of Great Streets treatments.
PZ.11	Provide visual and spatial complexity in public spaces	YES	The entry staircase is positioned at the corner of the building along E 2 nd Street and Trinity Street and will be designed as an architectural feature that draws the public into the level 2 space from the street. Interior visual and spatial complexity components will be visible from the pedestrian realm through the two-story floor to ceiling windows wrapping the architectural staircase.
PZ.12	Use plants to enliven urban spaces	YES	In addition to Great Streets, additional planters are being added to the streetscape near the entry to enliven the area. The project will also provide street trees consistent with Great Streets standards along E 2 nd Street. The existing trees on Trinity Street meet the intent of Great Streets, despite differing in species and spacing. Due to their current size, the three northern most trees provide a solid pedestrian shade canopy from the corner of E 2 nd Street & Trinity Street to the future driveway location. Relocating the fourth tree to the south will provide ample shade for the pedestrian realm between the driveway and alley and will keep the trees along this portion of Trinity Street uniform in size. Underground irrigation and drainage will be permanently installed for these trees to ensure their survival and maturity. The podium façade will also provide several planter boxes at various levels up the facade to create a green/living facade on both major street frontages.
PZ.13	Provide interactive civic art and fountains in plazas	YES	The project will contribute public artwork at the street level, with a mural from a local artist that will be visible to pedestrians, cyclists, and motorists.
PZ.14	Provide food service for plaza participants	N/A	The project site is not large enough to include a public urban plaza however, the second floor will

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

			incorporate a restaurant use visible to the pedestrian and non-motorist traffic.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	The project site is not large enough to include a public urban plaza.
PZ.16	Consider plaza operations and maintenance	N/A	The project site is not large enough to include a public urban plaza.

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

Building Guidelines			
	Urban Design Guideline	Achieved?	Applicant's Comments
B.1	Build to the street	YES	The building is built to the property line to the greatest extent possible to maintain the Great Streets zones with the exception of the building's ground-level footprint set back to allow for increased space for the pedestrian. These setbacks, or notches, also serve to highlight the primary pedestrian entrances to the building. The upper north façade, west, east, and south façades are built to the property lines.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The Project is located at the corner of E 2nd Street and Trinity Street and will consist of pedestrian oriented uses and associated building uses along the ground floor level and level 2. The hotel's lobby will be accessible to the public and consist of expansive windows, modern architecture with carefully selected furniture pieces, and design to create an elevated and inviting environment. Additionally, there will be a cocktail lounge use at ground level that will engage with pedestrian traffic.
B.3	Accentuate primary entrances	YES	Primary pedestrian entrances to the building will be located on E 2 nd Street, accentuated with large areas of glass, dedicated signage, and recessed from the sidewalk pedestrian zone. This will create a grand entrance and experience for residents, guests, and provide additional space for the public realm.
B.4	Encourage the inclusion of local character	YES	The project is planning for collaboration with local artist(s) from the Austin and Central Texas area for the art installation at the ground-level of the building. We envision sculptures located within the outdoor planting areas as well as art installations in the hotel lobby and porte cochere. Some ideas have included digital curated projection of moving tree/ leave shadows on various walls/ ceiling in the porte cochere and blank elevator lobby walls – referencing nature, shadow, and movement. The design will engage the pedestrian-level streetscape at the first and second levels through a mix of stone, glazing, vibrant murals, lush plantings, and active lobby and balcony spaces.
B.5	Control on-site parking	YES	Parking is located on-site and above-grade – no parking is provided at the ground level. Parking

307 E. 2nd Street | Downtown Austin Urban Design Guidelines
Density Bonus Application

			into the garage is separated by a planting zone within the building setback and a change of paving type is planned to demark the crossing for pedestrians and vehicles. The vehicle entrance and exit are designed to be perpendicular to the street in the ROW to further reduce the length pedestrians need to cross. Access to on-site parking will be for residents and hotel valet's use.
B.6	Create quality construction	YES	<p>The exterior design of the building utilizes durable quality materials and assemblies, including a mixture of stacked limestone, high-performance window wall systems with insulated glazing, articulated custom-engineered trellises and sun shades, façade-integrated planter boxes, noble metals, and aluminum panels higher up in the tower. The design will engage the pedestrian-level streetscape at the first and second levels through a mix of stone, glazing, vibrant murals, lush plantings, and active lobby and balcony spaces. Parking will be screened from view as well and the podium level facades are designed to be integrated into the overall building composition using consistent materials, which contribute to it reading as an activated façade.</p> <p>The project, as designed, is targeting a 3-star rating under the Austin Energy Green Building Program.</p>
B.7	Create buildings with human scale	YES	<p>The building will be designed to a scale and proportion at the street level appropriate and inviting to pedestrians. The first and second floors of the building will differentiate architecturally from the upper guestroom floors. The massing, materials, program, and detailing of the project have each been considered at the lower ground levels to create a pedestrian-friendly human scaled experience. Carefully calibrated building entrance proportions, introduction of street frontage planting areas, activated dining terraces at level 2, building facade integrated planter boxes (like those at 70 Rainey), and an inclusion of art will ensure the project is engaging and welcoming to visitors and residents alike.</p>

Ground Level
View from Northwest at 2nd Street

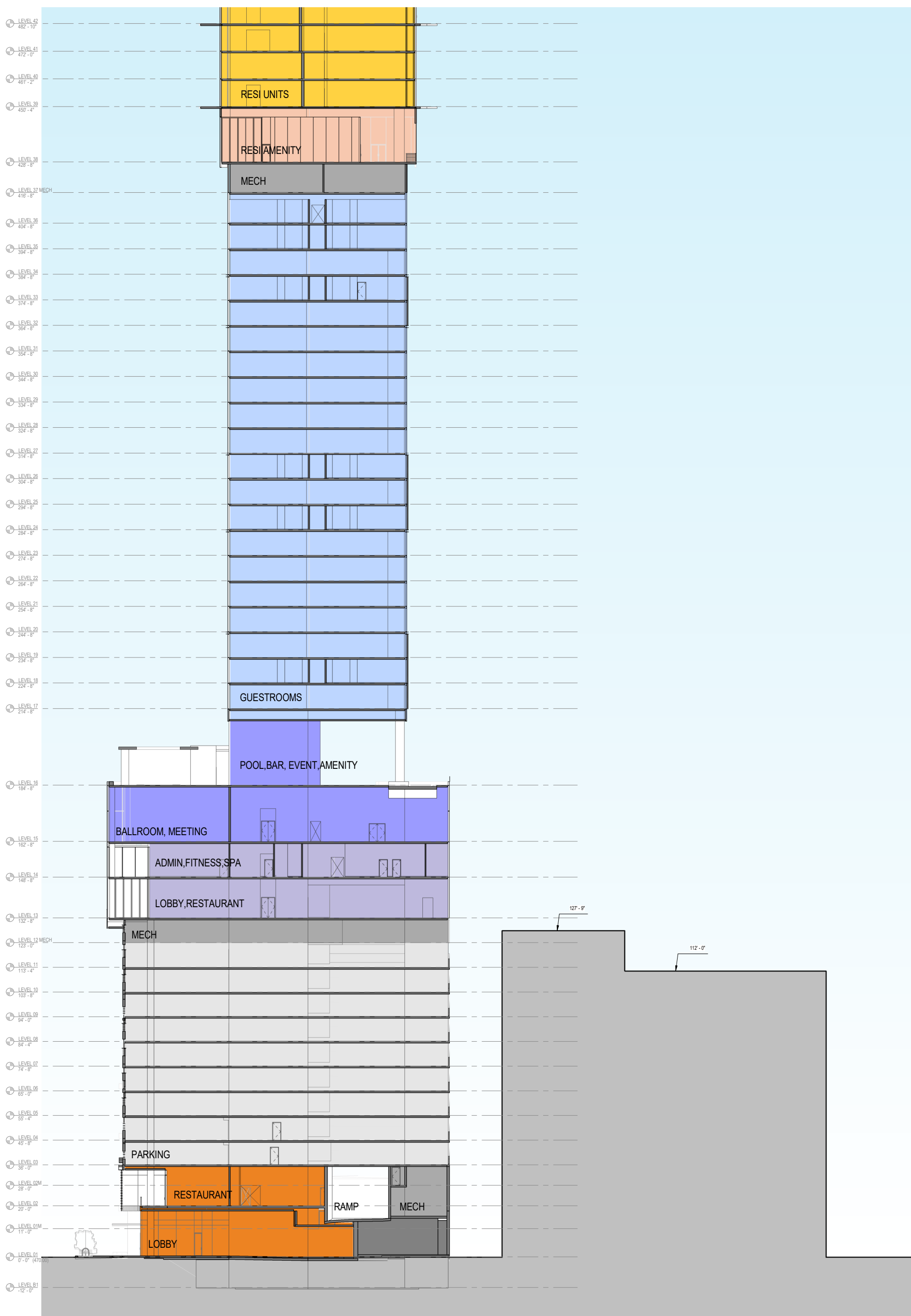


Ground Level
View from Northeast at 2nd Street

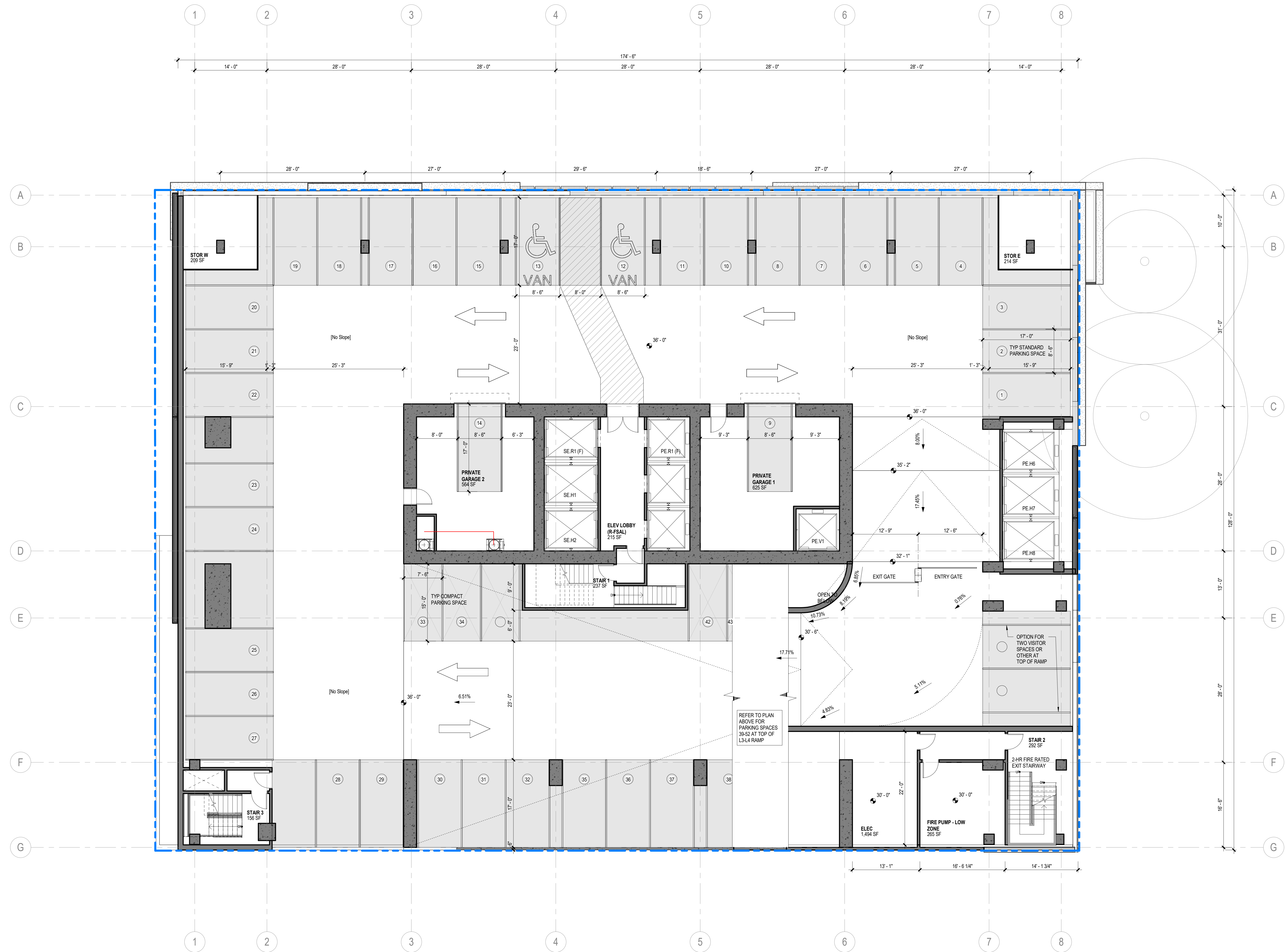


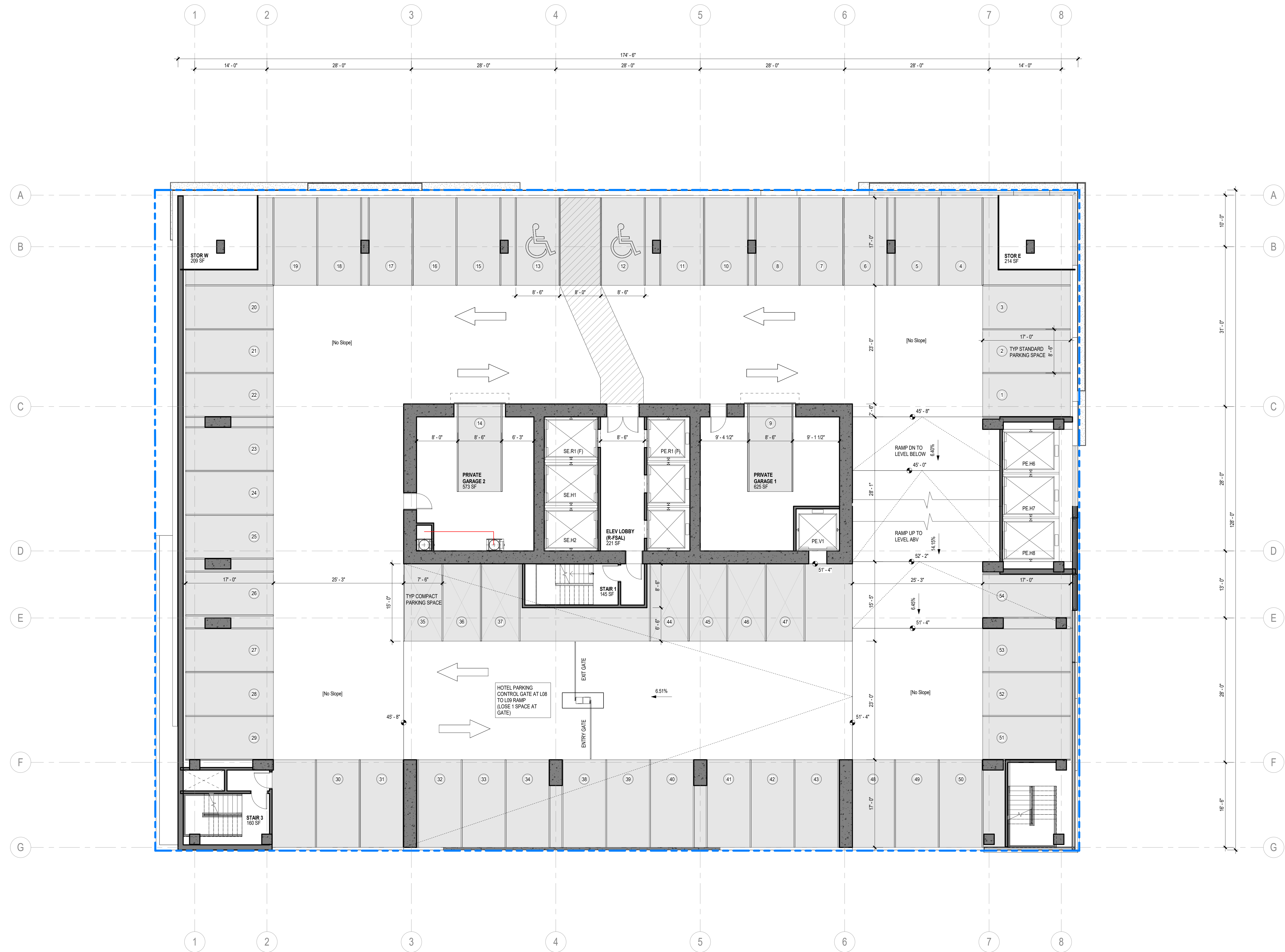
Ground Level
View from Northeast at 2nd Street











307 E. 2nd Street | Parking Tables

REQUIRED PARKING TABLE										
UNIT TYPE	QUANTITY	SPACE/UNIT	REQUIRED PARKING PER APPENDIX A	REQUIRED PARKING PER CBD ¹	PROVIDED PARKING	REDUCTION				
1 BEDROOM	30	1.5	45	N/A	SHARED PARKING					
2 BEDROOM	51	2	102							
3 BEDROOM	53	2.5	133							
4 BEDROOM	2	3	6							
TOTAL			286							
USE	QUANTITY	SPACE/ROOM	REQUIRED PARKING PER APPENDIX A	REQUIRED PARKING PER CBD ¹			SHARED PARKING			
HOTEL	330	1.1	363	N/A						
TOTAL			363							
USE	AREA (SF)	SPACE/SF	REQUIRED PARKING PER APPENDIX A	REQUIRED PARKING PER CBD ¹					SHARED PARKING	
RESTAURANT	4,994	75	67	N/A						
COCKTAIL LOUNGE	955	100	10							
TOTAL			76							
TOTAL PARKING			725	N/A	459	37%				
NOTE: 1. PER LDC 25-6-591(B), PARKING IS NOT REQUIRED IN CBD/DMU. 2. PER LDC 25-6-591(B)(3), THE MAXIMUM MOTOR VEHICLE PARKING ALLOWED IS 60% OF THE NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED BY APPENDIX A										

ACCESSIBLE PARKING TABLE		
	REQUIRED PARKING	PROVIDED PARKING
ACCESSIBLE PARKING	9	10
NOTES: 1. ACCESSIBLE PARKING REQUIRED IS CALCULATED PER LDC 25-6-591. 2. TWO VAN SPACES ARE REQUIRED.		

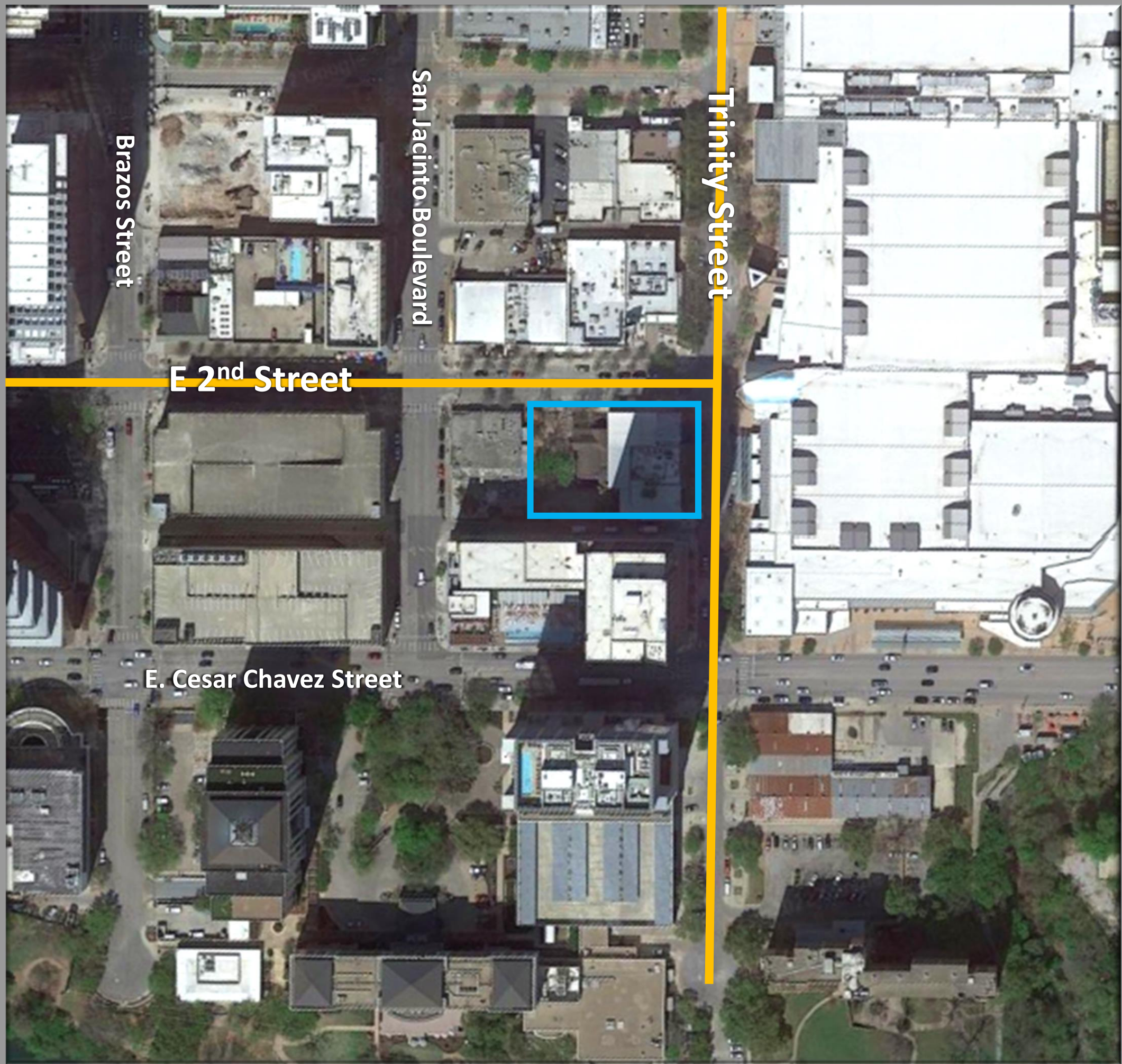
BICYCLE PARKING TABLE			
	REQUIRED	PROVIDED GARAGE	PROVIDED ON-STREET
TOTAL BICYCLE PARKING	36	32	16
PER SECTION APPENDIX A, 5 SPACES OR 5% OF THE MOTOR VEHICLE SPACES REQUIRED, WHICHEVER IS GREATER IS REQUIRED.			

LOADING AREA CALCULATIONS		
USE	NO.	SIZE
HOTEL	1	10' x 30'
HOTEL	2	10' x 40'
PER SECTION 25-6-592-G, MULTIPLE USES OR OCCUPANCIES LOCATED IN A SINGLE BUILDING MAY BE SERVED BY A COMMON LOADING SPACE.		

307 E 2nd Street

Design Commission

February 28, 2022



Current Zoning

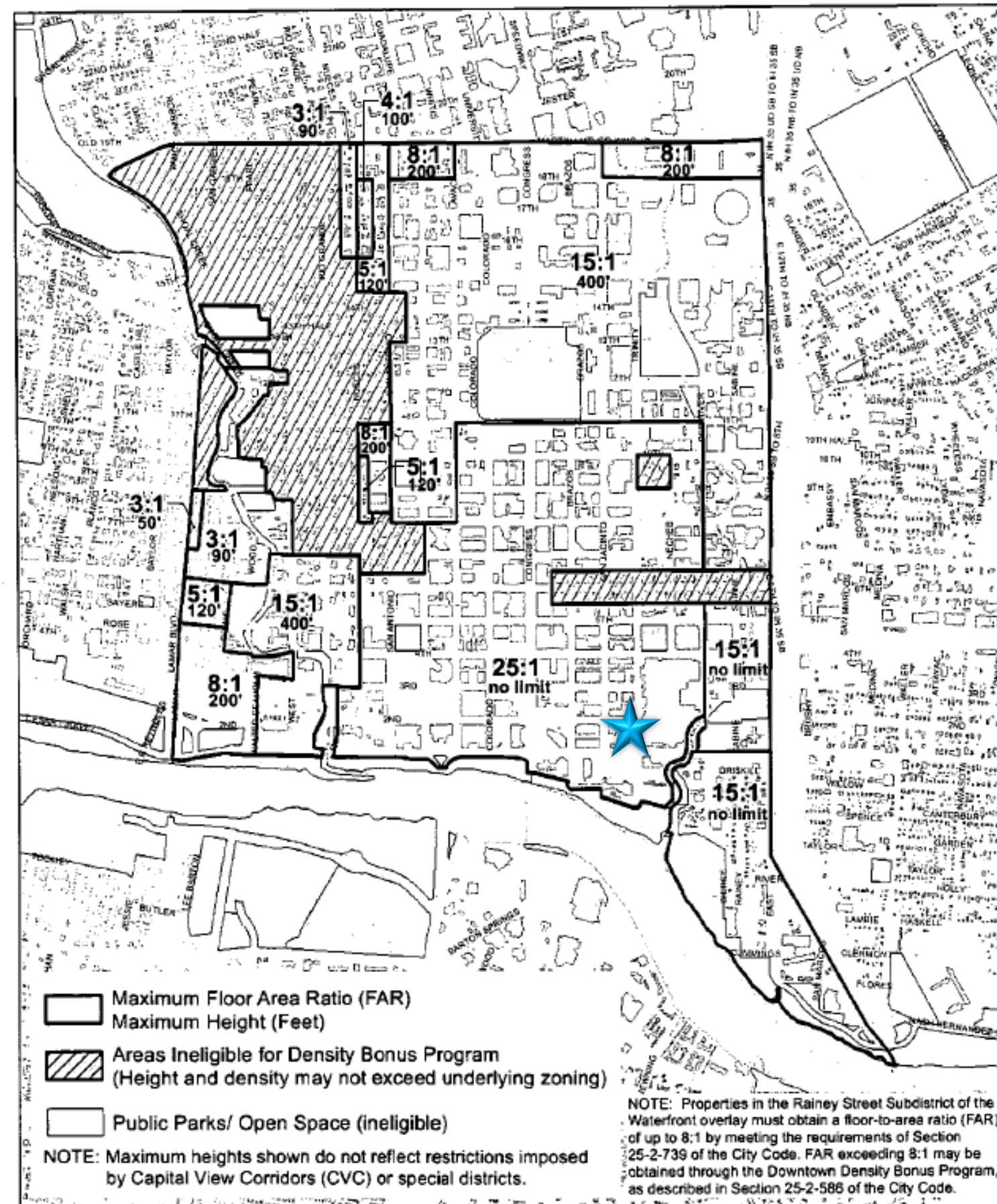
- Central Business District (CBD)
- Surrounded by CBD zoning on all sides
- Intended for an office, commercial, residential, or civic use located in the downtown area



Current Land Use

- Restaurant
- Small office
 - Leonard East House
 - Worked with Historic Preservation Office to preserve structure via off-site relocation and restoration
 - Approved by Historic Landmark Commission
- No residential displacement





Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1



PLANNING AND
DEVELOPMENT REVIEW
DEPARTMENT

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Project Facts

Address:	307-319 E 2nd Street
Lot Size:	0.527 acres / 22,956 square feet
CBD Zoning Entitled Height:	Unlimited
DDBP Allowable Height:	Unlimited
Proposed Height:	756 feet / 65 floors
CBD Zoning Entitled FAR:	8:1
DDBP Allowable FAR:	25:1
Proposed DDBP FAR:	24.98:1

Request

1. Compliance with LDC §25-2-586 (C)(1)(a): Substantial Compliance with Urban Design Guidelines
2. Compliance with LDC §25-2-586 (C)(1)(b): Project received substantial compliance letter from Working Group on February 9, 2022
3. Compliance with LDC §25-2-586 (C)(1)(c): Minimum Austin Energy Green Building 2-Star Rating
4. Review Community Benefits Information



Urban Design Guidelines

February 9, 2022

Project complies with 9 of 11 applicable Area Wide Guidelines. Items 6 and 8 are not applicable.

Project complies with 11.5 of the 13 applicable Public Streetscape Guidelines.

Project complies with 5.5 of the 7 applicable Plaza and Open Space Guidelines. Nine items are not applicable.

Project complies with 7 of the 7 applicable Building Guidelines.

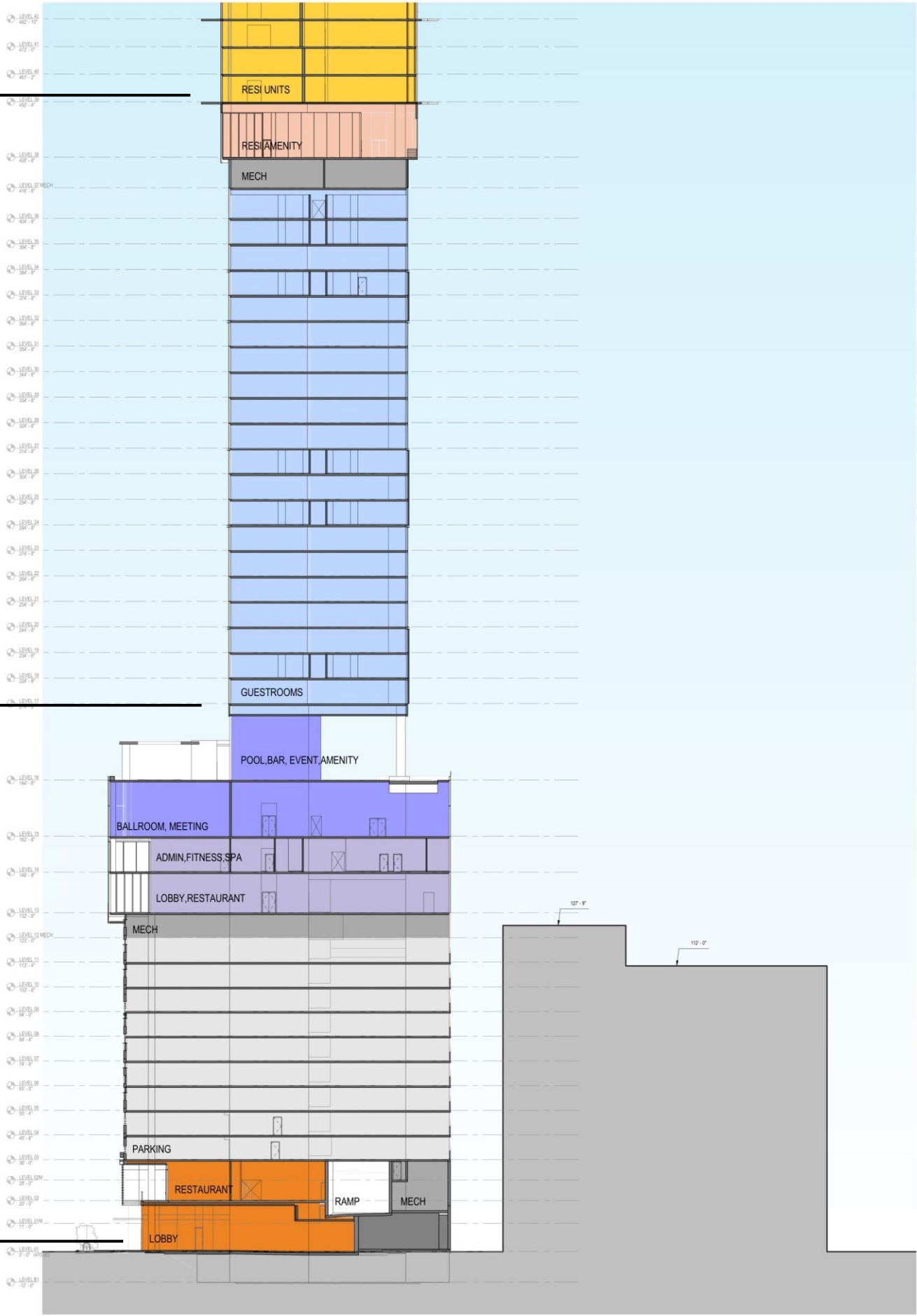
The Density Bonus Working Group has determined that the 307 East 2nd Street project is in substantial compliance with the Urban Design Guidelines.

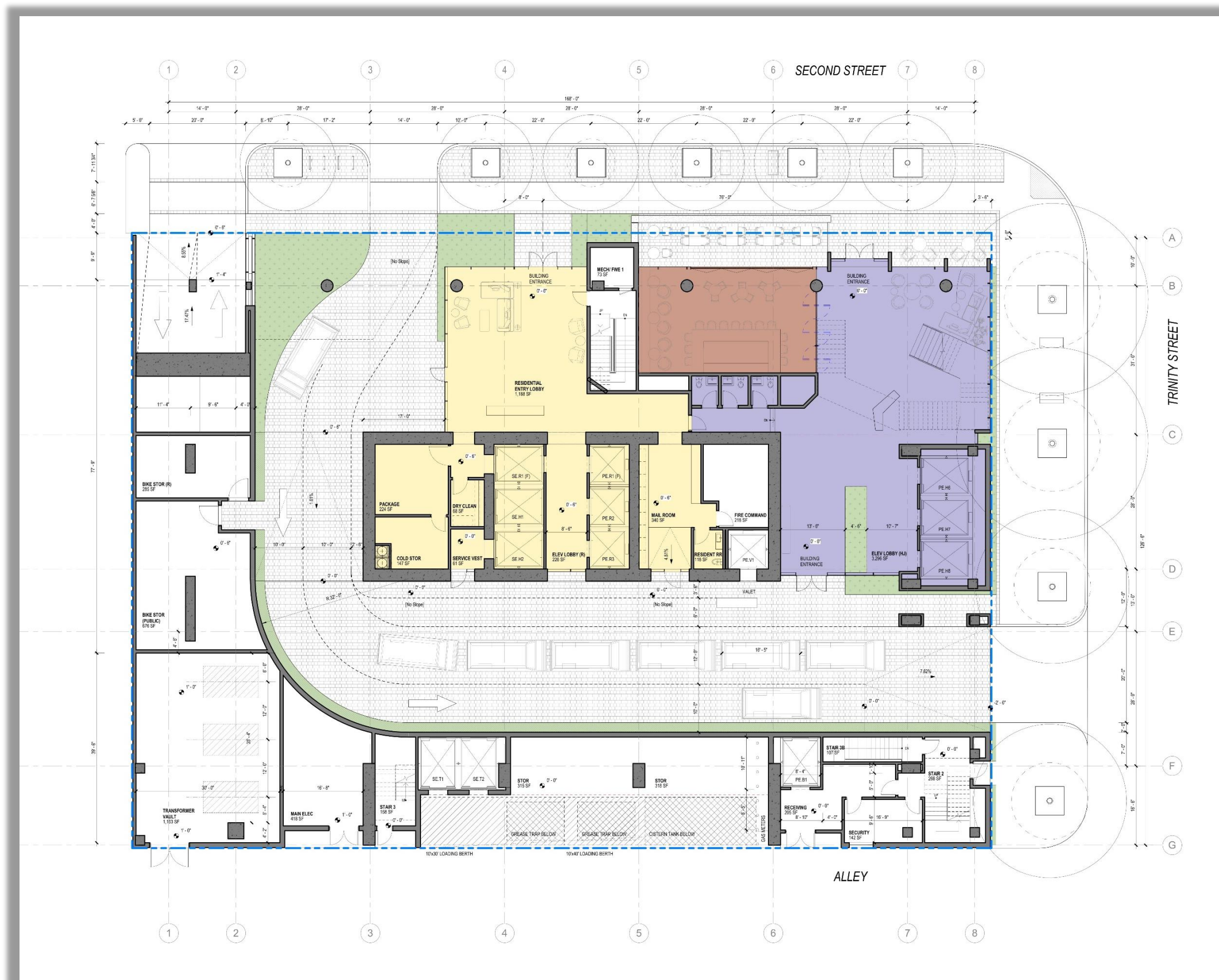


Residential Levels 39 & Above

Hotel Levels 17-36

1st and 2nd Floor Uses & Lobbies





[illegible]







Building Materials/Textures



Great Streets Standards

Great Streets Standards



Community Benefits

Community Benefit Bonus Area

307 E 2nd Street - DOWNTOWN DENSITY BONUS PROGRAM CALCULATIONS

Gross Residential Use SF: 269,557
 Gross Residential Use Percentage: 0.47 **Rounded to the nearest hundredth*
 Gross Commercial Use SF: 303,969
 Gross Commercial Use Percentage: 0.53 **Rounded to the nearest hundredth*

TOTAL SITE AREA: 22,956 SF	ACTUAL GSF (24.98:1 FAR):	573,526 SF
MAX. GSF PER ZONING (8:1 FAR): 183,648 SF	PROPOSED GSF (25:1 FAR):	573,900 SF
TOTAL PROPOSED BONUS AREA : 389,878 SF		

Community Benefit	FEE PER SF BONUS AREA	BONUS AREA	FEE INCURRED
THREE-STAR AEGB COMMUNITY BENEFIT (25-2-586)(E)(8)	25% BONUS OF 8:1	45,912 SF	
DEVELOPMENT BONUS FEE FOR OFF-SITE HISTORICAL PRESERVATION - <i>RESIDENTIAL</i> (25-2-586)(E)(7)	\$12	17,284 SF	
DEVELOPMENT BONUS FEE FOR OFF-SITE HISTORICAL PRESERVATION - <i>COMMERCIAL</i> (25-2-586)(E)(7)	\$18	12,994 SF	
OFF-SITE HISTORICAL PRESERVATION VALUATION:			\$ (441,300.00)
DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>RESIDENTIAL</i> (25-2-586)(E)(1)(iii)	\$12	144,380 SF	\$ 1,732,560
DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING - <i>COMMERCIAL</i> (25-2-586)(E)(1)(iii)	\$18	169,308 SF	\$ 3,047,544
TOTAL FEE IN-LIEU (ABOVE 8:1) TO BE PAID =			\$ 4,780,104

Summary

