

**CITY COUNCIL
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2024-0006C **CITY COUNCIL
HEARING DATE:** December 12, 2024

PROJECT NAME: 400 W. 14th Street

ADDRESS: 400-412 W. 14th Street and 1403 San Antonio Street

APPLICANT: Drenner Group (Leah Bojo)

URBAN DESIGN STAFF: Jorge E. Rousselin, CNU-A Phone: (512) 974-2975
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**SITE PLAN
CASE MANAGER:** Chris Sapuppo, PMP Phone: (512) 978-4665
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NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 35-story mixed-use building at an approximate height of 393 feet comprised of 283 for-sale multifamily units, equating to 331,584 gross square feet of multifamily use. The project includes 12,601 gross square feet of office use on level 8 and approximately 4,898 gross square feet of pedestrian oriented, commercial use on the ground floor in accordance with the Downtown Density Bonus Program (DDBP) Land Development Code (LDC) 25-2-586.

PROJECT REQUEST:

In accordance with [LDC Section 25-2-586\(B\)\(6\)](#), the applicant is requesting, from City Council, additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed mixed-use building. The project is participating in the Downtown Density Bonus Program for bonus area up to 15:1 FAR to be granted administratively.

PRIOR BOARD AND COMMISSION ACTION:

Design Commission: August 26, 2024:

A motion to recommend to City Council that the project 400 W 14th Steet located at 400 West 14th Street complies with the Urban Design Guidelines for the City of Austin in accordance with Land Development Code § 25-2-586 (C)(1)(a)(ii) was approved on Commissioner Howard’s motion, Commissioner Wittstruck’s second on a 7-0-1 vote. Commissioner Wallace recused due to a conflict of interest. Chair Salinas and Commissioners Carroll and Luckens were absent.

Planning Commission Public Hearing: November 19, 2024

The motion to close the public hearing and approve staff recommendation made by Vice Chair Azhar, second by Commissioner Maxwell, was approved on a vote of 10-0; Anderson, Barrera-Ramirez, Phillips, & Skidmore absent

Council Public Hearing: December 12, 2024

SUMMARY STAFF RECOMMENDATION:

Gatekeeper Requirements:

To participate in the Downtown Density Bonus Program, projects must first satisfy the gatekeeper requirements as described in LDC [25-2-586\(C\)\(1\)](#), which are:

1. To substantially comply with the Urban Design Guidelines
2. Execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards, and
3. Execute a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program using the ratings in effect at the time the application is submitted.

For this project, the applicant has provided sufficient documentation to meet the gatekeeper requirements, as outlined below:

- The applicant has executed a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards.
- The applicant has committed to achieving a minimum **two-star** rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating they have substantially complied with the Urban Design Guidelines.

Bonus Area Analysis:

The applicant seeks a total “Bonus Area” – defined by [Section 25-2-586\(A\)\(1\)](#) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlement” – as the bonus area approved administratively between 5:1 and 15:1 FAR (as permitted by [Section 25-2-586\(B\)\(3\)](#)), and the bonus area above the administrative allowance of 5:1 FAR (as permitted by [Section 25-2-586\(B\)\(6\)](#)), up to a maximum 20:1 FAR.

The applicant has proposed to achieve the bonus area allowances through the following means:

1. Bonus area from 5:1 to 15:1 FAR: Pay **\$1,595,880 of fees-in-lieu** for affordable housing (to satisfy Section 25-2-586(E)(1)(b)(i).
2. Bonus area from 15:1 to 20:1 FAR: Pay **\$177,320 of fees-in-lieu** for affordable housing (to satisfy Section 25-2-586(E)(1)(b)(i).

All fees-in-lieu above, totaling \$1,773,200.00 will be paid into the Affordable Housing Trust Fund.

With the above community benefits, the applicant has met the Code requirement to go above and beyond what’s required to achieve the administrative FAR allowance for community benefits Section 25-2-586(B)(6)(d)(1).

Staff recommends **APPROVAL** of the request for bonus area above what is allowed administratively by Section 25-2-586(B)(3), up to a maximum 20:1 FAR, due to the additional community benefits that will be realized in exchange for the additional bonus area.

PROJECT INFORMATION

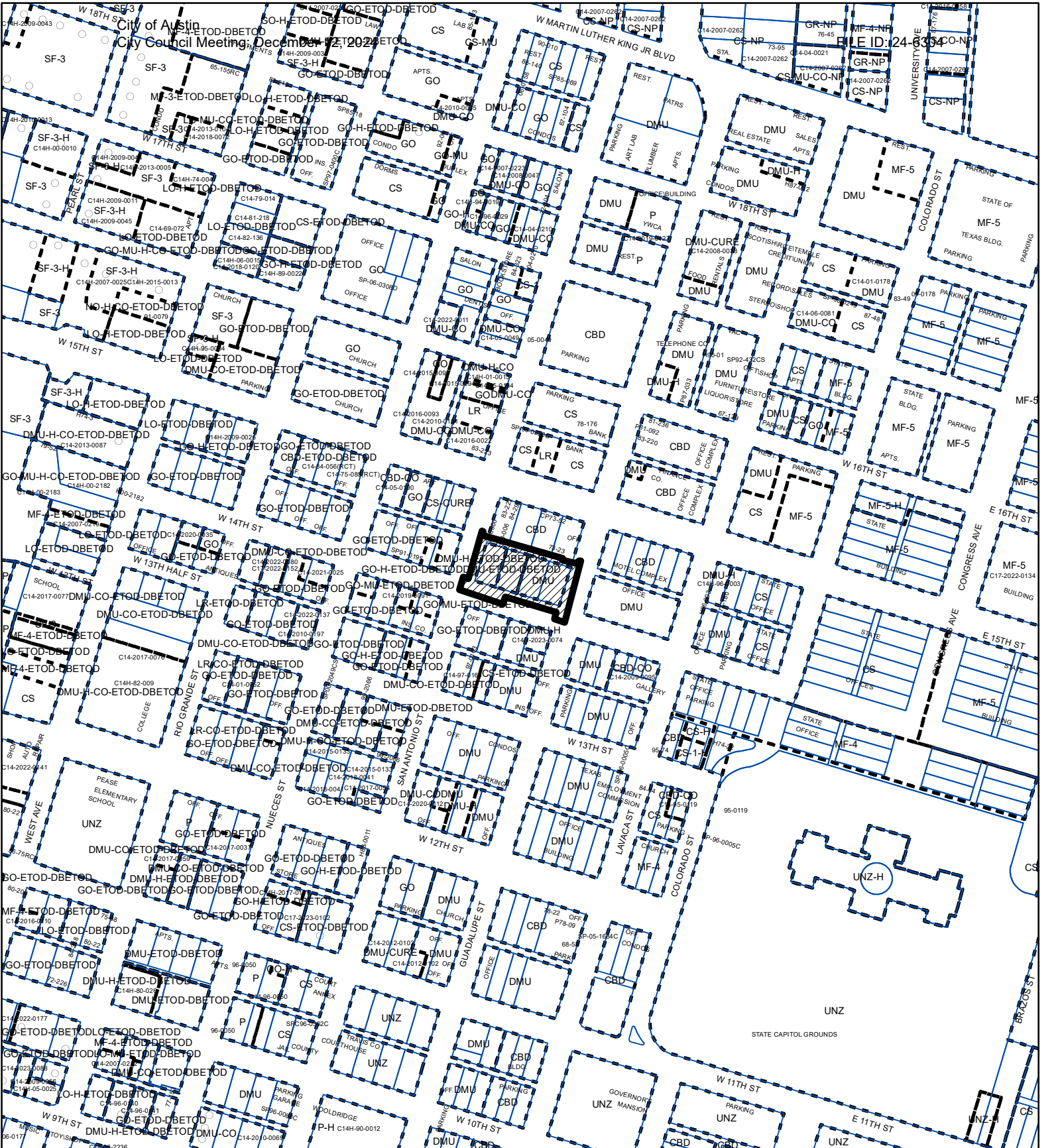
SITE AREA	35,464 square feet	0.811 acres	
EXISTING ZONING	DMU-H (Lot 1) & DMU (Lots 2-4)		
TRAFFIC IMPACT ANALYSIS	N/A		
CAPITOL VIEW CORRIDOR	No		
PROPOSED ACCESS	W. 14 th Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	5:1	N/A	20:1
BUILDING COVERAGE	100%	100%	100%

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	DMU-H (Lot 1) & DMU (Lots 2-4)	Lot 1 (Mauthe-Myrick Mansion) - Office - 5,533 SF Lots 2-4 - Office
<i>North</i>	CBD	Office
<i>South</i>	DMU	Office
<i>East</i>	DMU	Office
<i>West</i>	GO-ETOD-DBETOD	Office

ABUTTING STREETS

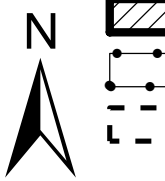
Street	ASMP Required ROW / Existing ROW	Pavement Width	ASMP Classification
W. 14th Street	80'	40'	Corridor Mobility
Guadalupe Street	80'	52'	Local Mobility
San Antonio Street	80'	40'	Local Mobility



Downtown Density Bonus

Site Plan Case#: SP-2024-0006C

Address: 400-412 W. 14th St & 1403 San Antonio St



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY



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Created: 10/31/2024



- Legend**
- PROJECT BOUNDARY
 - LOT BOUNDARIES
 - ZONING DISTRICTS

Downtown Density Bonus

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1" = 400'

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