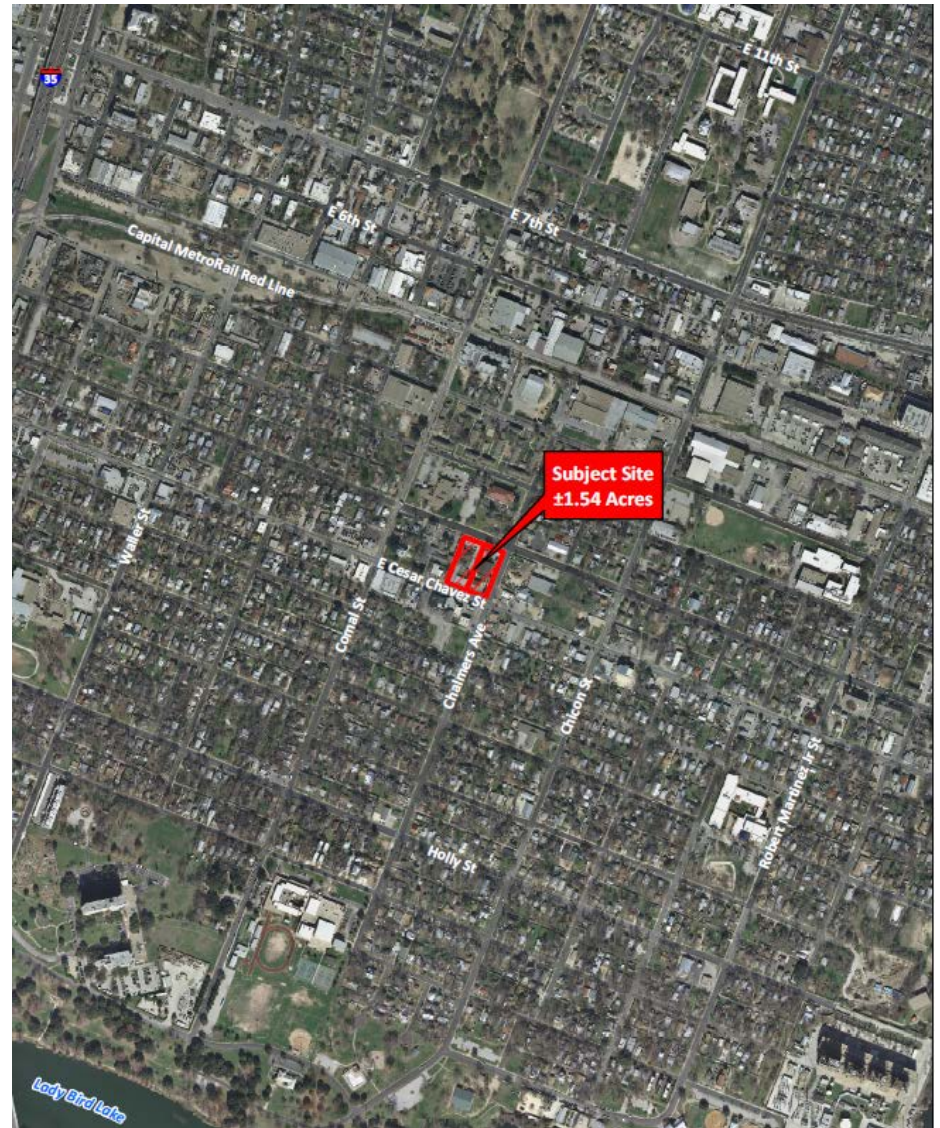


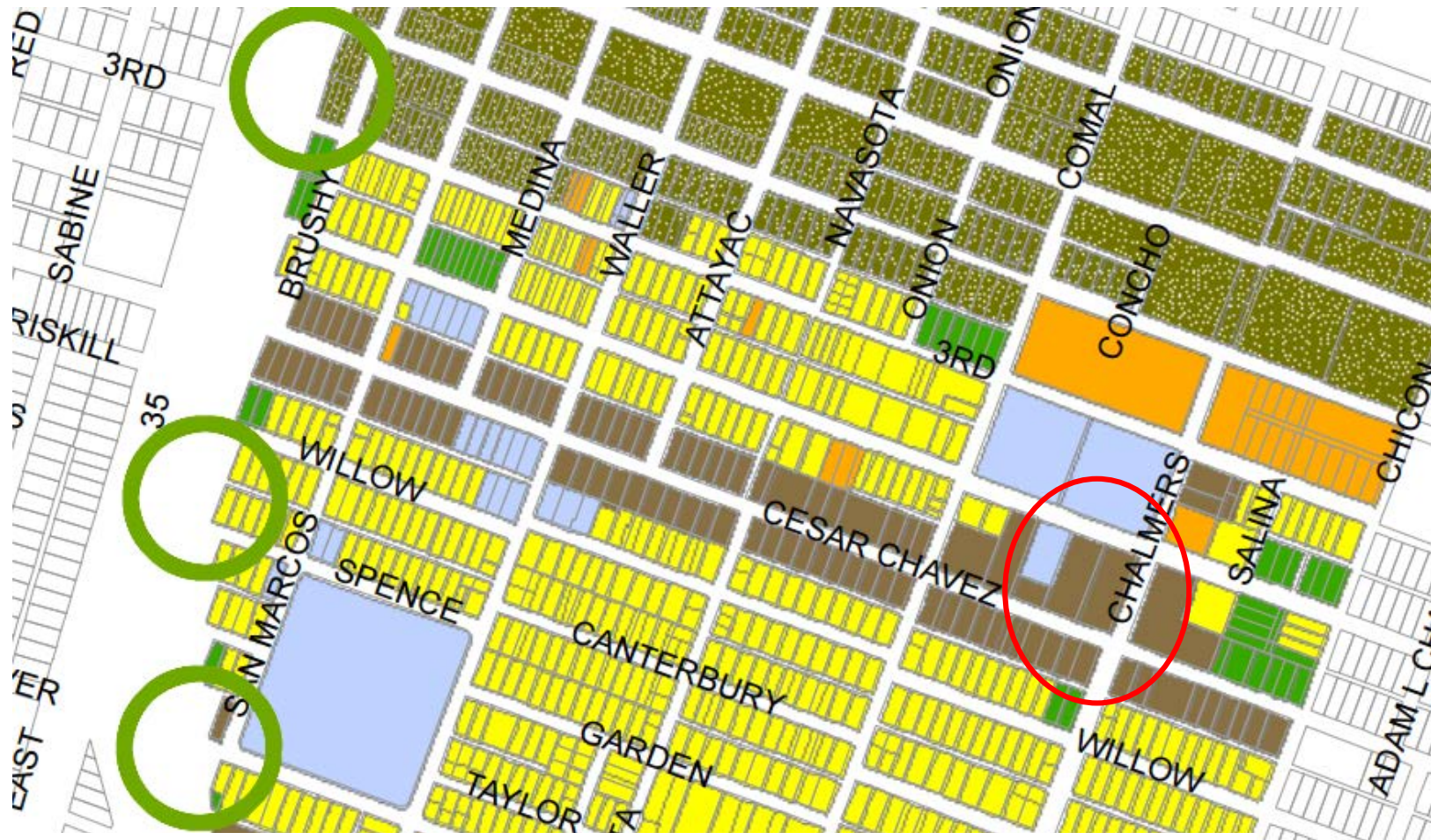
Cesar Chavez Office Mixed-Use Development

Site Map

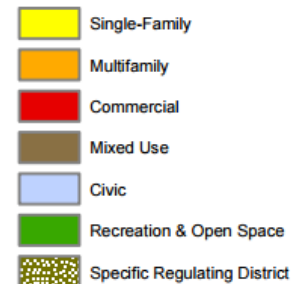
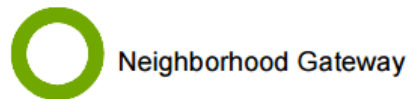








East Cesar Chavez Neighborhood Plan Future Land Use Map



Produced by City of Austin
Planning & Development
Review Department
Updated: 8/27/2015

A comprehensive plan shall not constitute zoning
regulations or establish zoning district boundaries.

Request

CS-MU-CO-NP  CS-MU-CO-NP

Restaurant Conditional Use

Project Summary

Mixed-use office redevelopment located at E. Cesar Chavez and Chalmers:

- 1.5 acres; street frontage on E. Cesar Chavez, Chalmers & E. 2nd St.
- Proposed 3-story building approximately 96,000 GSF
- Office on 1F, 2F & 3F
- Office, Retail, Restaurant on 1F
- Structured parking providing 338 spaces
- Private drive within site to access to E. Cesar Chavez and E. 2nd St.
- 19' wide sidewalk on E. Cesar Chavez & 17' on Chalmers/E. 2nd St.
- 1F patio areas at the property corners

Chalmers View



Cesar Chavez View



East 2nd St View



Land Use & Design Committee

Land Use & Design Committee Issue	Latitude Response
Square footage of restaurant space	3 restaurant spaces reduced from 12,000 sf to 9,000 sf
Alcohol service	General restaurant with 51% food service for the large space; smaller cafés and restaurants serve <u>no alcohol</u>
Late Night Hours Permit	<u>No late night hours permit</u>
Outdoor amplified sound	<u>No outdoor amplified sound</u>
Locally based restaurants	Latitude will solicit locally based restaurants
Vehicle parking	338 parking spots allocated within the parking structure
Vehicle parking	<u>Parking exceeds City requirements</u>
Traffic	Traffic remains below threshold requiring a Traffic Impact Analysis
Traffic	Internal drive allow for ingress/egress from 2 separate points

Land Use & Design Committee

Land Use & Design Committee Issue	Latitude Response
Pedestrian safety	Numerous curb cuts removed along Cesar Chavez and 2 nd Street
Pedestrian safety	19' wide sidewalk on E. Cesar Chavez & 15' on Chalmers/E. 2 nd St.
Pedestrian safety	Latitude will provide external lighting to augment pedestrian safety to the extent allowed by commercial design standards
Bike racks for 50+ bikes	50+ bike racks proposed on sidewalks and inside the garage
All retail, neighborhood services & restaurant use on the ground floor	All retail, neighborhood services & restaurant use will remain on the ground floor
Enhance current streetscape	Landscaping utilized to enhance streetscape

Land Use & Design Committee Goals for Endorsement

1. Provide zoning for a mix of business and residential land uses in the commercial corridors and selected other commercial areas.
 - *Encourage a mixture of uses (retail, office, restaurants, civic, clean light industry and residential) in all commercial corridors*
 - *Encourage more retail and commercial services within walking distance of residents.*
2. Ensure that new structures and renovations are compatible with the existing neighborhood and protect homes from incompatible business or industry.
 - *Ensure that all new or redevelopment projects are compatible with the existing character of the area in scale, density, design, parking.*
 - *Protect residential neighborhood from incompatible business or industry and from destruction*
3. Create and preserve physical features and activities to reinforce our neighborhood's cultural identity and history.
 - *Encourage commercial services in walking distance from residences*
 - *Stay compatible with existing character of the area.*

Endorsements Regarding Parking Criteria

- Project is located in a desired pedestrian corridor
- Project is likely to add to or benefit from neighborhood foot traffic
- Project follows neighborhood design guidelines (these are voluntary and not enforceable)
- Project is not likely to produce parking overflow on residential streets
- Project is within walking distance of a rail stop

ECC Neighborhood Plan Goals

- Provide zoning for a mix of business and residential land uses in commercial areas.
- Ensure that new structures, renovations, and businesses are compatible with the neighborhood.
- Attract or develop business that serve essential neighborhood needs.

LATITUDE

The Latitude Mixed Use project is the first project of its size along the East Cesar Chavez corridor that is focused on bringing appreciable, high quality office space to the local community.

This development significantly improves the safety of this area by activating it for pedestrians with wide, tree-lined sidewalks, lighting, and landscaped areas.

It is integrated into local bicycle and bus routes, and is over-parked to eliminate parking spillover into the neighborhood.

A neighborhood-focused general restaurant will anchor the first floor's mixed uses, with an open patio, but no late night hours permits or outdoor amplified sound.

Two additional small restaurants on 2nd Street and Cesar Chavez – neither serving any alcohol – will provide locations for lunches and early dinners to neighborhood folks and office workers.

The retail on the ground floor is intended to provide the neighborhood with local services.

Envisioned as the opposite of an entertainment destination, this mixed use project is primarily focused on providing needed office space and services to East Cesar Chavez residents.

Project Team

LATITUDE

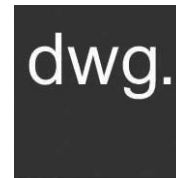
Developer



Project Architect



Design Architect



Landscape Architect



Civil Engineer & MEP



Structural Engineer



Office Broker



Retail Broker



Land Use Attorney