80 Red River

Design Commission Working Group

April 25, 2019

Trinity St
Sabine St
E 2nd St
Brushy St
343
Driskill St
E Cesar Chavez St
Davis St
Red River St
Willow St
Rainey St
Ann and Roy Butler Hike and Bike Trail
Hwy 290
Spence St
35
Rainey Street Historic District
Taylor St
East Ave

RED RIVER ST
DAVIS ST
RAINEY ST

Property Facts

Lot Size: 2.291 acres / 99,796 square feet

Entitled FAR: 8:1*

Entitled Height: 40 feet

Up to 15:1 FAR and unlimited height allowed in the Rainey Street district with participation in the Downtown Density Bonus Program

*8:1 FAR achievable with compliance with Waterfront Overlay Rainey Street subdistrict affordable housing provision requirements.

Project Facts

1,236,806 total square feet
13:1 total proposed FAR
Phase I – 575 feet in height
Phase II – 695 feet in height

Apartment - 662,636 Gross SF
Condo - 377,247 Gross SF
Hotel - 194,523 Gross SF
Coffee/Bar - 2,400 Gross SF

Gatekeeper Requirements

1. 2-Star Green Builder
2. Great Streets Compliance
3. Substantial Compliance with Downtown Design Guidelines

Affordable Housing

- 24,518 SF of new affordable housing in the Rainey Street Subdistrict.
- Affordable housing fee-in-lieu is $2,070,767.

Downtown Urban Design Guidelines

Area Wide Guidelines

AW.1	Create dense development	☑

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Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑

Residential
(Rental)
Hotel/
Residential
(Condo)

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑

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Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑

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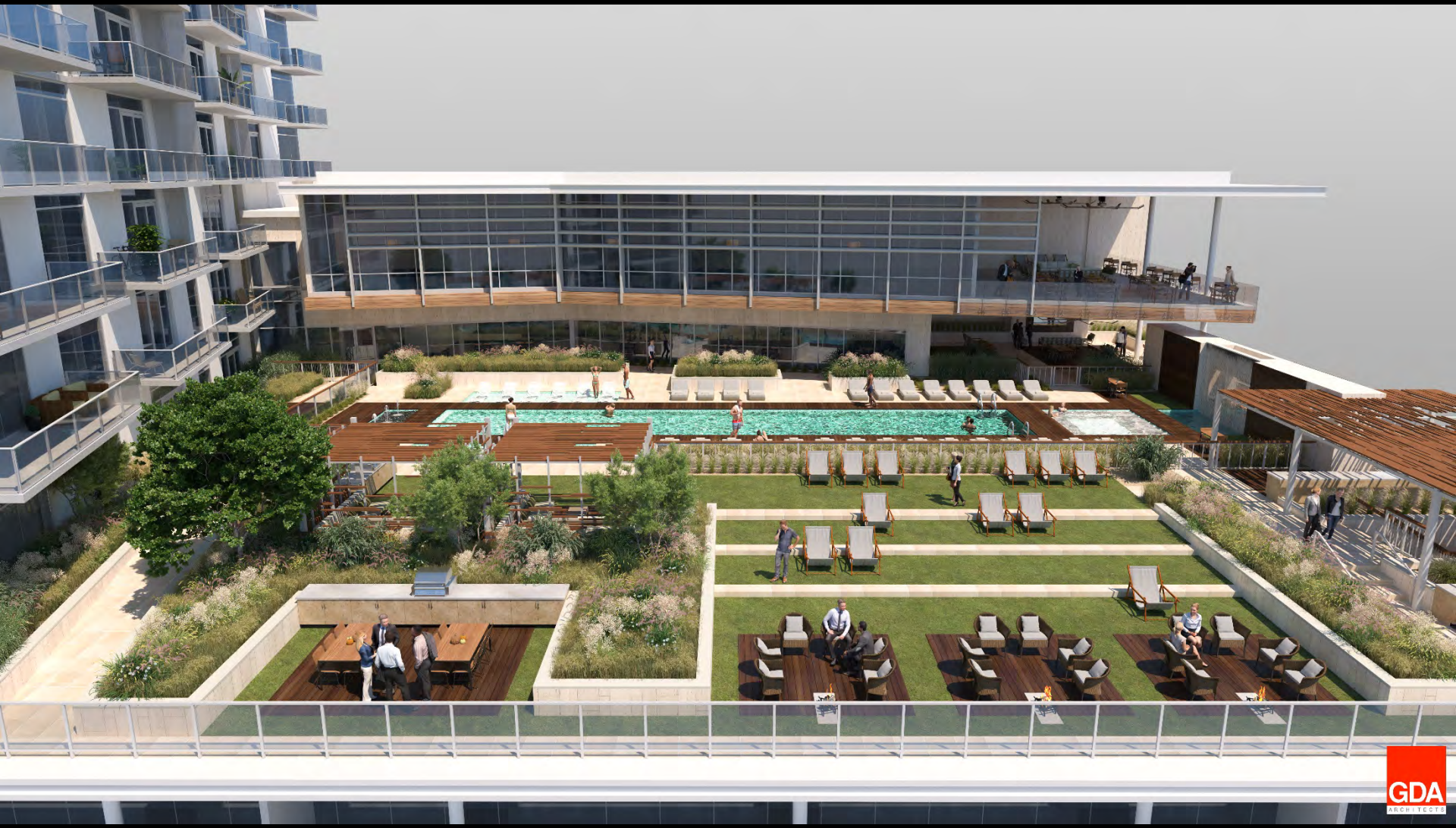
Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑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Area Wide Guidelines

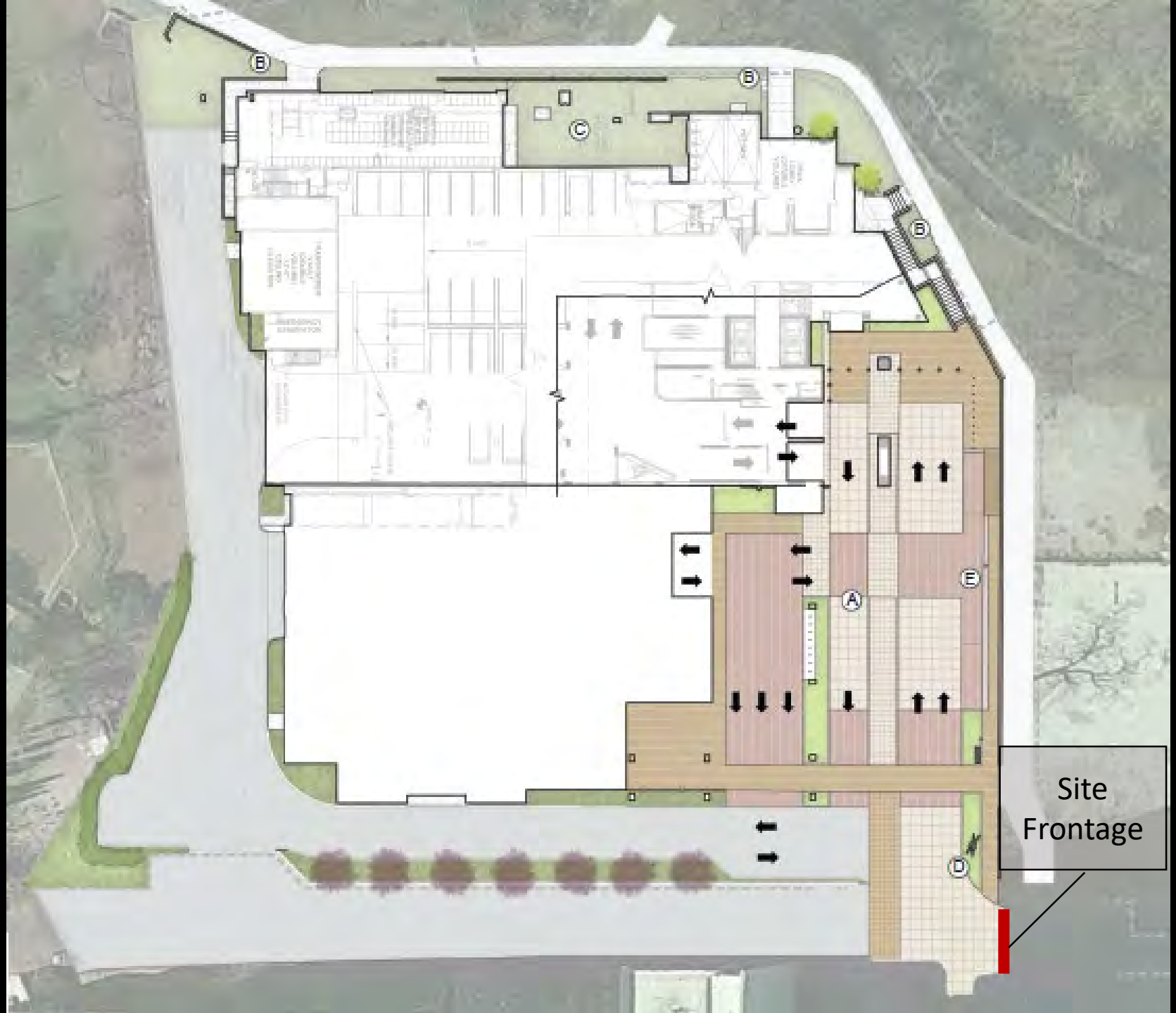
AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑
AW.10	Avoid the development of theme environments	☑

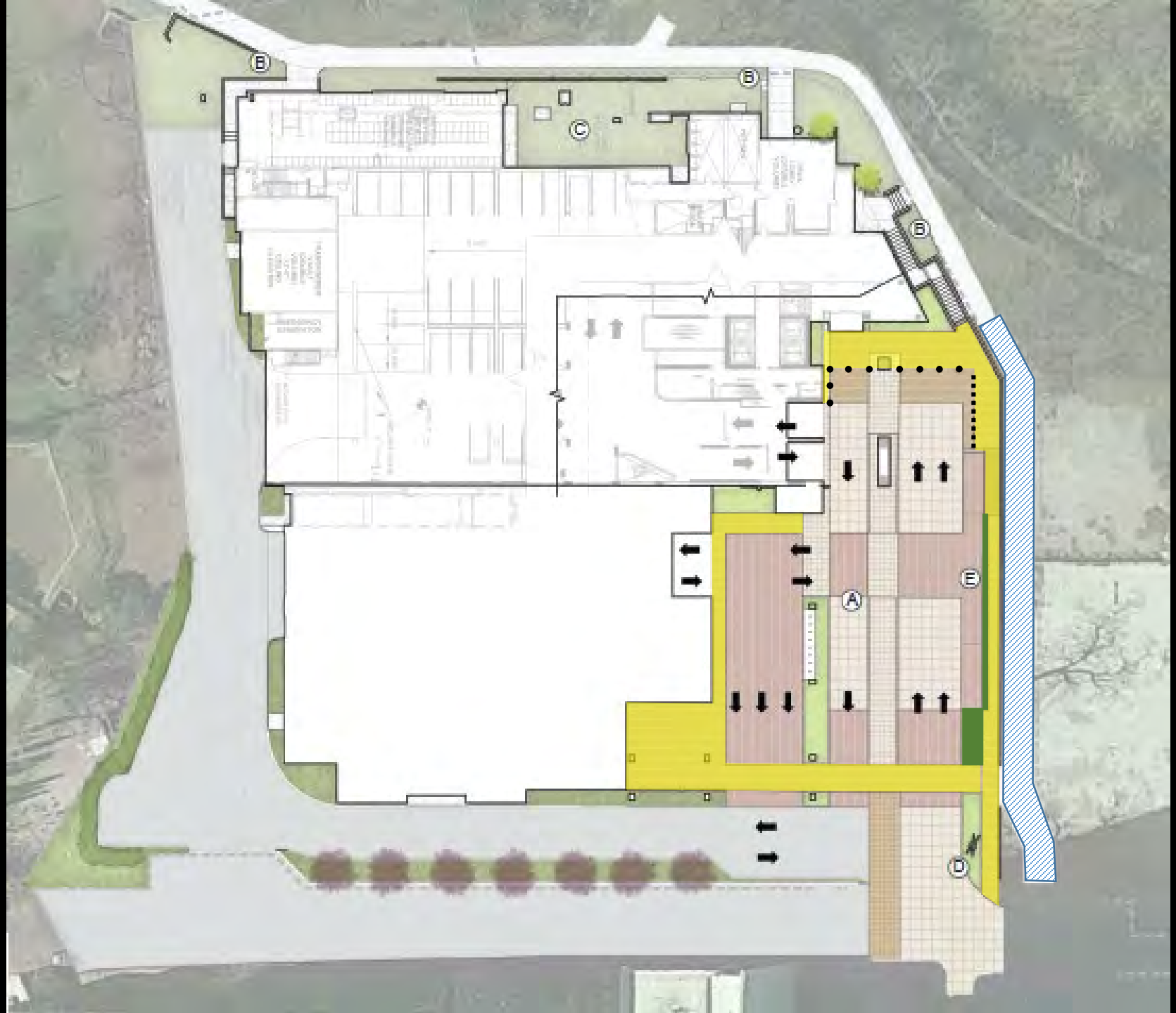
Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑
AW.10	Avoid the development of theme environments	☑
AW.11	Recycle existing building stock	☒

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑


B
B
C
B
E
A
D
Site
Frontage


B
B
C
B
E
A
D

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑

Existing
Curb Cut
Davis St

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑

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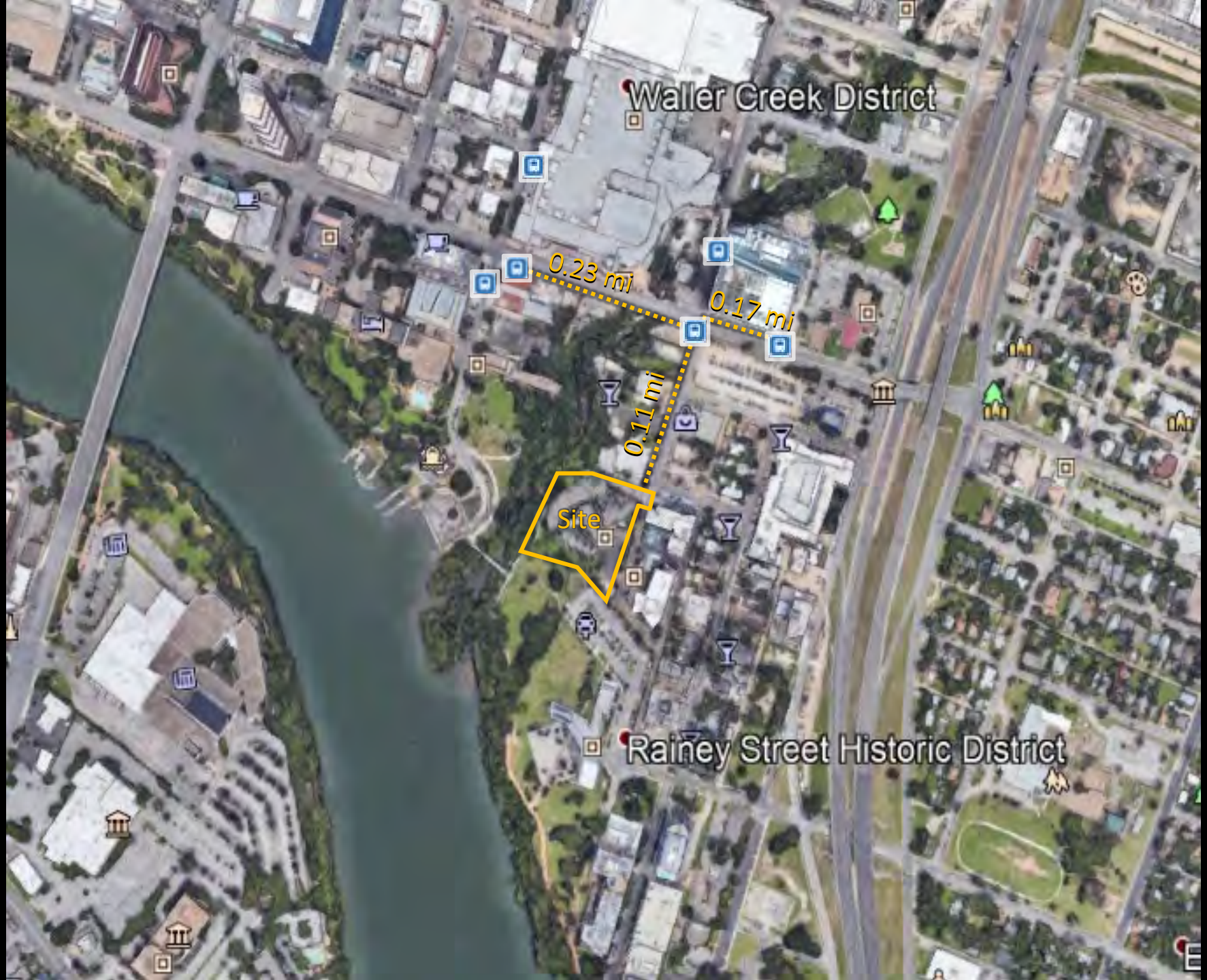
Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	**N/A**


Waller Creek District
0.23 mi
0.17 mi
0.11 mi
Site
Rainey Street Historic District

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑

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Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒

80 Red River St
Davis St
Red River St
Rainey St

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑
PS.12	Provide generous street-level windows	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑
PS.12	Provide generous street-level windows	☑
PS.13	Install pedestrian-friendly materials at street level	☑

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑

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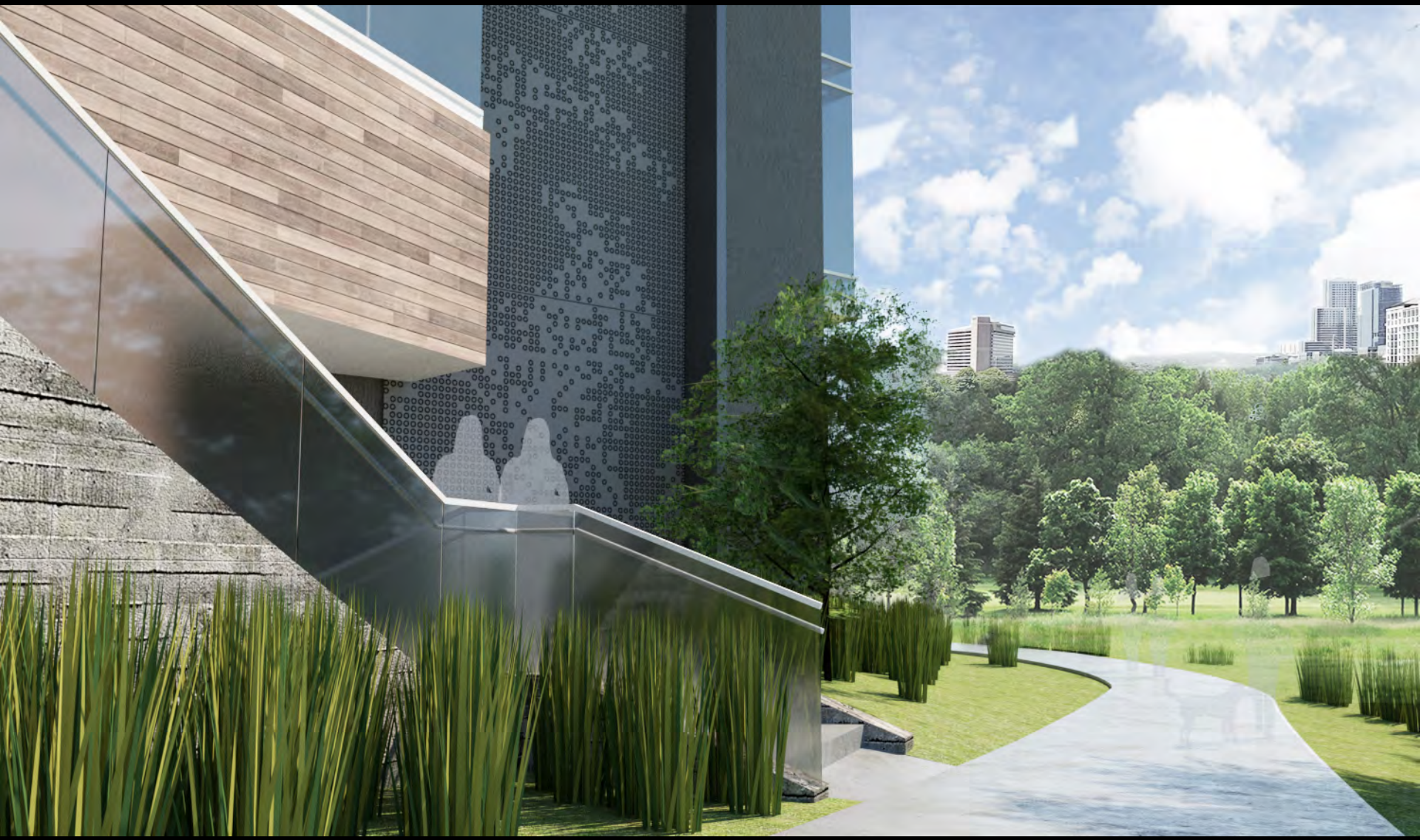
Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑



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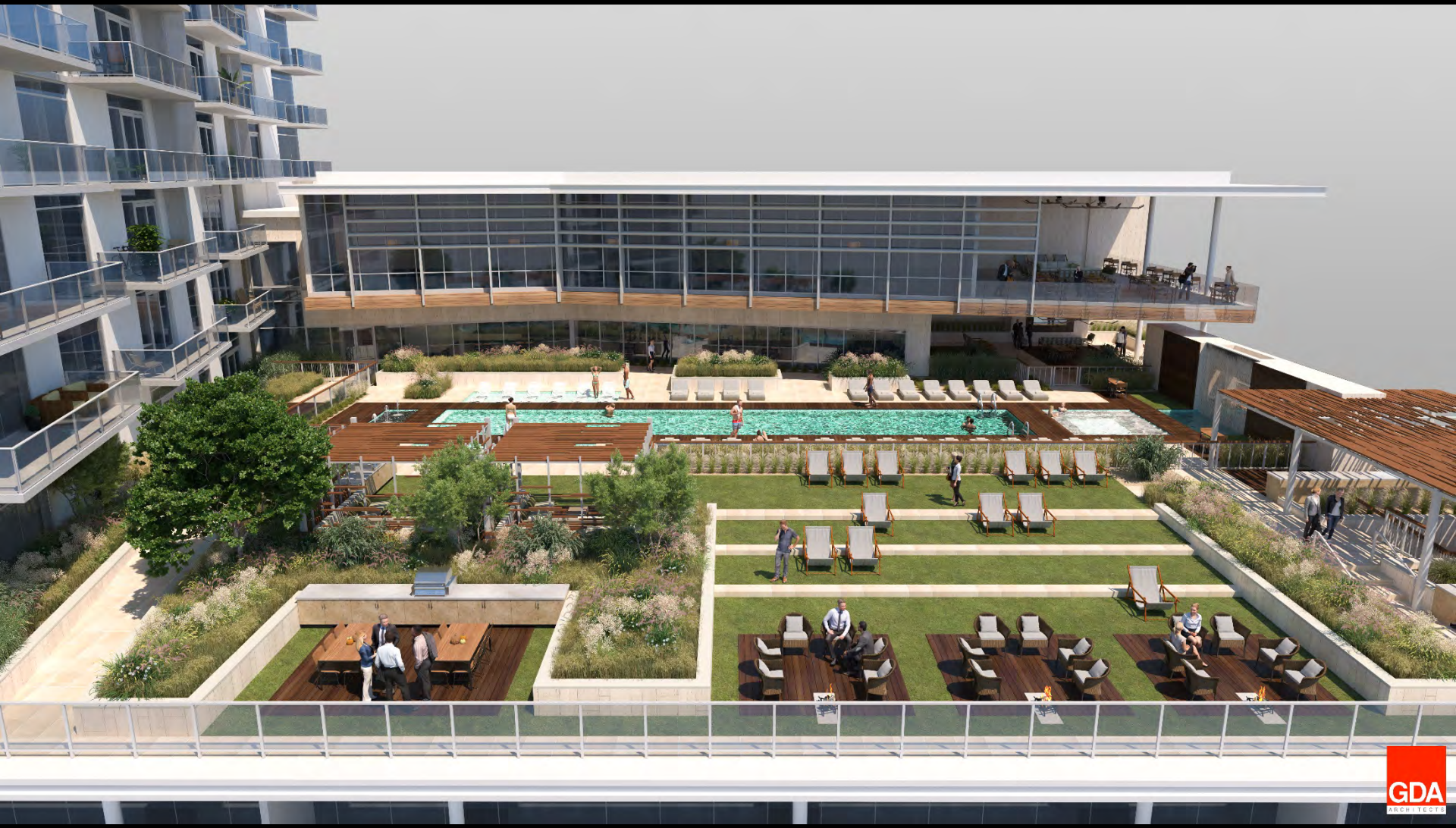
Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑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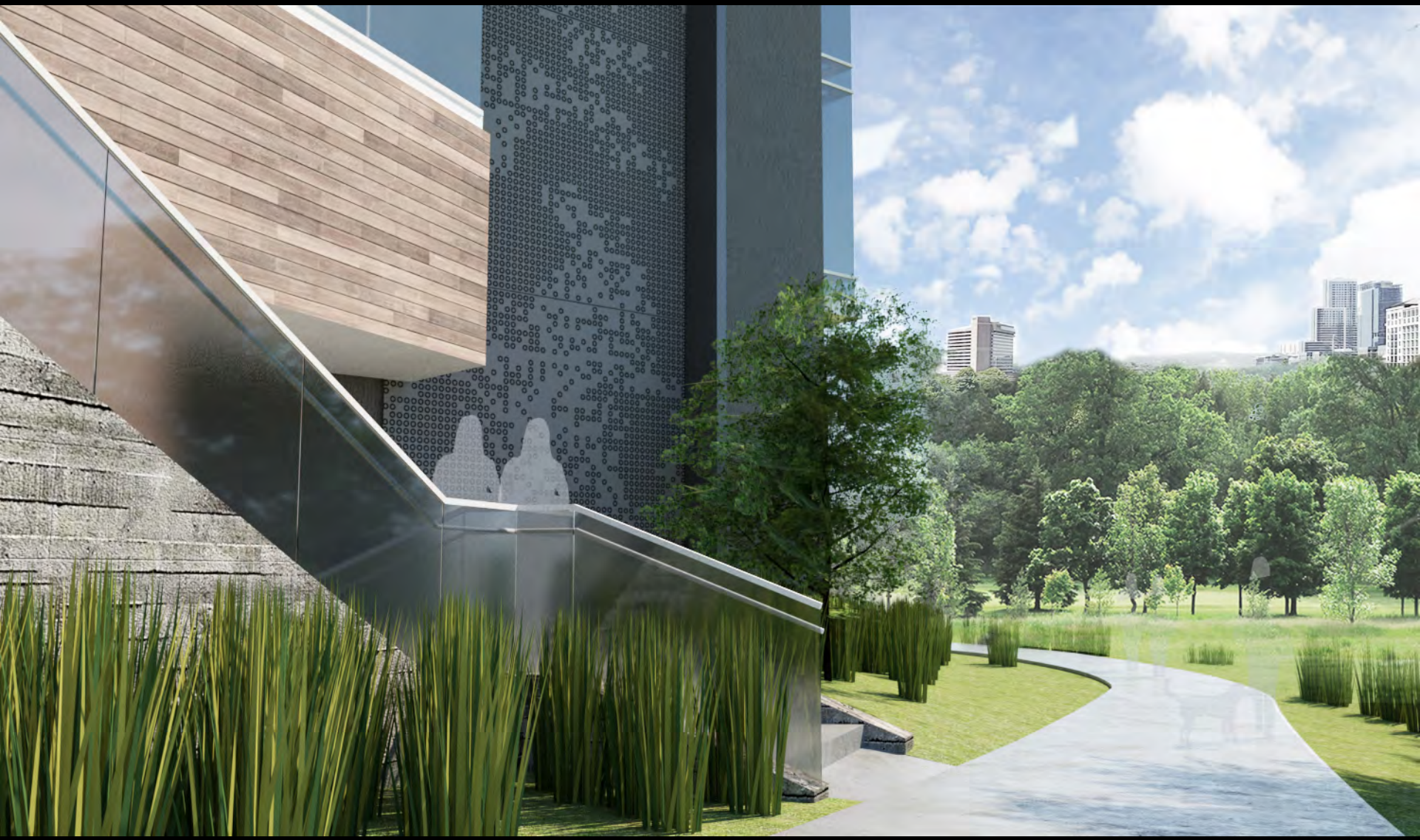

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
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PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**

Plazas and Open Space Guidelines

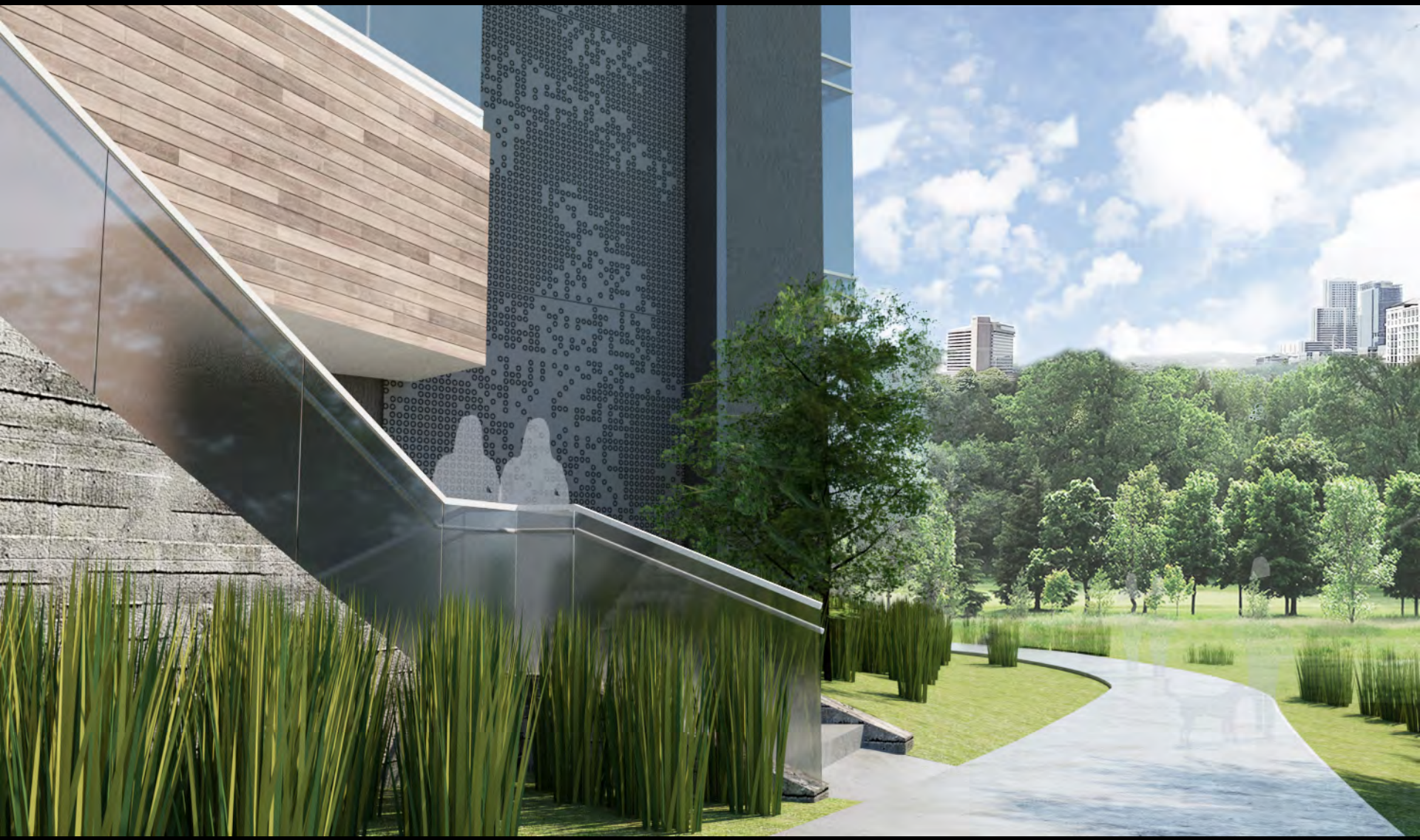
PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑



Plazas and Open Space Guidelines

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PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑

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Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑

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Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
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PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	**N/A**
PZ.16	Consider plaza operations and maintenance	**N/A**

Building Guidelines

B.1	Build to the street	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑

Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑
B.6	Create quality construction	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑
B.6	Create quality construction	☑
B.7	Create buildings with human scale	☑

Parking

- Phase I - 538 spaces
- Phase II – 705 spaces
- Parking leased separately from units.

80 Red River

Design Commission Working Group

May 30, 2019

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Sabine St
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- 24,518 SF of new affordable housing in the Rainey Street Subdistrict.
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Revised Compliance with Downtown Urban Design Guidelines

Area Wide Guidelines

AW.2	Create mixed-use development	☑

Residential
(Rental)
Hotel/
Residential
(Condo)

A MOVEABLE SEATING

B TRAIL LOBBY SEATING

C TRASH RECEPTACLE

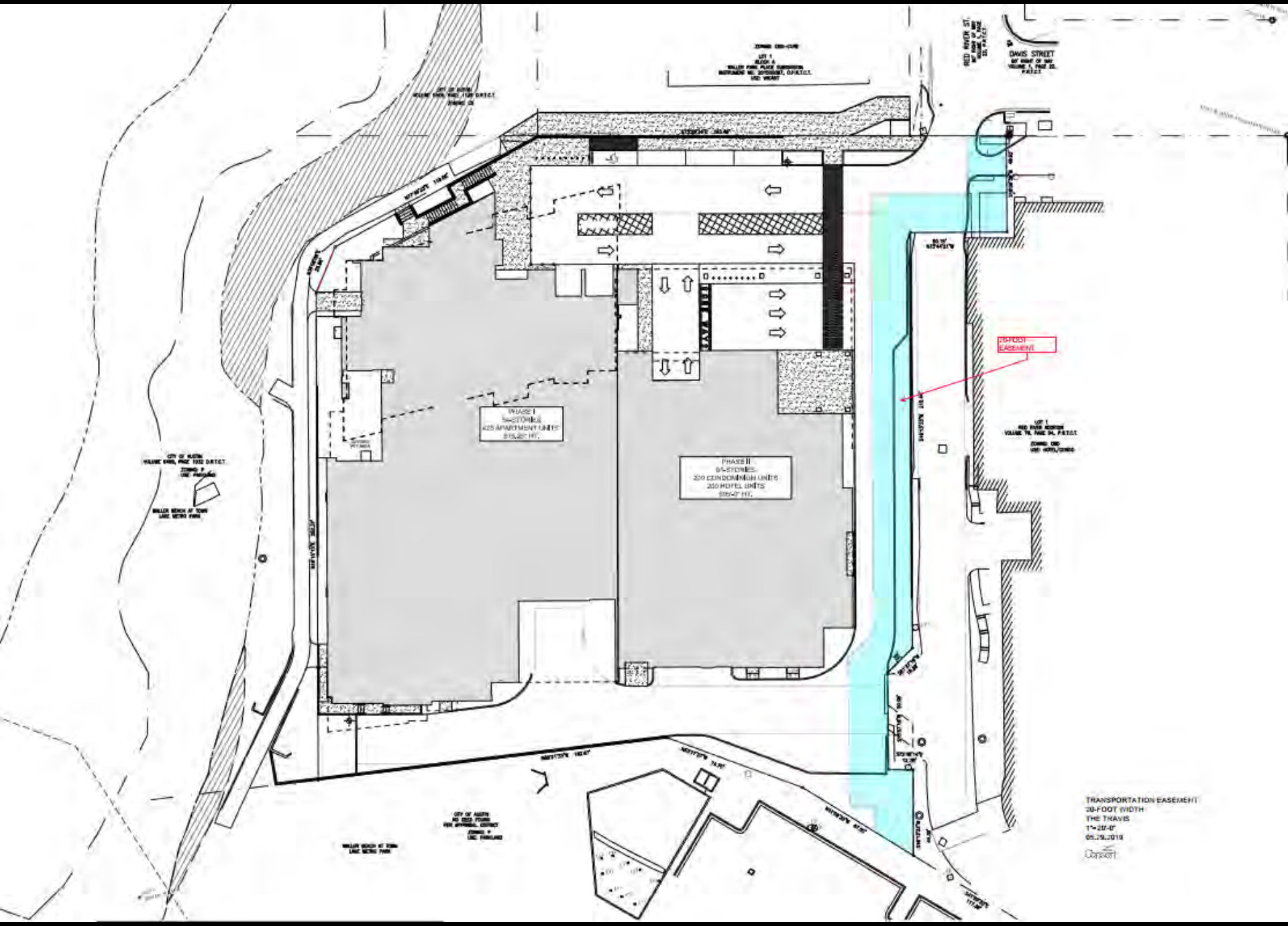
D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

Area Wide Guidelines

AW.4	Buffer neighborhood edges	☑

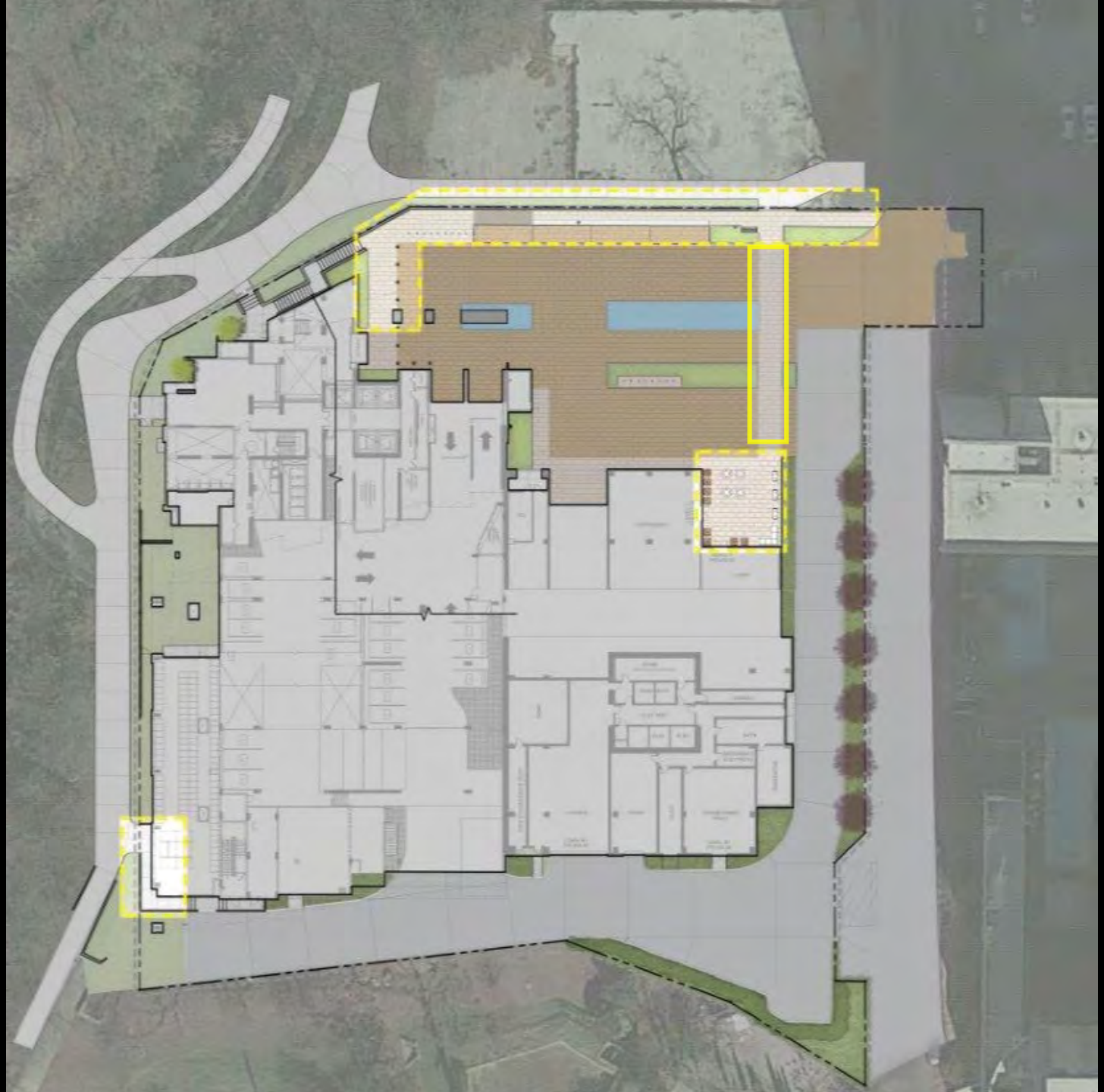

DAVIS STREET
75-FOOT EASEMENT
PHASE I
56-STORIES
425 APARTMENT UNITS
PHASE II
65-STORIES
200 CONDOMINIUM UNITS
200 HOTEL UNITS
TRANSPORTATION EASEMENT
20-FOOT WIDTH
THE TRAVIS
1"=20'-0"
05.29.2019

Area Wide Guidelines

AW.11	Recycle existing building stock	☒

Public Streetscape Guidelines

PS.4	Reinforce pedestrian activity	☑



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ARCHITECTS

Public Streetscape Guidelines

PS.6	Enhance the streetscape	☑

GDA

Public Streetscape Guidelines

PS.8	Install street trees	☑

1 Texas Sedge & Dwarf Palmetto

2 Purple Knockout Lyre Leafe Sage

3 Dwarf Maiden Grass Adagio

4 Nuevo Leon Sage

5 Blonde Ambition Blue Grama

6 Pale Leaf Yucca

7 Homestead Verbena

8 Brakelights Red Yucca

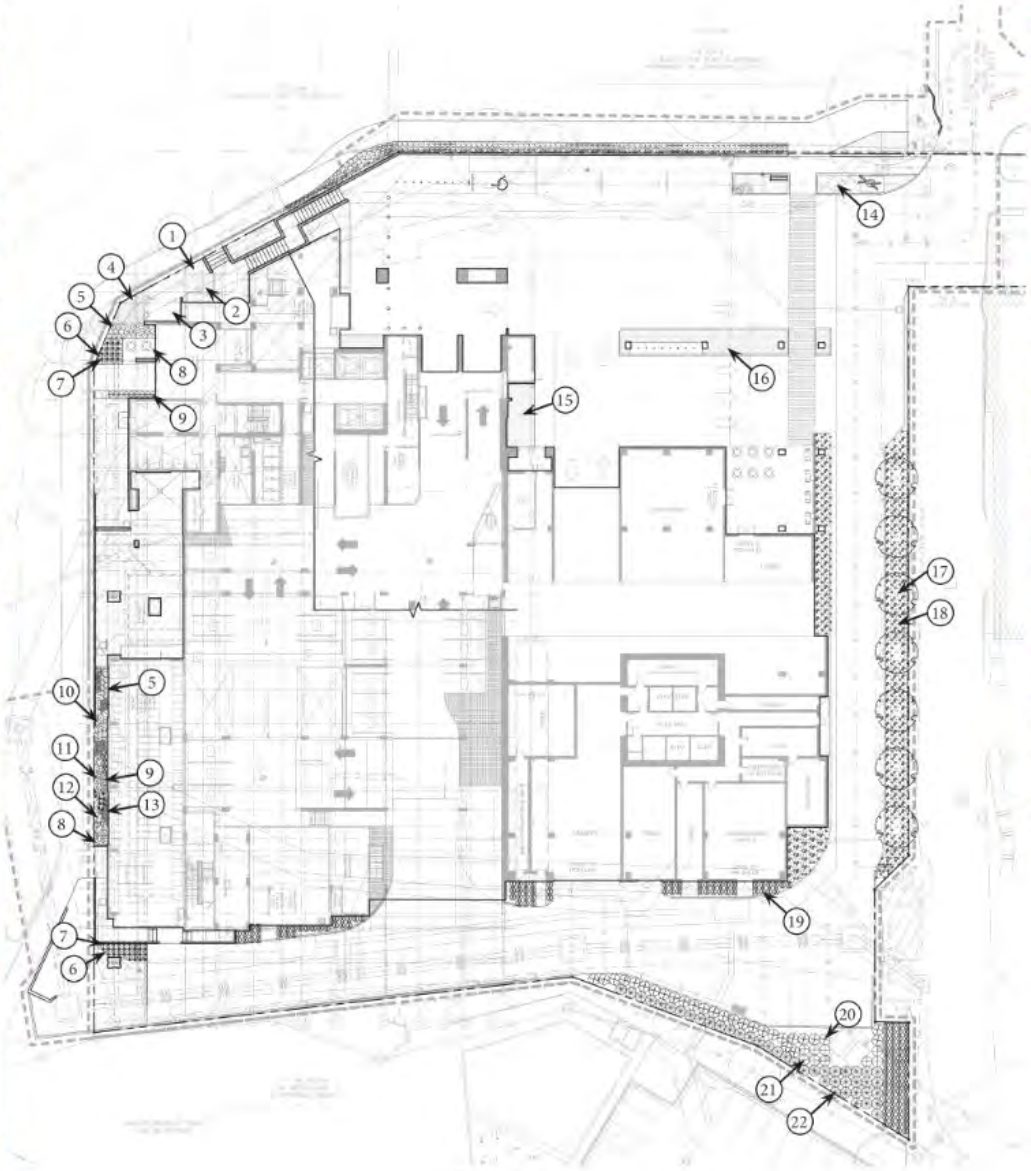
9 White Cloud Gulf Muhly

10 Henry Duelberg Sage

11 Prairie Dropseed

12 Whales Tongue Agave

13 The Blues Little Bluestem



14 Pink Parade Yucca & Sundrops

15 Cast Iron Plant

16 Variegated Flax Lily

17 Alamo Mexican Sycamore

18 Dwarf Palmetto

19 Shenandoah Switchgrass

20 Burk's Juniper

21 Dwarf Wax Myrtle

22 Lindheimer's Muhly

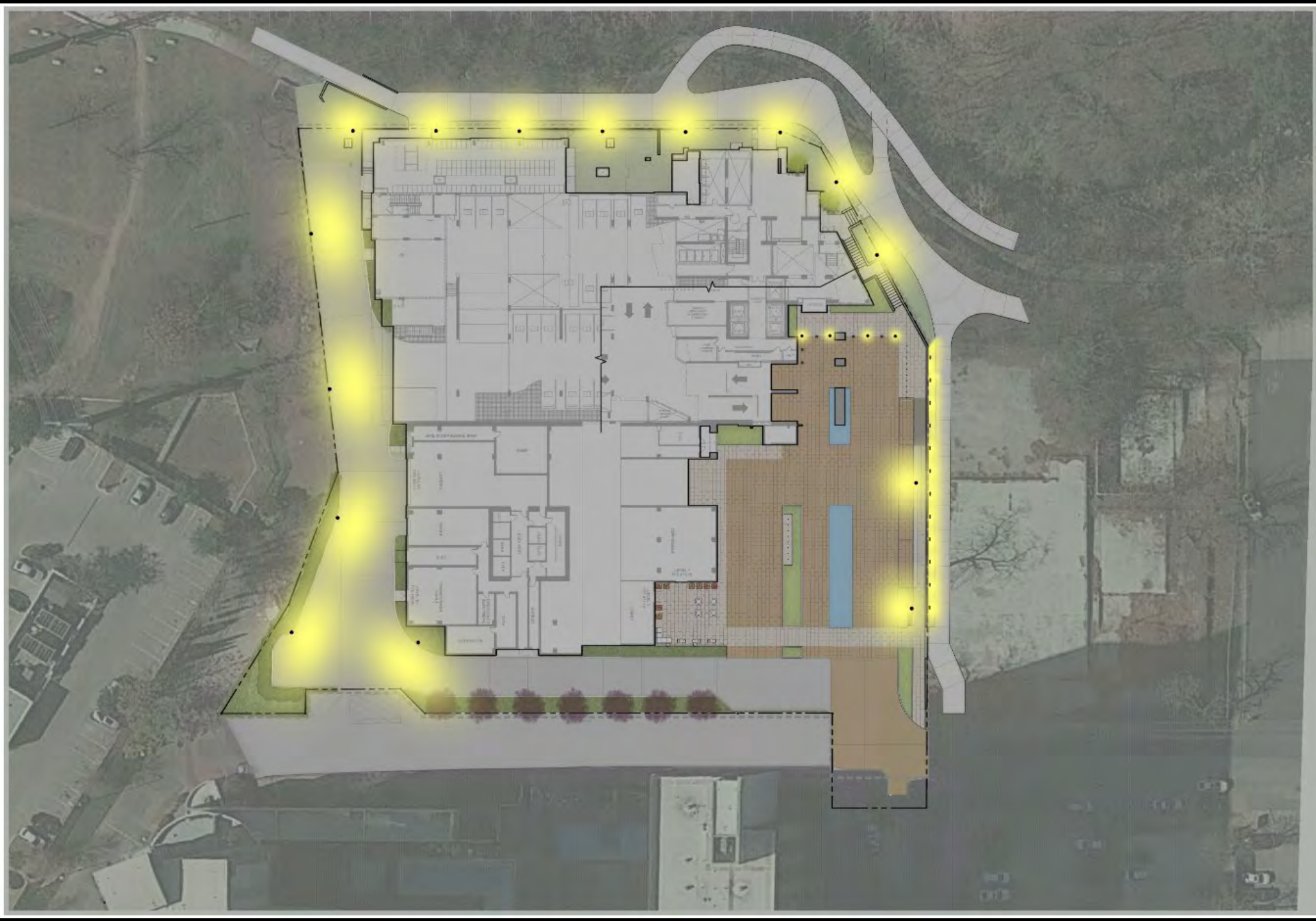
The Travis

Austin, Texas

05/30/2019 studioOutside

Public Streetscape Guidelines

PS.9	Provide pedestrian-scaled lighting	☑



Ⓐ TRAIL ENTRY CONCEPT LIGHTING

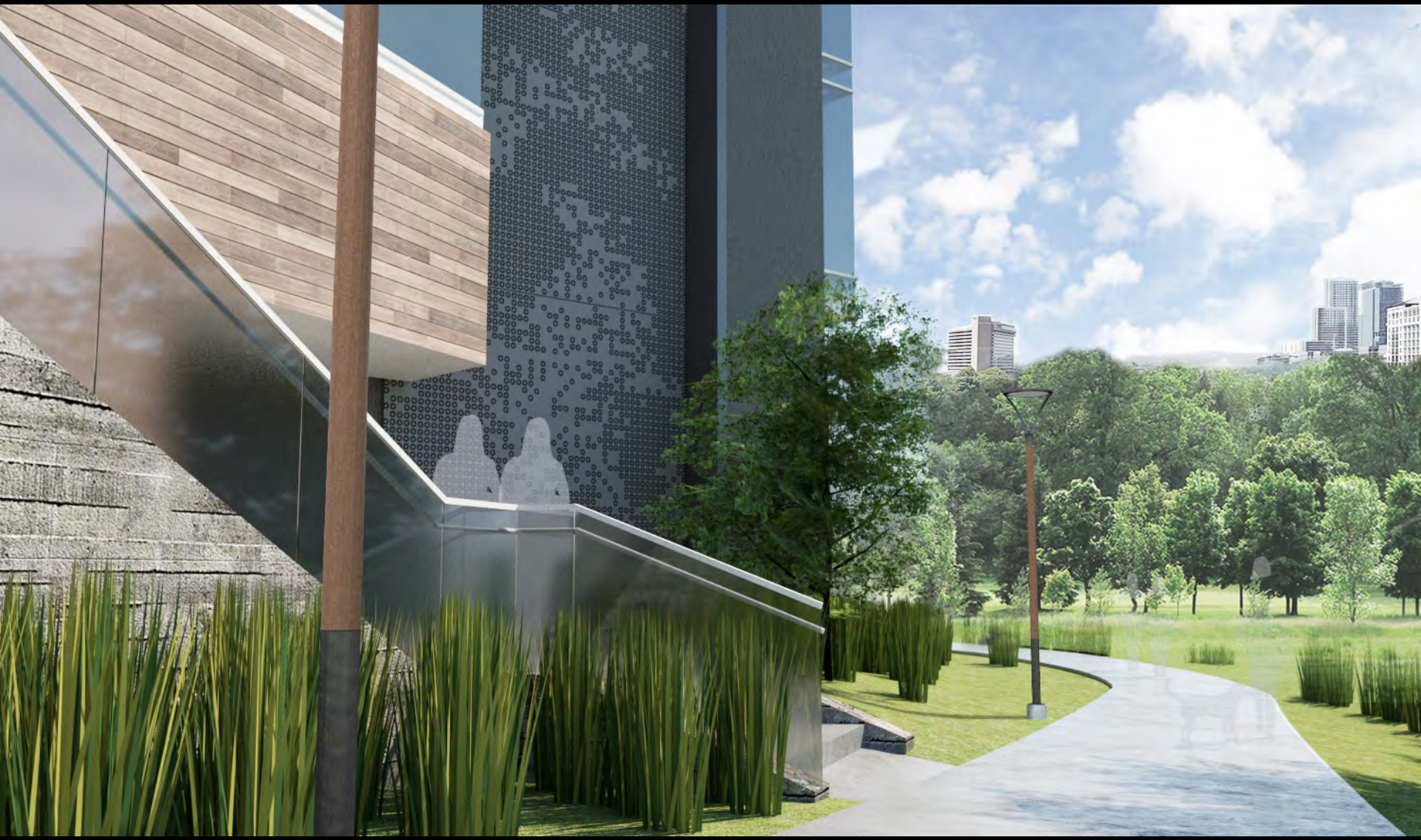
Ⓑ MAIN TRAIL CONCEPT LIGHTING

Ⓐ TRAIL ENTRY FIXTURE

Ⓑ MAIN TRAIL FIXTURE

Ⓒ BACK OF HOUSE FIXTURE

GDA
ARCHITECTS



Public Streetscape Guidelines

PS.10	Provide protection from cars/promote curbside parking	☑

Driveway crossing

Plazas and Open Space Guidelines

PZ.6	Provide plazas in high use areas	☒

Plazas and Open Space Guidelines

PZ.11	Provide visual and spatial complexity in public spaces	☑

A MOVEABLE SEATING

B TRAIL LOBBY SEATING

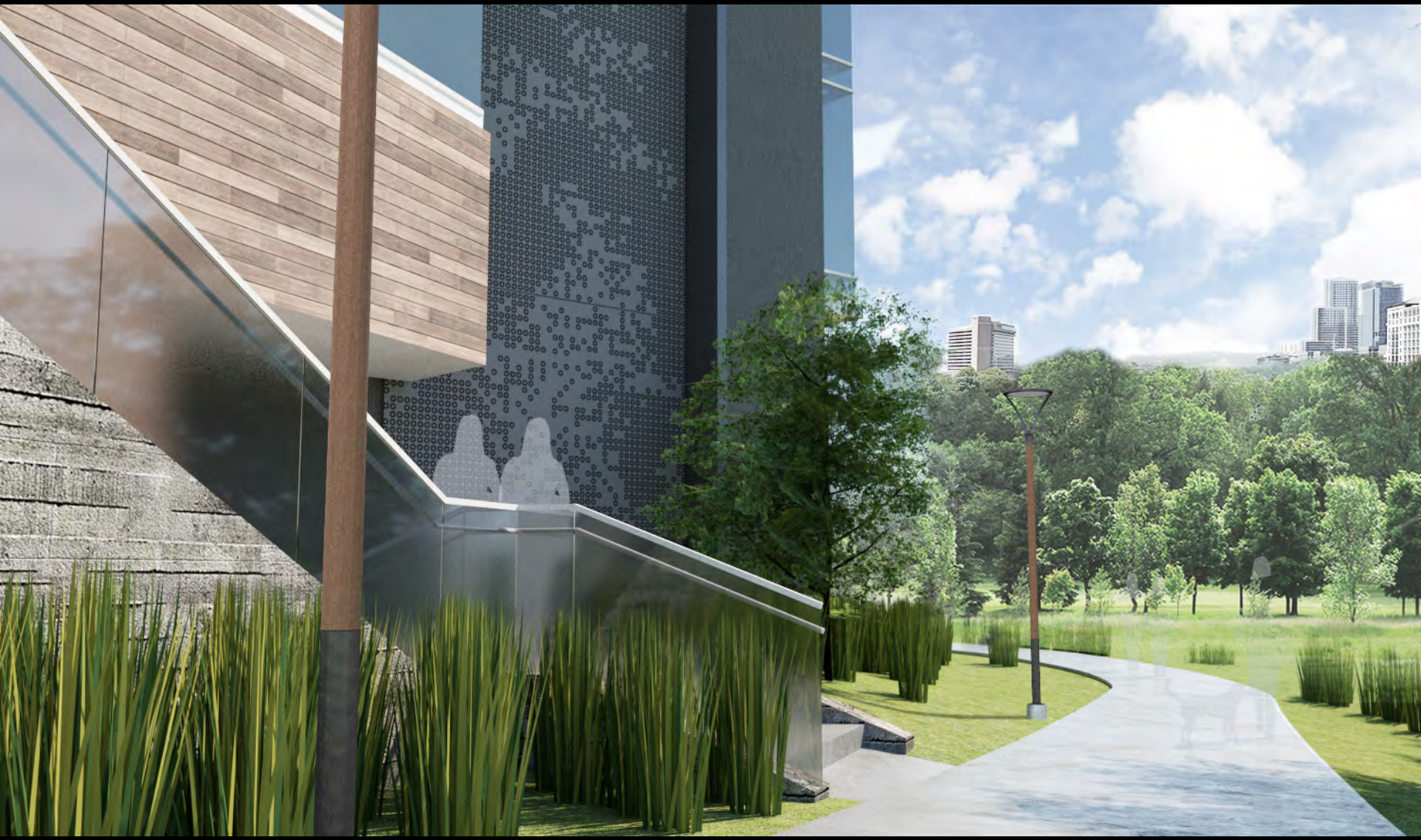
C TRASH RECEPTACLE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

Barton Creek
Greenbelt
1710 Camp Craft Road
Trails En



Plazas and Open Space Guidelines

PZ.12	Use plants to enliven urban spaces	☑

1 Texas Sedge & Dwarf Palmetto

2 Purple Knockout Lyre Leafe Sage

3 Dwarf Maiden Grass 'Adagio'

4 Nuevo Leon Sage

5 Blonde Ambition Blue Grama

6 Pale Leaf Yucca

7 Homestead Verbena

8 Brakelights Red Yucca

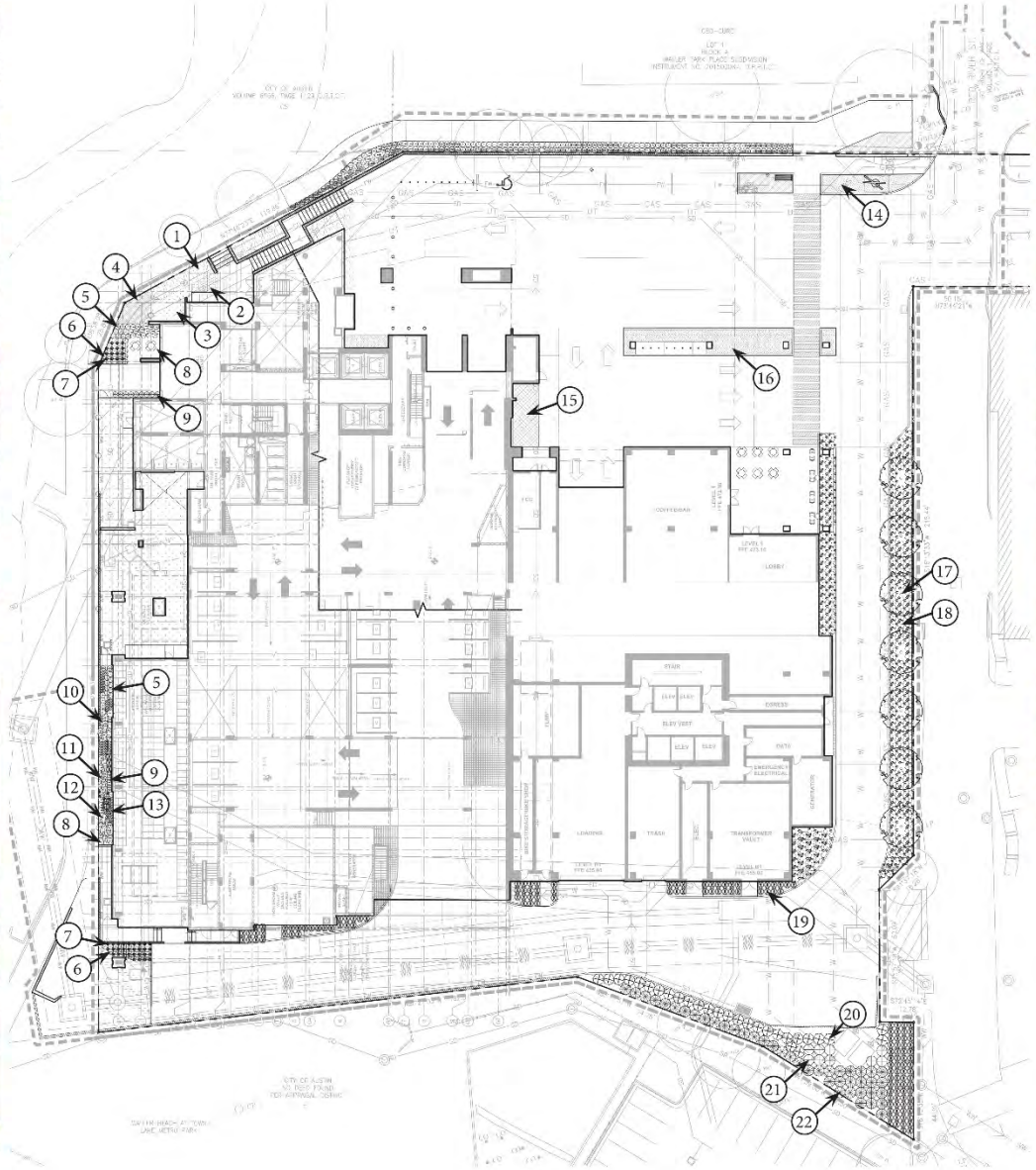
9 White Cloud Gulf Muhly

10 Henry Duelberg Sage

11 Prairie Dropseed

12 Whales Tongue Agave

13 The Blues' Little Bluestem



14 Pink Parade Yucca & Sundrops

15 Cast Iron Plant

16 Variegated Flax Lily

17 Alamo Mexican Sycamore

18 Dwarf Palmetto

19 Shenandoah Switchgrass

20 Burk's Juniper

21 Dwarf Wax Myrtle

22 Lindheimer's Muhly

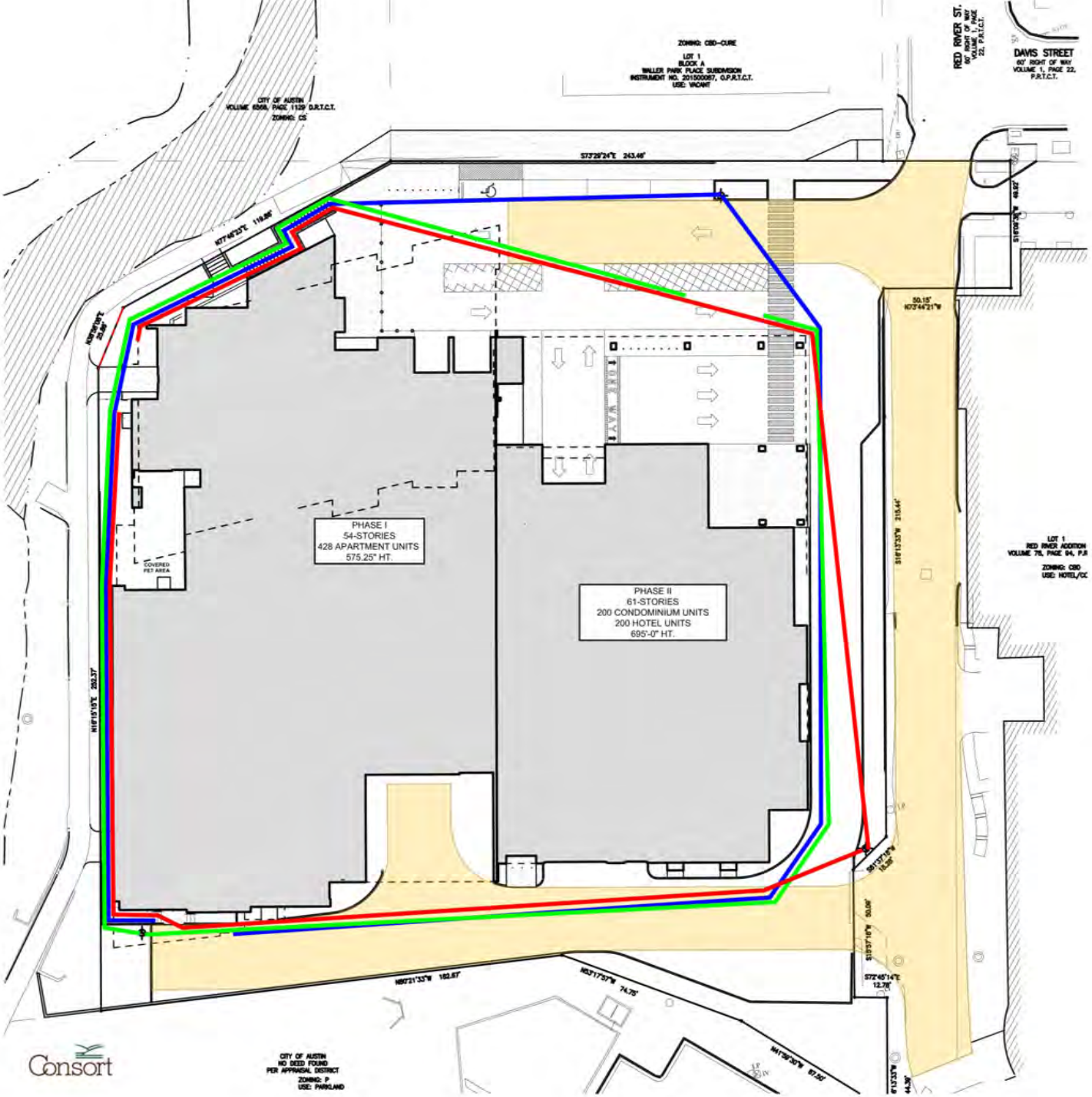
The Travis

Austin, Texas

05/22/2019 studioOutside

Building Guidelines

B.1	Build to the street	☑



ZONING: CBD-CURE
LOT 1
BLOCK A
WALLER PARK PLACE SUBDIVISION
INSTRUMENT NO. 201500067, O.P.R.T.C.T.
USE: VACANT
CITY OF AUSTIN
VOLUME 6568, PAGE 1129 D.R.T.C.T.
ZONING: CS
RED RIVER ST.
60' RIGHT OF WAY
VOLUME 1, PAGE 22, P.R.T.C.T.
DAVIS STREET
60' RIGHT OF WAY
VOLUME 1, PAGE 22, P.R.T.C.T.
S73°29'24"E 243.46'
N77°46'23"E 119.86'
N38°36'05"E 25.86'
N16°15'15"E 252.37'
PHASE I
54-STORIES
428 APARTMENT UNITS
575.25" HT.
COVERED PET AREA
PHASE II
61-STORIES
200 CONDOMINIUM UNITS
200 HOTEL UNITS
695'-0" HT.
ONE WAY
50.15'
N73°44'21"W
S16°13'33"W 215.44'
S16°09'36"W 49.02'
LOT 1
RED RIVER ADDITION
VOLUME 76, PAGE 94, P.R
ZONING: CBD
USE: HOTEL/CC
S61°37'16"W 18.28'
S15°37'16"W 50.08'
S72°45'14"E 12.78'
N80°21'33"W 182.67'
N53°17'37"W 74.75'
N41°59'30"W 87.50'
S16°13'33"W 44.39'
CITY OF AUSTIN
NO DEED FOUND
PER APPRAISAL DISTRICT
ZONING: P
USE: PARKLAND
Consort

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Building Guidelines

B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑

Barton Creek
Greenbelt
1710 Camp Craft Road
Trails En

A CAFE STYLE SEATING

B TRAIL LOBBY SEATING

C TRASH RECEPTACLE

D TRAIL CONCEPT SIGNAGE

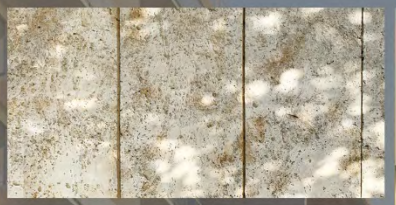
D TRAIL CONCEPT SIGNAGE

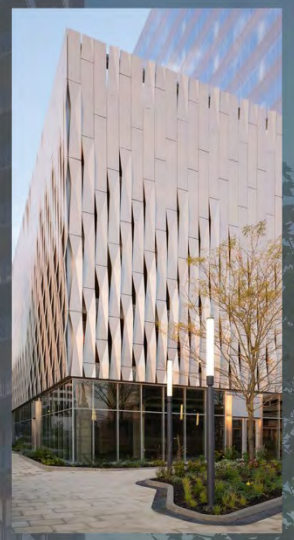
D TRAIL CONCEPT SIGNAGE

COFFEE SHOP
GDA
ARCHITECTS

Building Guidelines

B.4	Encourage the inclusion of local character	☑





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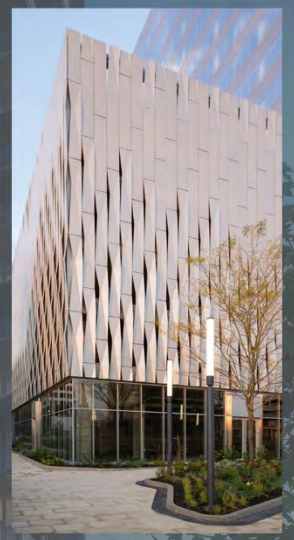
ARCHITECTS

Building Guidelines

B.7	Create buildings with human scale	☑



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ARCHITECTS

Downtown Urban Design Guidelines

Area Wide Guidelines

AW.1	Create dense development	☑

GDA

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑

Residential
(Rental)
Hotel/
Residential
(Condo)

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑

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ARCHITECTS

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑

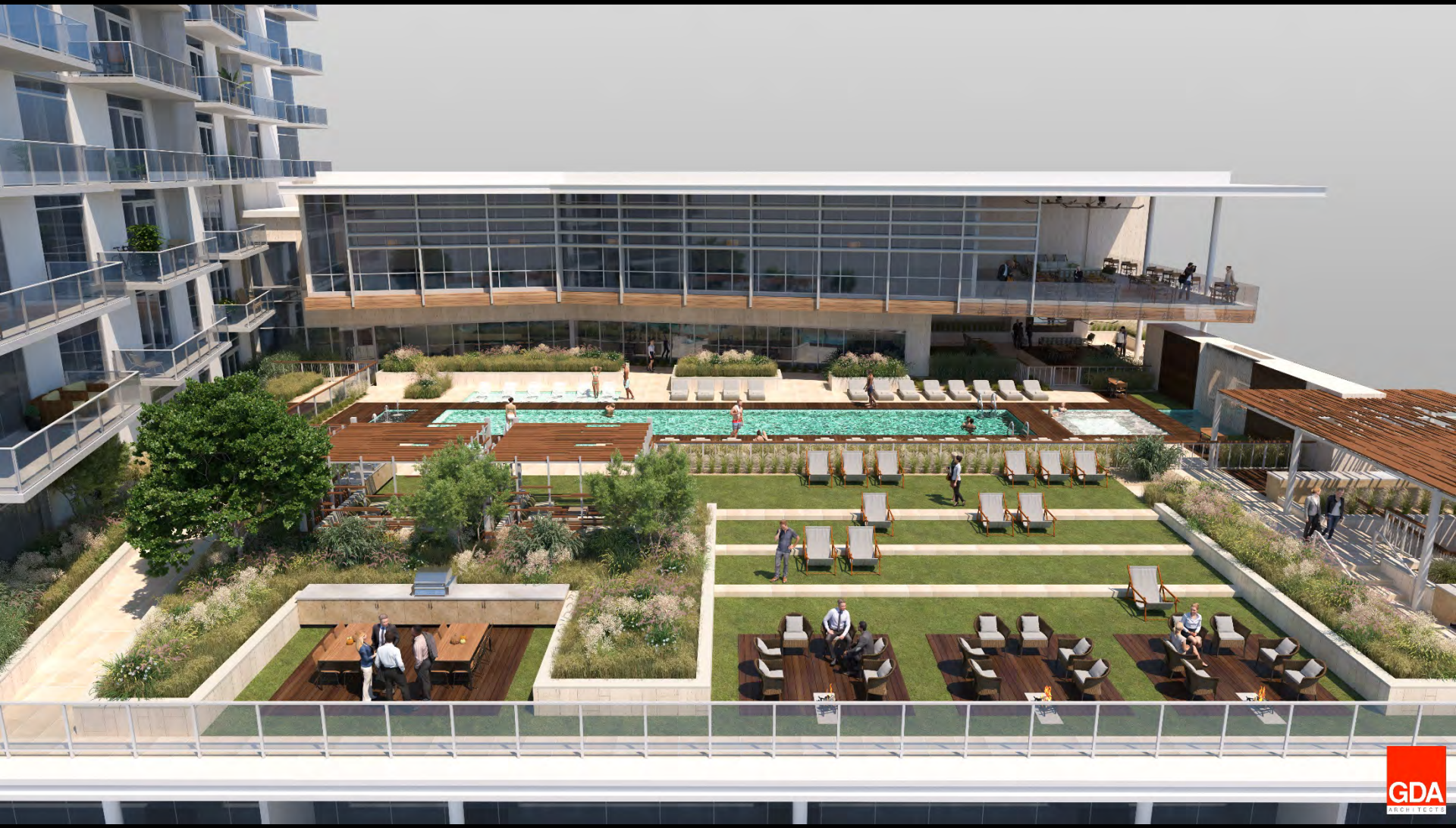
GDA

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑

Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑


GDA
ARCHITECTS

GDA

Area Wide Guidelines

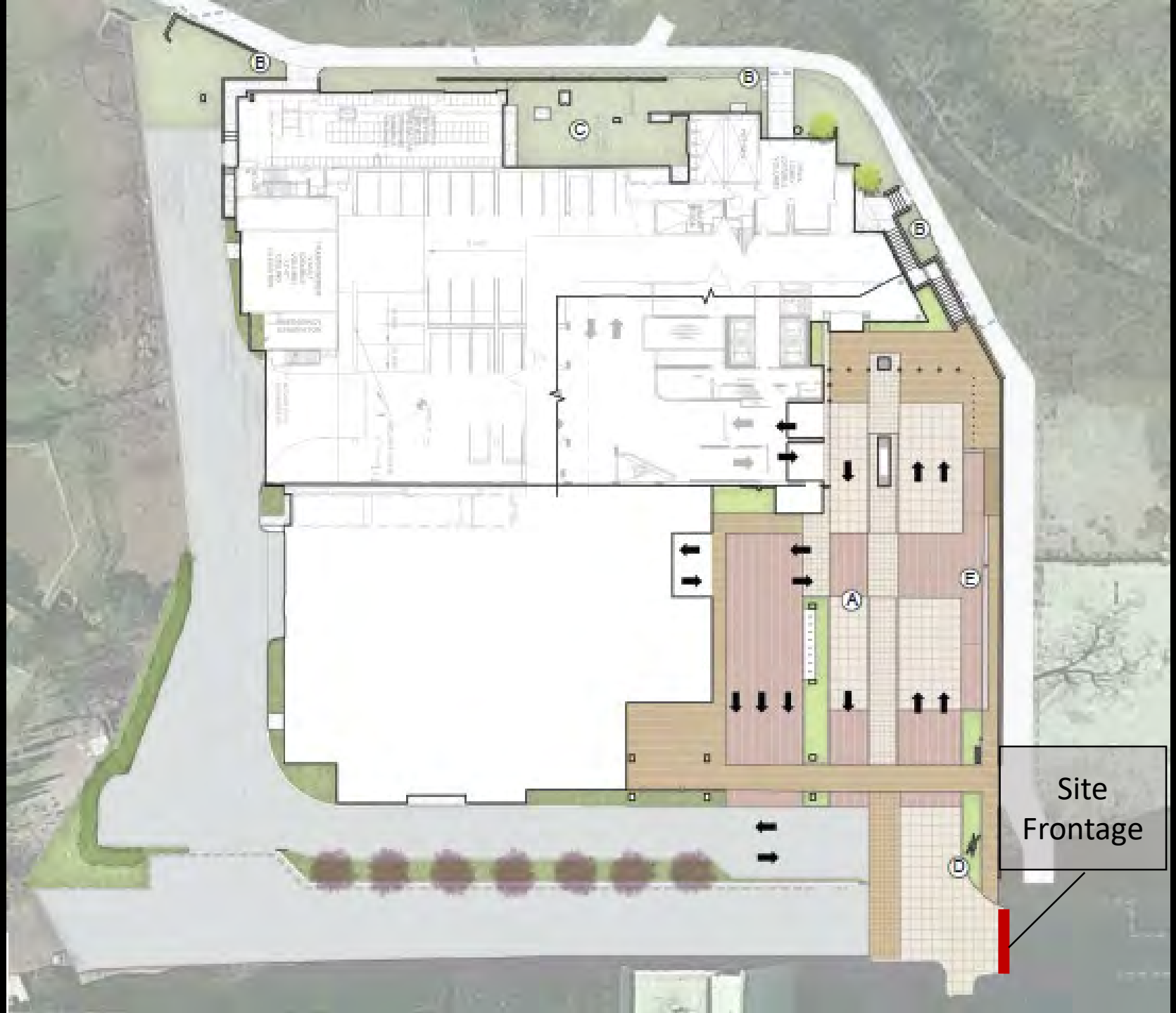
AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑
AW.10	Avoid the development of theme environments	☑

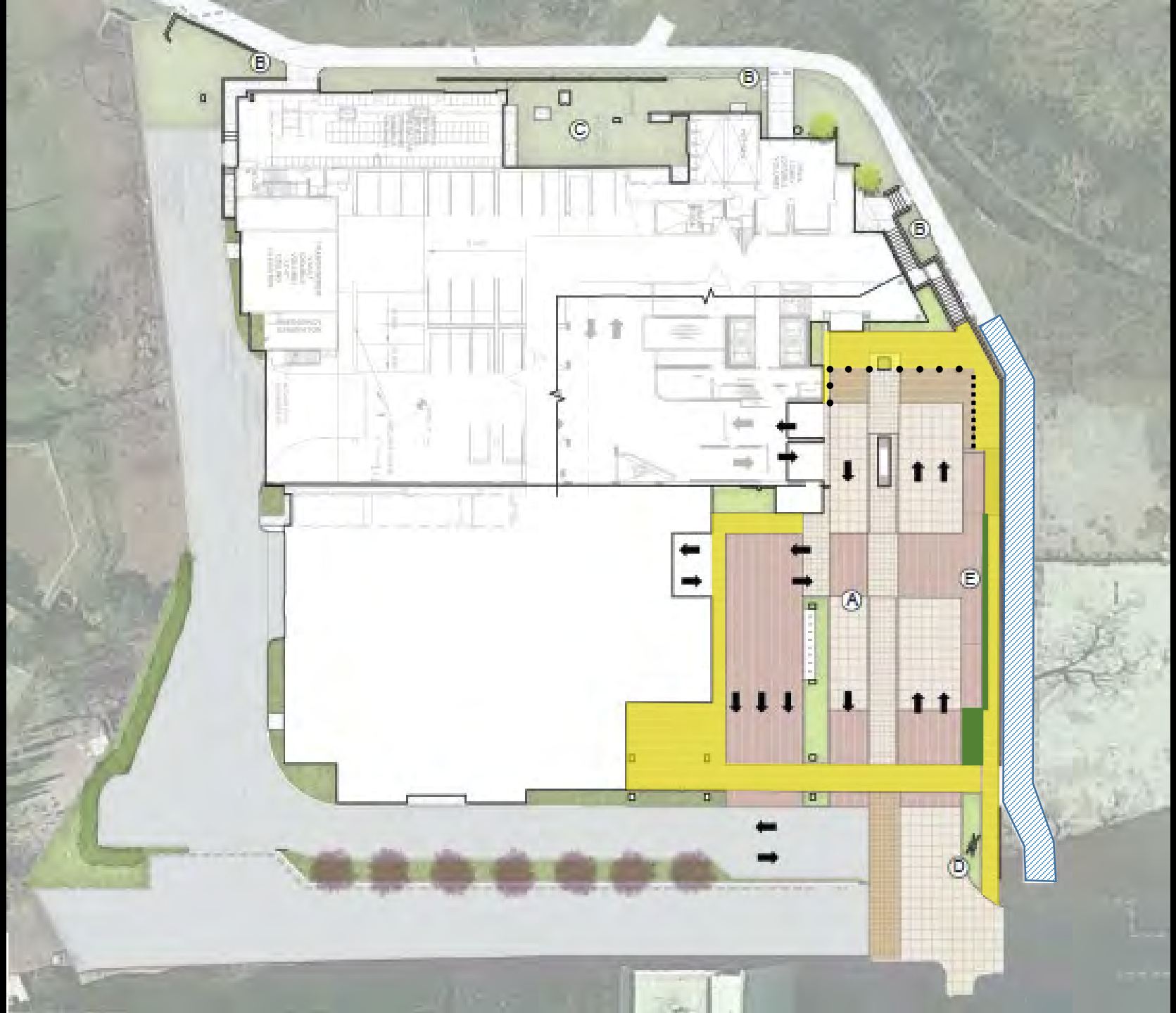
Area Wide Guidelines

AW.1	Create dense development	☑
AW.2	Create mixed-use development	☑
AW.3	Limit development which closes Downtown streets	☑
AW.4	Buffer neighborhood edges	☑
AW.5	Incorporate civic art in both public and private development	☑
AW.6	Protect important public views	☑
AW.7	Avoid historical misinterpretations	☑
AW.8	Respect adjacent historic buildings	☑
AW.9	Acknowledge that rooftops are seen from other buildings and the street	☑
AW.10	Avoid the development of theme environments	☑
AW.11	Recycle existing building stock	☒

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑


B
B
C
B
E
A
D
Site
Frontage


B
B
C
B
E
A
D

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑

Existing
Curb Cut
Davis St
E
D
A

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑

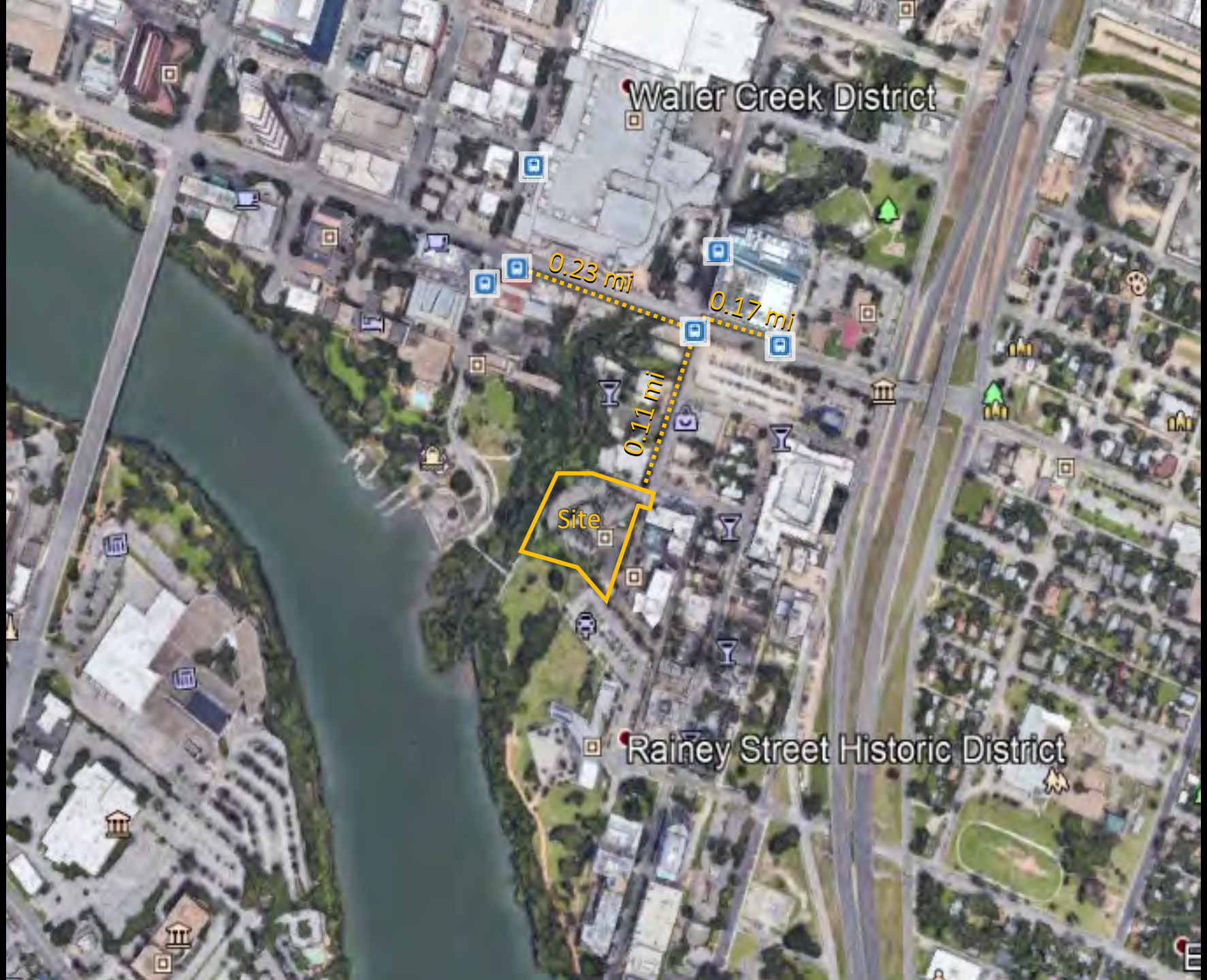
Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑

GDA
ARCHITECTS

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	**N/A**


Waller Creek District
0.23 mi
0.17 mi
0.11 mi
Site
Rainey Street Historic District

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑

GDA

GDA
ARCHITECTS

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒

Rainey St
Davis St
Red River St
80 Red River St

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑

A
B
B
C

Ⓐ TRAIL ENTRY CONCEPT LIGHTING

Ⓑ MAIN TRAIL CONCEPT LIGHTING

Ⓐ TRAIL ENTRY FIXTURE

Ⓑ MAIN TRAIL FIXTURE

Ⓒ BACK OF HOUSE FIXTURE

GDA

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑
PS.12	Provide generous street-level windows	☑

Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	☑
PS.2	Minimize curb cuts	☑
PS.3	Create the potential for two-way streets	☑
PS.4	Reinforce pedestrian activity	☑
PS.5	Enhance key transit stops	☑
PS.6	Enhance the streetscape	☑
PS.7	Avoid conflicts between pedestrian and utility equipment	☑
PS.8	Install street trees	☒
PS.9	Provide pedestrian-scaled lighting	☑
PS.10	Provide protection from cars/promote curbside parking	**N/A**
PS.11	Screen mechanical and utility equipment	☑
PS.12	Provide generous street-level windows	☑
PS.13	Install pedestrian-friendly materials at street level	☑

A MOVEABLE SEATING

B TRAIL LOBBY SEATING

C TRASH RECEPTACLE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑

GDA

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑

Barton Creek
Greenbelt
1710 Camp Craft Road
Trails En

A CAFE STYLE SEATING

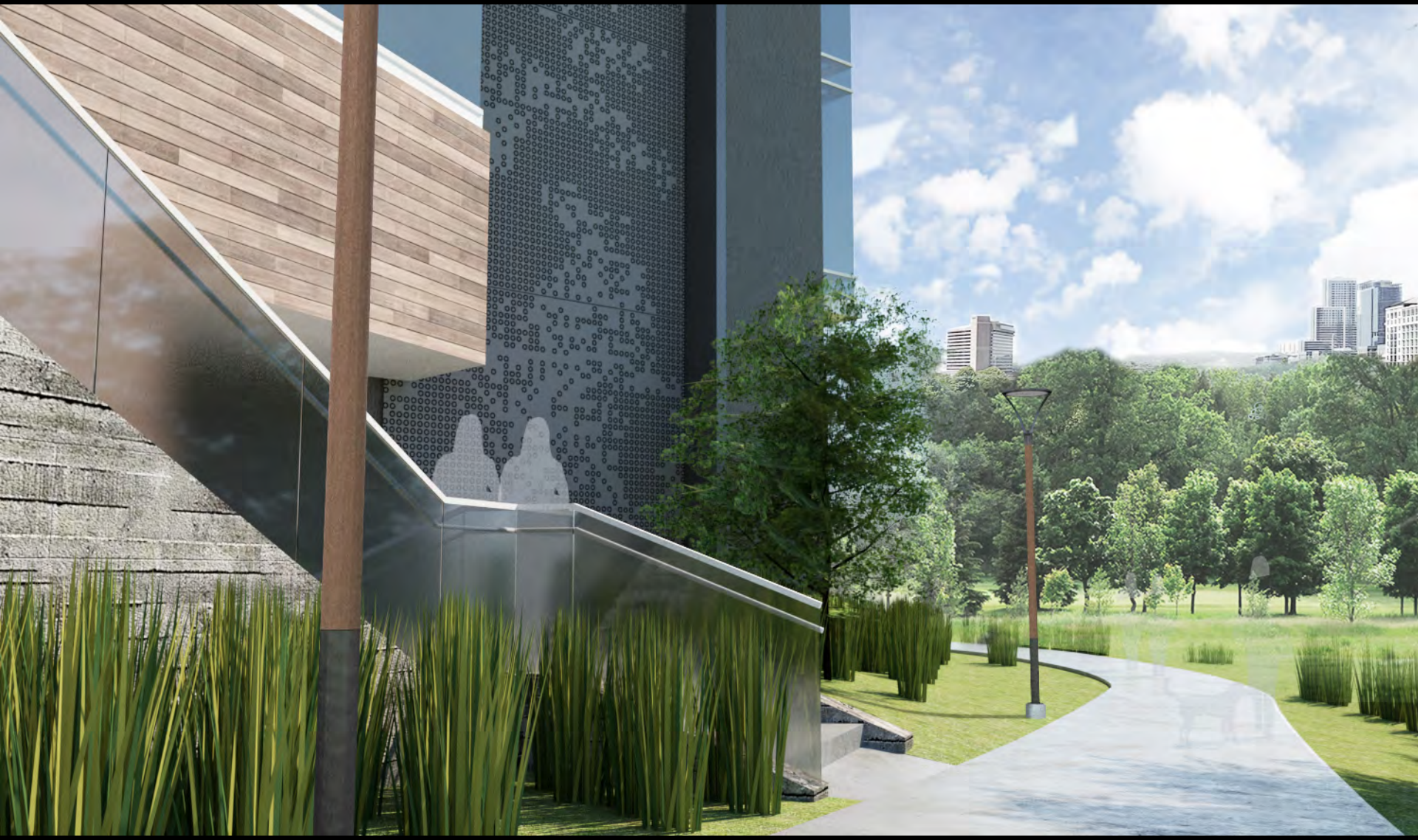
B TRAIL LOBBY SEATING

C TRASH RECEPTACLE

D TRAIL CONCEPT SIGNAGE

D TRAIL CONCEPT SIGNAGE

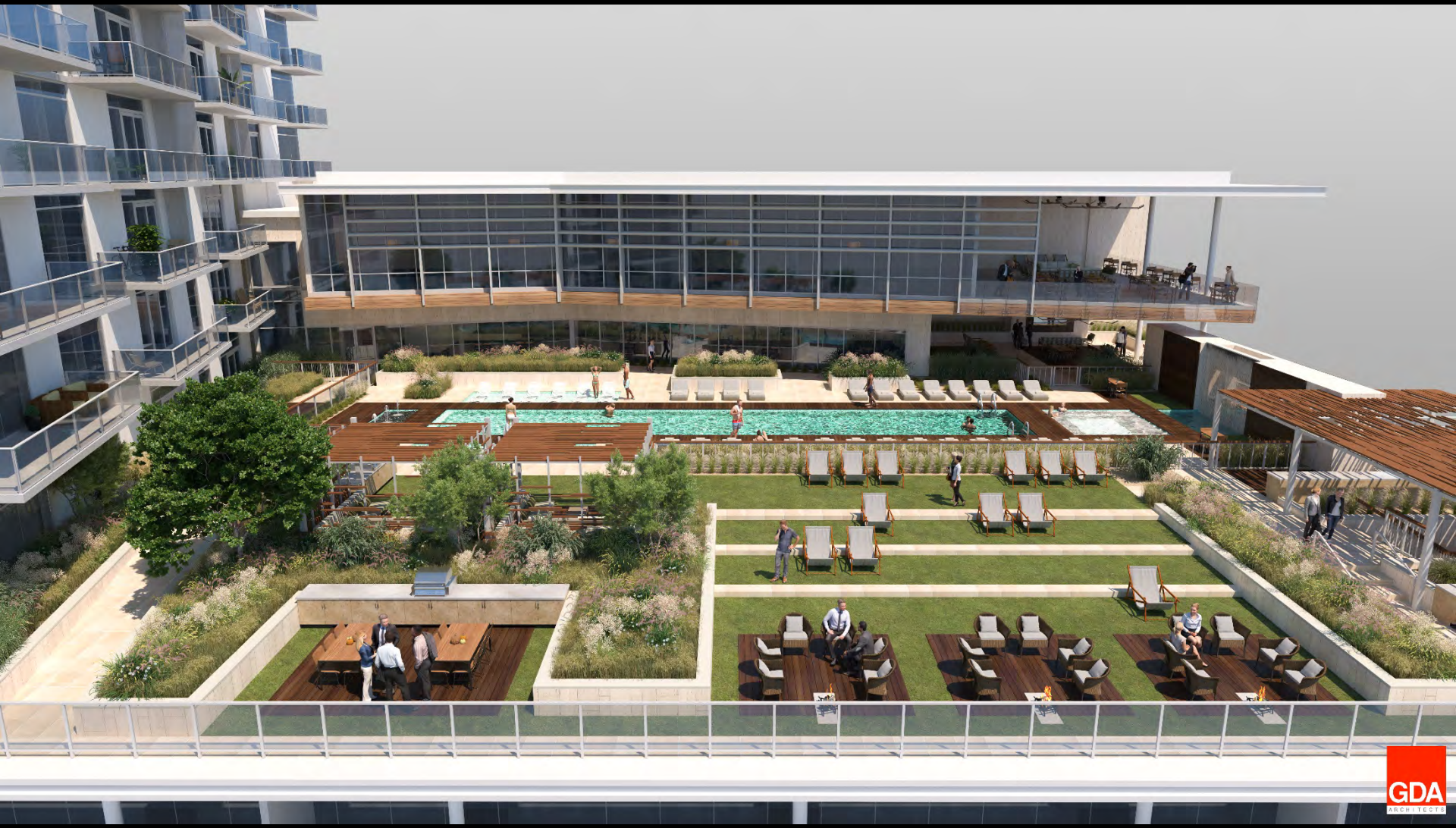
D TRAIL CONCEPT SIGNAGE

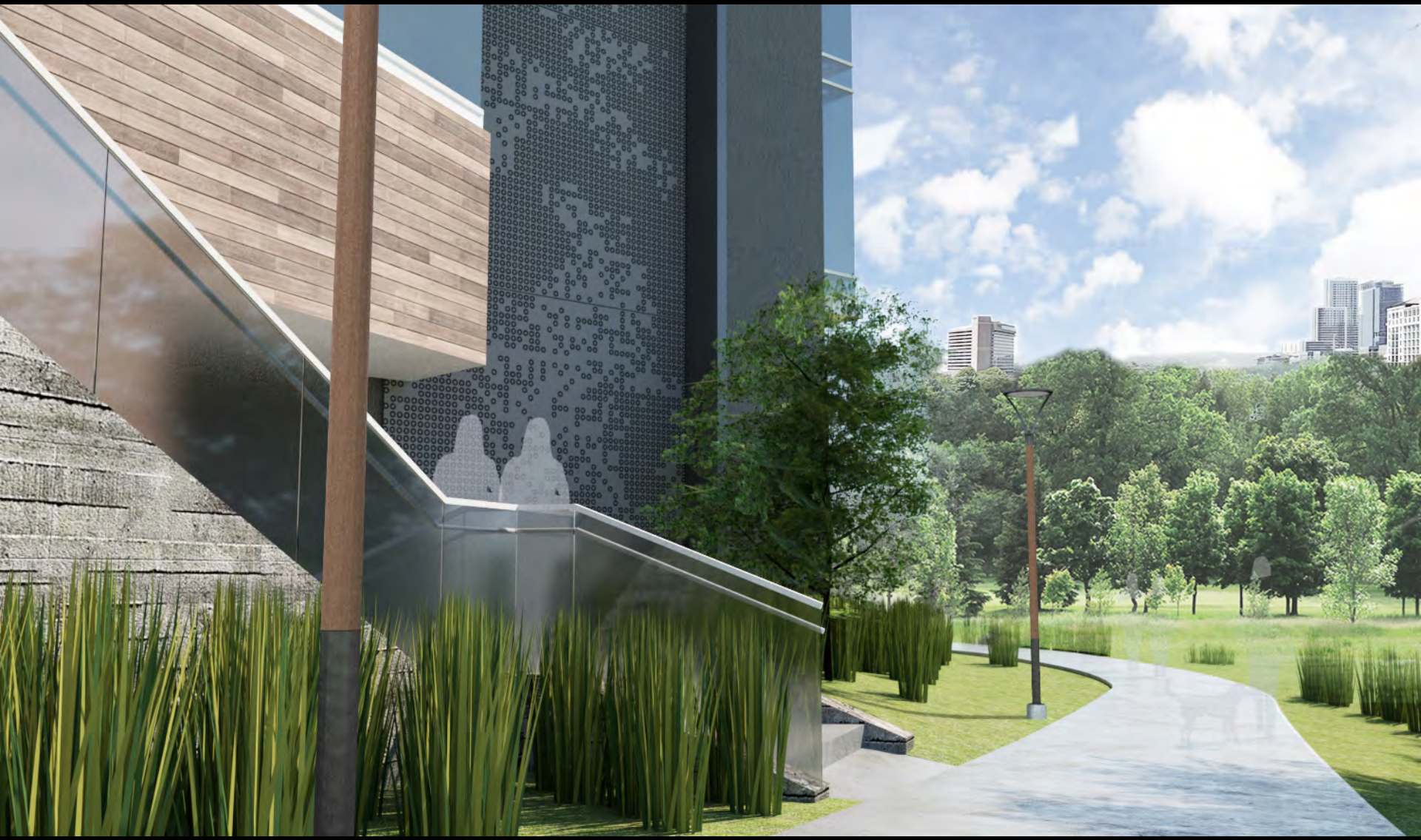


GDA
ARCHITECTS

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑


GDA
ARCHITECTS



Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑

Barton Creek
Greenbelt
1710 Camp Craft Road
Trails En

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑

1 Texas Sedge & Dwarf Palmetto

2 Purple Knockout Lyre Leafe Sage

3 Dwarf Maiden Grass 'Adagio'

4 Nuevo Leon Sage

5 Blonde Ambition Blue Grama

6 Pale Leaf Yucca

7 Homestead Verbena

8 Brakelights Red Yucca

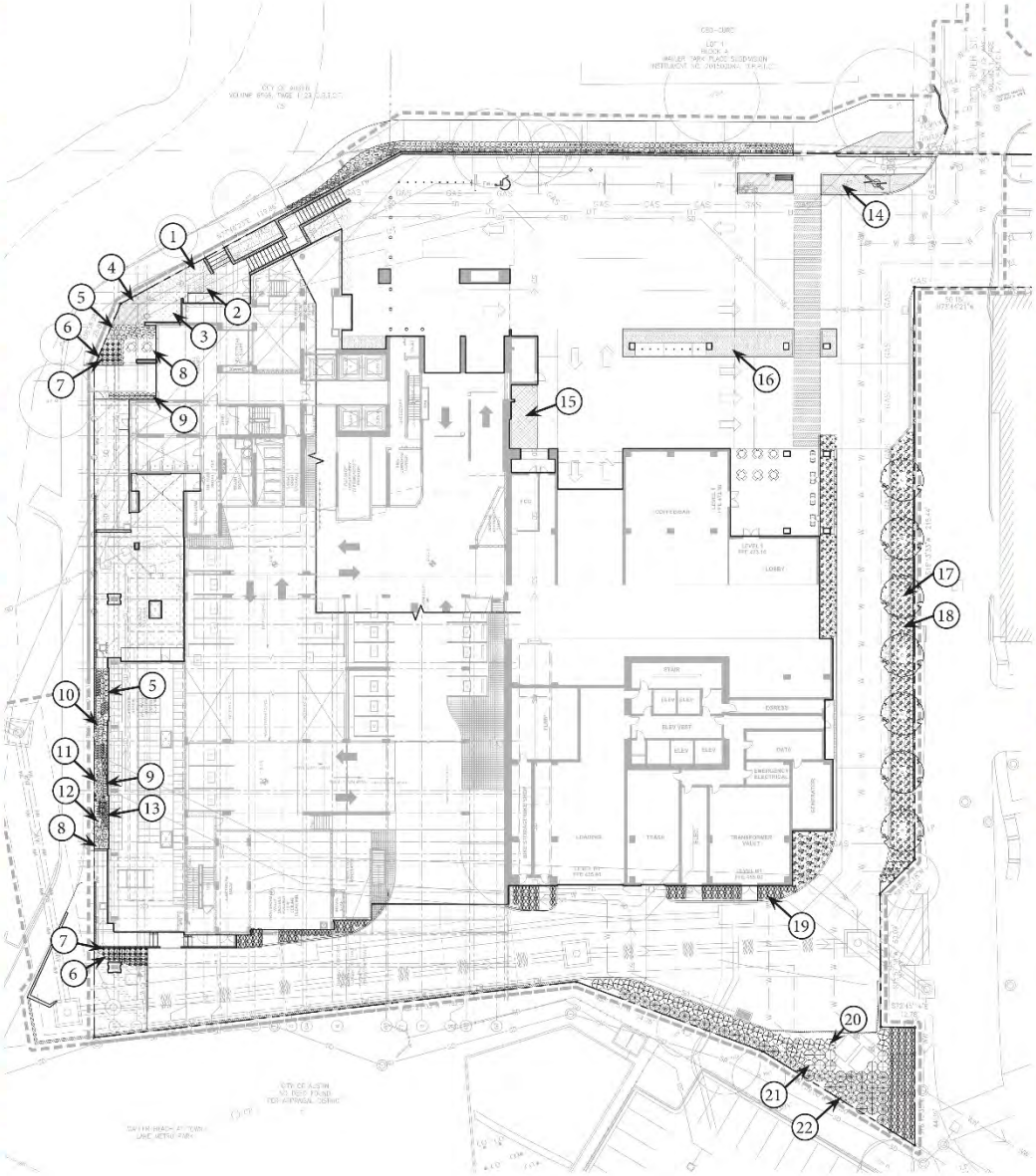
9 White Cloud Gulf Muhly

10 Henry Duelberg Sage

11 Prairie Dropseed

12 Whales Tongue Agave

13 The Blues' Little Bluestem



14 Pink Parade Yucca & Sundrops

15 Cast Iron Plant

16 Variegated Flax Lily

17 Alamo Mexican Sycamore

18 Dwarf Palmetto

19 Shenandoah Switchgrass

20 Burk's Juniper

21 Dwarf Wax Myrtle

22 Lindheimer's Muhly

The Travis

Austin, Texas

05/22/2019 studioOutside

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Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑

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Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**

Plazas and Open Space Guidelines

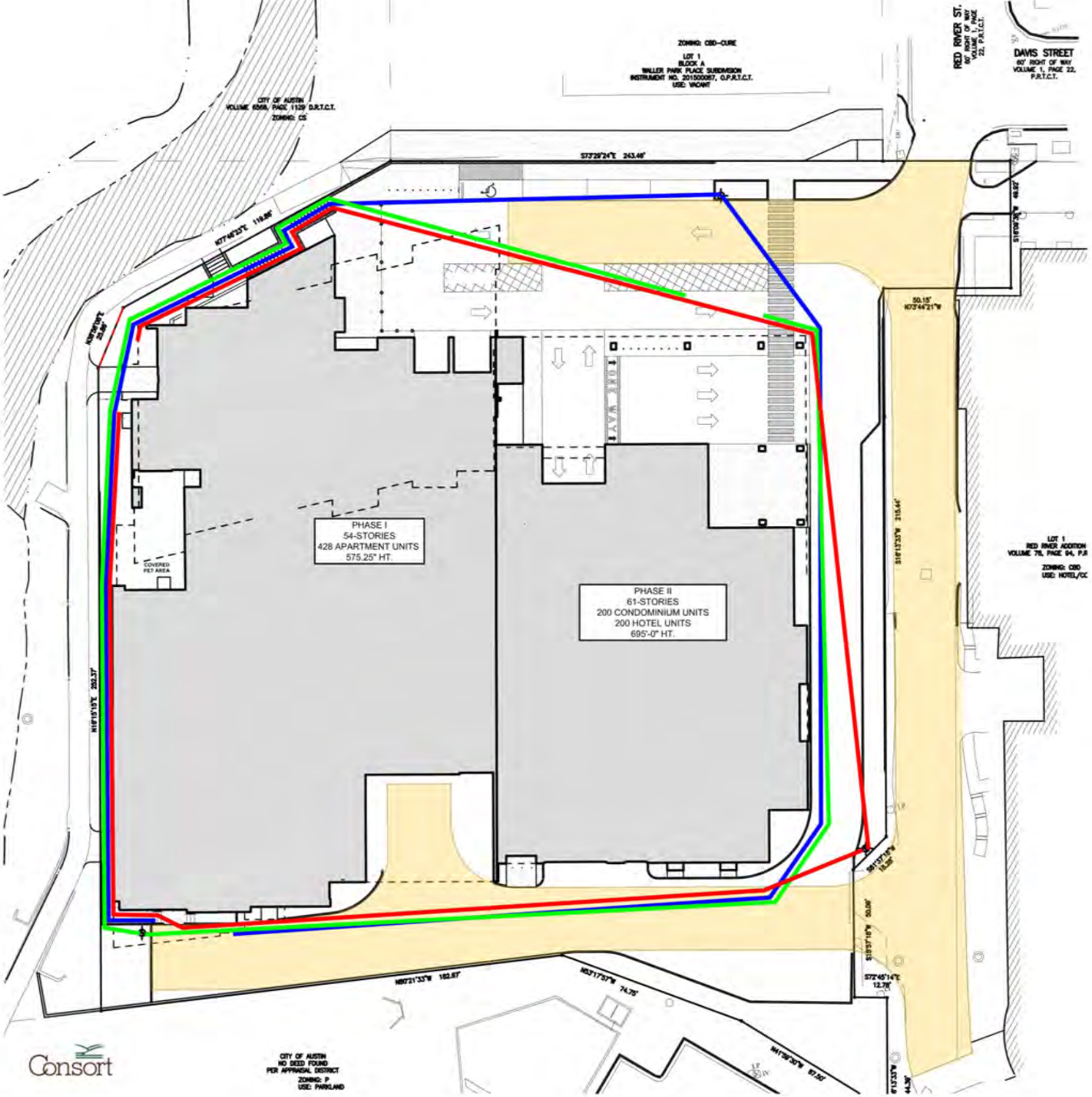
PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	**N/A**

Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	☑
PZ.3	Emphasize connections to parks and greenways	☑
PZ.4	Incorporate open space into residential development	☑
PZ.5	Develop green roofs	☒
PZ.6	Provide plazas in high use areas	☒
PZ.7	Determine plaza function, size, and activity	**N/A**
PZ.8	Respond to the microclimate in plaza design	**N/A**
PZ.9	Consider views, circulation, boundaries, and subspaces	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
PZ.14	Provide food service for plaza participants	**N/A**
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	**N/A**
PZ.16	Consider plaza operations and maintenance	**N/A**

Building Guidelines

B.1	Build to the street	☑



ZONING: CBD-CURE
LOT 1
BLOCK A
WALLER PARK PLACE SUBDIVISION
INSTRUMENT NO. 201500067, O.P.R.T.C.T.
USE: VACANT
CITY OF AUSTIN
VOLUME 6568, PAGE 1129 D.R.T.C.T.
ZONING: CS
RED RIVER ST.
60' RIGHT OF WAY
VOLUME 1, PAGE 22, P.R.T.C.T.
DAVIS STREET
60' RIGHT OF WAY
VOLUME 1, PAGE 22, P.R.T.C.T.
S73°29'24"E 243.46'
N77°46'23"E 119.86'
N38°36'05"E 25.86'
N16°15'15"E 252.37'
PHASE I
54-STORIES
428 APARTMENT UNITS
575.25" HT.
COVERED PET AREA
PHASE II
61-STORIES
200 CONDOMINIUM UNITS
200 HOTEL UNITS
695'-0" HT.
ONE WAY
50.15'
N73°44'21"W
S16°13'33"W 215.44'
S16°09'36"W 49.02'
LOT 1
RED RIVER ADDITION
VOLUME 76, PAGE 94, P.R
ZONING: CBD
USE: HOTEL/CC
S61°37'16"W 18.28'
S15°37'16"W 50.08'
S72°45'14"E 12.78'
N80°21'33"W 182.67'
N53°17'37"W 74.75'
N41°59'30"W 87.50'
S16°13'33"W 44.39'
CITY OF AUSTIN
NO DEED FOUND
PER APPRAISAL DISTRICT
ZONING: P
USE: PARKLAND
Consort

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑

COFFEE SHOP
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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑

Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑

Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑
B.6	Create quality construction	☑

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Building Guidelines

B.1	Build to the street	☑
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	☑
B.3	Accentuate primary entrances	☑
B.4	Encourage the inclusion of local character	☑
B.5	Control on-site parking	☑
B.6	Create quality construction	☑
B.7	Create buildings with human scale	☑

Parking

- Phase I - 538 spaces
- Phase II – 705 spaces
- Parking leased separately from units.