

80 Red River

Design Commission Working Group

April 25, 2019





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







Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>

Residential
(Rental)

Hotel/
Residential
(Condo)





Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>



Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>



Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>





Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>
AW.6	Protect important public views	<input checked="" type="checkbox"/>



Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>
AW.6	Protect important public views	<input checked="" type="checkbox"/>
AW.7	Avoid historical misinterpretations	<input checked="" type="checkbox"/>





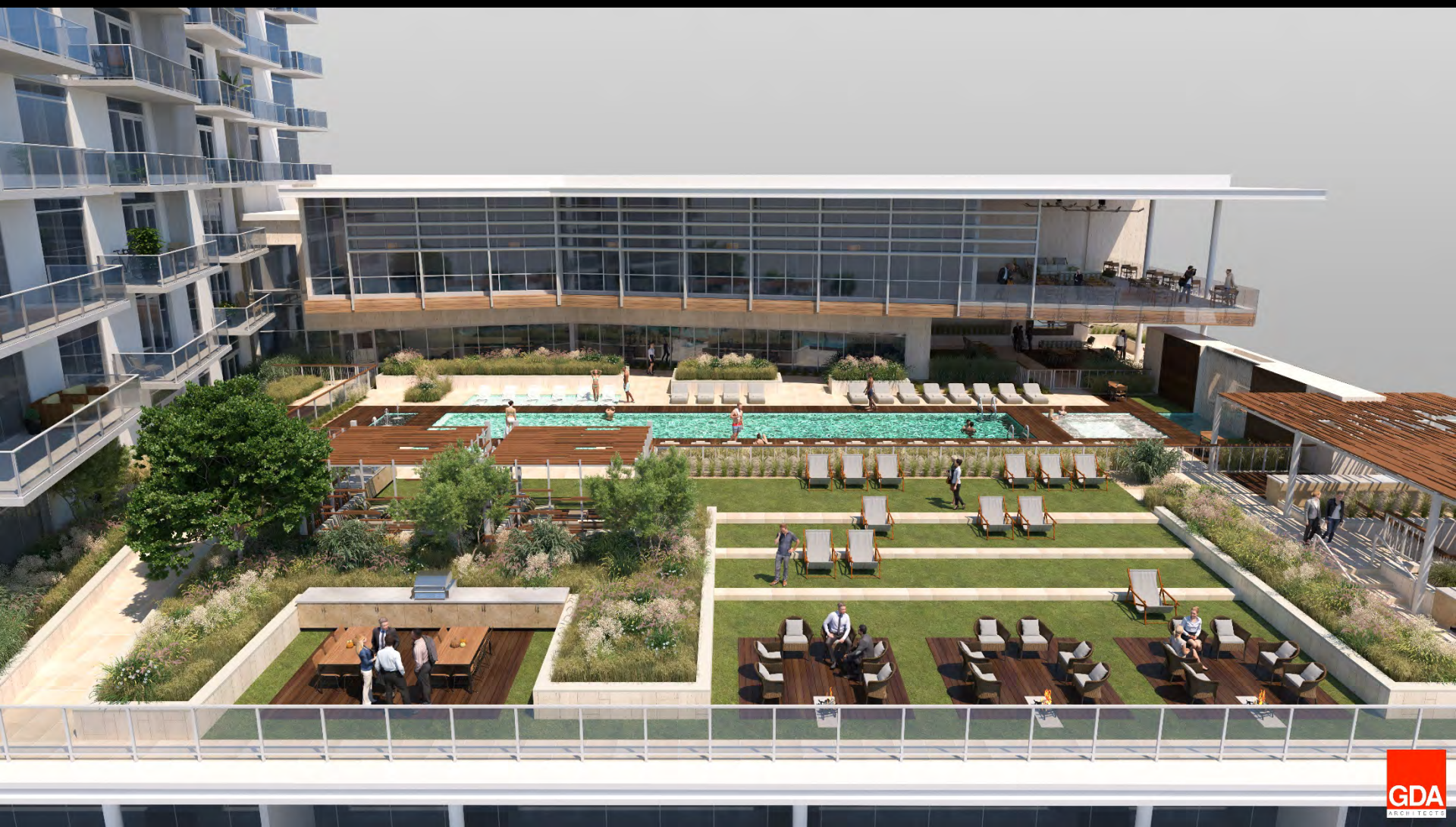
Area Wide Guidelines

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AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>
AW.6	Protect important public views	<input checked="" type="checkbox"/>
AW.7	Avoid historical misinterpretations	<input checked="" type="checkbox"/>
AW.8	Respect adjacent historic buildings	<input checked="" type="checkbox"/>



Area Wide Guidelines

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





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	✗

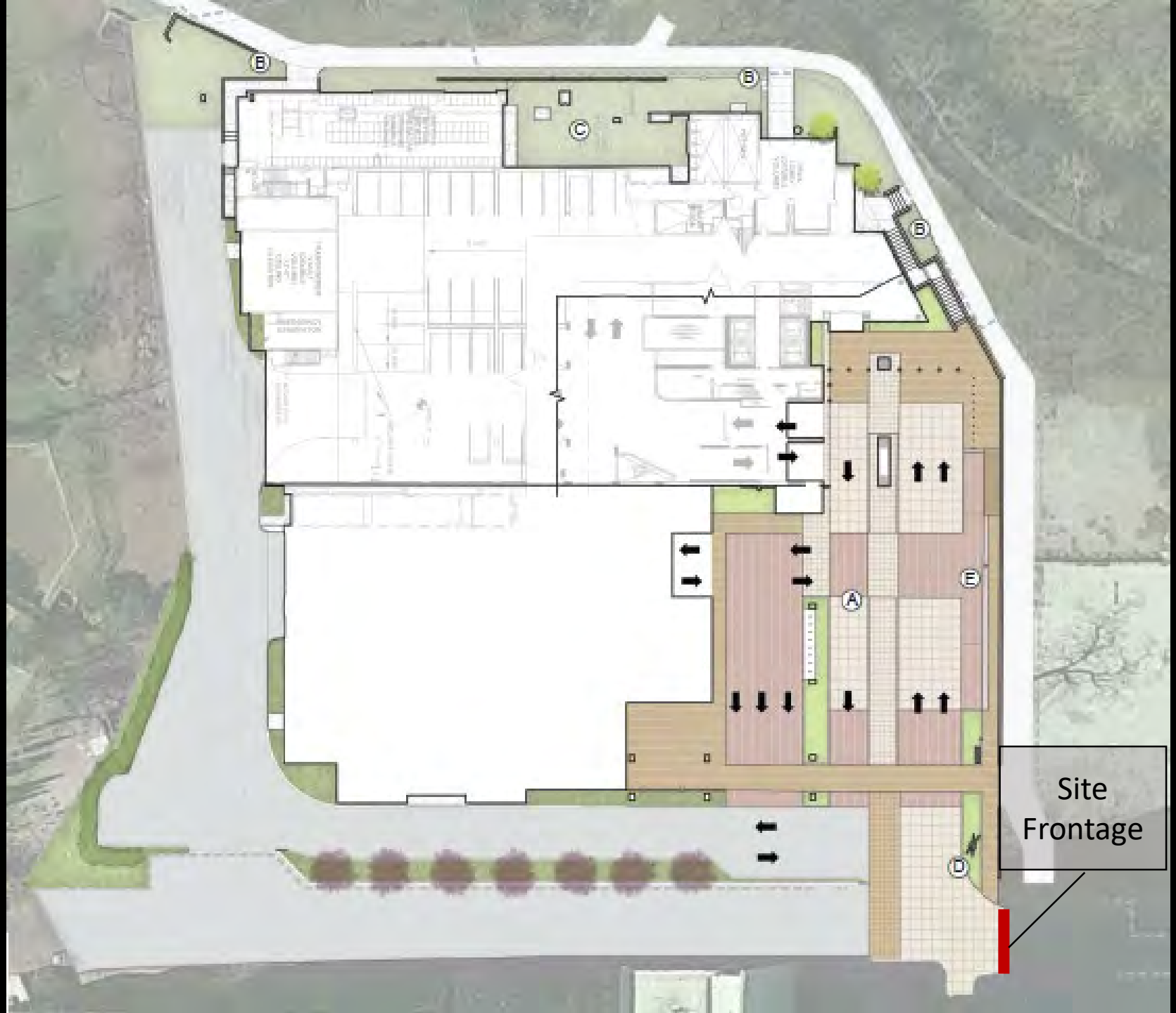


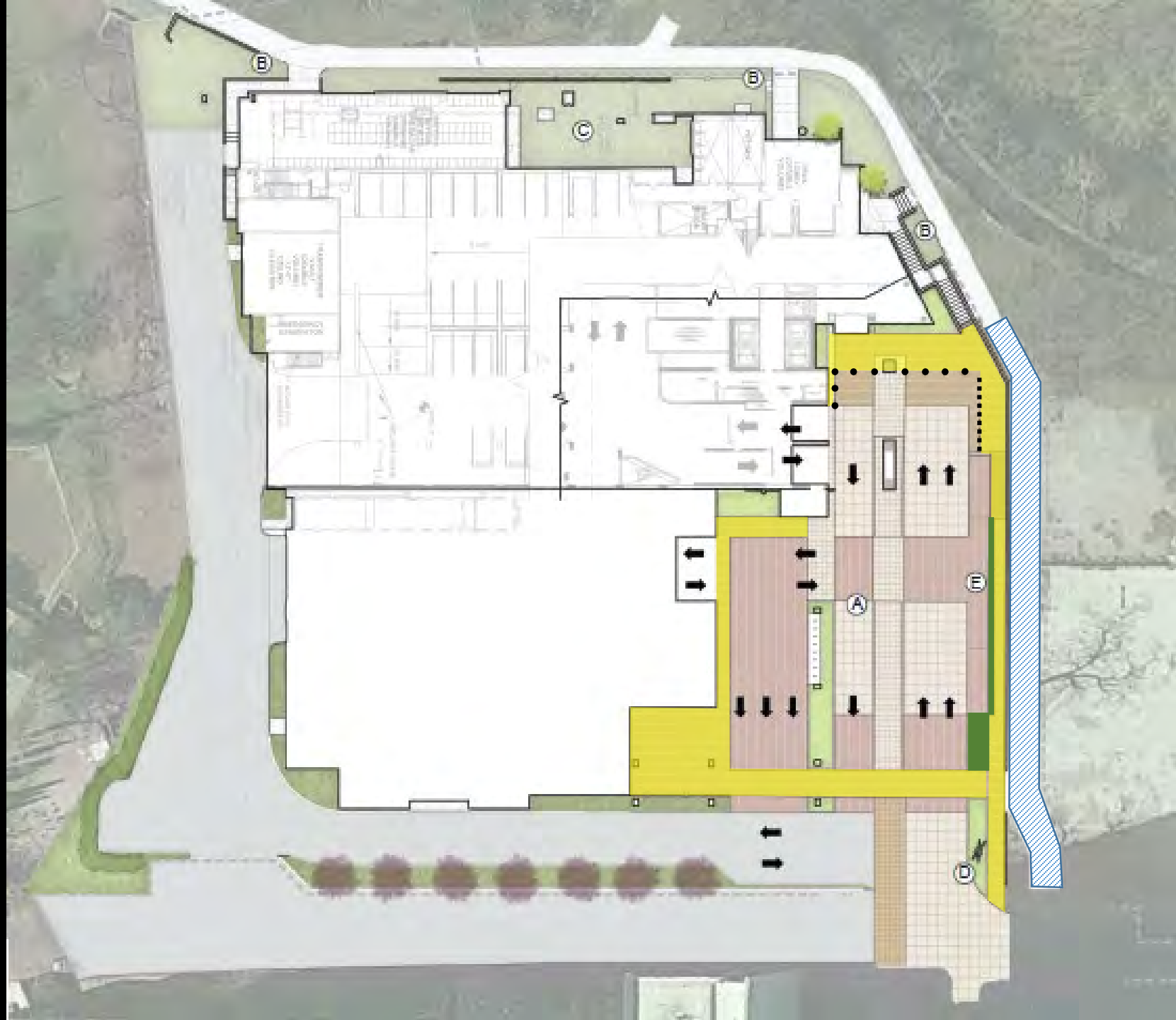
Public Streetscape Guidelines

PS.1

Protect the pedestrian where the building meets the street











Public Streetscape Guidelines

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





Public Streetscape Guidelines

PS.1	Protect the pedestrian where the building meets the street	<input checked="" type="checkbox"/>
PS.2	Minimize curb cuts	<input checked="" type="checkbox"/>
PS.3	Create the potential for two-way streets	<input checked="" type="checkbox"/>



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	✓





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	✓







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	✗



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
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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	<input checked="" type="checkbox"/>





Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	<input checked="" type="checkbox"/>
PZ.3	Emphasize connections to parks and greenways	<input checked="" type="checkbox"/>



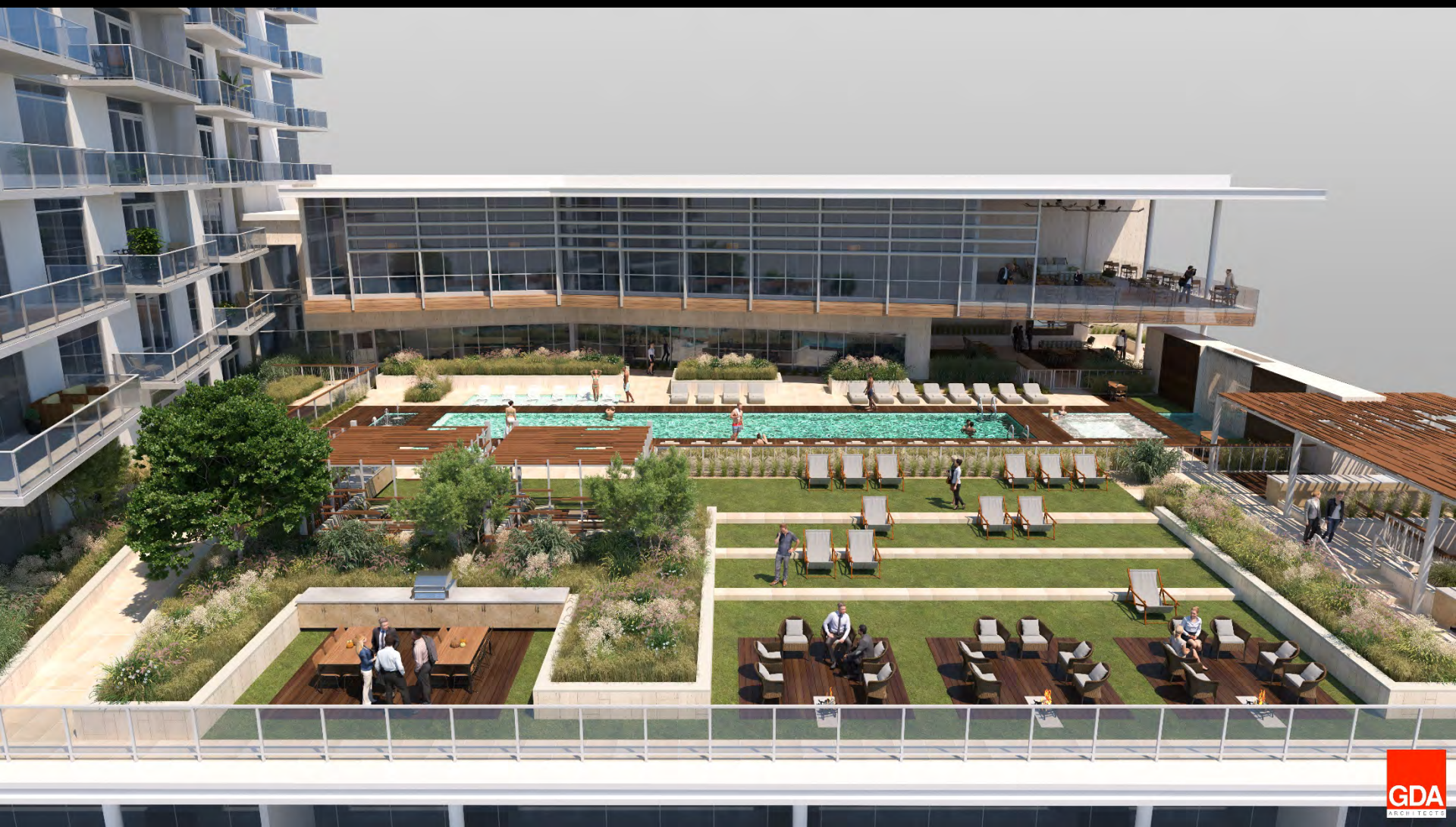






Plazas and Open Space Guidelines

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	✓









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	✗






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PZ.1	Treat the four squares with special consideration	N/A
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PZ.5	Develop green roofs	<input checked="" type="checkbox"/>
PZ.6	Provide plazas in high use areas	<input checked="" type="checkbox"/>
PZ.7	Determine plaza function, size, and activity	N/A

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PZ.6	Provide plazas in high use areas	<input checked="" type="checkbox"/>
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

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	✓







Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	N/A
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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	✓
PZ.13	Provide interactive civic art and fountains in plazas	✓





Plazas and Open Space Guidelines

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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	<input checked="" type="checkbox"/>
PZ.12	Use plants to enliven urban spaces	<input checked="" type="checkbox"/>
PZ.13	Provide interactive civic art and fountains in plazas	<input checked="" type="checkbox"/>
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







Building Guidelines

B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>

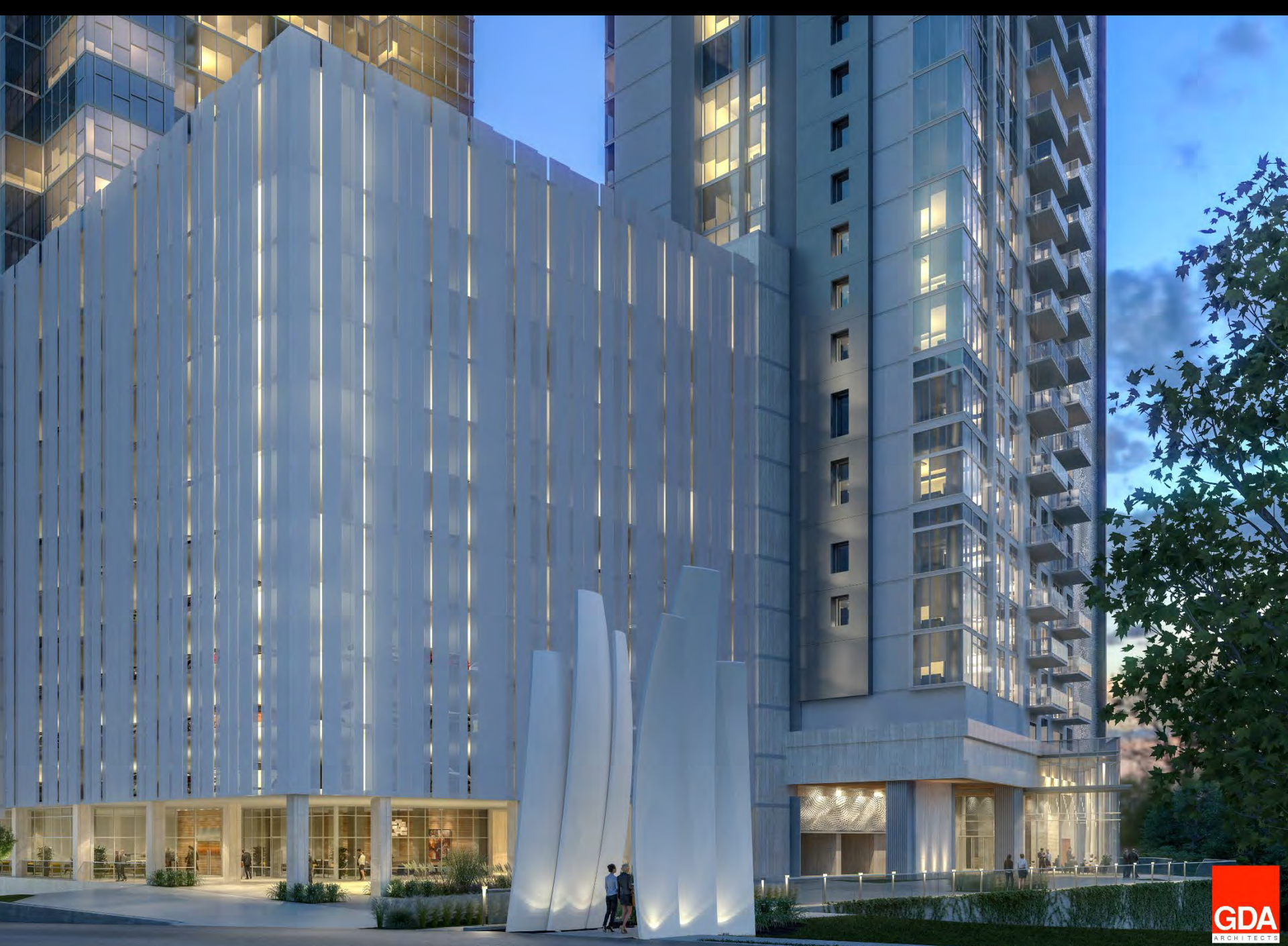






Building Guidelines

B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>
B.3	Accentuate primary entrances	<input checked="" type="checkbox"/>





Building Guidelines

B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>
B.3	Accentuate primary entrances	<input checked="" type="checkbox"/>
B.4	Encourage the inclusion of local character	<input checked="" type="checkbox"/>





Building Guidelines

B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>
B.3	Accentuate primary entrances	<input checked="" type="checkbox"/>
B.4	Encourage the inclusion of local character	<input checked="" type="checkbox"/>
B.5	Control on-site parking	<input checked="" type="checkbox"/>





Building Guidelines

B.1	Build to the street	<input checked="" type="checkbox"/>
B.2	Provide multi-tenant, pedestrian-oriented, development at the street level	<input checked="" type="checkbox"/>
B.3	Accentuate primary entrances	<input checked="" type="checkbox"/>
B.4	Encourage the inclusion of local character	<input checked="" type="checkbox"/>
B.5	Control on-site parking	<input checked="" type="checkbox"/>
B.6	Create quality construction	<input checked="" type="checkbox"/>





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





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

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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.

Revised Compliance with Downtown Urban Design Guidelines

Area Wide Guidelines

AW.2

Create mixed-use development



Residential
(Rental)

Hotel/
Residential
(Condo)



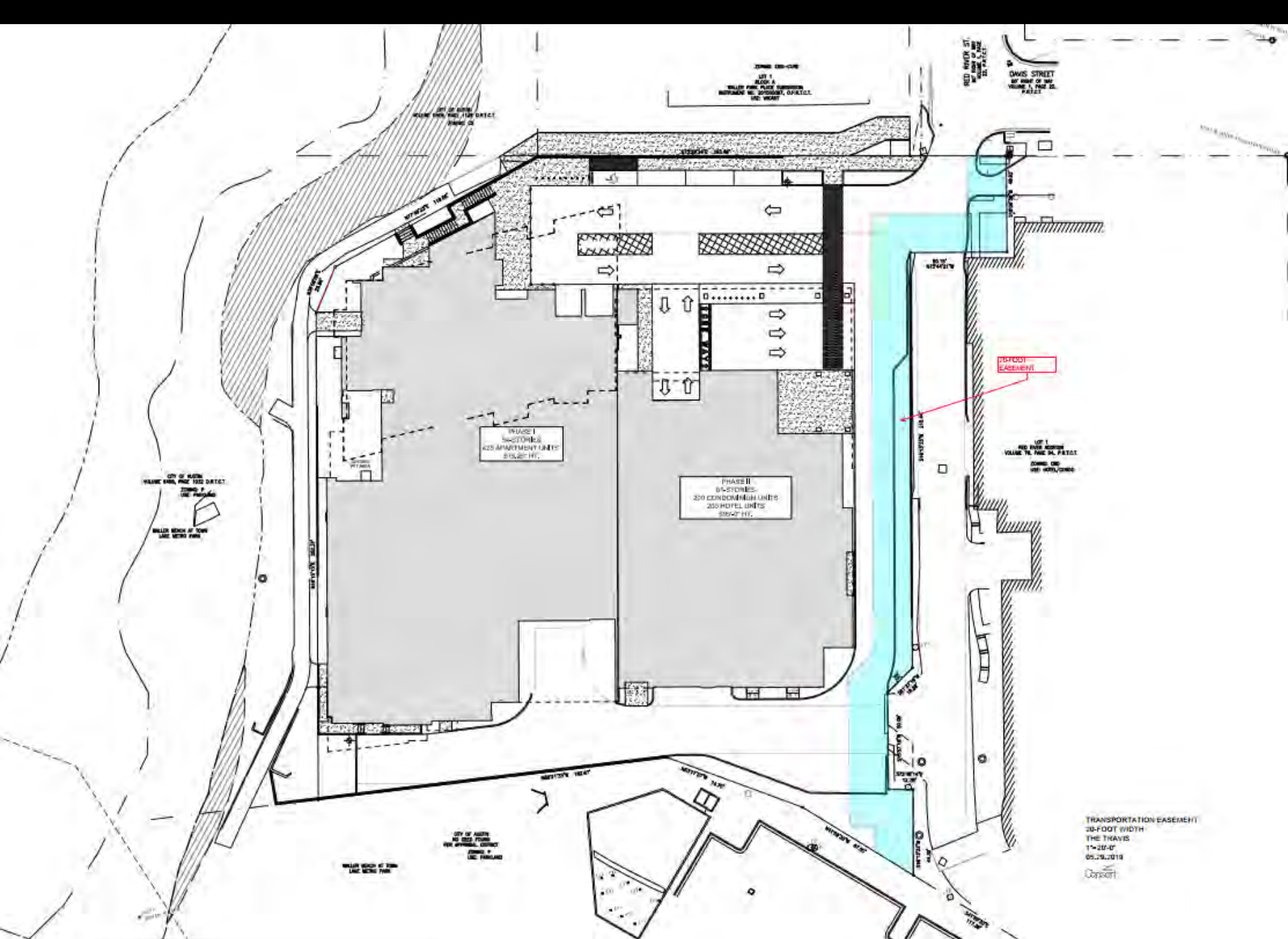


Area Wide Guidelines

AW.4

Buffer neighborhood edges





Area Wide Guidelines

AW.11

Recycle existing building stock

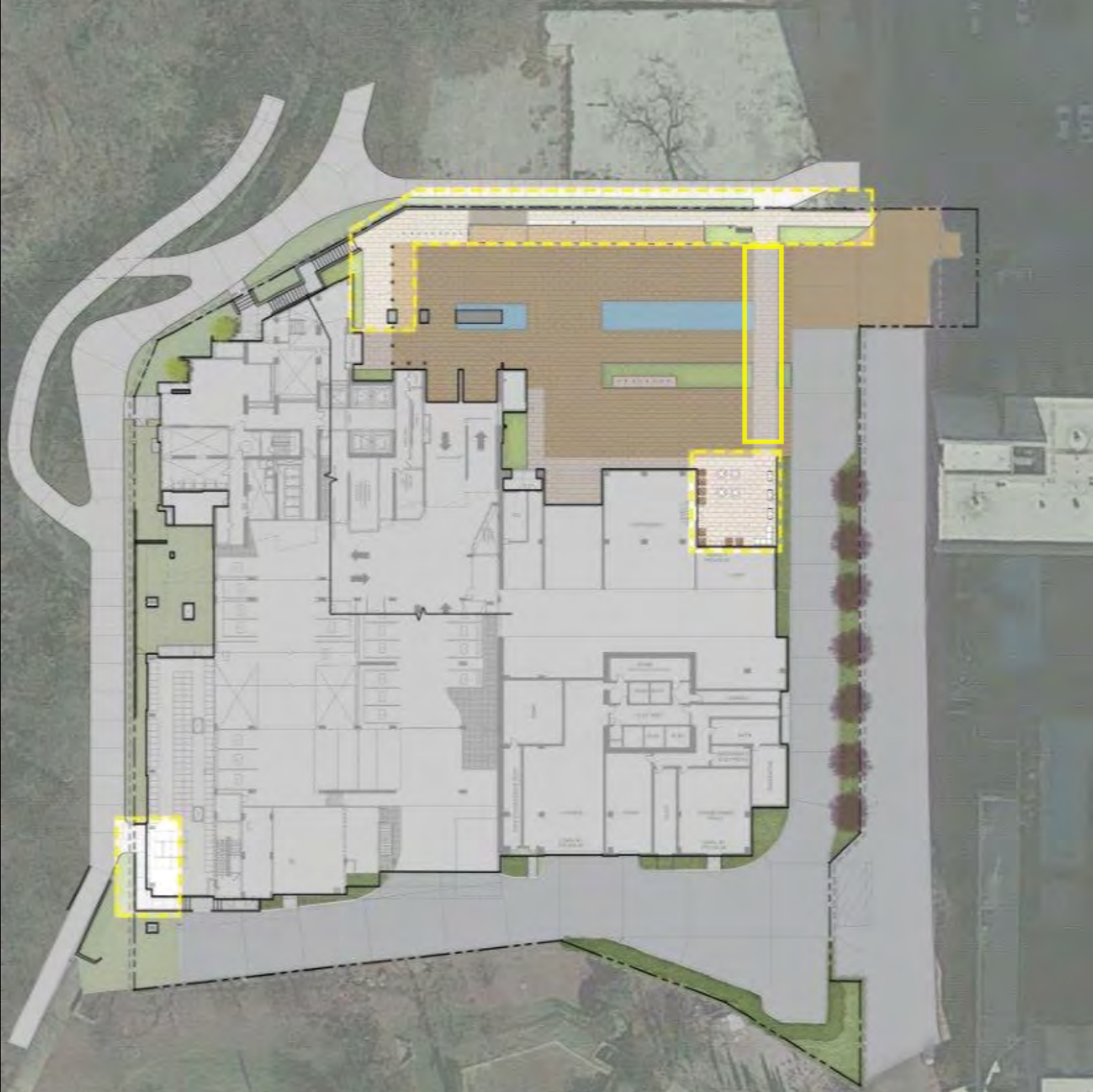


Public Streetscape Guidelines

PS.4

Reinforce pedestrian activity









Public Streetscape Guidelines

PS.6 Enhance the streetscape







Public Streetscape Guidelines

PS.8

Install street trees





1 Texas Sedge & Dwarf Palmetto



2 Purple Knockout Lyre Leaf 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 Duesenberg Sage



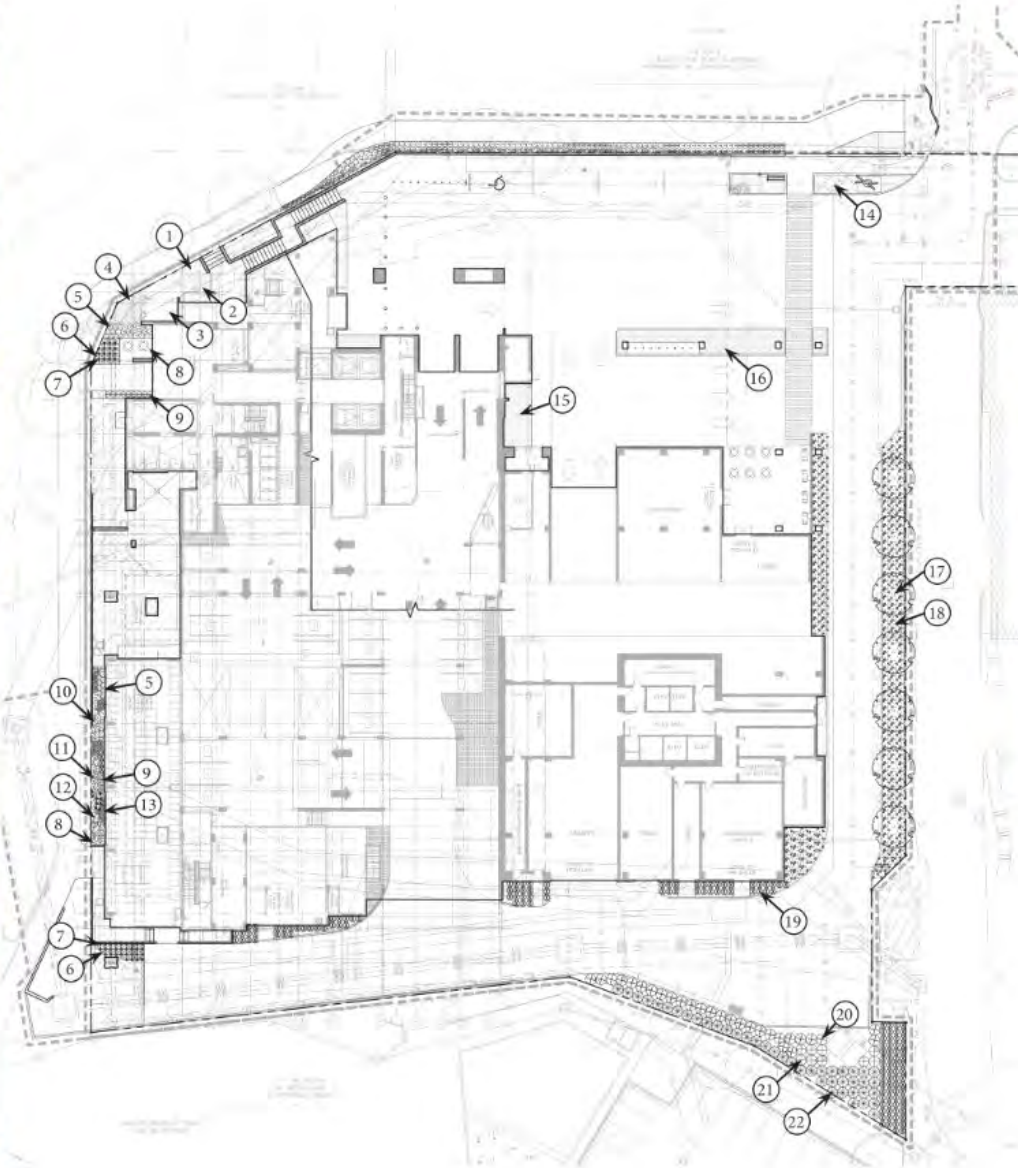
11 Prairie Dropseed



12 Whales Tongue Agave



13 The Blues Little Bloistem



14 Pink Parade Yucca & Sandrops



15 Cast Iron Plant



16 Variegated Flax Lily



17 Alamo Mexican Sycamore



18 Dwarf Palmetto



19 Shenandoah Switchgrass



20 Burks Juniper



21 Dwarf Wax Myrtle



22 Lindheimer's Muhly



The Travis
Austin, Texas

Public Streetscape Guidelines

PS.9

Provide pedestrian-scaled lighting











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











Plazas and Open Space Guidelines

PZ.12 Use plants to enliven urban spaces





1 Texas Sedge & Dwarf Palmetto



2 Purple Knockout Lyre Leaf Sage



3 Dwarf Maiden Grass Adagio



4 Nuevo Leon Sage



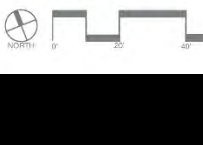
5 Blonde Ambition Blue Grama



6 Pale Leaf Yucca



7 Homestead Verbena



8 Brakelights Red Yucca

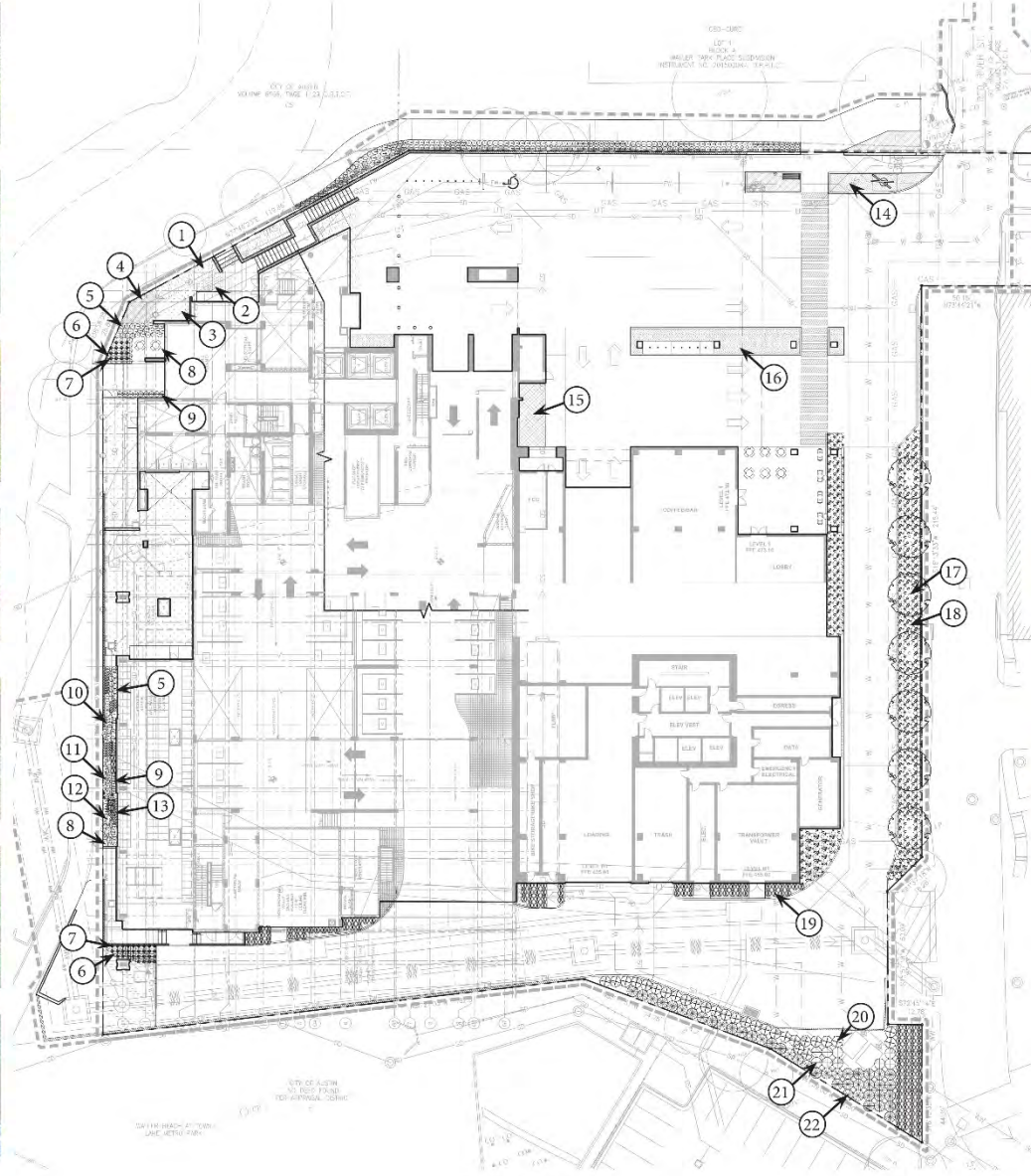
9 White Cloud Gulf Muhly

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



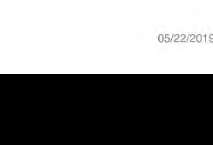
18 Dwarf Palmetto



19 Shenandoah Switchgrass



20 Burks Juniper



21 Dwarf Wax Myrtle



22 Lindheimer's Muhly

The Travis
Austin, Texas

Building Guidelines

B.1

Build to the street



WALLER PARK PLACE SUBDIVISION
INSTRUMENT NO. 201500087, O.P.R.T.C.T.
USE: VACANT

RED RIVER ST.
60' RIGHT OF WAY
VOLUME 1, PAGE
22, P.R.C.T.

DAVIS STREET
60' RIGHT OF WAY
VOLUME 1, PAGE 22
P.R.T.C.T.

CITY OF AUSTIN
VOLUME 6568, PAGE 1129 D.R.T.C.T.
ZONING: CS

57329'26"E 243.46'

W774623E 110.00'

PHASE I
54-STORIES
428 APARTMENT UNITS
575.25' HT.

PHASE II
61-STORIES
200 CONDOMINIUM UNITS
200 HOTEL UNITS
695'-0" HT.

LOT 1
RED RIVER ADDITION
VOLUME 78, PAGE 94, P.8
ZONING: C80
USE: HOTEL/OC



Consort

CITY OF AUSTIN
NO DEED FOUND
PER APPRAISAL DISTRICT
ZONING: P
USE: PARKLAND



Building Guidelines

B.2

Provide multi-tenant, pedestrian-oriented, development at the street level







A CAFE STYLE SEATING



B TRAIL LOBBY SEATING



C TRASH RECEPTACLE



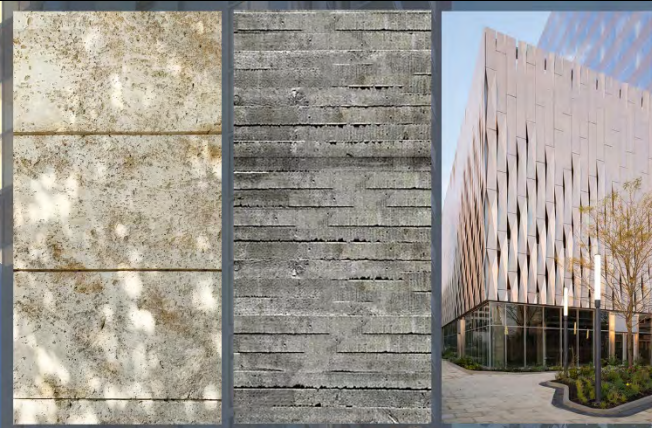
D TRAIL CONCEPT SIGNAGE



D TRAIL CONCEPT SIGNAGE



D TRAIL CONCEPT SIGNAGE

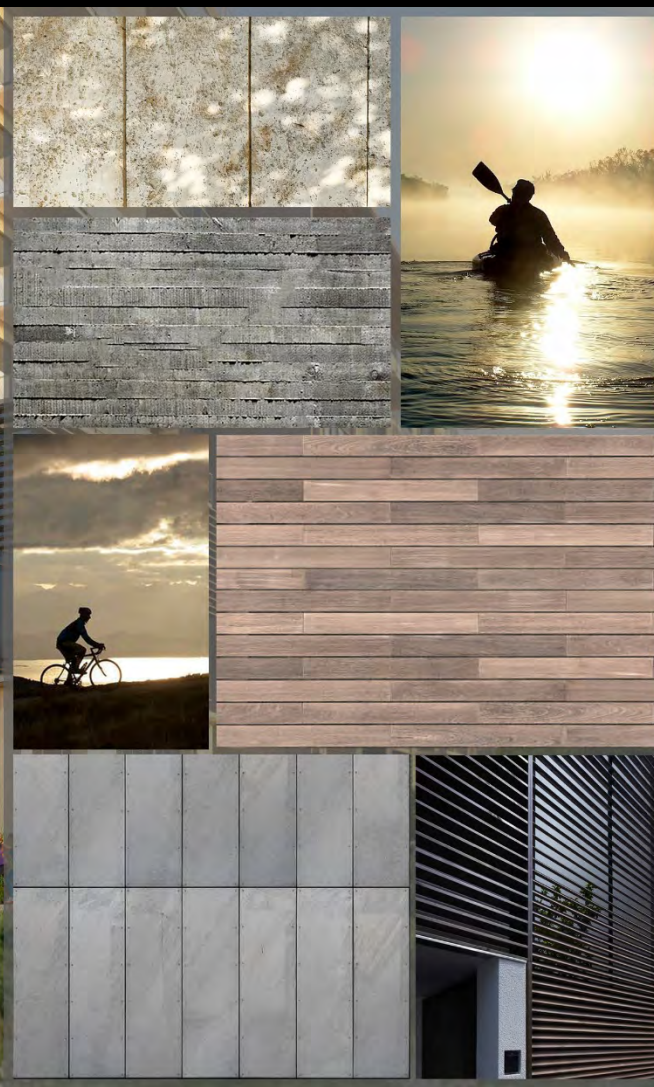


Building Guidelines

B.4

Encourage the inclusion of local character







Building Guidelines

B.7

Create buildings with human scale





Downtown Urban Design Guidelines

Area Wide Guidelines

AW.1

Create dense development





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	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>

Area Wide Guidelines

AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate civic art in both public and private development	<input checked="" type="checkbox"/>



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	

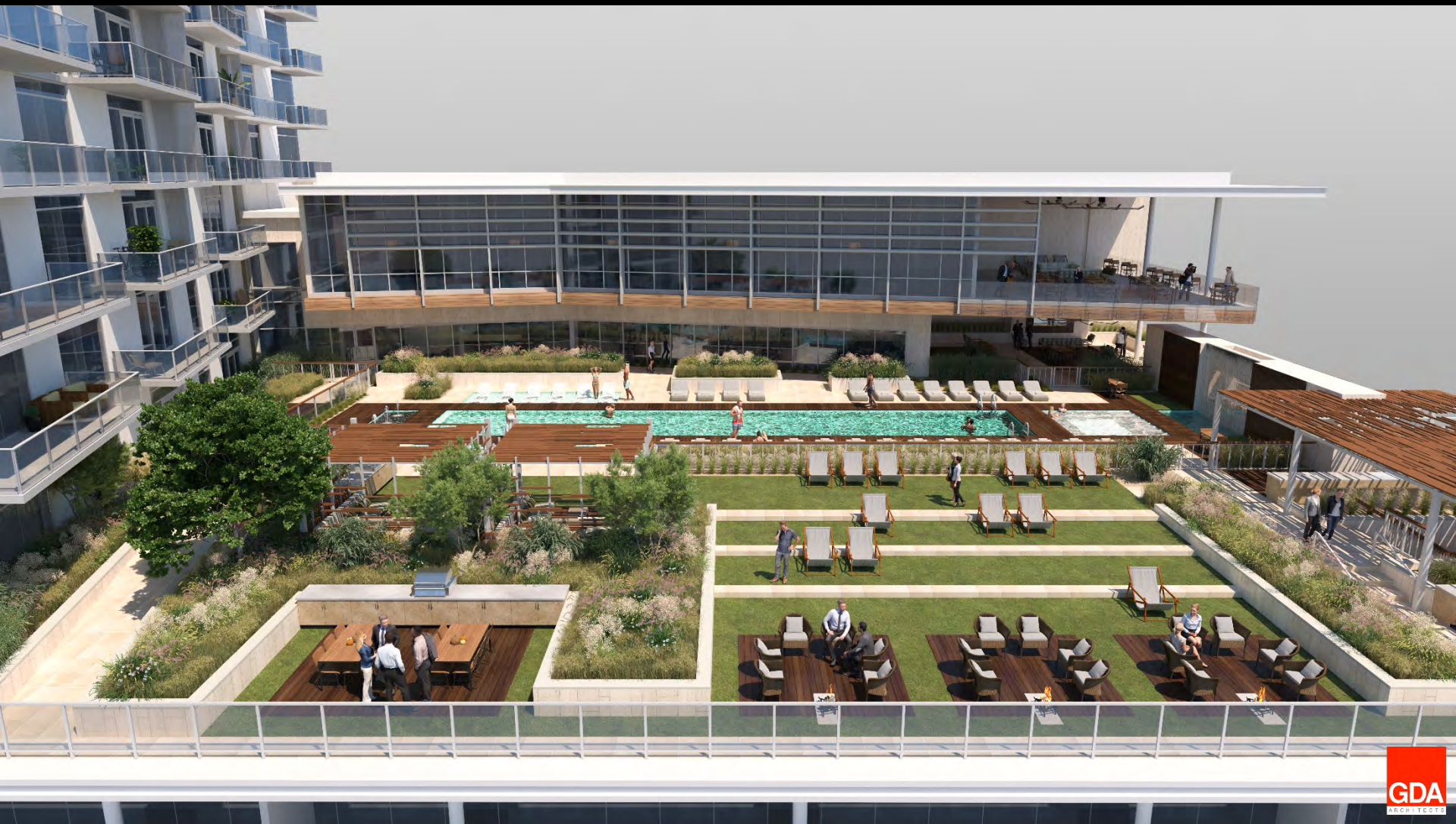


Area Wide Guidelines

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

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	





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

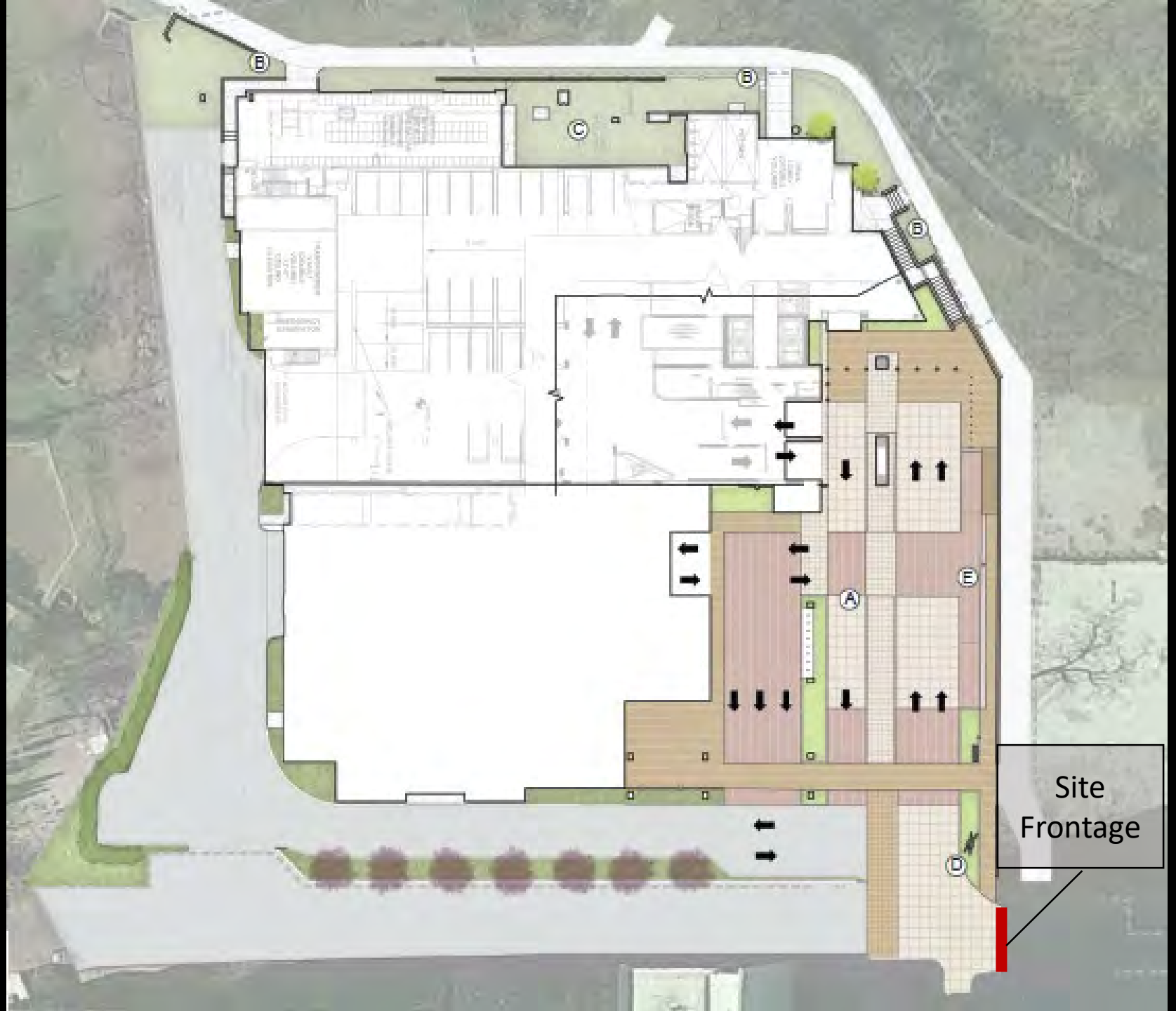
AW.1	Create dense development	<input checked="" type="checkbox"/>
AW.2	Create mixed-use development	<input checked="" type="checkbox"/>
AW.3	Limit development which closes Downtown streets	<input checked="" type="checkbox"/>
AW.4	Buffer neighborhood edges	<input checked="" type="checkbox"/>
AW.5	Incorporate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

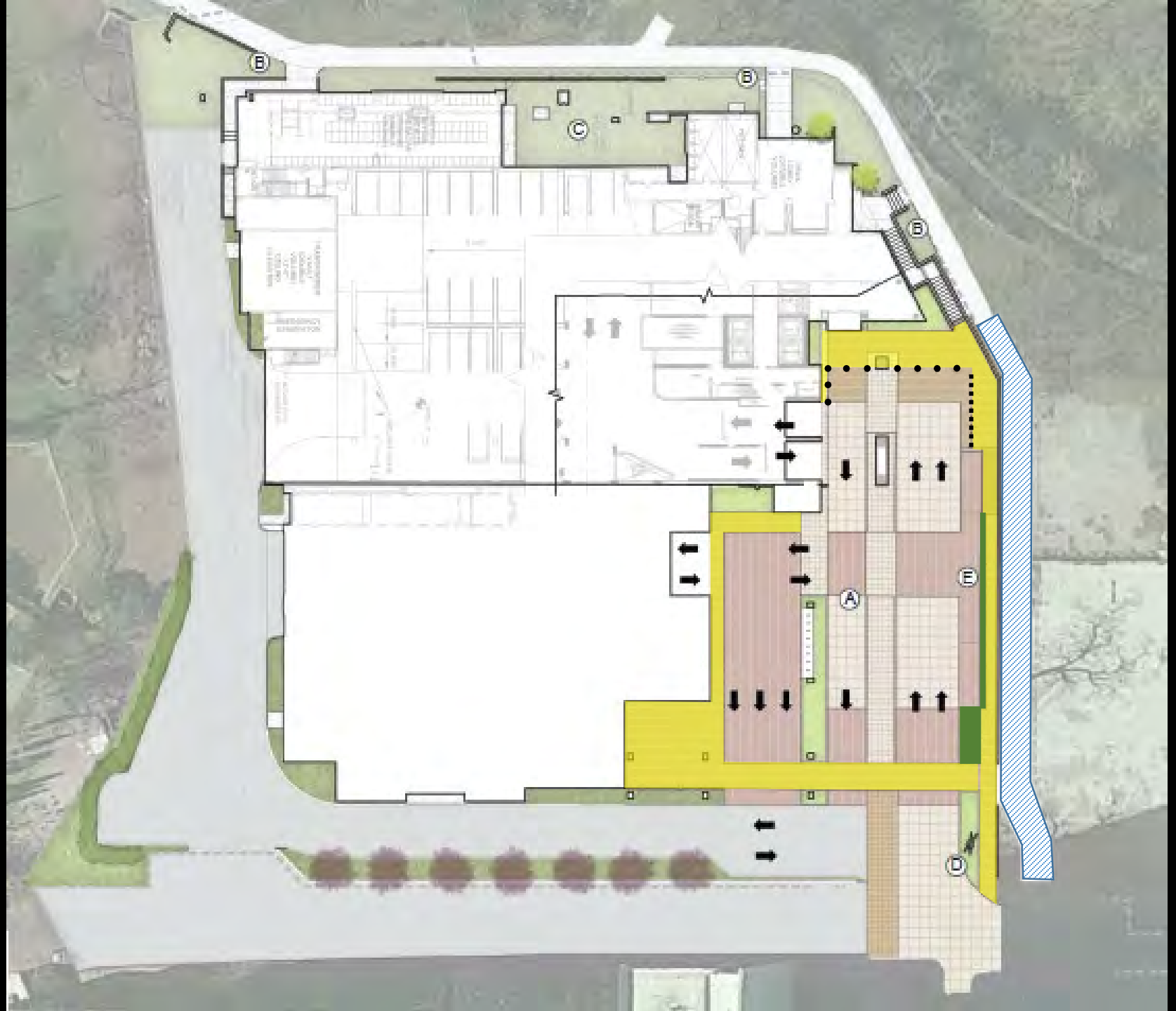
Public Streetscape Guidelines

PS.1



Protect the pedestrian where the building meets the street







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	



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	✓





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	✗



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) TRAIL ENTRY FIXTURE



(B) MAIN TRAIL FIXTURE



(C) BACK OF HOUSE FIXTURE





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
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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	<input checked="" type="checkbox"/>



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	✓





A CAFE STYLE SEATING



B TRAIL LOBBY SEATING



C TRASH RECEPTACLE



D TRAIL CONCEPT SIGNAGE



D TRAIL CONCEPT SIGNAGE



D TRAIL CONCEPT SIGNAGE

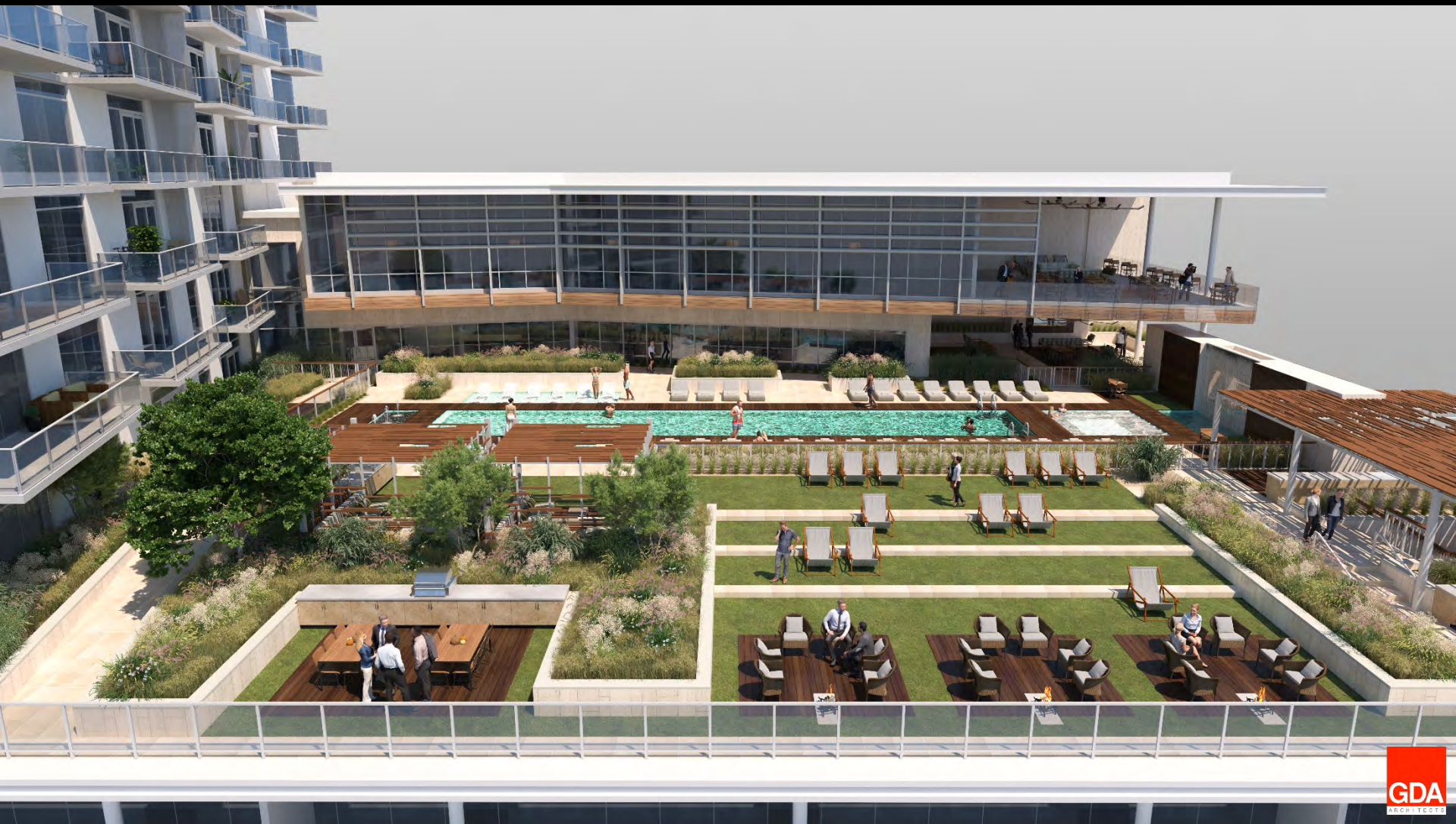






Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	<input checked="" type="checkbox"/>
PZ.3	Emphasize connections to parks and greenways	<input checked="" type="checkbox"/>
PZ.4	Incorporate open space into residential development	<input checked="" type="checkbox"/>









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	✓

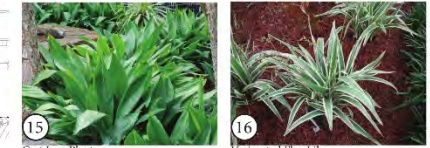
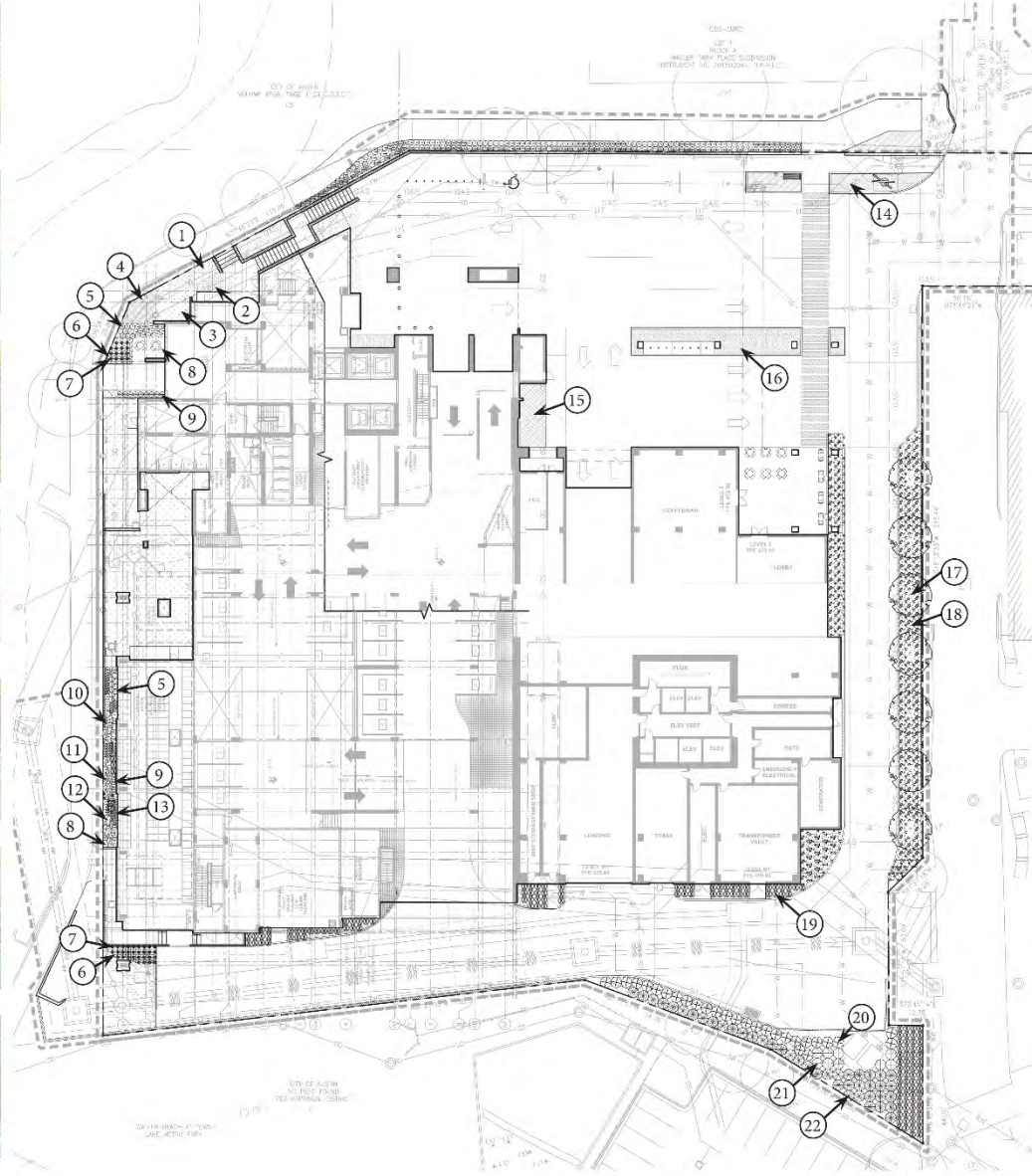
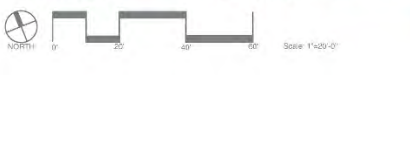






Plazas and Open Space Guidelines

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	✓



The Travis
Austin, Texas







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	✓





Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	<input checked="" type="checkbox"/>
PZ.3	Emphasize connections to parks and greenways	<input checked="" type="checkbox"/>
PZ.4	Incorporate open space into residential development	<input checked="" type="checkbox"/>
PZ.5	Develop green roofs	<input checked="" type="checkbox"/>
PZ.6	Provide plazas in high use areas	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
PZ.12	Use plants to enliven urban spaces	<input checked="" type="checkbox"/>
PZ.13	Provide interactive civic art and fountains in plazas	<input checked="" type="checkbox"/>
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



WALLER PARK PLACE SUBDIVISION
INSTRUMENT NO. 201500067, O.P.R.T.C.T.
USE: VACANT

RED RIVER S
60' RIGHT OF WAY
VOLUME 1, PAGE
27. P. 101.

DAVIS STREET
60' RIGHT OF WAY
VOLUME 1, PAGE 22
P.B.T.C.

VOLUME 6308, PAGE 1129 D.R.T.C.T.
ZONING: CS

57329'24"E 243.4

NOT 46237E 110.00

PHASE I
54-STORIES
428 APARTMENT UNITS
575.25' HT.

PHASE II
61-STORIES
200 CONDOMINIUM UNITS
200 HOTEL UNITS
695'-0" HT.

LOT 1
RED RIVER ADDITION
VOLUME 78, PAGE 84, P.8
ZONING: CSD
USE: HOTEL/OC





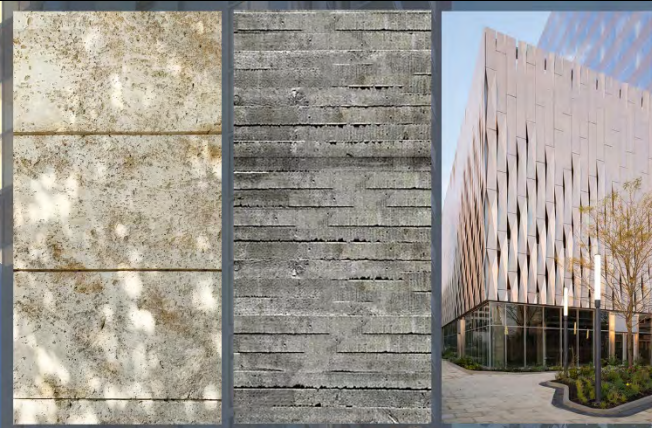
Consort

CITY OF AUSTIN
NO DEED FOUND
PER APPRAISAL DISTRICT
ZONING: P
USE: PARKLAND






Building Guidelines

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









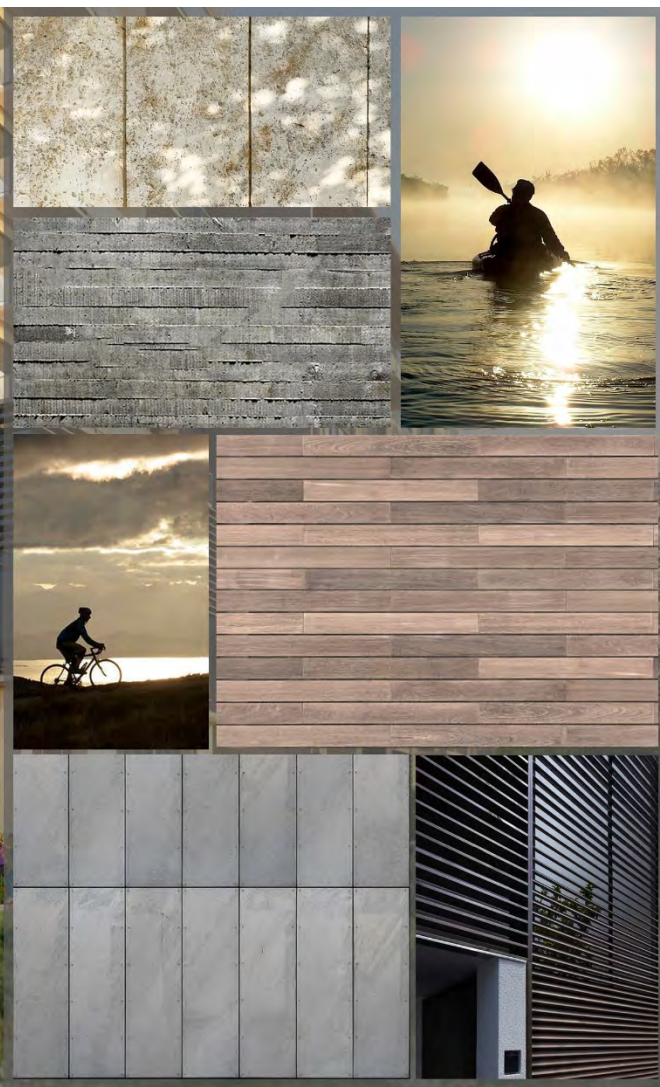
Building Guidelines

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	



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	





Building Guidelines

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





Parking

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