



HANOVER BRAZOS STREET | AUSTIN, TX

THE HANOVER COMPANY

DESIGN COMMISSION | 06-22-2020





ABOUT SCB

- Founded in 1931
- Staff of over 250 in Chicago & San Francisco
- Architecture | Planning | Interior Design
- Regional, national, and international practice

DIFFERENTIATORS

- Extensive residential & multi-family experience
- Established team and working relationship
- National & international residential market knowledge
- Portfolio with diverse experience and project types

MIXED-USE RESIDENTIAL EXPERIENCE

- Extensive experience with large scale developments
- Over 55,000 units built



NORTHSHORE
AUSTIN, TX



HANOVER REPUBLIC SQUARE
AUSTIN, TX



BLVD PLACE
HOUSTON, TX

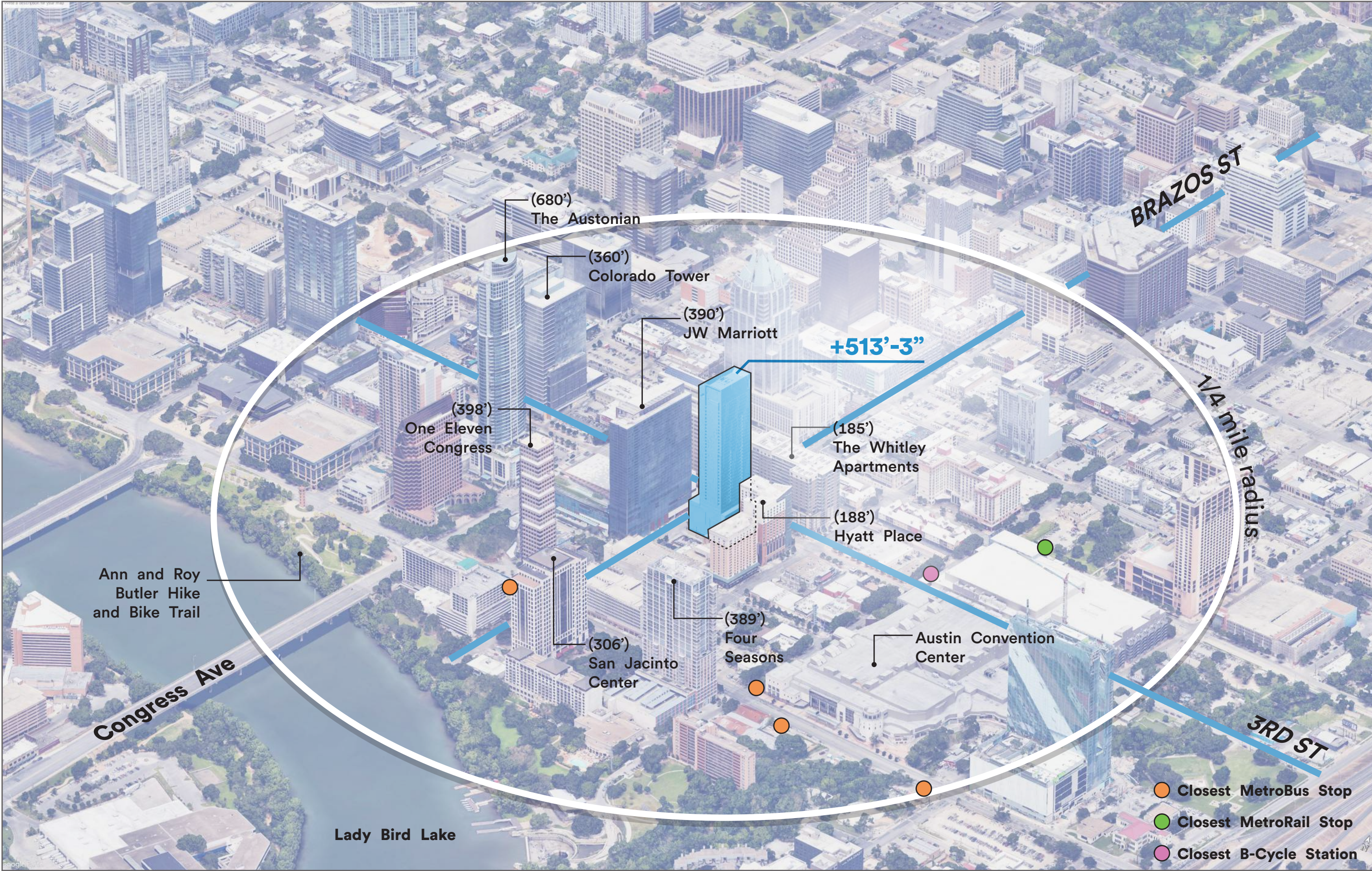
ABOUT HANOVER COMPANY

Hanover Company, located in Houston, Texas, stands among the most active private real estate companies in the United States, specializing in the acquisition, development, and management of high quality multi-family residential properties nationwide. With over three decades of experience,

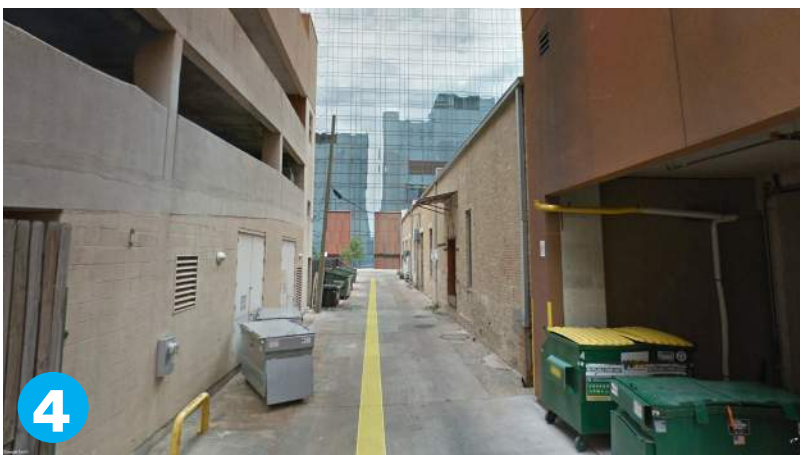
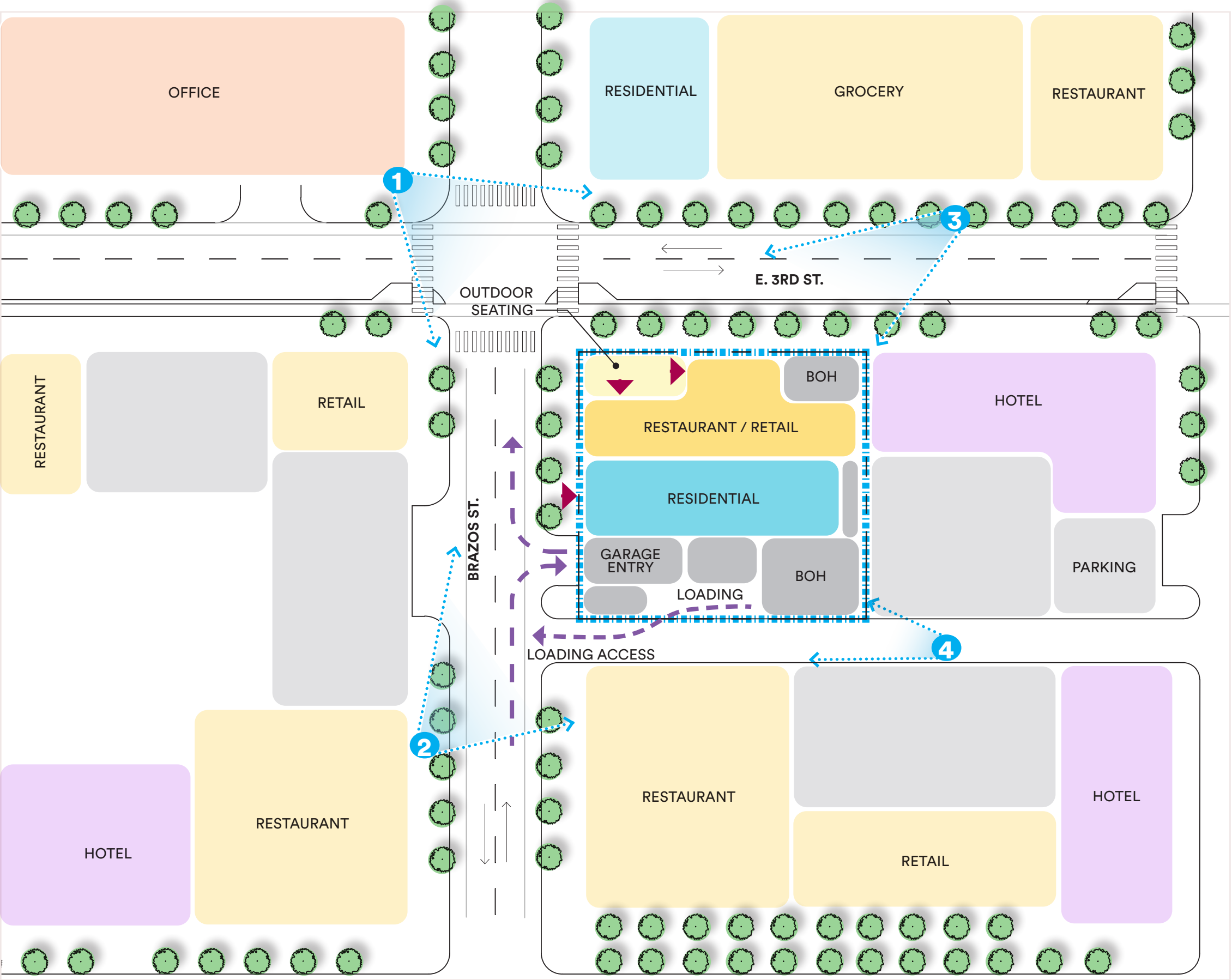
Hanover is a vertically integrated company with acquisitions, development, construction, property management and asset management departments strategically focused on garden-style, mixed-use, high-density wood frame and high-rise projects. To date, Hanover’s award-winning project mix totals nearly 56,000 units across the country and more than \$12.0 billion

in project costs. U.S. markets include Atlanta, Austin, Baltimore, Boston, Charlotte, Dallas, Denver, Houston, Los Angeles, Orlando, Philadelphia, Phoenix, San Diego, San Francisco, and Washington, D.C. Hanover previously developed Ashton and Northshore in downtown Austin.

PLAN DIAGRAMS | VICINITY PLAN



PLAN DIAGRAMS | CONTEXT



PROJECT OVERVIEW | PROGRAM SUMMARY

SITE AREA

LOT AREA	17,707	SF
EXISTING ZONING	CBD	
CURRENT FAR LIMITATION	8:1	
BY-RIGHT AREA	141,656	SF

DENSITY BONUS

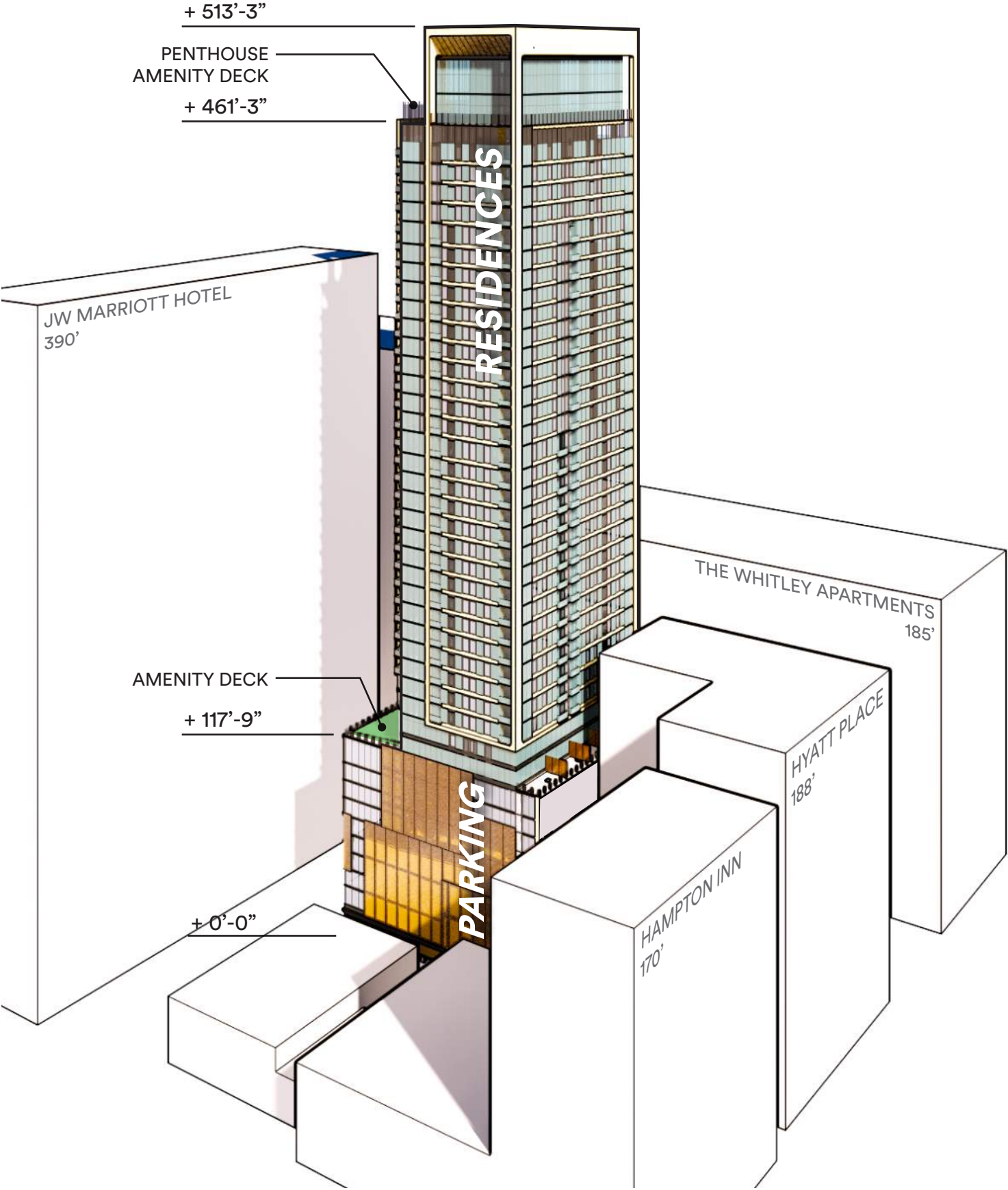
REQUESTED BONUS AREA	301,019	SF
FAR REQUESTED	25:1	
TOTAL FAR REQUESTED	442,675	GSF

PROGRAM SUMMARY

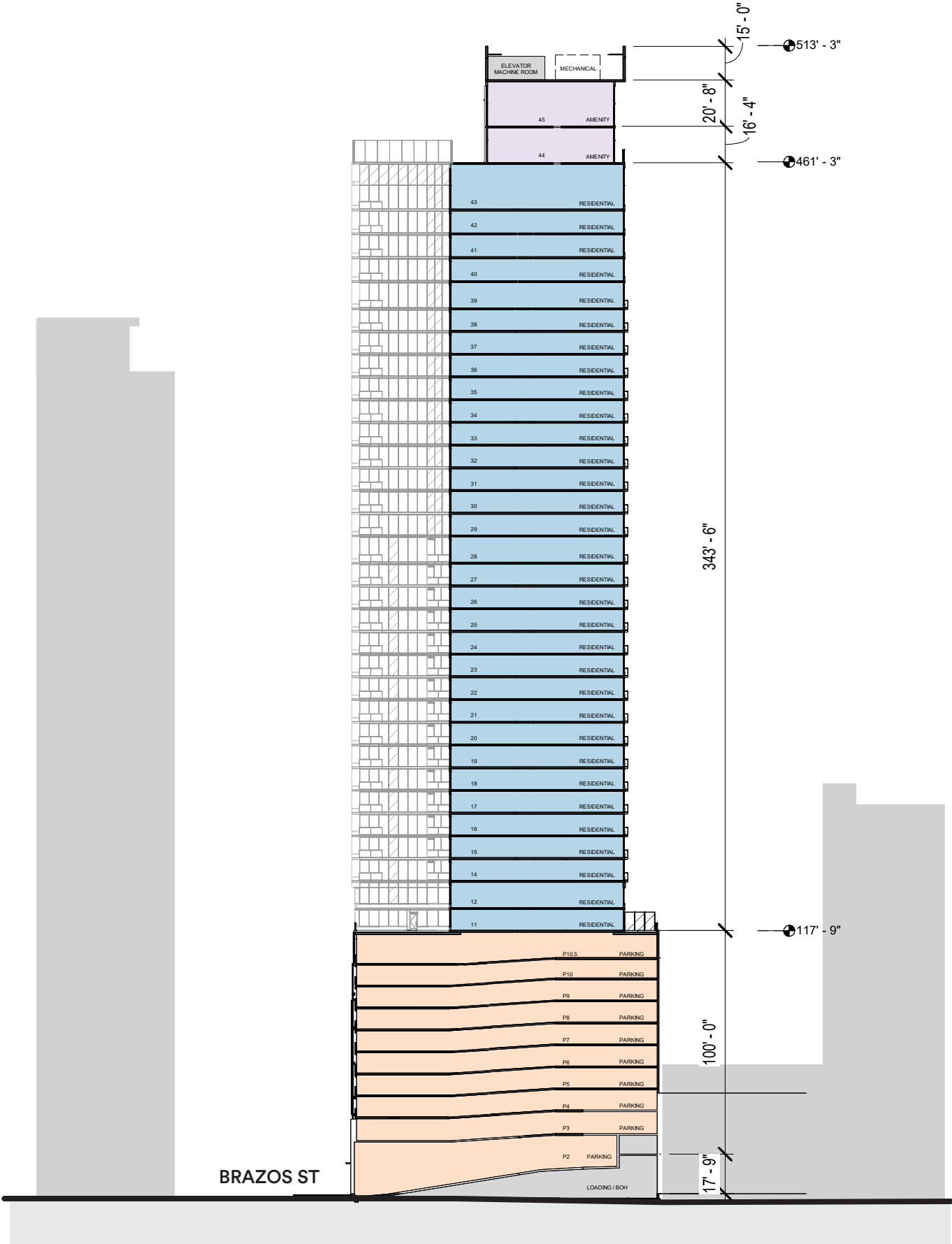
RESIDENTIAL UNITS	308	UNITS	
RESIDENTIAL	355,721	GRSF	
	429,205	GSF	
LOBBY/GROUND	3,918	GSF	
TOTAL AMENITY	8,996	GSF	INDOOR
	9,108	GSF	OUTDOOR
RESTAURANT / RETAIL	4,628	GSF	
MECH / BOH	8,838	GSF	
PARKING	308 SPACES		
	158,375	GSF	
LOADING:	1,158	GSF	

TOTAL

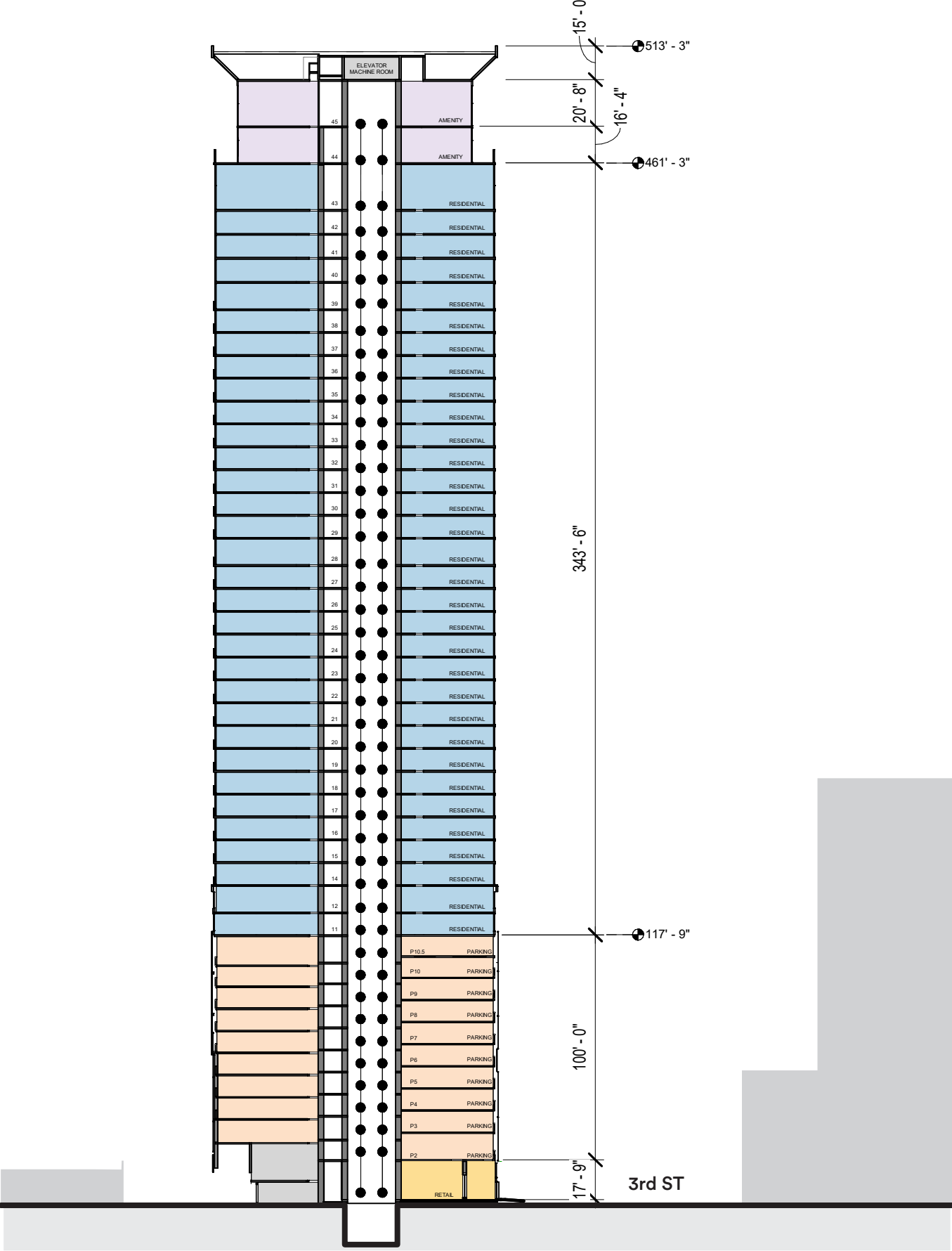
TOTAL BUILDING AREA	609,793	GSF
TOTAL FAR ATTRIBUTABLE AREA	442,671	GSF



SECTIONS

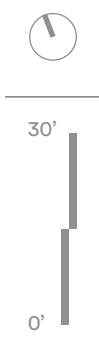


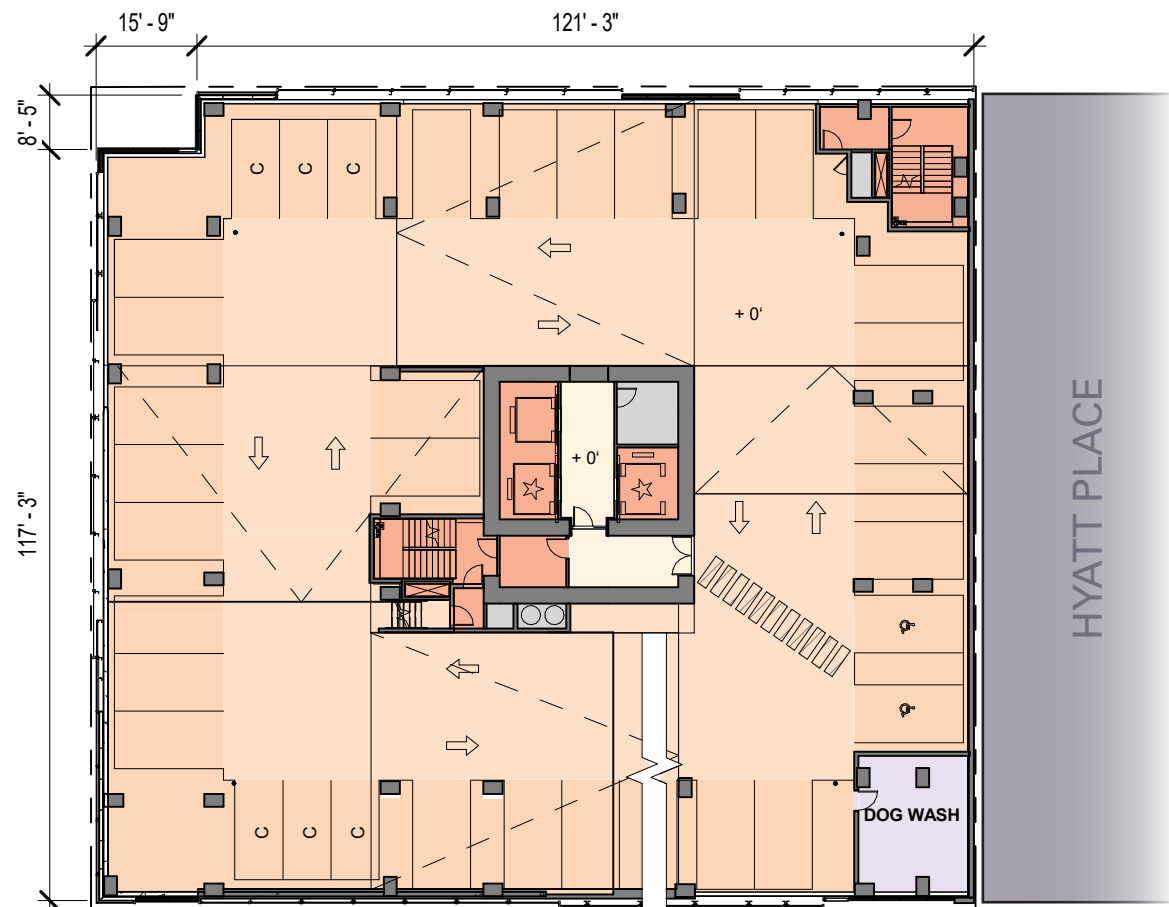
SECTION B | EAST / WEST LOOKING NORTH



SECTION A | NORTH / SOUTH LOOKING WEST

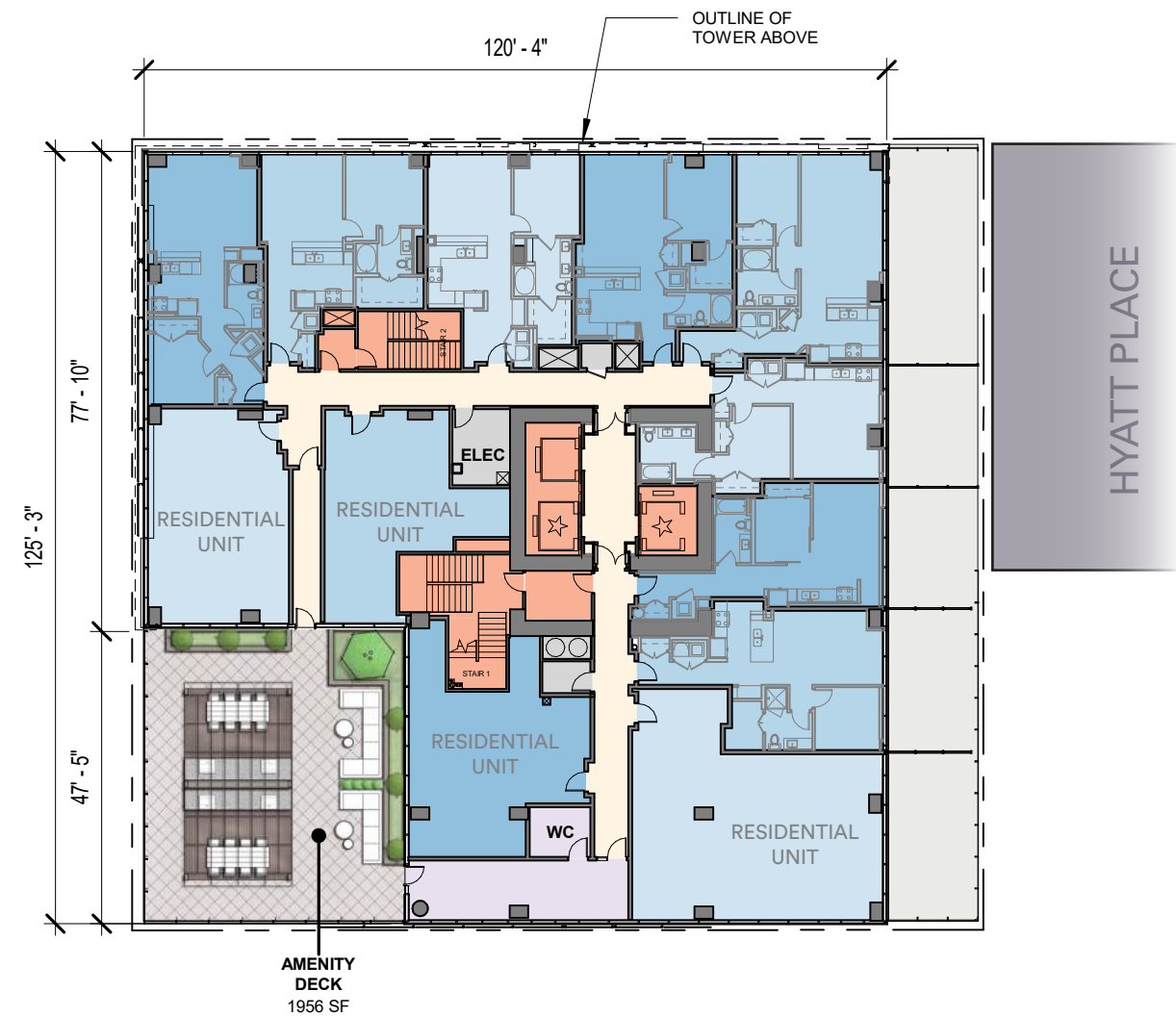
GROUND FLOOR | LOBBY & RETAIL



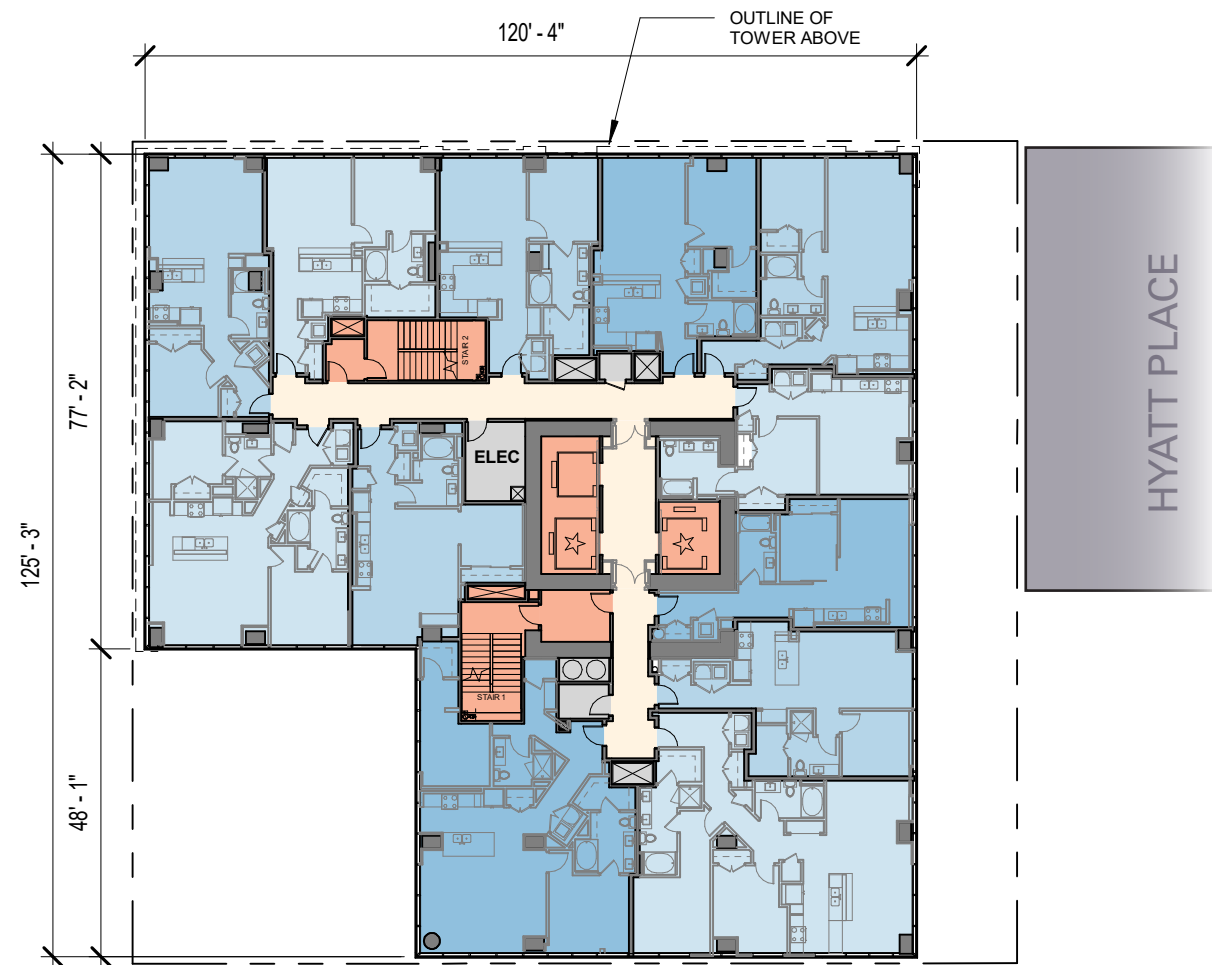


LEVEL 2-10 - TYPICAL PARKING PLAN
 16,753 GSF
 35 SPACES PER FLOOR

 308 TOTAL SPACES



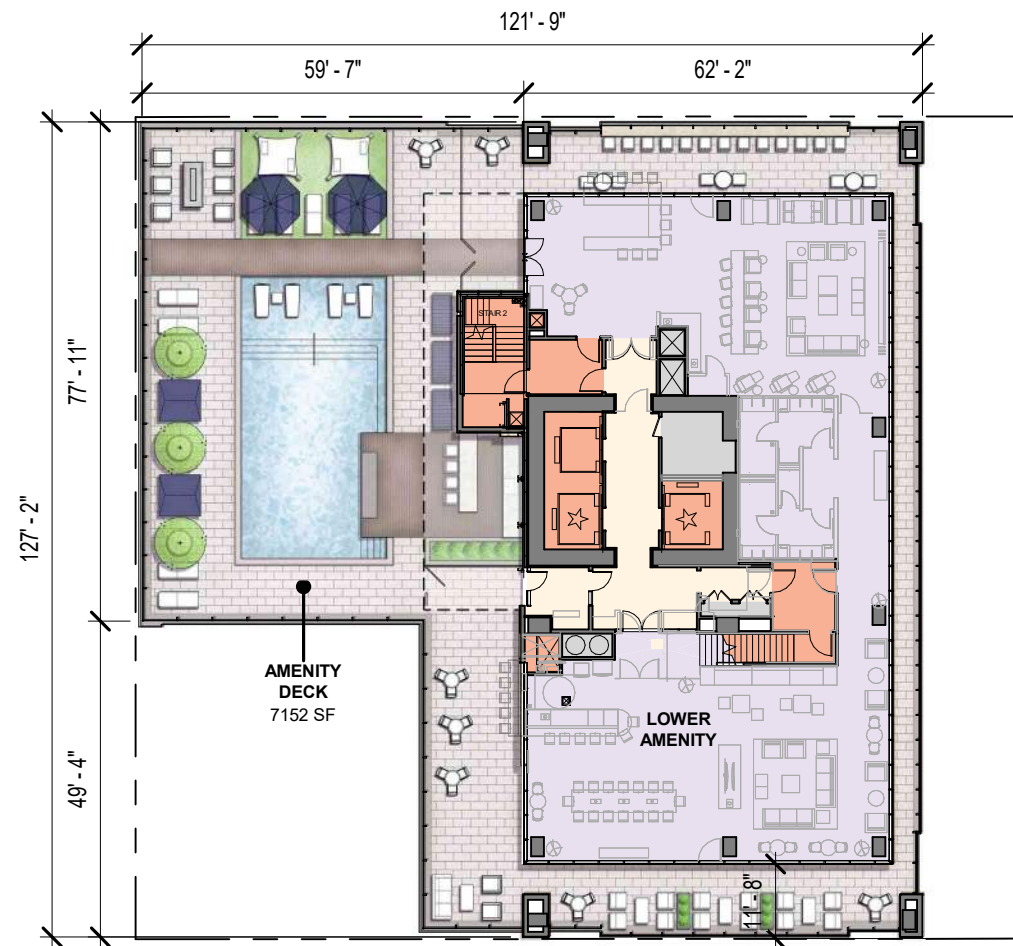
LEVEL 11 - RESIDENTIAL TIER 1 PLAN
 16,883 GSF
 9,907 NRSF PER FLOOR
 78.6%



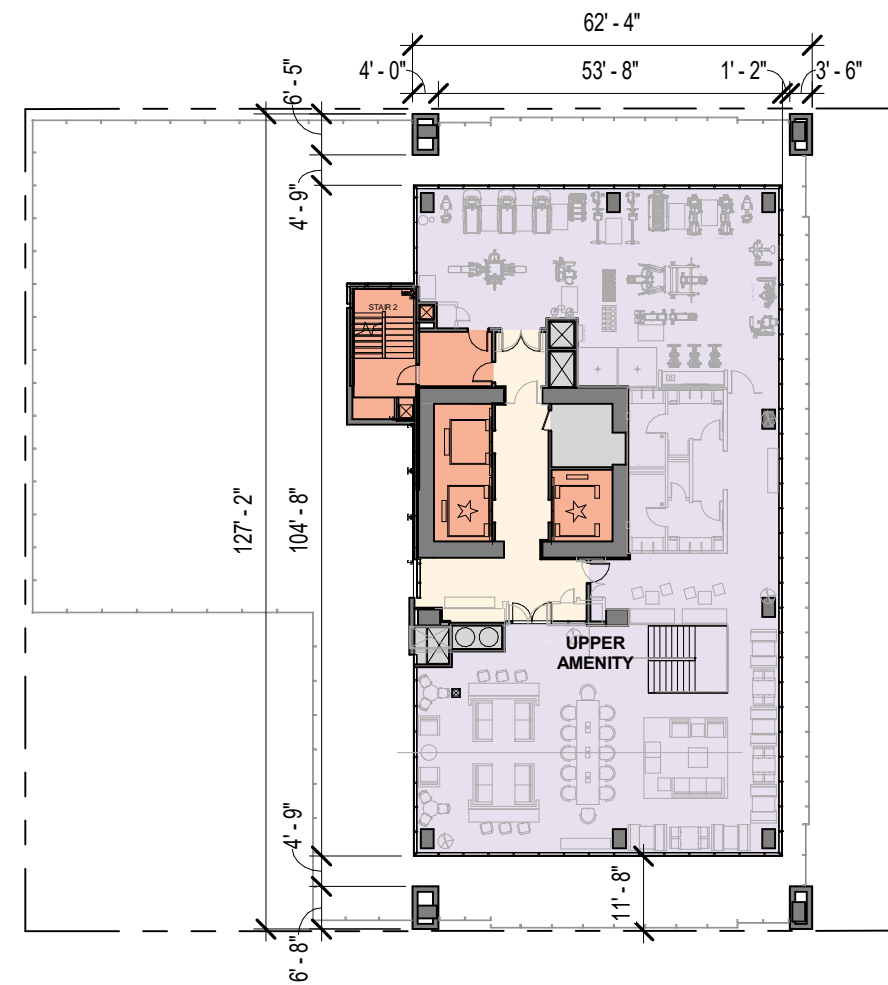
LEVEL 12 - RESIDENTIAL UNITS
 13,041 GSF
 10,731 NRSF PER FLOOR
 82.4%



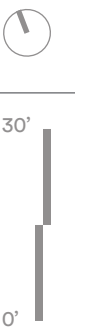
LEVEL 14-43 - RESIDENTIAL UNITS
 13,366 GSF
 10,761 NRSF PER FLOOR
 83%



LEVEL 44 - LOWER AMENITY PLAN
13,359 SF

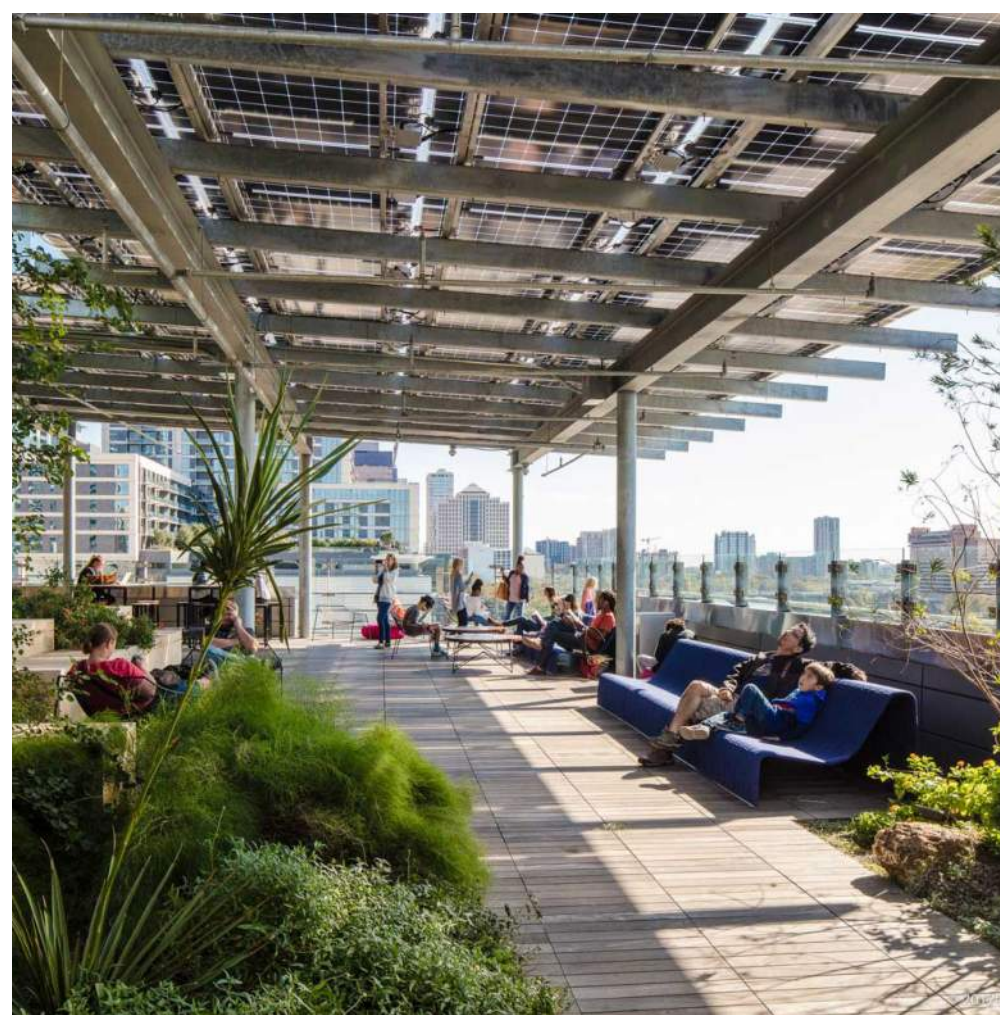


LEVEL 45 - UPPER AMENITY PLAN
6,265 SF





AUSTIN ARCHITECTURE + MATERIALITY



AUSTIN URBAN TEXTURE

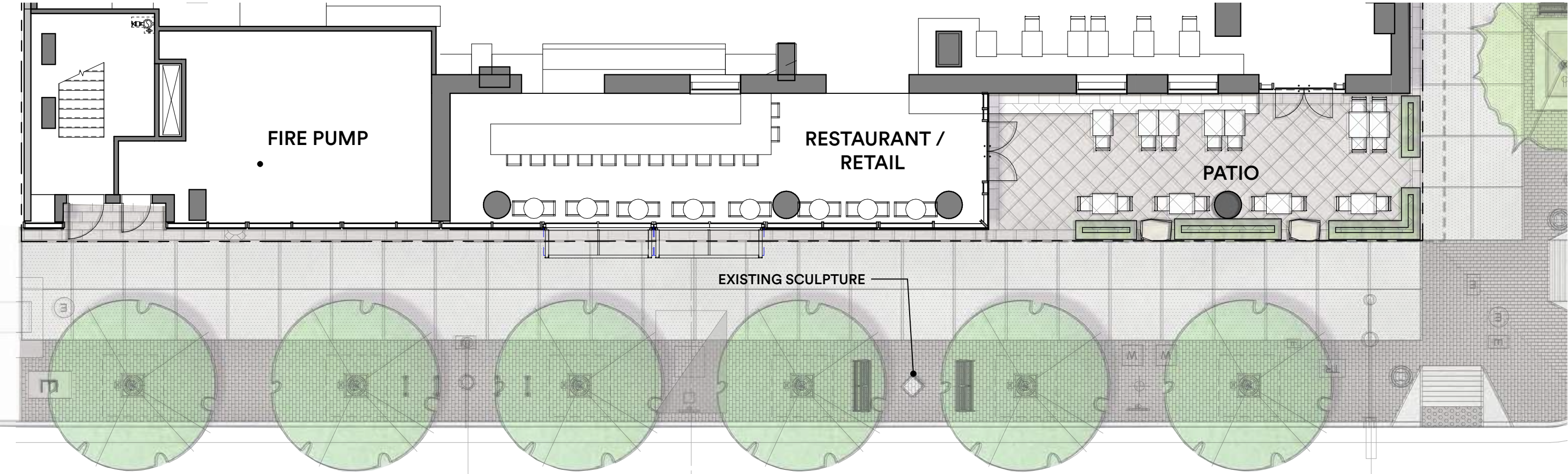
BUILDING VIEWS
3RD + BRAZOS CORNER



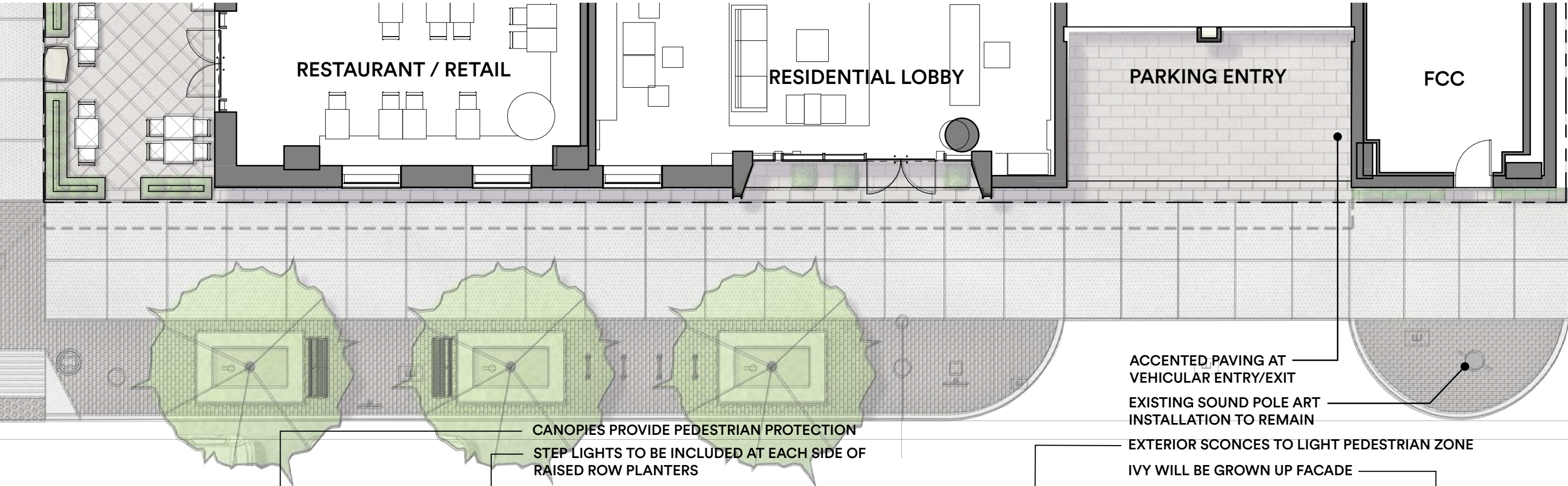




BUILDING VIEWS | STREET LEVEL E. 3RD STREET



BUILDING VIEWS | STREET LEVEL BRAZOS STREET

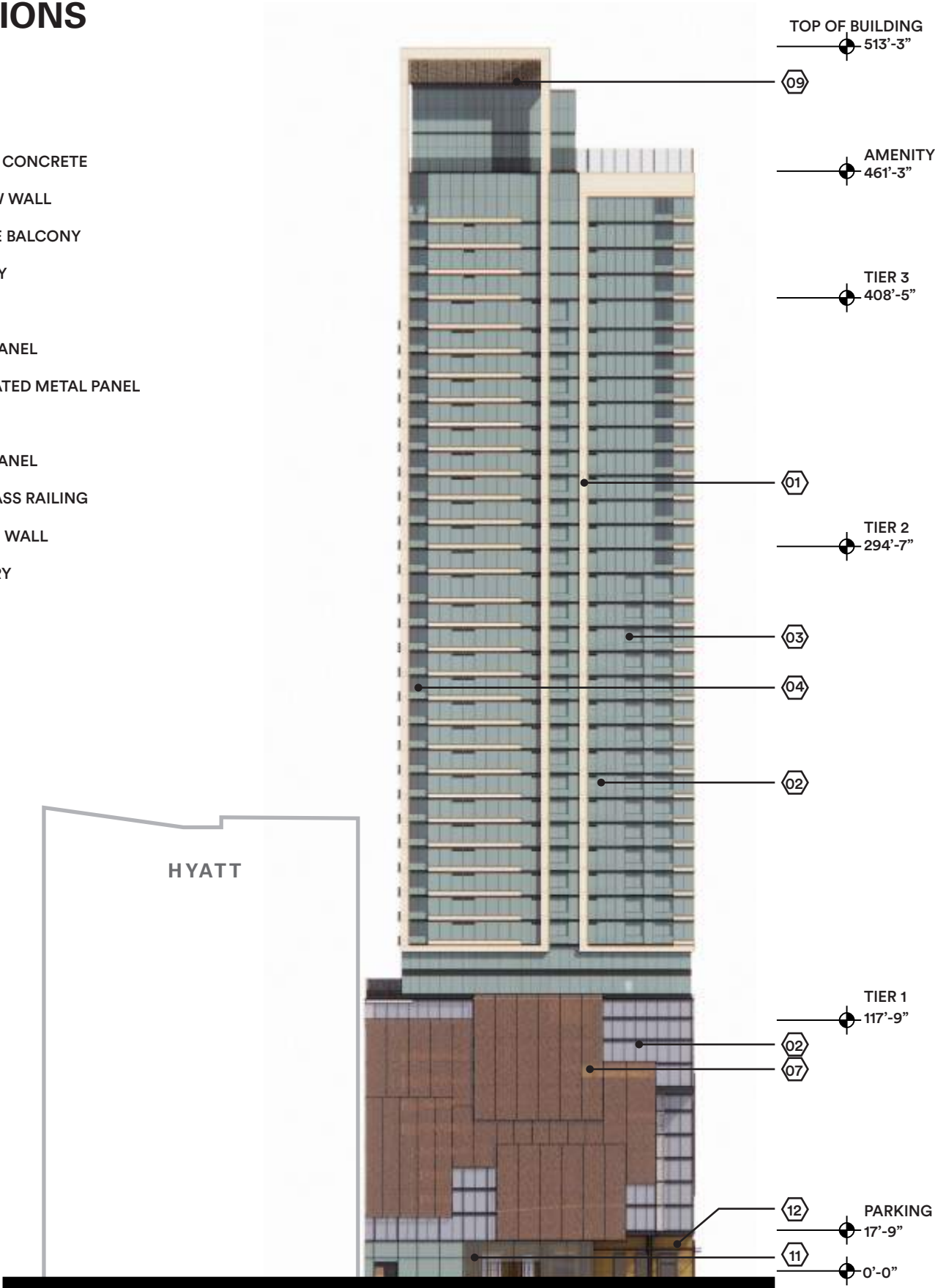




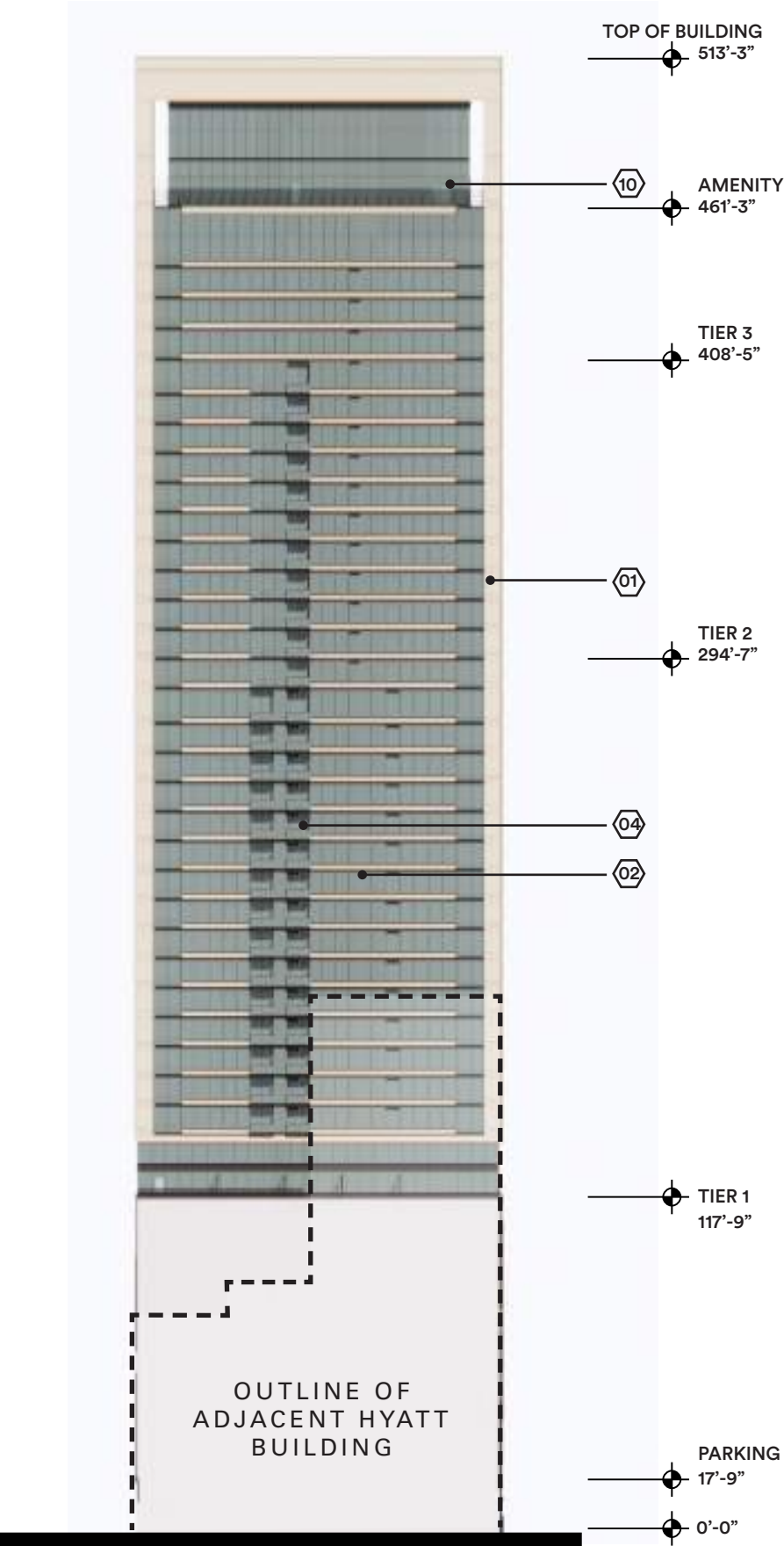


ELEVATIONS

- 01 PAINTED CONCRETE
- 02 WINDOW WALL
- 03 JULIETTE BALCONY
- 04 BALCONY
- 05 LOUVER
- 06 METAL PANEL
- 07 PERFORATED METAL PANEL
- 08 LOUVER
- 09 METAL PANEL
- 10 6'-0" GLASS RAILING
- 11 CURTAIN WALL
- 12 MASONRY



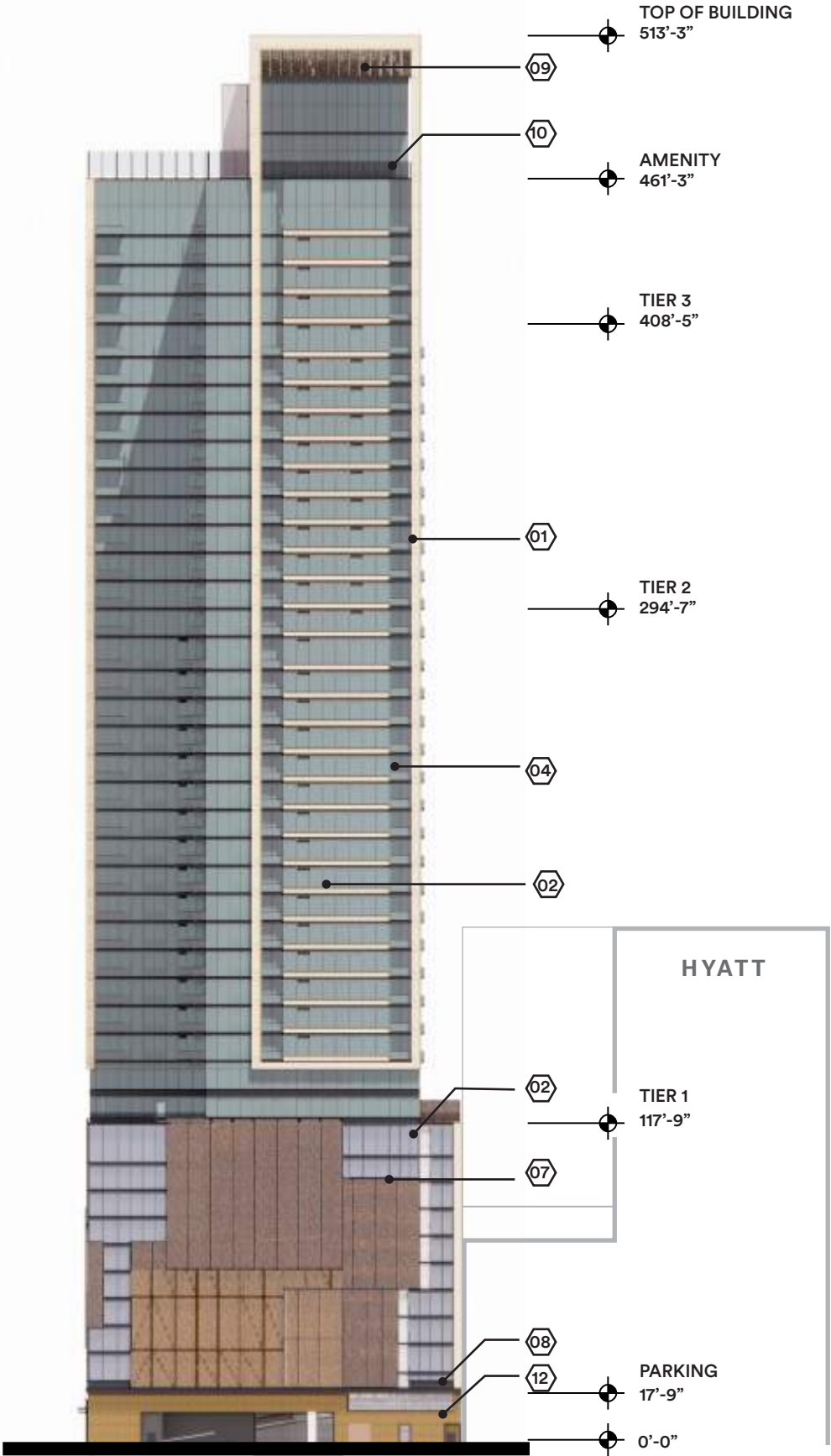
NORTH



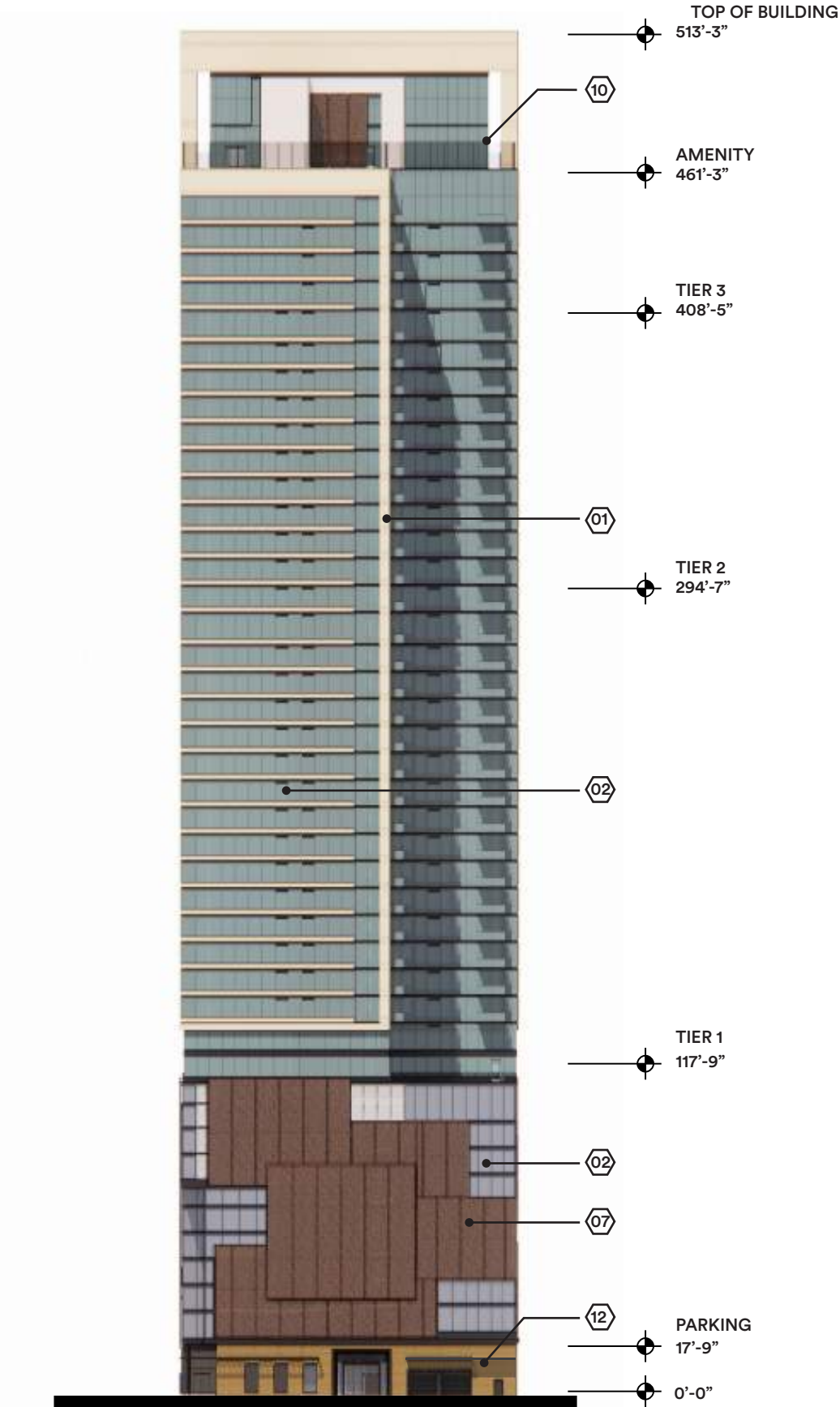
EAST

ELEVATIONS

- 01 PAINTED CONCRETE
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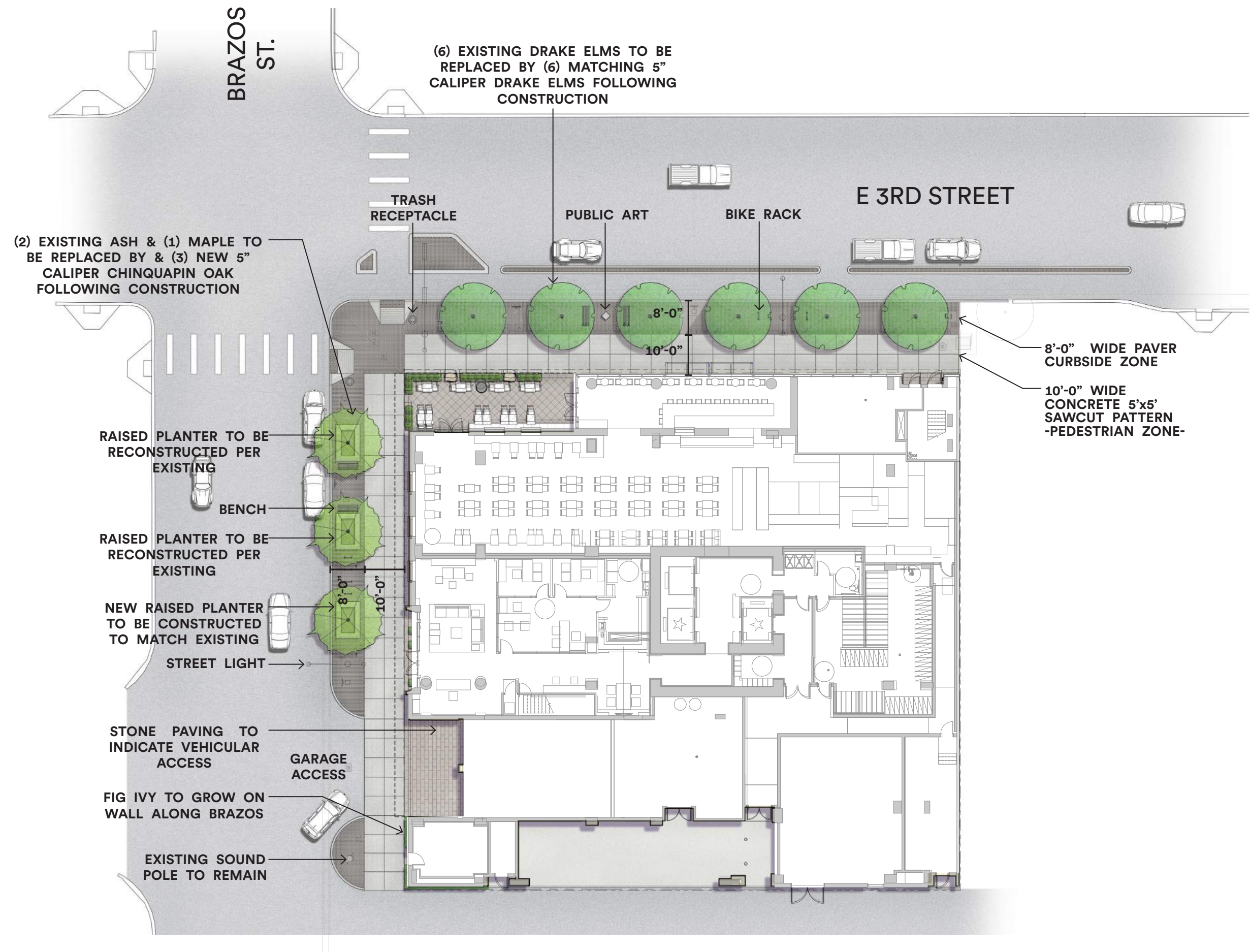


SOUTH

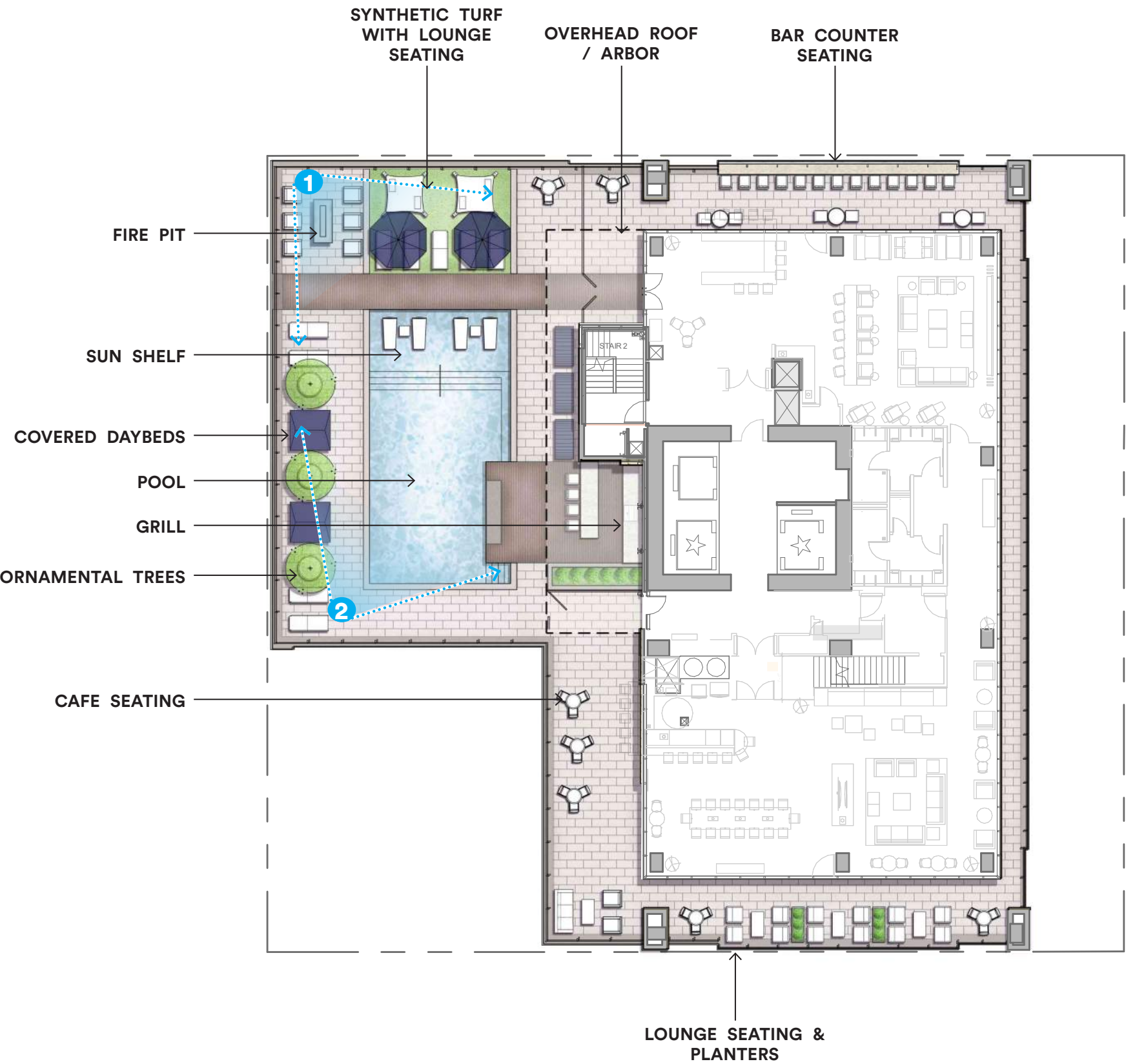


WEST

GREAT STREETS SITE PLAN



RESIDENTIAL AMENITY DECK PLAN | LEVEL 44



URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

Guideline	Achieved?	Comments
AW-1: Create dense development	YES	Project as designed achieves an FAR of 25:1 with included FAR from adopting the Density Bonus.
AW-2. Create mixed-use development	YES	There will be a street-level restaurant and a residential lobby with a residential lounge to create a diverse street-level experience.
AW-3. Limit development which closes downtown streets	YES	No existing streets will be closed by the completed project.
AW-4: Buffer neighborhood edges.	YES	The project location is in the middle of the urban core and will not impact any residential neighborhood edges or residential street frontage.
AW-5. Incorporate civic art in both public and private development	YES	The project will preserve the existing public sculpture along 3rd Street and have made provisions to keep the existing sound pole (public art project) along our frontage on Brazos. The project will also incorporate artwork in the residential lobby by local artists.
AW-6. Protect important public views	YES	The project lies within the current footprint of existing low buildings that are surrounded by taller buildings; no sightlines from public ways will be altered by the new project.
AW-7. Avoid historical misrepresentations	YES	The building style is to be modern with no attempts to mimic past historical architectural styles.
AW-8: Respect adjacent historic buildings	YES	There are no historic buildings immediately adjacent to the project. The use of brick along the base of the podium supports the character of the warehouse area.
AW-9. Acknowledge that rooftops are seen from other buildings and the street	YES	The amenity roof levels will be site-scaped occupied space. Mechanical equipment at the top of the building will be screened from view from adjacent buildings.
AW-10: Avoid the development of theme elements.	YES	There is no theme associated with this building.
AW-11: Recycle existing building stock.	YES	Brick from the existing building facade will be recycled and used for the new facade where feasible based on condition of brick.

PUBLIC STREETSCAPE GUIDELINES

PS-1. Protect the pedestrian where the building meets the street	YES	The facade along E. 3rd St. is inset from the building footprint, thus allowing for a protected walkway for pedestrians. Canopies along Brazos and 3rd have been incorporated to provide meaningful shade and overhead protection from the elements.
PS-2. Minimize curb cuts	YES	Only one curb cut will be created mid-block along Brazos St. that will serve the purpose of parking garage entry/exit. All canopies have been designed to provide shade and overhead protection from the elements, additionally the pedestrian pavers will continue across the curb cut / garage entrance in compliance with Great Streets Standards. High speed garage doors have been set back to minimize cars impeding the walkway, specialty paving in the driveway will be provided. The garage will also be equipped with a visual alarm.

PUBLIC STREETSCAPE GUIDELINES

PS-3 Create a potential for two-way streets	YES	Currently both E 3rd Street & Brazos Street are two-way streets.
PS-4. Reinforce pedestrian activity	YES	The project frontages along E 3rd St and Brazos St will be improved per the Great Streets program, and the addition of landscape, bike parking, and site seating will encourage more pedestrian activity. A recessed outdoor patio along E. 3rd St will also draw pedestrian activity. In addition to providing a more hospitable pedestrian experience the designed canopies enhance the façade texture and expression by casting more shadow and relief to the façade. Plantings/ivy will be incorporated along Brazos St to soften the appearance, & the set back windows and entry further provide texture.
PS-5. Enhance key transit stops	N/A	There are no transit stops on E. 3rd St or Brazos at the building location.
PS-6. Enhance the streetscape	YES	The project sidewalk frontages along E 3rd St and Brazos have already been widened and improved per the Great Streets program with the addition of landscape, bike parking, refuse bins, & site seating. Ivy will be incorporated along Brazos. Site furniture and planting boxes as illustrated and in compliance with Great Streets Standards will be installed along both streets.
PS-7 Avoid conflicts between pedestrians and utility equipment	YES	Utility equipment access will be from or adjacent to the alley running along the south side of the project and away from public right-of-ways.
PS-8. Install street trees	YES	Site trees have been added along E 3rd St and Brazos per Great Streets Program Standards. COA ROW planters will be reconstructed along Brazos St & one additional ROW planter will be added.
PS-9. Provide pedestrian-scaled lighting	YES	Appropriately scaled sidewalk lighting that matches streetscape characteristics per Great Streets Standards will be installed as well as step lights in the ROW planters along Brazos. Patio lighting will further enhance the public realm. Wall sconces proposed along the residential & retail frontage will also enhance the pedestrian experience.
PS-10. Provide protection from cars/ promote curbside parking	YES	Sidewalks along E. 3rd St between Brazos & Guadalupe Streets and the west side of Brazos Street from E 3rd St to the south side of the alley comply with Great Streets Program standards - a landscaped zone separates the street curb from pedestrian traffic areas. Parallel curbside parking spots are integrated within the landscape zones along E 3rd St and Brazos St.
PS-11. Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened from view.
PS-12. Provide generous street-level windows	YES	Based on Historic Landmark Commission feedback regarding the historical context of the current building design, the Brazos and 3rd Street Elevations draw their inspiration from the original Slaughterhouse Warehouse building – using the previous vernacular reference as a design inspiration and as a way to provide design continuity with the past and into the present. The project will have floor-to-floor glazing along the public frontages of the building, where appropriate to the historic inspiration, that allows a visual connection into the residential lobby & retail space along E. 3rd St, promoting a visually active street level.
PS-13. Install pedestrian-friendly materials at street level	YES	Pedestrian-friendly materials such as sidewalk pavers, site seating, and decorative street tree planters per Great Streets Standards will be included in this project.

URBAN DESIGN GUIDELINES

PLAZA & OPEN SPACE GUIDELINES

Guideline	Achieved?	Comments
PZ-1. Treat the four squares with special consideration	N/A	
PZ-2. Contribute to an open space network	N/A	
PZ-3. Emphasize connections to parks and greenways	YES	The pedestrian realm along 3rd and Brazos Streets is prescriptive per the Great Streets program. It includes wide sidewalks, benches, bike racks, & canopy trees that interconnect to form a larger network of paths linking to the local parks, waterfront, & attractions.
PZ-4. Incorporate open space into residential development (pool, deck, dog area)	YES	The project will have a landscaped amenity terrace on the 11th floor for the residential tenants of the building as well as a residential amenity deck and outdoor pool at the top of the building with views of the lake.
PZ-5. Develop green roofs	YES	The outdoor rooftop amenity decks will be landscaped with planting beds, including intensive green roof planters for a portion of the terrace, and with roof pavers that will help reduce urban heat island effect.
PZ-6. Provide plazas in high use areas	N/A	No plazas included in project.
PZ-7. Determine plaza function, size, & activity	N/A	No plazas included in project.
PZ-8. Respond to microclimate in plaza design	N/A	No plazas included in project.
PZ-9. Consider views, circulation, boundaries, & subspaces in plaza design	N/A	No plazas included in project.
PZ-10. Provide an appropriate amount of plaza seating	N/A	No plazas included in project.
PZ-11. Provide visual and spatial complexity in public spaces	N/A	No plazas included in project.
PZ-12. Use plants to enliven urban spaces	YES	Street trees and plantings have been included along E 3rd St & Brazos St as part of the Great Streets Program.
PZ-13. Provide interactive civic art and fountains in plazas	N/A	No plazas included in project.
PZ-14. Provide food service for plaza participants	N/A	No plazas included in project.
PZ-15. Increase safety in plazas through wayfinding, lighting, & visibility	N/A	No plazas included in project.
PZ-16. Consider Plaza operations & maintenance.	N/A	No plazas included in project.

BUILDING GUIDELINES

Guideline	Achieved?	Comments
B- 1. Build to the street	YES	The building is designed to have an approximately 1’ offset from the property line on 3rd St and a 1’-7” offset on Brazos, creating a defined street wall along both elevations. At the ground level along E. 3rd St, a recessed arcade widens the sidewalk to allow for more pedestrian traffic and protects pedestrians from inclement weather.
B-2. Provide multi-tenant, pedestrian-oriented development at the street level	YES	The entrance to the residential component of the project has the lobby entry along Brazos St. with large windows and lounge programming that visually engages with pedestrian streetscape. The restaurant component has its entrance along E 3rd St as well as an outdoor dining patio open to the sidewalk along E. 3rd St.
B-3. Accentuate primary entrances	YES	The residential entrance will be enhanced and differentiated for easy way-finding. The restaurant component is also enhanced and defined by the outdoor seating area & signage adjacent to the restaurant entrance.
B-4. Encourage the inclusion of local character	YES	By using materials with local character such as brick and metal cladding along the podium, the project responds to the character of the adjacent warehouse area and captures & retains the spirit of the district as encouraged by the Historic Landmark Commission. The street level experience is then reinforced at the top of the building The patio and large operable window provide an indoor / outdoor experience in character with Austin’s lifestyle. Large canopies along both street elevations provide shading for pedestrians – which also are part of the Austin vernacular of providing umbrage between buildings.
B-5. Control on-site parking	YES	An interior parking garage is located above the ground floor and is intended mainly for building residents. The garage screening is designed so that cars are not visible from adjacent buildings or the street.
B-6. Create quality construction	YES	The project will be constructed to current building construction codes, laws, and standards and qualify for Austin Energy Green Building program 2-star rating & National Green Building Standard Bronze certification at a minimum for superior energy efficiency. High quality construction materials will be used, with a preference for locally sourced products. Experienced contractors will construct with a goal for long building life-span.
B- 7. Create buildings with human scale	YES	The project is designed to the human scale, with various floor-to-floor heights corresponding to the different program elements within the building. The overall massing of the building is divided into different volumes to break up the scale of the building. The recessed arcade at the ground floor helps bring the building experience at the street level to a human scale. High quality materials and detailing at the street level also create a material connection with the tenants and pedestrians interacting with the building.

Conclusions		
Total number of achieved Urban Design Guidelines	34	



DESIGN FOR A CHANGING WORLD

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