

**321 W. 6th Street - Downtown Density Bonus Request  
Urban Design Guidelines Compliance Matrix**

Additional commentary has been provided in blue in the UDG matrix to show how the project has been modified to address the comments and concerns presented by the working group.

| Area Wide Guidelines   |                    |  |
|--|--------------------|--|
| Guideline  | Achieved? (Yes/No) | Applicant's Comments   |
| 1 AW-1: Create dense development   | Yes                | The project is requesting additional density through the Downtown Density Bonus program to increase density to an FAR of 25:1.   |
| 2 AW-2: Create mixed-use development   | Yes                | The project will span a quarter block and incorporates a diverse mix of uses including approximately 110,435 SF of office space, 5,300 SF of ground floor retail space, and approximately 363 multifamily units.   |
| 3 AW-3: Limit development which closes downtown streets                        | Yes                | No existing city streets will be permanently closed because of the project.  |
| 4 AW-4: Buffer neighborhood edges  | N/A                | The project is located within the Central Business District and does not border any existing residential neighborhoods.  |
| 5 AW-5: Incorporate civic art in both public and private development           | Yes                | The project will incorporate an interactive art piece from a local artist near the main entry at the northwest corner of the project site (intersection of Guadalupe and W. 6th).  |
| 6 AW-6: Protect important public views   | Yes                | The project does not obscure existing views through public right-of way. The project is not located in the Capital View Corridor nor does it propose any pedestrian bridges or building fly overs.   |
| 7 AW-7: Avoid historical misrepresentations                                    | Yes                | The building will be designed and built from high quality modern materials to create a contemporary building that reflects the high standards of the city and developer.   |
| 8 AW-8: Respect adjacent historic buildings                                    | N/A                | There are no significant historically zoned buildings located adjacent to the project. The property is located adjacent to the Belmont and Austin Ale House which are pending redevelopment.   |
| 9 AW-9: Acknowledge that rooftops are seen from other buildings and the street | Yes                | The roof of the podium at level 18 will be used as an amenity space with a pool and deck space with various plantings and vegetation provided throughout. The roof top at level 60 is programed as an event space and outdoor dog park which will be available to residents. Mechanical equipment will be screened from view.  |
| 10 AW-10: Avoid the development of theme environments                          | Yes                | The project is not a theme environment and does not mock or caricature past imaginary places.  |
| 11 AW-11: Recycle existing building stock                                      | No                 | Two structures currently exist on the property. One building is a one-story drive-thru bank and the other is a one-story brick restaurant. Preserving either of these buildings would have an impact on the functionality of the Project, therefore both of these structures are proposed to be removed in their entirety.<br><br><a href="#">The project will comply with Austin Energy Green Building ("AEGB") recycling requirements.</a> |

| Public Streetscape Guidelines                                       |     |  |
|---|-----|--|
| 12 PS-1: Protect the pedestrian where the building meets the street | Yes | The first floor of the building is set back from the property line along W. 6th Street on the site's northern edge. A canopy is provided at the northwest corner of the site at the main entry which will provide adequate pedestrian coverage in the area where the building is setback. The canopy at the main entry is approximately 10-ft deep and 28-ft high. The height of the canopy allows the dual level retail space to have an increased presence. A smaller awning is provided at the entry to the retail space along West 6th Street and is situated approximately 10-ft above the sidewalk. In addition, street trees will be planted along W. 6th Street and Guadalupe Street consistent with Great Streets Standards to provide substantial overhead cover for the pedestrian. |
| 13 PS-2: Minimize curb cuts   | Yes | Three driveways are currently located on the BBVA Bank property. One is located mid-block off of W. 6th Street and the remaining two are located off of Guadalupe Street. The mid-block curb cut located off of W. 6th Street will be maintained to provide access to the above-grade parking. Access to below-grade parking and the loading dock will be provided off of the alley. The paving pattern will continue at a level walking surface across the length of the curb cut along W. 6th Street. The two existing curb cuts off of Guadalupe will be removed in order to ensure a pedestrian-friendly experience along this street.   |
| 14 PS-3: Create a potential for two-way streets                     | Yes | All driveways are designed perpendicular to the right-of-way to allow for two-way traffic flow and provide future flexibility that can be adapted to the ever changing traffic demands.  |

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| 15 | PS-4. Reinforce pedestrian activity                             | Yes | <p>The project will implement Great Streets improvements along W. 6th Street and Guadalupe Street to encourage and reinforce pedestrian activity in and around the project. The project also proposes to extend the sidewalk further into the right-of-way on Guadalupe to prioritize the pedestrian at the street level. In addition, retail frontage has been provided along W. 6th Street and Guadalupe to activate these edges. An interactive art piece will also be provided at the entry of the building to reinforce pedestrian activity and enhance the vitality of the area.</p> <p>In an effort to further activate the open space area at the corner of 6th and Guadalupe, a planter box has been added near the main entrance to provide additional vegetation in the area and reinforce pedestrian activity.</p>   |
| 16 | PS-5. Enhance key transit stops                                 | N/A | There are no existing transit stops located on the property.   |
| 17 | PS-6. Enhance the streetscape                                   | Yes | <p>The project will implement Great Streets improvements along W. 6th Street and Guadalupe Street to provide various streetscape amenities including, but not limited to, benches, trash receptacles, street trees, and bike racks. The streetscape design will also prioritize the pedestrian at all curb cuts, providing a flush condition to the adjacent sidewalk. In addition, ground floor retail and the interactive art piece located at the building entrance will activate and provide additional amenities available to the pedestrian.</p> <p>Please reference additional commentary provided in PS-8 related to the existing underground utilities along Guadalupe.</p>   |
| 18 | PS-7. Avoid conflicts between pedestrians and utility equipment | Yes | <p>Utilities have been concentrated along the alley as much as possible. The majority of utilities have been stacked on a mezzanine level and concentrated towards the southwest corner of the property along Guadalupe Street where the pedestrian activity is the lowest. The north and northwest portion of the property are anticipated to be the most active, and the east edge of the site is a zero lot line. Refer to site plan for utility locations.</p> <p>Since working group, the existing above grade AE vents and riser located in the streetscape along Guadalupe are now proposed to be removed and replaced with at grade fixtures to remove any conflicts between the pedestrian and utility equipment.</p>   |
| 19 | PS- 8. Install street trees                                     | Yes | <p>Street trees are planned along W. 6th Street and Guadalupe Street in accordance with Great Streets Standards. According to the landscape plans, four Cedar Elms are proposed along W. 6th Street and four Shumard Oaks are proposed along Guadalupe Street. The trees will be installed with a permanent irrigation and drainage system.</p> <p>Street trees are provided consistent with Great Streets standards to the greatest extent possible. There is currently an existing grid transformer located at the southwest corner of the property which prevents a street tree from being provided in this area. Until the electrical loads are confirmed and the vault room is fully designed, it is unknown at this time whether the existing AE furniture in the streetscape can be mitigated in order to accommodate an additional street tree in this area. The owner will make a good faith effort to continue working with Austin Energy on mitigating the existing grid transformer located in the streetscape along Guadalupe into the proposed vault room in order to accommodate an additional street tree consistent with Great Streets Standards. If a solution for the installation of an additional street tree along Guadalupe is found, a site plan correction will be sought at that time.</p> |
| 20 | PS- 9. Provide pedestrian-scaled lighting                       | Yes | The project will provide pedestrian-scale site lighting in accordance with the night sky ordinance and Great Streets design standards. Building lighting will be provided at the canopies to contribute to the pedestrian scale as well as complement the Great Streets lighting.  |

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| 21 | PS- 10. Provide protection from cars/promote curbside parking | Yes | <p>Sidewalks will comply with the Great Streets standards and create a buffer between pedestrians and vehicular traffic. The project has provided two parallel parking spaces on the north side of the site at the entry to provide additional protection for visitors. The pedestrian will also be buffered from cars by street furniture, trees, and planting zones through the implementation of Great Streets standards.</p> <p>Since working group, the pavers for the driveway and parallel parking spaces have been updated so that they are easily differentiated from the rest of the streetscape. ADA warning pavers have also been incorporated at both sides of the driveway along W. 6th Street as well as on the north side of the driveway off of Guadalupe Street in order to provide additional pedestrian protections as recommended by the working group.</p> |
| 22 | PS-11. Screen mechanical and utility equipment                | Yes | All mechanical and utility equipment will be screened.   |
| 23 | PS-12. Provide generous street-level windows                  | Yes | The project will incorporate street level glazing to provide maximum transparency at all retail and lobby spaces. The project currently proposes to use highly transparent glazing with VLT at 60% or higher at the pedestrian level.  |
| 24 | PS-13. Install pedestrian-friendly materials at street level  | Yes | <p>Building materials at the street level will be pedestrian friendly and durable. The base of the building will feature a glass curtain wall, concrete columns, and an articulated screen that will provide both a warm material and patterned plays of shadows at the pedestrian level. The sidewalk will feature benches, bike racks, street lights, and enhanced pedestrian pavers to enhance the street scape and pedestrian experience. The retail components will provide an additional pedestrian friendly scale with its signage and awnings.</p> <p>As requested by the working group, COA approved Great Streets pavers are now incorporated into the project to promote uniformity throughout the downtown area. A planter has also been added to the main building entrance to enhance the pedestrian realm.</p>  |

| Building Guidelines |   |     |   |
|---------------------|---|-----|---|
|                     | B- 1. Build to the street   | Yes | The building is built to the property line to the greatest extent possible with the exception of the entrance fronting W. 6th Street where we have provided a notch to allow for a generous shaded canopy as well as an area to feature an interactive art piece for the public. This notch also serves to highlight the primary entrance of the building.  |
|                     | B- 2. Provide multi-tenant, pedestrian-oriented development at the street level | Yes | The ground floor of the building features a variety of uses at the pedestrian scale including, retail space along W. 6th Street, a residential/office shared lobby, and a bank at the northwest corner of the property. All of these uses encourage pedestrian traffic. No drive-through facilities are proposed.   |
|                     | B-3. Accentuate primary entrances   | Yes | <p>The primary entrance along W. 6th Street is distinguished by a generous canopy and a ±140 SF plaza featuring an interactive art piece for the pedestrian to enjoy.</p> <p>The awning above the entrance to the retail use has been updated since working group and is now more prominent. Future retail signage has also been added.</p>   |
|                     | B- 4. Encourage the inclusion of local character                                | Yes | The owner will engage a local artist to incorporate a unique sculpture element at the building entry. Local vegetation will be favored for planted areas.   |
|                     | B- 5. Control on-site parking   | Yes | Parking is located on-site. Residential, office, and retail parking are primarily located above grade and parking for bank employees will be provided below grade. No parking is located at ground level with the exception of the two parallel parking spaces provided along W. 6th Street. All building service and loading zones are internal to the building. The facade for the above-grade parking is articulated in a way so as to make it indistinguishable from inhabited areas of the building. |
|                     | B- 6. Create quality construction   | Yes | The project will utilize durable quality materials typical for Class - A commercial and high-end residential construction that will allow for the building to be enjoyed for years to come.   |

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|  | B- 7. Create buildings with human scale | Yes | <p>The massing, material, program, and detailing has been considered at the ground level to create a pedestrian friendly human scale and amenities. Terraces and the amenity levels on the 18th floor and on the the roof have been considered to provide activated facades.</p> <p>The terracotta screen proposed accross the retail frontage will create a human scale and level of detail at the street level as well as provide a warm material and patterned plays of shadows at the pedestrian level.</p> |
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| Plaza and Open Space Guidelines |  |  |  |
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|  | PZ-1. Treat the four squares with special consideration                           | N/A | The property is not adjacent to any of downtown Austin's four squares.   |
|  | PZ- 2. Contribute to an open space network  | Yes | While there are no major open spaces directly adjacent to the proposed development, Republic Square is located one block south of the project. The project will enhance sidewalk connections along Guadalupe Street consistent with Great Streets standards to improve pedestrian connections to Republic Square. Proposed street lighting along W. 6th Street and Guadalupe will also support and aid pedestrians as they move from one place to another.   |
|  | PZ- 3. Emphasize connections to parks and greenways                               | Yes | The property is not directly connected to a park or greenway. However, the project does provide bike racks along both W. 6th Street and Guadalupe street consistent with Great Streets standards. A bike storage room is also incorporated into the building design for office tenants as well as residents. The project also provides pedestrian scaled lighting along W. 6th Street and Guadalupe Street consistent with Great Streets standards.  |
|  | PZ- 4. Incorporate open space into residential development (pool, deck, dog area) | Yes | The roof of the podium at level 18 will be used as an amenity space with a pool and deck space with various plantings and vegetation provided throughout. The roof top at level 60 is programed as an event space and outdoor dog park which will be available to residents. Balconies and activated terraces associated with individual residential units will also be incorporated into the project. Lastly, a ±140 SF plaza is located near the main entrance of the building at the northwest corner of the property and will feature an interactive art peice to enhance the pedestrian experience. |
|  | PZ- 5. Develop green roofs  | Yes | Vegetation will be provided on the amenity pool deck on level 18 as well as the amenity roof deck on level 60 to create and contribute to a more sustainable downtown environment as well as provide attractive views from other buildings.  |
|  | PZ- 6. Provide plazas in high use areas   | N/A | A ±140 SF plaza is located near the main entrance of the building at the northwest corner of the property and will feature an interactive art piece. The plaza will be publicly accessible.  |
|  | PZ- 7. Determine plaza function, size, and activity                               | Yes | The ±140 SF plaza is located at the northwest corner of the property. The main function of the plaza is to provide an interactive art piece to enhance the pedesrian experience as well as provide a visual setback for the main entrance of the building.   |
|  | PZ- 8. Respond to microclimate in plaza design                                    | N/A |  |

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|  | PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design | N/A |  |
|  | PZ- 10. Provide an appropriate amount of plaza seating                        | N/A |  |
|  | PZ- 11. Provide visual and spatial complexity in public spaces                | N/A |  |
|  | PZ- 12. Use plants to enliven urban spaces                                    | Yes | The project will provide street trees consistent with Great Streets standards along W. 6th Street and Guadalupe Street. Underground irrigation and drainage will be permanently installed for these trees to ensure their survival.  |
|  | PZ- 13. Provide interactive civic art and fountains in plazas                 | Yes | An interactive art piece will be provided in the ±140 SF plaza for the public benefit and located at the highly visible northwest corner of the site at the intersection of W. 6th Street and Guadalupe Street.  |
|  | PZ- 14. Provide food service for plaza participants                           | N/A |  |
|  | PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility  | Yes | The main entrance of the building will be well lit to distinguish the building entrance and encourage the feeling of safety in the area both during the daytime and at night. Lighting will also be incorporated along W. 6th Street and Guadalupe street consistent with Great Streets standards and full-time security will be provided within the building. |
|  | PZ- 16. Consider plaza operations and maintenance                             | Yes | The ±140 SF plaza will be privately maintained.  |