

4th and Brazos - Downtown Density Bonus Request  
 Urban Design Guidelines Compliance Matrix

Area Wide Guidelines			
Guideline	Achieved? (Yes/No)	Applicant's Comments	
1	AW-1: Create dense development	Yes	This project is requesting additional density through the Downtown Density Bonus Program to increase density to an FAR of 23:1.
2	AW-2: Create mixed-use development	Yes	The project will span a half block and proposes approximately 765,500 SF of office space and 48,000 square feet of restaurant/retail space.
3	AW-3: Limit development which closes downtown streets	Yes	The project does not propose to close any downtown streets.
4	AW-4: Buffer neighborhood edges	N/A	This project is located within the Central Business District and does not border any residential neighborhoods.
5	AW-5: Incorporate civic art in both public and private development	Yes	Public artwork will be incorporated into the project. Exact locations of the proposed artwork have not yet been finalized.
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 Capitol View Corridor nor does it propose any pedestrian bridges or flyovers.
7	AW-7: Avoid historical misrepresentations	Yes	The project will consist of a contemporary design built from high-quality modern materials and will not have any historical references.
8	AW-8: Respect adjacent historic buildings	N/A	The project is not adjacent to or near any historic buildings
9	AW-9: Acknowledge that rooftops are seen from other buildings and the street	Yes	All rooftops that are visible from neighboring properties will be landscaped rooftop terraces and utilized as an occupiable space. All mechanical equipment on the rooftop 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 past imaginary places.
11	AW-11: Recycle existing building stock	Yes	The project will strive to recycle as much as feasible.

Public Streetscape Guidelines			
12	PS-1: Protect the pedestrian where the building meets the street	Yes	The project is designed to incorporate Great Streets Standards along all public street frontages and overhangs or canopies at building entries. The building overhang proposed along a portion of Brazos Street and San Jacinto Boulevard and all of E. 4th Street will provide overhead protection at the pedestrian level. Further, the intention of this section is to consider pedestrian protection and the projection is a straightforward suggestion to meeting compliance. In our case, the architecture of the building responds to this guideline in a more fundamental way. The ground level is re-shaped and carved to provide a micro-climate that is planted and buffered with the plaza and paseo. It is in itself the covered walkway at its highest level, a fully considered pedestrian experience. This gesture alongside an elevated alley treatment goes far and beyond a meager projection on the building facade. We can all imagine walking through the city on a hot summer day and readily cutting through the vibrant plaza and paseo and compare that experience and comfort afforded by a building projection.

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13	PS-2. Minimize curb cuts	Yes	The project proposes two driveways. The first driveway is located mid-block off of Brazos Street and the second driveway is located mid-block off of San Jacinto Boulevard. No curb cuts are proposed along E. 4th Street. The driveways are also located at opposite ends of the site adjacent to the public alley to keep them as far away from the street intersection as possible. The curb cuts will be of a different paving material to alert pedestrians of potential oncoming traffic.
14	PS-3. Create a potential for two-way streets	Yes	The project fronts on two, two-way streets: Brazos Street and 4th Street. San Jacinto Street is one-way. All driveways are designed perpendicular to the right-of-way to provide future flexibility that can be adapted to the ever changing traffic demands.
15	PS-4. Reinforce pedestrian activity	Yes	The project will implement Great Streets improvements along Brazos Street, E. 4th Street, and San Jacinto Boulevard to encourage and reinforce pedestrian activity in and around the project. The ground level uses will be designed for pedestrian-oriented uses not only along the street frontages but also along the shared alley between the two half block sites to activate the area. The ground level will incorporate plaza spaces that are publicly accessible. A paseo is also proposed that bisects the ground level and provides an additional north south connection through the project.
16	PS-5. Enhance key transit stops	Yes	There are no existing transit stops located on or adjacent to the property. The project is located along the CapMetro proposed blue line route which will provide connections from Republic Square to the Austin-Bergstrom International Airport. A 400-ft underground platform is proposed near our site which will provide multi-modal access to the site.
17	PS-6. Enhance the streetscape	Yes	The project is designed to meet Great Streets Standards along all street frontages to enhance the streetscape. The streetscape will also be expanded by the plaza space which will provide additional open space and ample seating to create a pedestrian friendly environment at the ground level.
18	PS-7. Avoid conflicts between pedestrians and utility equipment	Yes	All utilities will be below grade. The building has been designed to keep the ground level as pedestrian friendly as possible. Utilities/Loading/and BOH are proposed to be located in the basement of the building to avoid conflicts with pedestrians.
19	PS- 8. Install street trees	Yes	Street trees are planned along Brazos Street, E. 4th Street, and San Jacinto Street consistent with Great Streets Standards. The site plan currently provides for three (3) Texas Red Oaks along San Jacinto Boulevard, twelve (12) Cedar Elms along E. 4th Street, and four (4) Chinkapin Oak trees along Brazos Street. Additional plantings are also proposed to be incorporated into the publicly accessible plaza space.
20	PS- 9. Provide pedestrian-scaled lighting	Yes	The project will provide light fixtures along San Jacinto, E. 4th Street, and Brazos Street in accordance with Great Streets Standards to provide pedestrian-scaled lighting at the ground level. Further additional lighting will be incorporated into the plaza space to maximize human comfort and create a space where people feel safe during all hours of the day.
21	PS- 10. Provide protection from cars/promote curbside parking	Yes	Parallel parking is provided along E. 4th Street and Brazos Street which will provide pedestrian protection along the street frontage. In addition, the street furniture (benches/bike racks, street trees) located in the furniture zone will provide protection to the pedestrian along San Jacinto Boulevard.
22	PS-11. Screen mechanical and utility equipment	Yes	The project will utilize architecturally designed screens that integrate with the building design to prevent visibility of mechanical equipment

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23	PS-12. Provide generous street-level windows	Yes	The ground level is designed to incorporate generous amounts of street-level windows to enhance the visual connection between the inside of the building and the streetscape. Highly reflective and/or tinted glass is not proposed at the ground level.
24	PS-13. Install pedestrian-friendly materials at street level	Yes	The project will utilize pedestrian-friendly, natural materials such as wood/mass timber, glass, stones and granites as well as greenery at street level.

**Building Guidelines**

25	B- 1. Build to the street	Yes	Except where the building is pulled back to accommodate a publicly accessible plaza, the project will be built to the property line.
26	B- 2. Provide multi-tenant, pedestrian-oriented development at the street level	Yes	The ground level will incorporate multi-tenant pedestrian-oriented uses that front along all adjoining streets as well as plaza spaces within the property.
27	B-3. Accentuate primary entrances	Yes	Our design addresses the way people move successfully through a city in a fundamentally different way by working with multiple scales and incorporating a paseo and plaza. At the scale of the building, the architecture celebrates and distinguishes the entry point to the paseo in both materials and the shaping of this moment in plan and section. The space stretches sectionally to double height and transitions to a warmer wood material; a chamfered header provides a subtle, intrinsic orienting marker at the scale of the building street facade; the facade opens up and provides shadow relief - all of these work in tandem to welcome pedestrians in from the sidewalk and draw them in. Once within the comfort of the pedestrian-centric paseo, users are able to navigate to the lobbies and elevators or ground level buildings with material and design gestures at a smaller user-scale and clear wayfinding.
28	B- 4. Encourage the inclusion of local character	Yes	The project is designed to represent Austin's character by incorporating natural materials and settings that touches on our past but looks to the future and responds to our local climate conditions.
29	B- 5. Control on-site parking	Yes	All parking will be above grade in the structured parking decks. All parking will be appropriately screened from public view. The mezzanine level will provide habitable space along the streetwall as recommended in the UDG.
30	B- 6. Create quality construction	Yes	The project is designed to utilize high-quality, durable and natural materials such as concrete, glass, metal, wood, stones and granites
31	B- 7. Create buildings with human scale	Yes	The project is designed to promote human scale experiences by providing calming and more intimate environments on multiple levels rather than oversized, overscaled spaces.

**Plaza and Open Space Guidelines**

32	PZ-1. Treat the four squares with special consideration	N/A	The project is not adjacent to any of downtown Austin's four squares.
33	PZ- 2. Contribute to an open space network	Yes	The project is located two blocks away from Brush Square to the east. The project is designed to include landscaped plaza spaces that are publicly accessible as well as a paseo providing an additional north-south connection through the project to help facilitate pedestrian movement through the project and to Brush Square. The main entrance and ground level retail and restaurant uses along Brazos, E. 4th Street, and San Jacinto Boulevard front the proposed plaza space.

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34	PZ- 3. Emphasize connections to parks and greenways	Yes	The project is not located on a public park or greenway but is two blocks away from Brush square to the east. The building design, plaza and north-south paseo will create large shaded public open space along the street frontage and act as a pedestrian thoroughfare to help promote connections to parks and greenways throughout the City.
35	PZ- 4. Incorporate open space into residential development (pool, deck, dog area)	N/A	The project does not include residential uses. However, the project is designed to incorporate a publicly accessible plaza space at the ground level to contribute to the open space environment downtown.
36	PZ- 5. Develop green roofs	Yes	The project is designed to incorporate generous amounts of outdoor terraces on the sky lobby, on every office level, and a roof top terrace as an amenity space for the building users.
37	PZ- 6. Provide plazas in high use areas	Yes	The project is designed to incorporate publicly accessible plaza spaces on the ground level within the property where some of the pedestrian oriented uses will front on.
38	PZ- 7. Determine plaza function, size, and activity	Yes	Approximately 8,000 sf of the ground level is designated as plaza space. The plaza areas are designed to enhance the ground level experience by integrating them with the pedestrian oriented uses
39	PZ- 8. Respond to microclimate in plaza design	Yes	The plaza will be shaded and well landscaped providing a comfortable environment during the hottest days of the Texas summer. Because it is open from 4th Street to the public alley, it will promote airflow which also helps with heat mitigation and air quality.
40	PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design	Yes	Within the property, the plaza will front on a number of levels within the ground floor volume giving sensory access to each of those spaces. The plaza is open from 4th Street to the public alley giving easy circulation to and through the plaza space.
41	PZ- 10. Provide an appropriate amount of plaza seating	Yes	Ample landscape furnishings including seating will be provided within the plaza in addition to the seating/street furniture provided in accordance with Great Street Standards.
42	PZ- 11. Provide visual and spatial complexity in public spaces	Yes	Within the property, the plaza will front on a number of levels within the ground floor volume giving sensory access to each of those spaces. The plaza is open from 4th Street to the public alley giving easy circulation to and through the plaza space.
43	PZ- 12. Use plants to enliven urban spaces	Yes	The plaza space as well as surrounding levels that front on the plaza will provide lush landscaping. The landscape has been designed to help define spaces and transitions throughout the plaza. Special consideration has been given for utilizing native plants as well as considering the long term health and maintenance of the green spaces.
44	PZ- 13. Provide interactive civic art and fountains in plazas	Yes	Public artwork will be incorporated into the project. Exact locations of the proposed artwork have not yet been finalized.
45	PZ- 14. Provide food service for plaza participants	Yes	Restaurant uses will front on the plaza and provide food to the public helping to increase the liveliness and vitality throughout the area. The plaza space incorporated into the project will provide ample seating and comfortable spaces for pedestrians to sit and eat.

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46	PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility	Yes	The plaza will be designed to maximize safety by providing clear wayfinding, appropriate lighting levels during all times of the day and minimize the ability for anyone to hide in dark spaces.
47	PZ- 16. Consider plaza operations and maintenance	Yes	The publicly accessible plaza will be privately developed and will be operated and maintained by the building staff.