

## Block 150

### URBAN DESIGN GUIDELINES MATRIX

AREAWIDE URBAN GUIDELINES			
#	DESIGN GUIDELINE	MET	DISCUSSION
AW.1	Create dense development	YES	Block 150 will provide a dense downtown development with an FAR of 15:1.
AW.2	Create mixed-use development	YES	Block 150 will provide a mixed-use project with 316 residential uses above 8,972 gross sf of pedestrian-oriented, ground-floor amenity space and adjacent to the on-site AO Watson House featuring publicly available restaurant space.
AW.3	Limit development which closes downtown streets	YES	The applicant will implement a traffic control plan during construction. No streets will be permanently closed.
AW.4	Buffer neighborhood edges	N/A	Block 150 is in the Uptown/Capitol District and will fully comply with Downtown Density Bonus program requirements.
AW.5	Incorporate civic art in both public and private development	NO	There is not currently any planned participation in the Art in Public Places program. However, the applicant is incorporating publicly accessible art gallery space and a publicly accessible commemorative garden into the ground floor of the project.
AW.6	Protect important public views	YES	Block 150 will not impact any protected view corridors.
AW.7	Avoid historical misrepresentations	YES	Block 150 will implement a commemorative garden that recognizes the history of The Delta Kappa Gamma Society International (above the ground floor, the building design is contemporary). It will also preserve and activate the on-site historic AO Watson House.



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AW.8	Respect adjacent historical buildings	YES	Block 150 will preserve the on-site historic AO Watson House – and will activate it for public enjoyment.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	Block 150 will include above-ground outdoor terraces with plantings and will screen rooftop equipment.
AW.10	Avoid the development of theme environments	YES	Block 150 will not include any mock representations or theme environments.
AW.11	Recycle existing building stock	NO	To the extent possible, Block 150 will explore if it is feasible to salvage portions of the building stock.

GUIDELINES FOR THE PUBLIC STREETScape			
#	DESIGN GUIDELINE	MET	DISCUSSION
PS.1	Protect the pedestrian where the building meets the street	YES	Block 150 will provide street-tree coverage consistent with Great Streets standards along San Antonio and West 12th Street. In addition, the project will provide shaded ground-floor patio space and garden areas.
PS.2	Minimize curb cuts	YES	Block 150 limits curb cuts only to San Antonio Street.
PS.3	Create a potential for two-way streets	YES	Block 150 will offer vehicular access from San Antonio Street, a two-way street.



#	DESIGN GUIDELINE	MET	DISCUSSION
PS.4	Reinforce pedestrian activity	YES	Block 150 will implement Great Streets standards. It will activate pedestrian activity with ground-floor restaurant uses, terrace, and public art gallery space, and will reinforce this activity with streetscape improvements, including sidewalks, street trees, benches, and lights.
PS.5	Enhance key transit stops	YES	Block 150 will provide transit-supportive housing and ground-floor activated uses at a key transit stop that currently includes MetroRapid service and is planned to provide light rail through Project Connect.
PS.6	Enhance the streetscape	YES	Block 150 will implement Great Streets standards and provide key streetscape improvements, including benches, street trees, and trash receptacles, among other things.
PS.7	Avoid conflicts between pedestrians and utility equipment	YES	Utility equipment serving Block 150 will be minimized and located appropriately in areas that avoid conflicts with pedestrians.
PS.8	Install street trees	YES	Block 150 will be planting street trees in order to ensure a pedestrian-friendly streetscape in line with Great Streets standards.
PS.9	Provide pedestrian-scaled lighting	YES	Block 150 will provide pedestrian-scaled lighting in order to ensure a pedestrian-friendly streetscape in line with Great Streets standards.
PS.10	Provide protection from cars/promote curbside parking	YES	Block 150 will provide a buffer of street trees, planter strips, and street furniture along the sidewalk edge in order to promote pedestrian comfort and provide protection.
PS.11	Screen mechanical and utility equipment	YES	Utility and mechanical equipment will be appropriately screened.



#	DESIGN GUIDELINE	MET	DISCUSSION
PS.12	Provide generous street-level windows	YES	Block 150 will feature large, street-level windows, visually connecting the exterior and building interior.
PS.13	Install pedestrian-friendly materials at street level	YES	Streetscape and patio improvements will be made of quality materials.

GUIDELINES FOR PLAZAS AND OPEN SPACE			
#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.1	Treat the four squares with special consideration	N/A	Block 150 is not adjacent to any of downtown Austin's four squares.
PZ.2	Contribute to an open space network	YES	There are no open spaces immediately adjacent to Block 150. However, Block 150 will provide a quality terrace and commemorative garden space that will enhance the potential urban greenbelt planned for West 12th Street to connect Shoal Creek and Waller Creek.
PZ.3	Emphasize connections to parks and greenways	YES	There are no parks and greenways immediately adjacent to Block 150. However, Block 150 will provide a quality terrace and commemorative garden space that will enhance the potential urban greenbelt planned for West 12th Street to connect Shoal Creek and Waller Creek.
PZ.4	Incorporate open space into residential development	YES	Block 150 will offer publicly accessible ground-floor terrace and commemorative garden space, as well as outdoor decks for tenants.
PZ.5	Develop green roofs	NO	Block 150 will explore the opportunities to provide vegetation and other green elements on above-ground terraces and amenity areas.



#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.6	Provide plazas in high use areas	NO	While Block 150 will not provide a full plaza, it will feature quality terrace space and a commemorative garden area that will invite pedestrian activity.
PZ.7	Determine plaza function, size, and activity	N/A	Block 150's public terrace and commemorative garden is designed to invite pedestrian traffic and activity, and will feature seating and vegetation, encouraging people to sit down and enjoy the space.
PZ.8	Respond to the microclimate in plaza design	N/A	Block 150 will offer quality commemorative garden space and public terrace that will lead into an indoor lobby area, art gallery, and ground-floor amenity space.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	Block 150's grade provides the opportunity to create a multi-level public terrace and commemorative garden design with different views and subspaces.
PZ.10	Provide an appropriate amount of plaza seating	N/A	Block 150's public terrace and commemorative garden spaces will feature appropriate seating.
PZ.11	Provide visual and spatial complexity in public spaces	YES	Block 150's grade provides the opportunity to create a multi-level public terrace and commemorative garden space.
PZ.12	Use plants to enliven urban spaces	YES	In addition to Block 150's Great Streets street trees, the project will also feature a commemorative garden space with appropriate vegetation.
PZ.13	Provide interactive civic art and fountains in plazas	NO	There is not currently any planned participation in the Art in Public Places program. However, the applicant is incorporating publicly accessible art gallery space and a publicly accessible commemorative garden into the ground floor of the project.



#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.14	Provide food service for plaza participants	N/A	While there will not be food service in the terrace space, Block 150 will activate the AO Watson House with restaurant uses and an adjacent outdoor seating area.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	Both the lobby and the public terrace will feature appropriate lighting and visibility.
PZ.16	Consider plaza operations and maintenance	N/A	The vegetation, seating, and other elements in the public terrace, commemorative garden, and lobby areas will be privately maintained.

GUIDELINES FOR BUILDINGS			
#	DESIGN GUIDELINE	MET	DISCUSSION
B.1	Build to the street	YES	Block 150 will both be built close to the property line and will provide wide sidewalks for a quality pedestrian experience.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	Block 150 will provide a quality, pedestrian-oriented development with activated ground-floor uses that draw in pedestrians, including publicly available restaurant, art gallery, and commemorative garden space.
B.3	Accentuate primary entrances	YES	Block 150 will have accentuated entrances to amenity space in order to invite pedestrian activity.
B.4	Encourage the inclusion of local character	YES	Block 150 will preserve the on-site historic AO Watson House.



#	DESIGN GUIDELINE	MET	DISCUSSION
B.5	Control on-site parking	YES	Block 150 will provide parking above-grade parking that is appropriately screened from view.
B.6	Create quality construction	YES	Block 150 will be built using quality materials and construction that will allow a long-term building lifespan.
B.7	Create buildings with human scale	YES	Block 150 will feature a human-scale pedestrian environment, with a ground floor that is differentiated architecturally with inviting terrace space and a commemorative garden that draw in pedestrian activity.



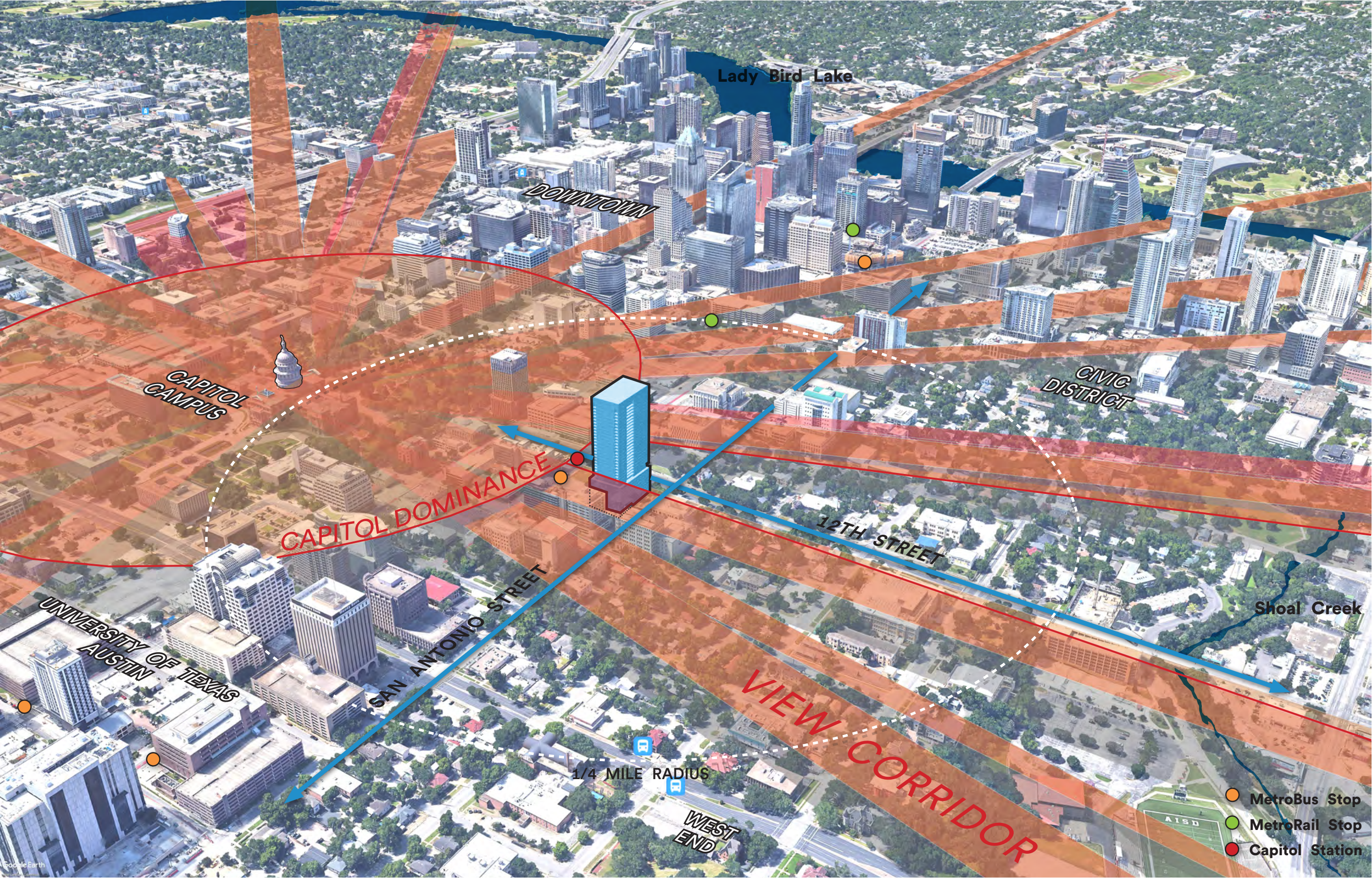
An aerial photograph of the Austin skyline at dusk. The Stratus Block 150, a tall, modern skyscraper with a distinctive stepped top, stands prominently in the center. To its left, a cluster of other high-rise buildings is visible. The Colorado River flows through the foreground, with the Burnet-Johnson Bridge and the Congress Avenue Bridge crossing it. The bridges are crowded with people, and the river is filled with small boats. The sky is a mix of blue and orange, indicating the time is either early morning or late evening. The overall scene is a vibrant representation of Austin's urban landscape.

# STRATUS | BLOCK 150 | AUSTIN, TX

DESIGN COMMISSION | 02-28-22



LOCATION MAP





PROJECT OVERVIEW | PROGRAM SUMMARY

SITE AREA

LOT AREA: 19,999 SF  
EXISTING ZONING: DMU  
BASE FAR: 5.0  
BASE FAR AREA: 99,995 SF

AO WATSON SITE AREA: 10,412 SF  
EXISTING ZONING: DMU-H  
BASE FAR: 5.0  
BASE FAR AREA: 52,060 SF

COMBINED SITE AREA: 30,411 SF  
MAX FAR: 15.0  
MAX ATTRIBUTABLE AREA: 456,165 SF  
EXISTING HOUSE AREA: 7,630 SF

PROJECT MAX FAR: 15.0  
PROJECT ACTUAL FAR: 14.6  
TOTAL ALLOWABLE FAR AREA: 448,535 SF  
TOTAL REQUESTED FAR AREA: 445,416 SF  
TOTAL BUILDING GSF: 588,048 SF

HEIGHT: 400'-0"  
RESIDENTIAL GSF: 439,918 SF  
RESIDENTIAL NSF: 337,794 SF  
UNITS: 316  
AVG. UNIT SIZE: 1,070 SF

AMENITY GSF: 8,972 SF  
BOH/MECH GSF: 7,802 SF

SHARED PARKING STALLS: 340  
PARKING RATIO: 1.07  
PARKING GSF: 156,033 SF

DENSITY BONUS

BONUS FAR AREA: 345,421 SF

AEGB 2 STAR CERTIFICATION  
LEED SILVER CERTIFICATION



AO WATSON

PARCEL CONTRIBUTES  
TOWARDS PROJECT  
DENSITY BONUS.

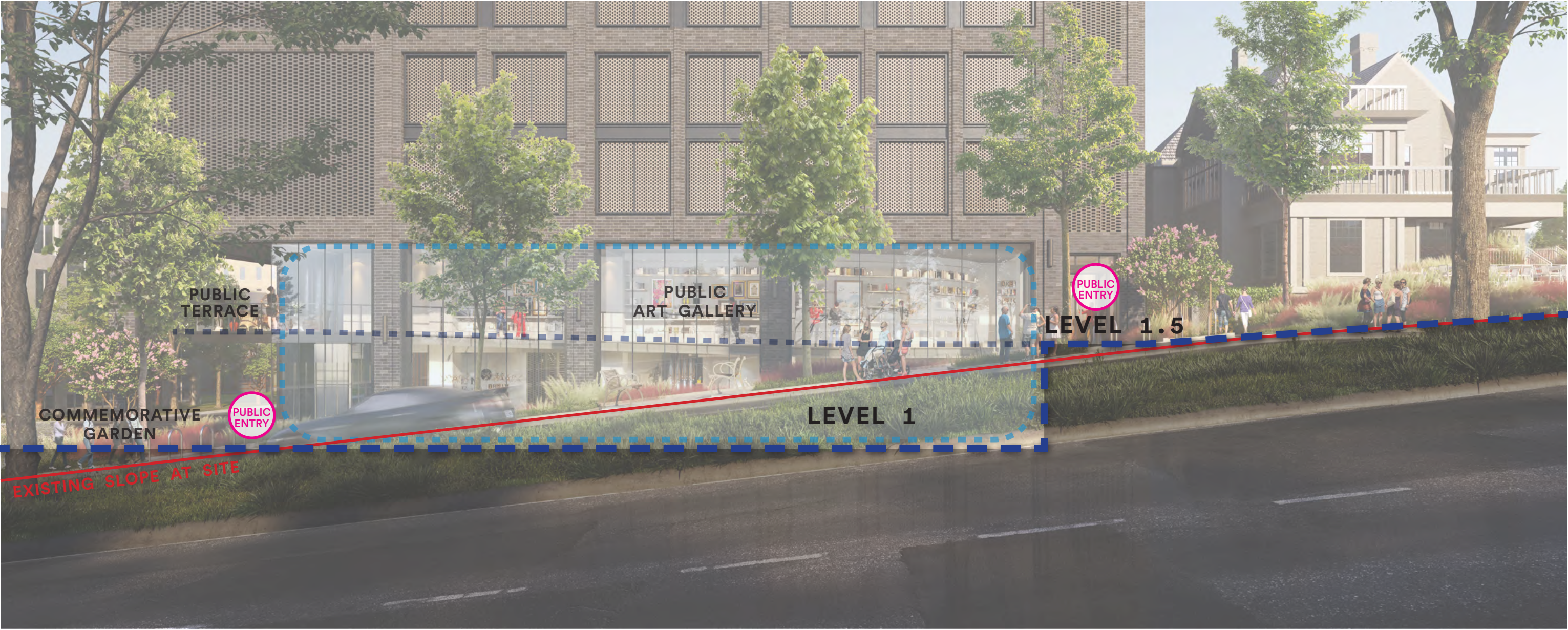


GREAT STREETS SITE PLAN



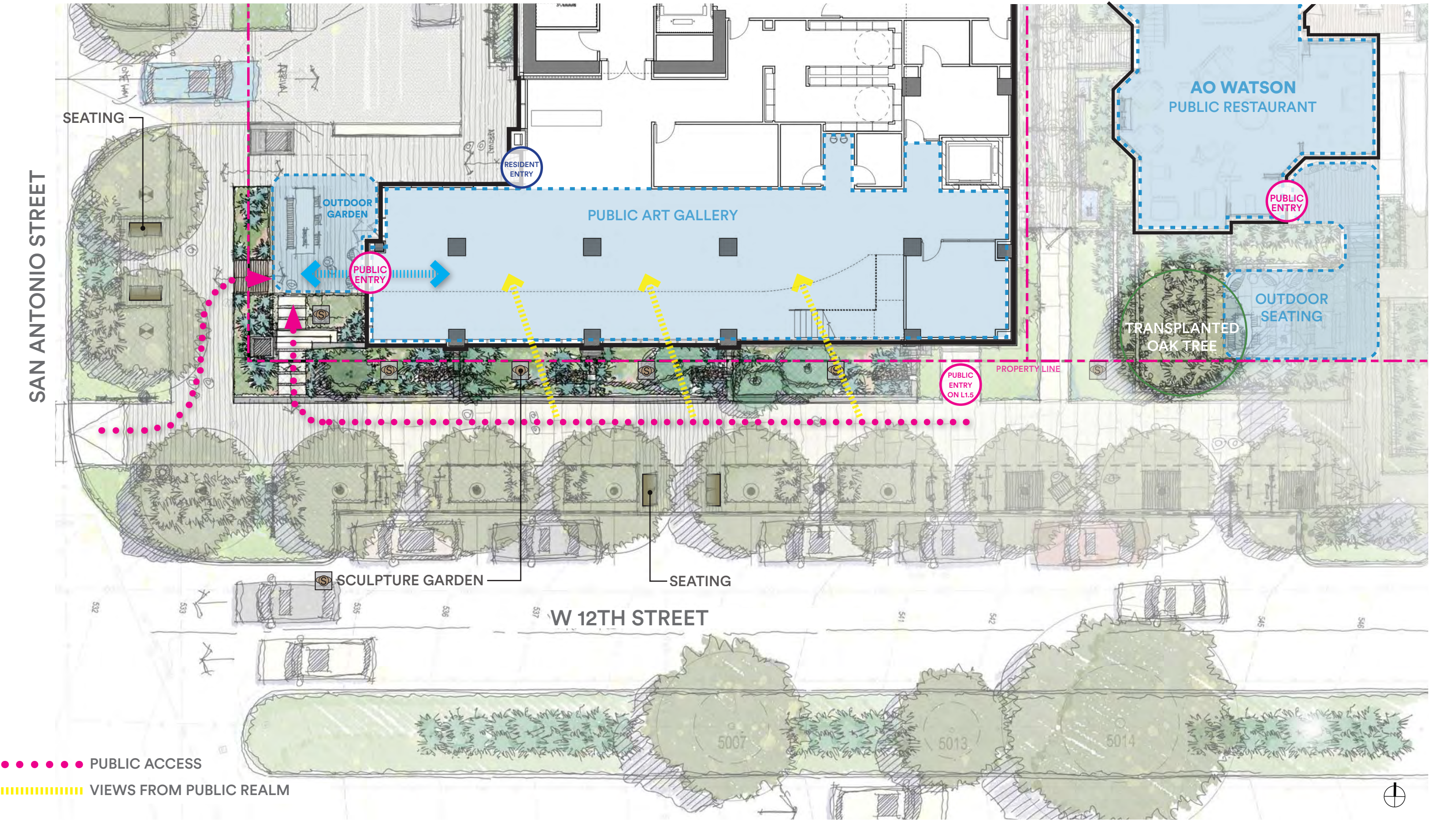


SOUTH ELEVATION | 12TH STREET



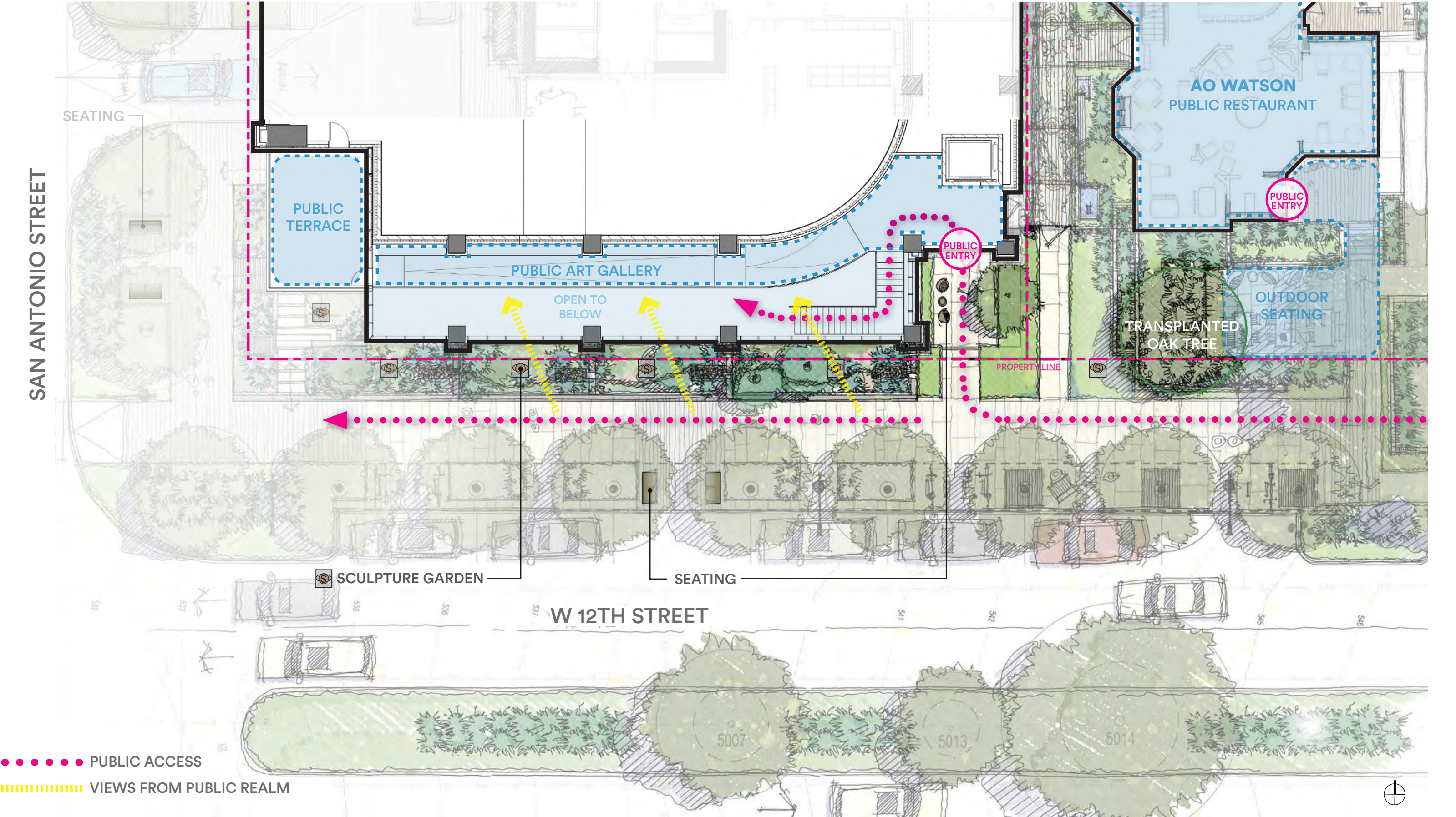


CIRCULATION DIAGRAM | LEVEL 1





CIRCULATION DIAGRAM | LEVEL 1.5



..... PUBLIC ACCESS  
- - - - - VIEWS FROM PUBLIC REALM



STRATUS



# SOUTH ELEVATION | 12TH STREET





SOUTHEAST CORNER VIEW





SOUTHWEST CORNER VIEW



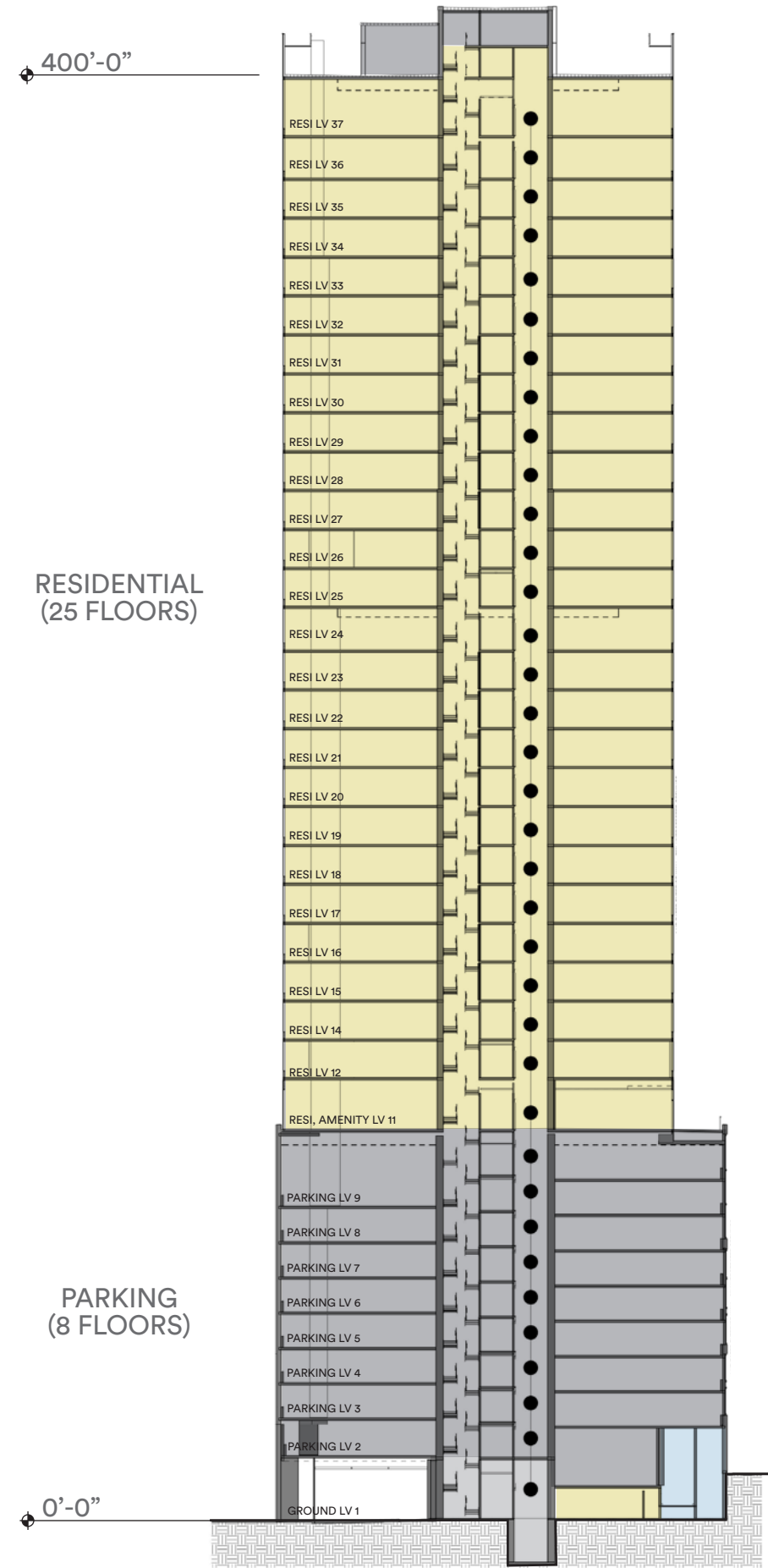


# WEST ELEVATION | SAN ANTONIO STREET



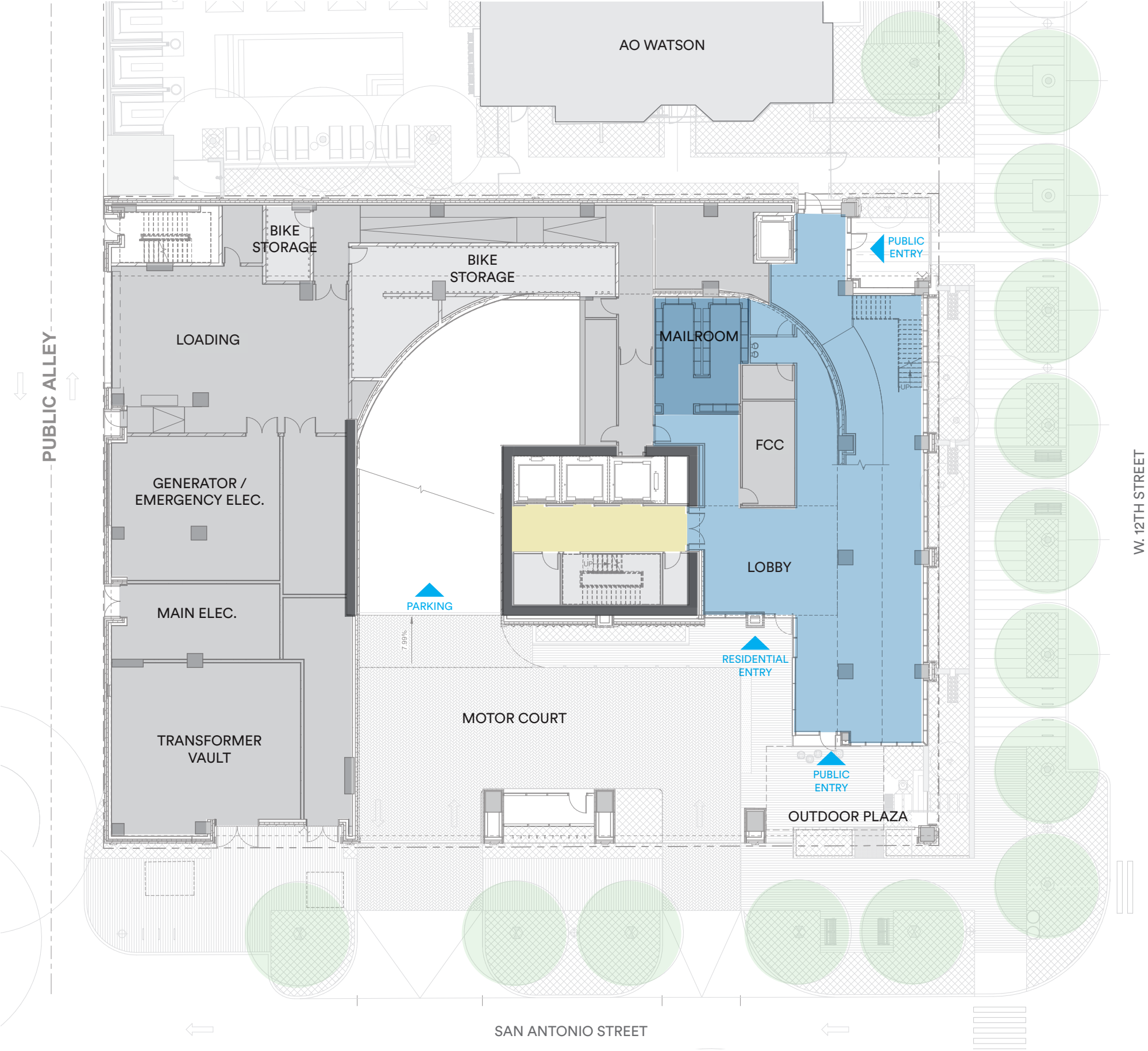


OVERALL SECTION





GROUND FLOOR PLAN





TYPICAL PARKING PLAN | LEVELS 3-9





TYPICAL RESIDENTIAL PLAN | TIER 1













AO WATSON BUILDING | VIEW FROM 12TH STREET





AO WATSON BUILDING





**THANK YOU**

