


HILTON DUAL BRAND HOTEL

TEMPO & EMBASSY SUITES
AUSTIN, TEXAS

UDG PRESENTATION | 04.24.2023

Hilton

 DLRGROUP

URBAN DESIGN PACKAGE



**EMBASSY
SUITES**
by Hilton

TEMPO
by Hilton

01: PROJECT OVERVIEW

02: SITE CONTEXT

03: SITE PLAN & LANDSCAPE DESIGN

04: ARCHITECTURAL FLOOR PLANS

05: RENDERINGS

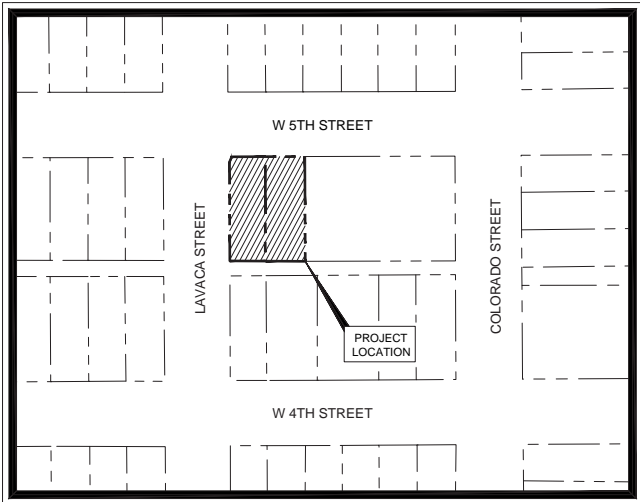
06: BUILDING MATERIALS & ELEVATIONS



HILTON AUSTIN PROJECT OVERVIEW

SITE AREA

LOT AREA:	11,813 SF
EXISTING ZONING:	CBD
BASE FAR:	8.0
BASE FAR AREA:	94,504 SF



DENSITY BONUS

PROJECT ACTUAL FAR:	25.35:1
TOTAL ACTUAL FAR AREA:	299,447 SF
PROJECT REQUESTED FAR:	26.0:1
TOTAL REQUESTED FAR AREA:	307,138 SF
BONUS FAR AREA:	212,634 SF

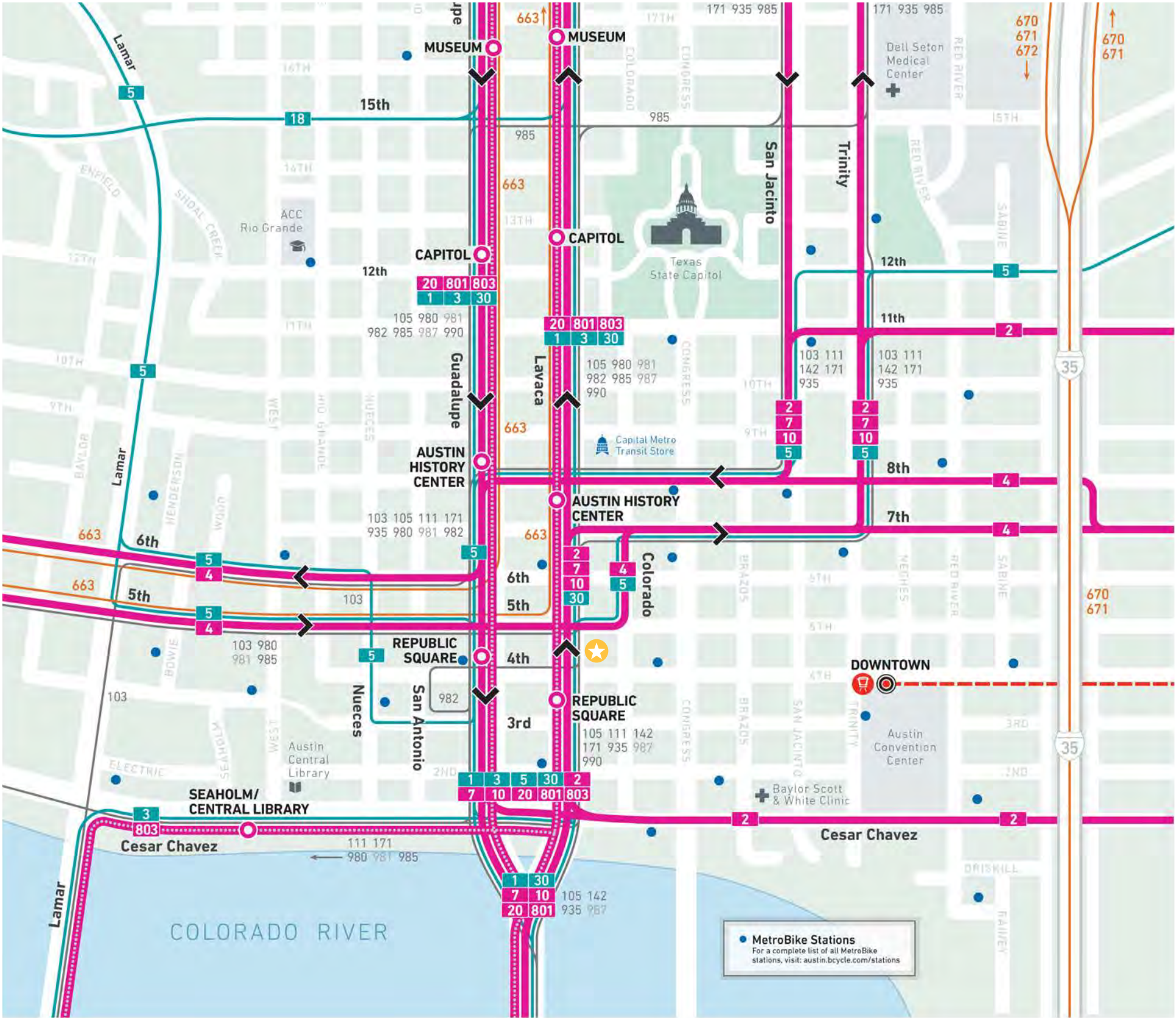
NO ON-SITE PARKING
AEGB 2 STAR CERTIFICATION

BUILDING DATA

BUILDING HEIGHT:	370'-10"
HIGHEST OCCUPIED HEIGHT:	342'-8"
AMENITY GSF:	29,488 SF
BOH/MECH GSF:	30,172 SF
GUESTROOM GSF:	229,787 SF
TOTAL TENANT GSF:	10,000 SF
TOTAL # OF ROOMS:	480 KEYS



AUSTIN TRANSIT MAP



ROUTE LEGEND

- ★ SITE
- METROBUS LOCAL
- METRORAPID
- METRORAIL RED LINE
- METROBUS LOCAL
- METROEXPRESS
- UT SHUTTLE

HILTON AUSTIN VICINITY MAP

- A

 SITE
- B

 INDEED BUILDING
- C

 HANOVER REPUBLIC SQUARE
- D

 COLORADO RIVER
- E

 LAVACA PLAZA
- F

 PARKING GARAGE
- G

 REPUBLIC SQUARE
- H

 AUSTIN CONVENTION CENTER

• • •

 HIGH FREQUENCY ROUTE

●

 HIGH FREQUENCY STOPS

●

 METROBIKE STATIONS

AUSTIN VIEW CORRIDORS



AUSTIN VIEW CORRIDORS



SITE PLAN GREAT STREETS

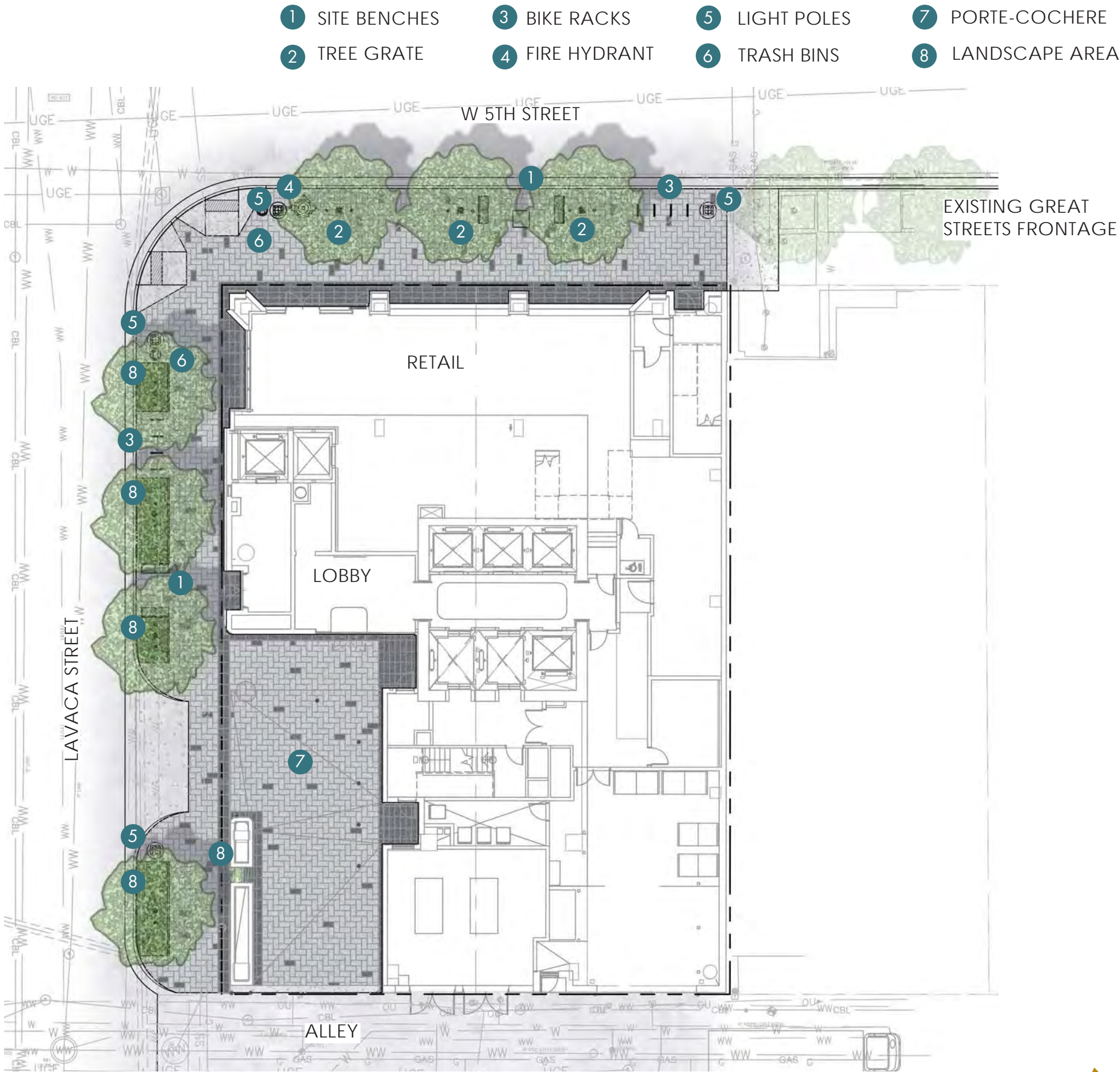
GREAT STREETS COMPLIANCE NARRATIVE

The site plan provides all of the required site furnishings along Lavaca St. which includes two benches, four bike racks, and one waste bin. Two City of Austin streetlights and three Red Oak trees spaced 22 feet apart have been located along Lavaca St. as well.

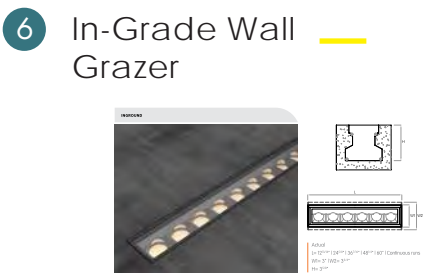
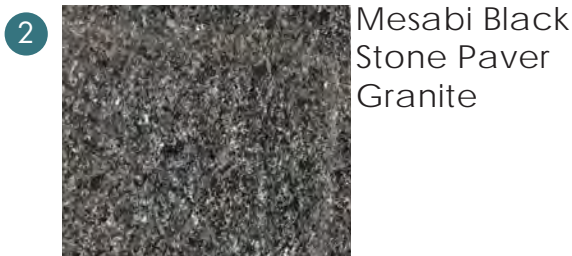
Along the W. 5th Street frontage, the site plan provides all required furnishings including two benches, four bike racks, and one trash bin. The 5th Street frontage also includes two City of Austin streetlights, three Drake elm trees spaced 22' apart, as well as a fire hydrant on the northwest corner of the property.

Both the Lavaca St. and the W. 5th St. frontage include sidewalk widths that have been approved by the urban design department.

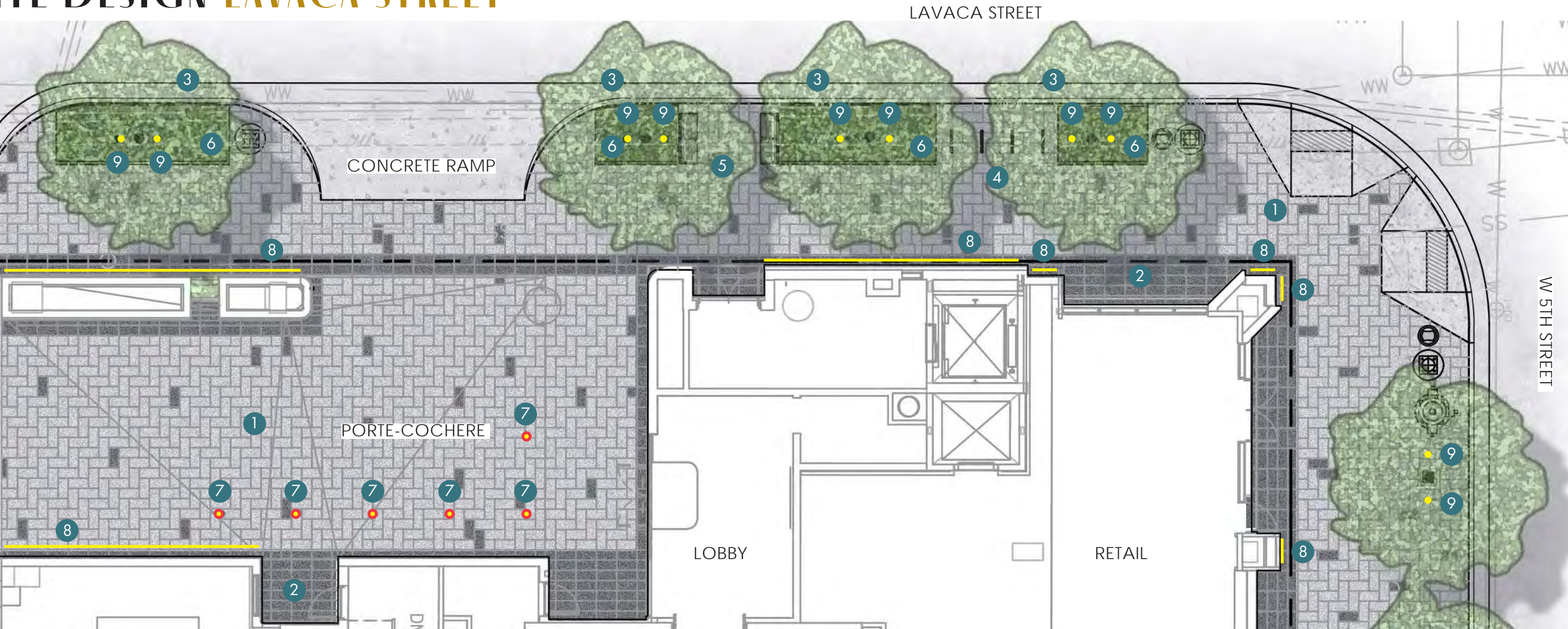
In addition to the Great Street requirements being met, the site plan includes specialty stone paving throughout, low voltage pedestrian lighting to enhance visibility and safety, soil cells to provide ample soil volume for the proposed street trees, planter beds with native plants along Lavaca St, and an automatic irrigation system to provide all watering needs for proposed trees, shrubs and perennials.




SITE DESIGN 5TH STREET



SITE DESIGN LAVACA STREET




1




Charcoal Black Stone Paver Granite

2




Mesabi Black Stone Paver Granite

3




Spanish Red Oak

4




COA Bike Rack U Shaped Stainless Steel

5




COA Bench Plainwell Bench Stainless Steel

6




Hameln Grass

7




Lit Bollard

8




In-Grade Wall Grazer


9



Tree Uplights



Mexican Feather Grass



Soft Leaf Yucca

SITE DESIGN PAVING MATERIAL



INSTALL PHOTO



ASTM C 1028 - Static Coefficient of Friction Americans with Disabilities Act (ADA)

The current version of the ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) states only that floor and ground surfaces be "slip resistant". A "slip-resistant" surface is defined as "providing sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation".

Previous versions of ADAAG recommended a static coefficient of friction of 0.6 or better for level routes and 0.8 or better for ramps. The recommendations were not qualified as to whether the reference was to wet or dry values, and a specific test method was not cited.

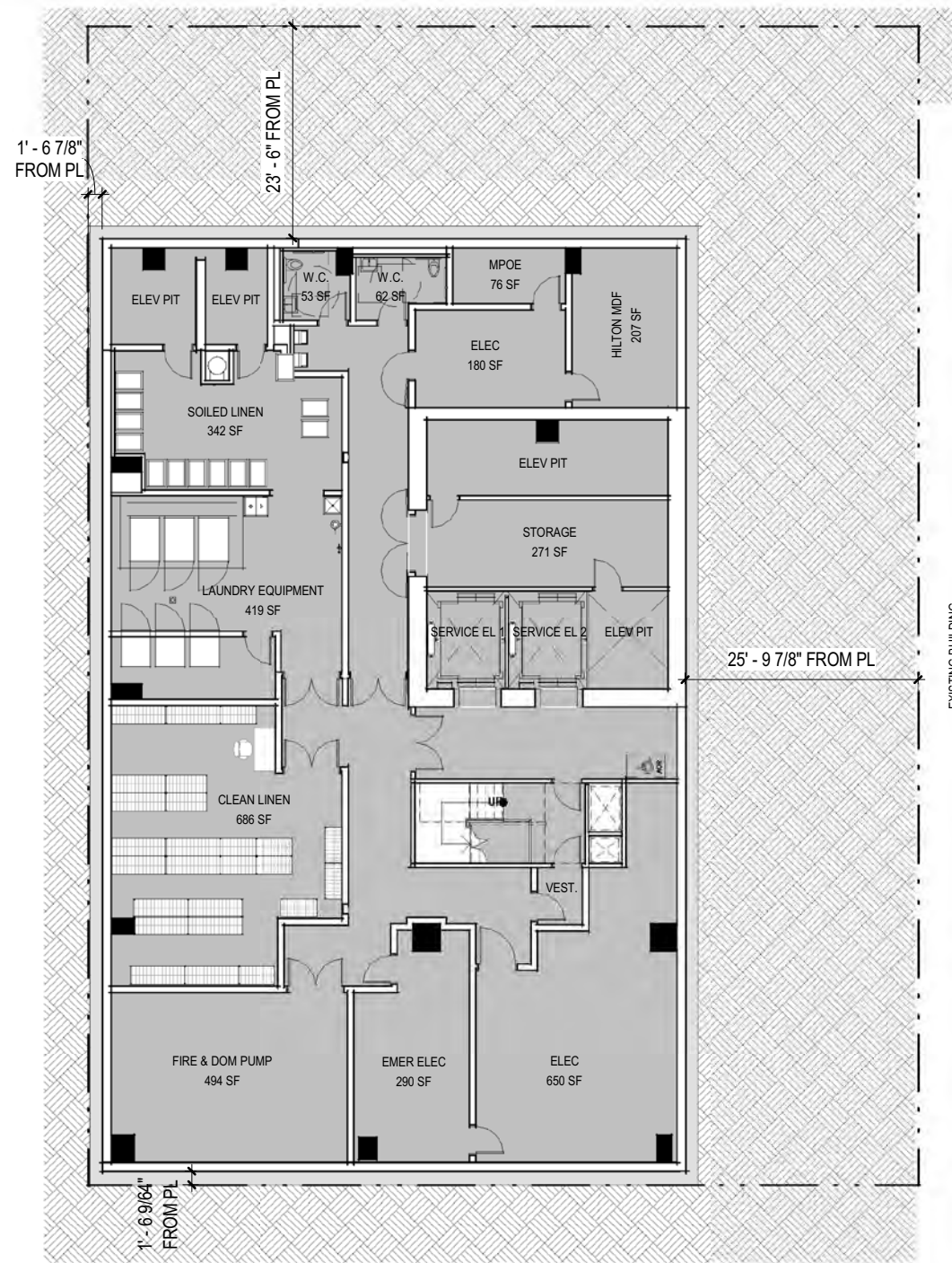
Coldspring has test data available for a limited number of color/finish combinations. The table below provides some broad guidelines, based on the tests we have available.

Granite Finishes	ASTM C1028 Wet	ASTM C1028 Dry
Polish	.40 to .50	.65 to .70
Diamond® 8	.45 to .65	.65 to .75
Velvet	.55 to .90	.65 to .80
Diamond® 10	.70 to .85	.70 to 1.05
Thermal Plus	.75 to .80	.85 to .90
Sanded	.75 to .80	.85 to .90
1 Thermal	.75 to .90	.80 to 1.05
Diamond® 5	.80 to .90	.85 to .90
Textured	.85 to .90	.70 to .75
2 Diamond® 100	1.00 to 1.05	1.05 to 1.10

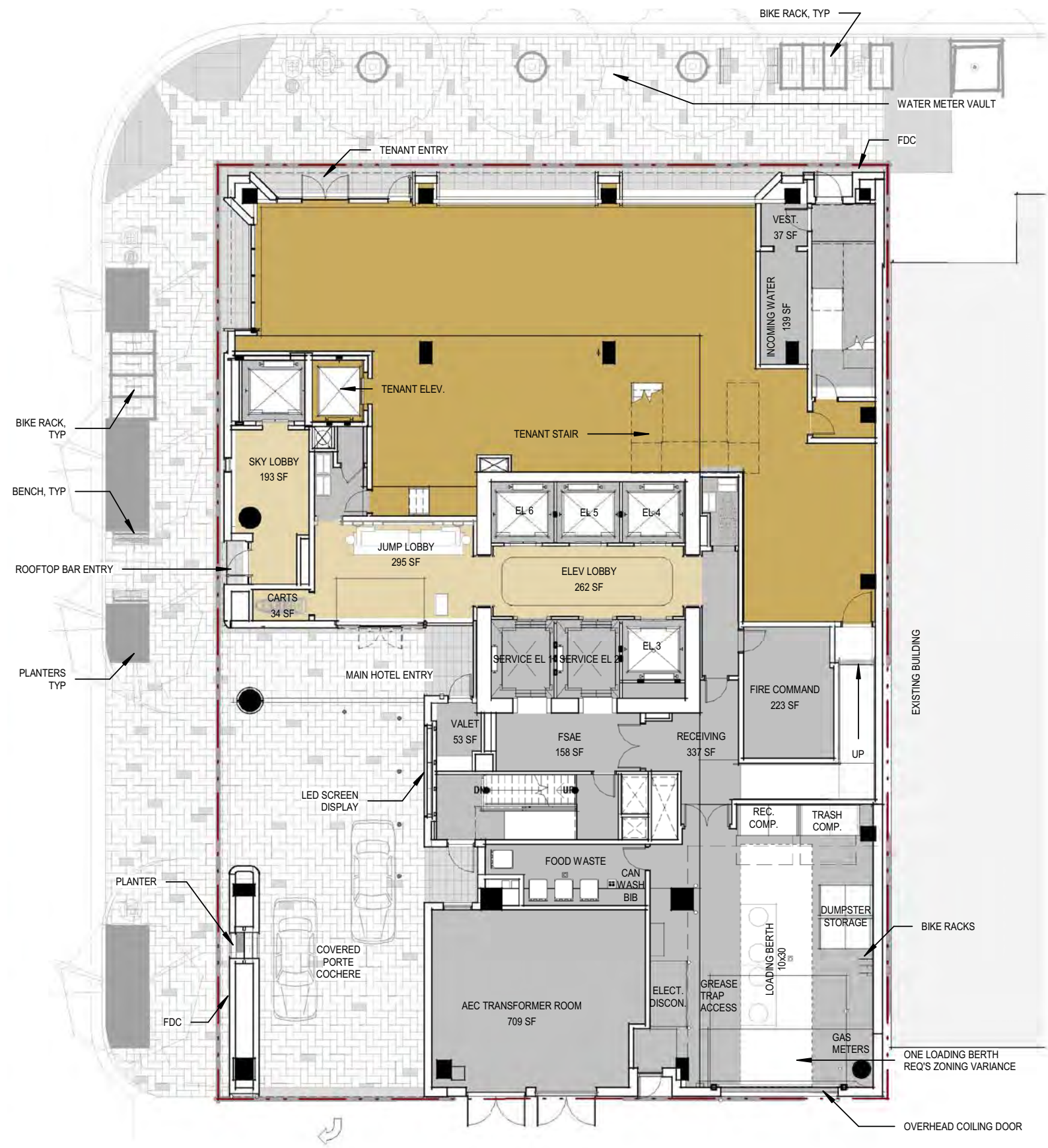
Limestone Finishes	ASTM C1028 Wet	ASTM C1028 Dry
Polish	.61	.63
Diamond® Smooth	.72	.81
Hone	.68	.71

- 1 CHARCOAL - LIGHTER PAVER
- 2 MESABI - DARKER PAVER

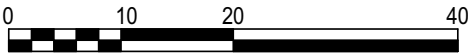
OVERALL FLOOR PLAN LEVELS 00 & 01



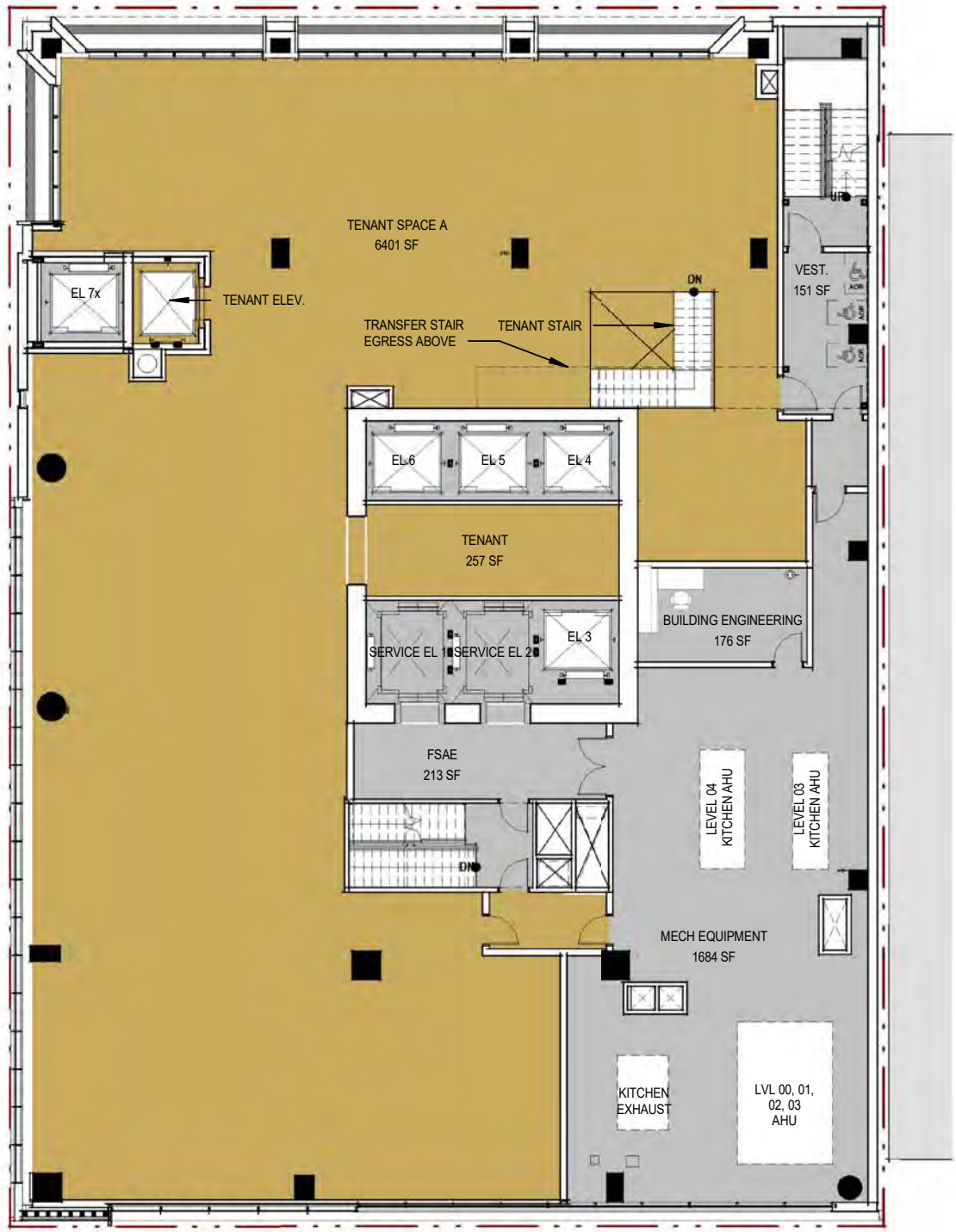
LEVEL 00: BASEMENT



LEVEL 01: JUMP LOBBY



OVERALL FLOOR PLAN LEVELS 02 & 03

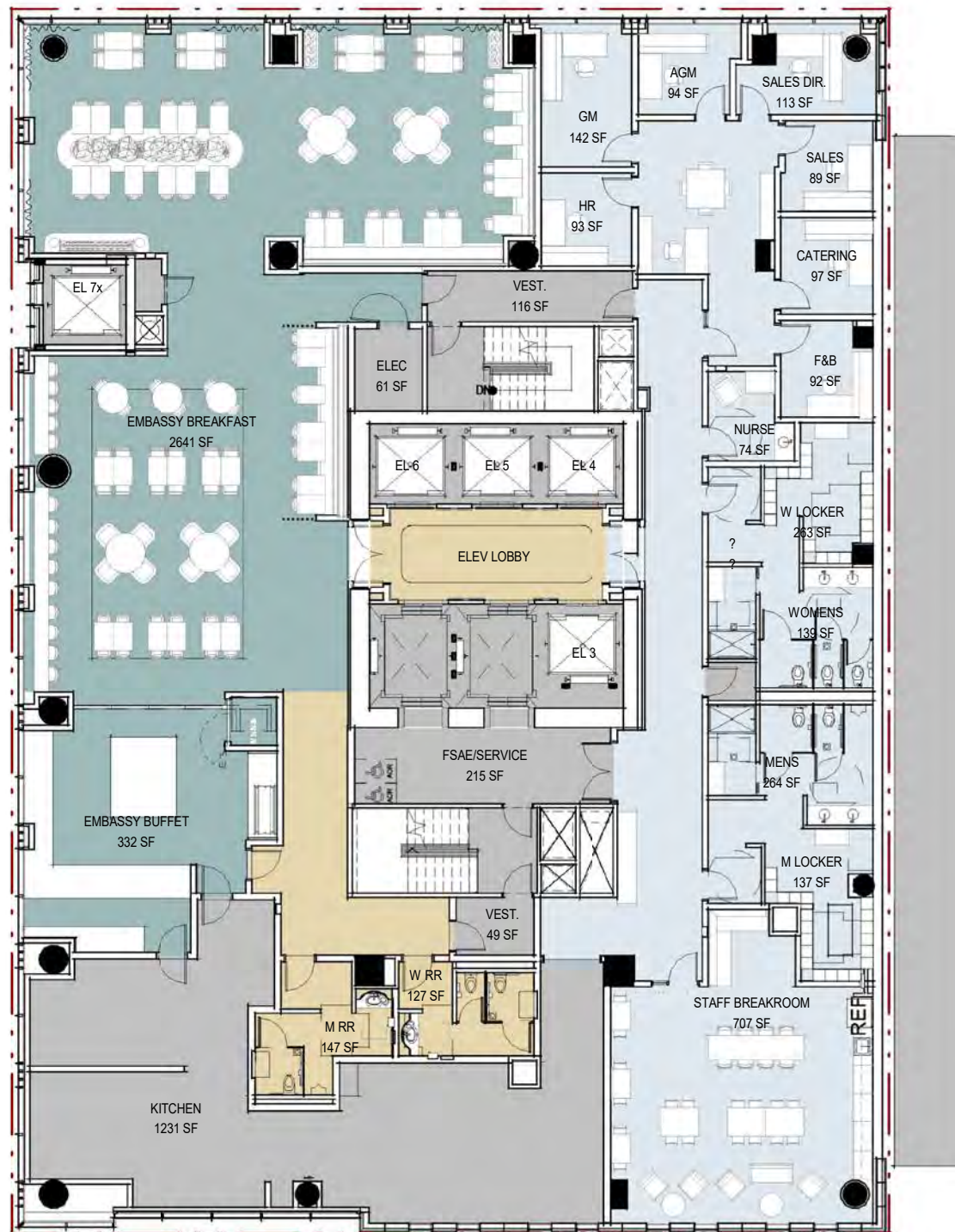


LEVEL 02: TENANT



LEVEL 03: RECEPTION & LOBBIES

OVERALL FLOOR PLAN LEVELS 04 - 24



LEVEL 04: EMBASSY SUITES BREAKFAST



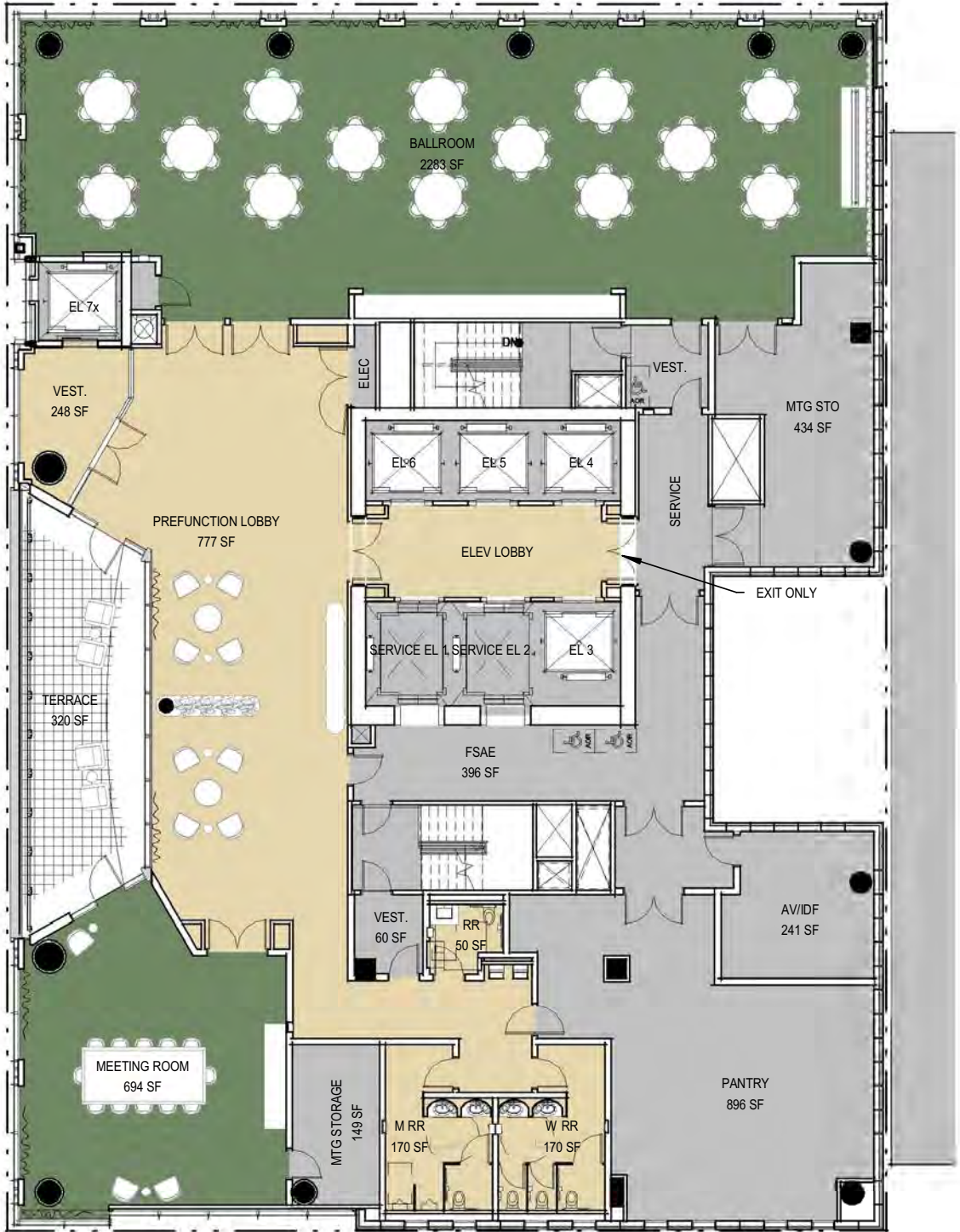
LEVELS 05-24: TYPICAL GUESTROOM LEVELS



OVERALL FLOOR PLAN LEVELS 25 - 28

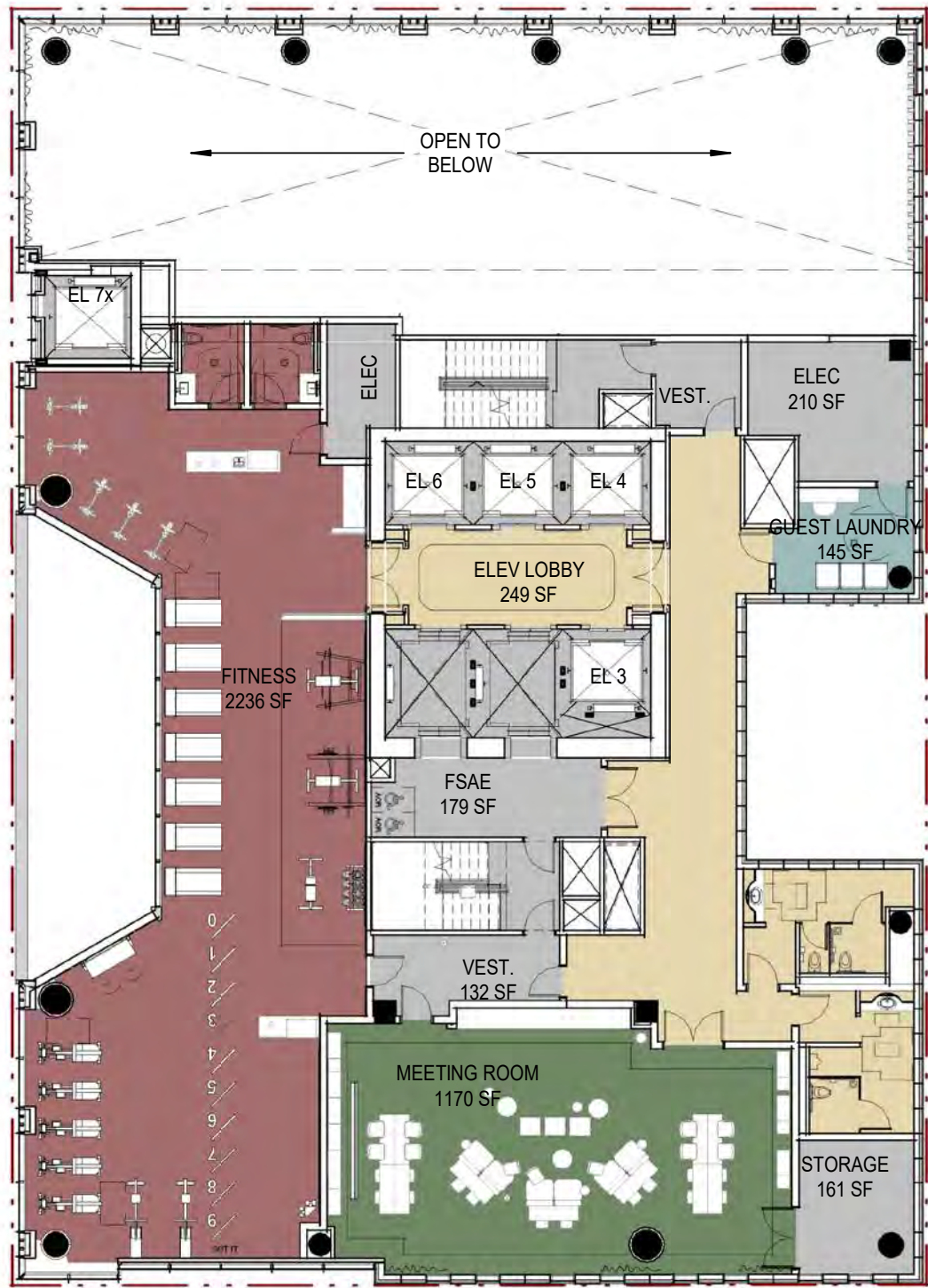


LEVELS 25-27: PREMIUM/WELLNESS SUITE LEVEL

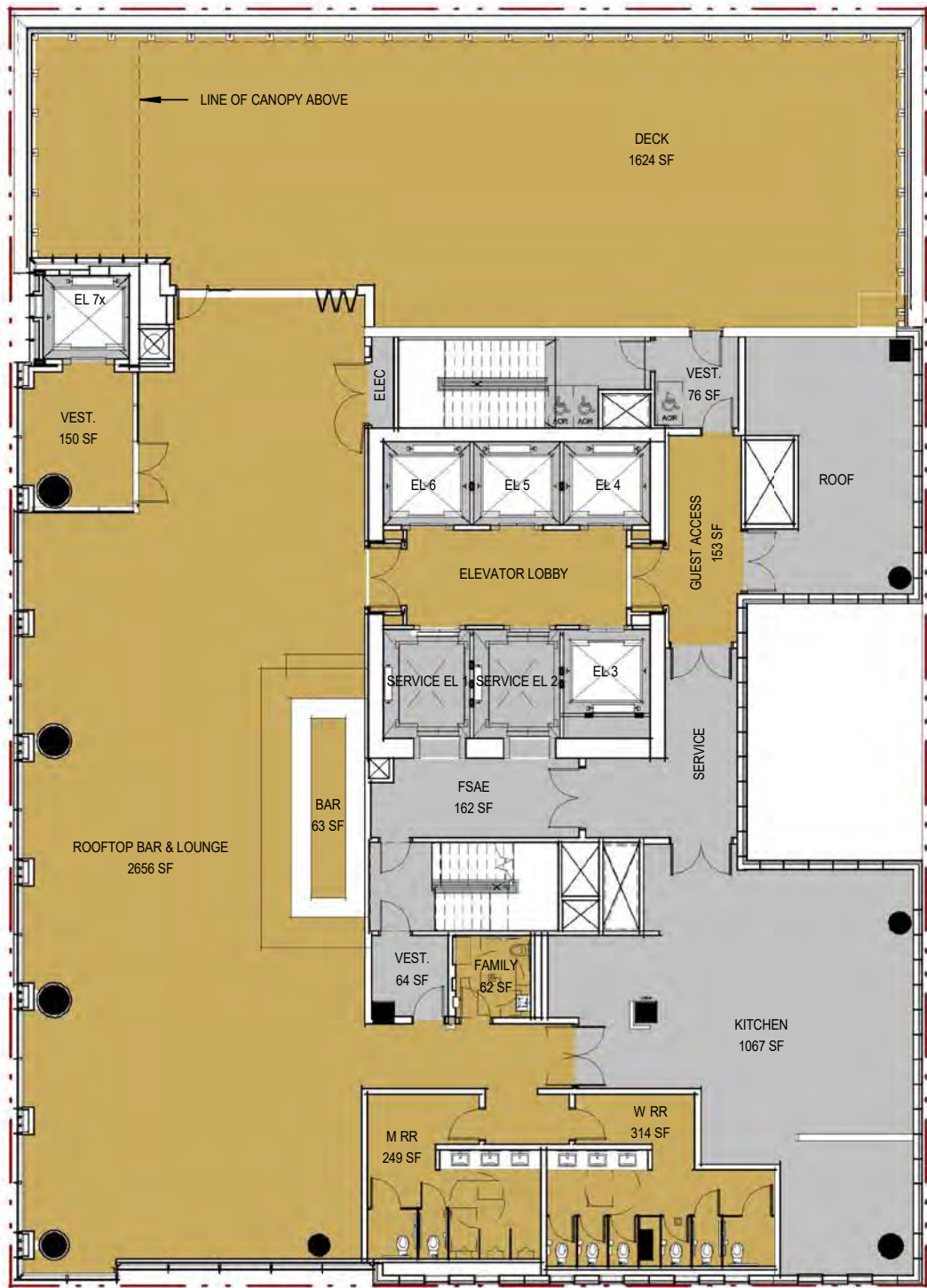


LEVEL 28: BALLROOM & MEETING SPACE

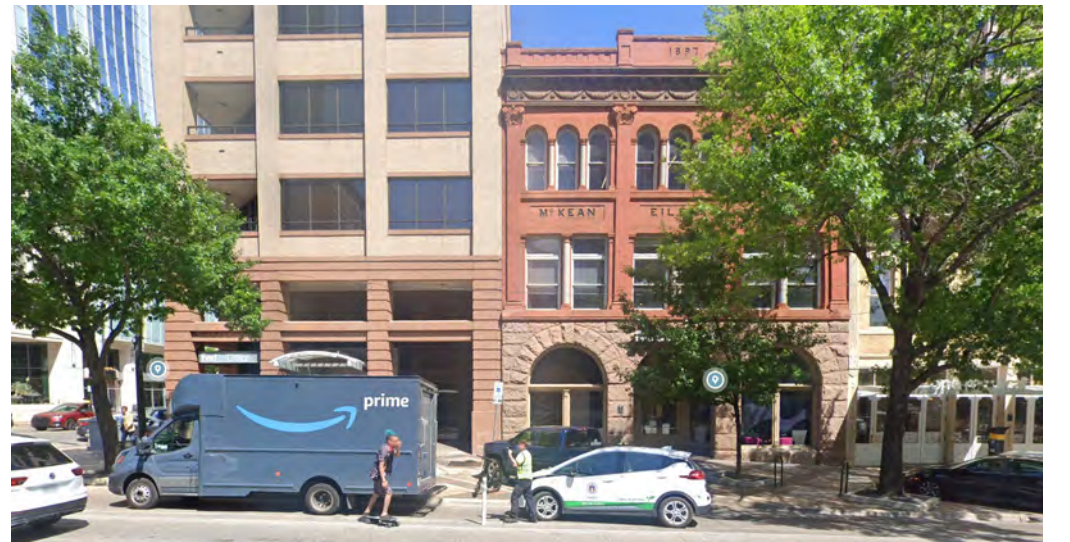
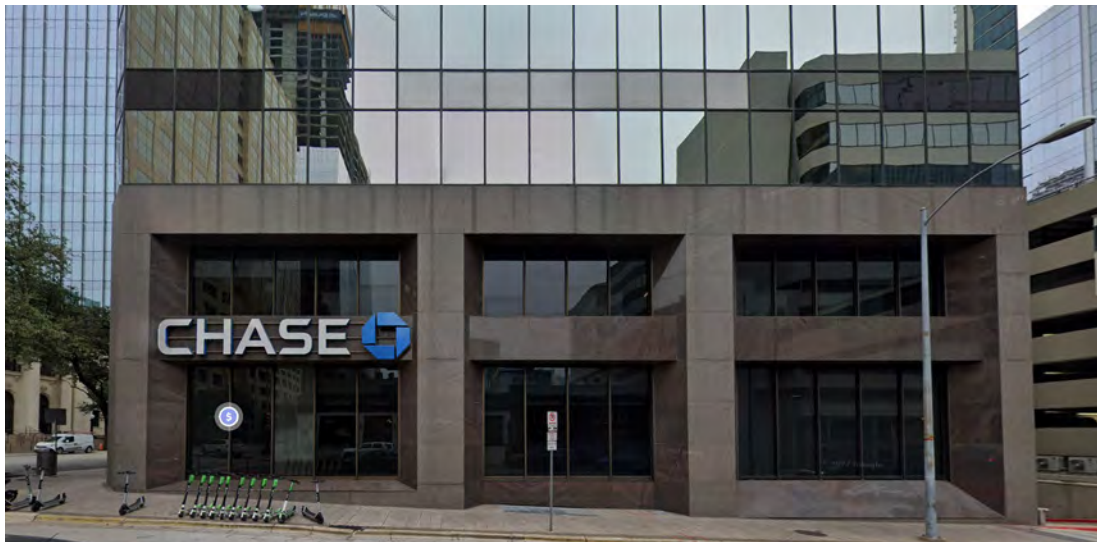
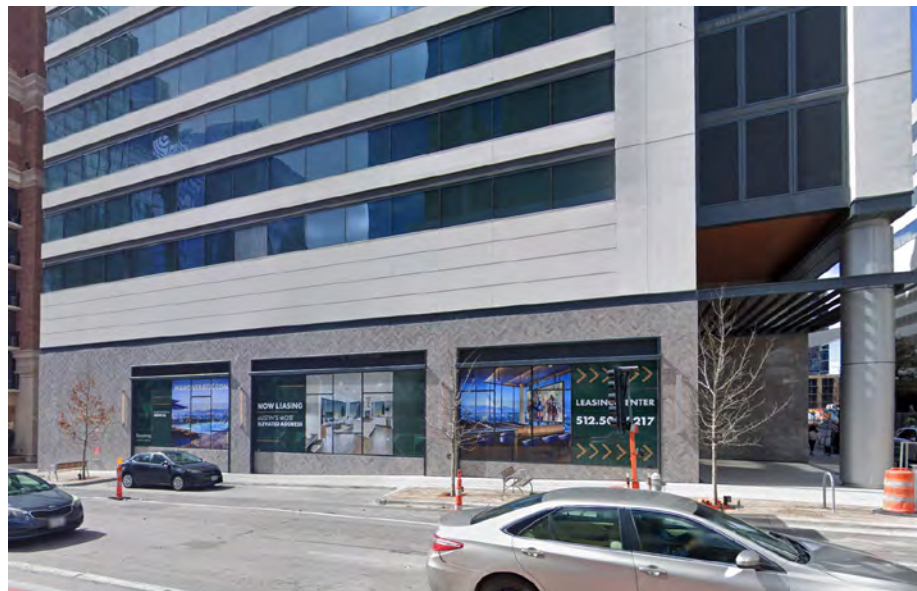
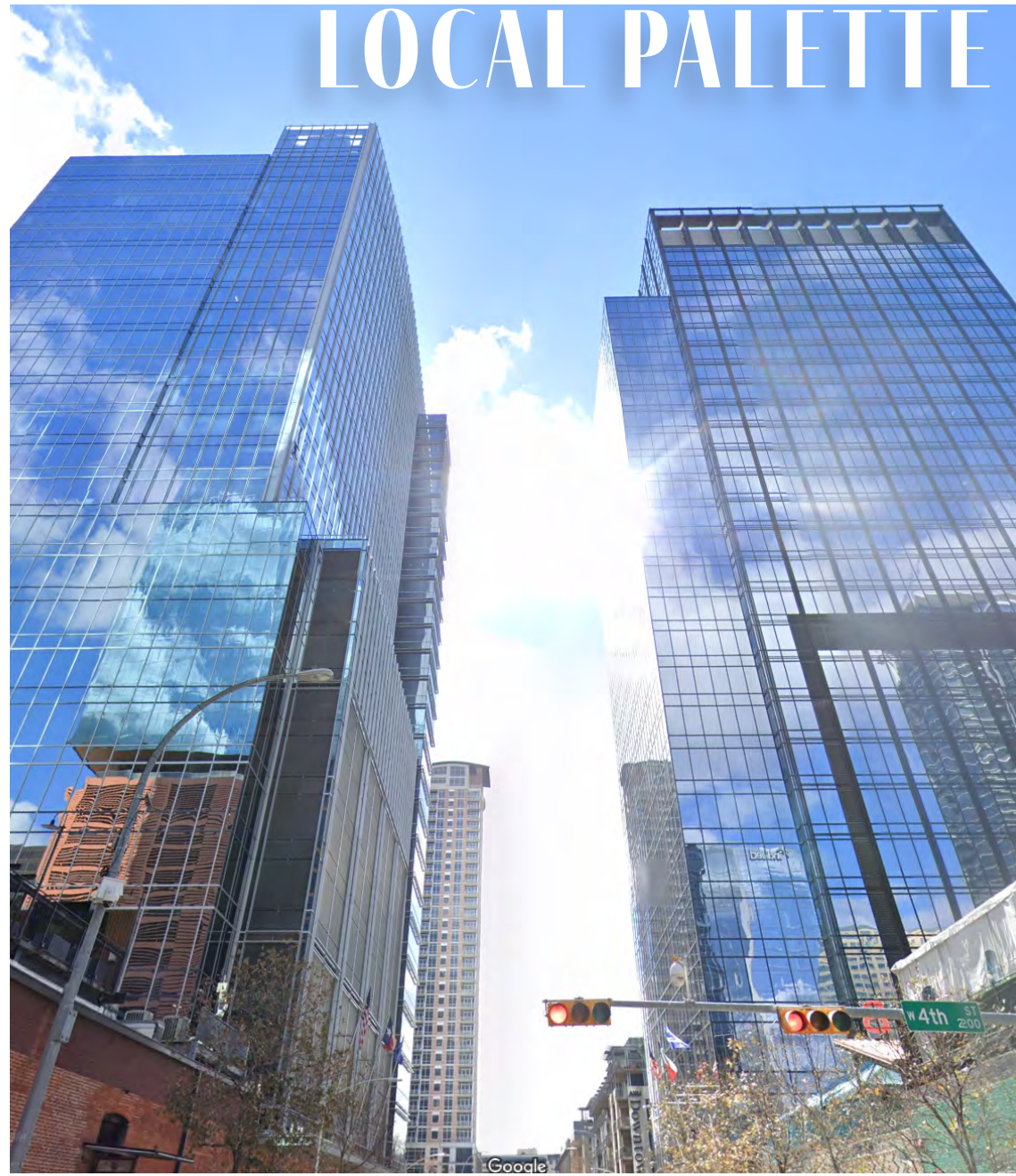
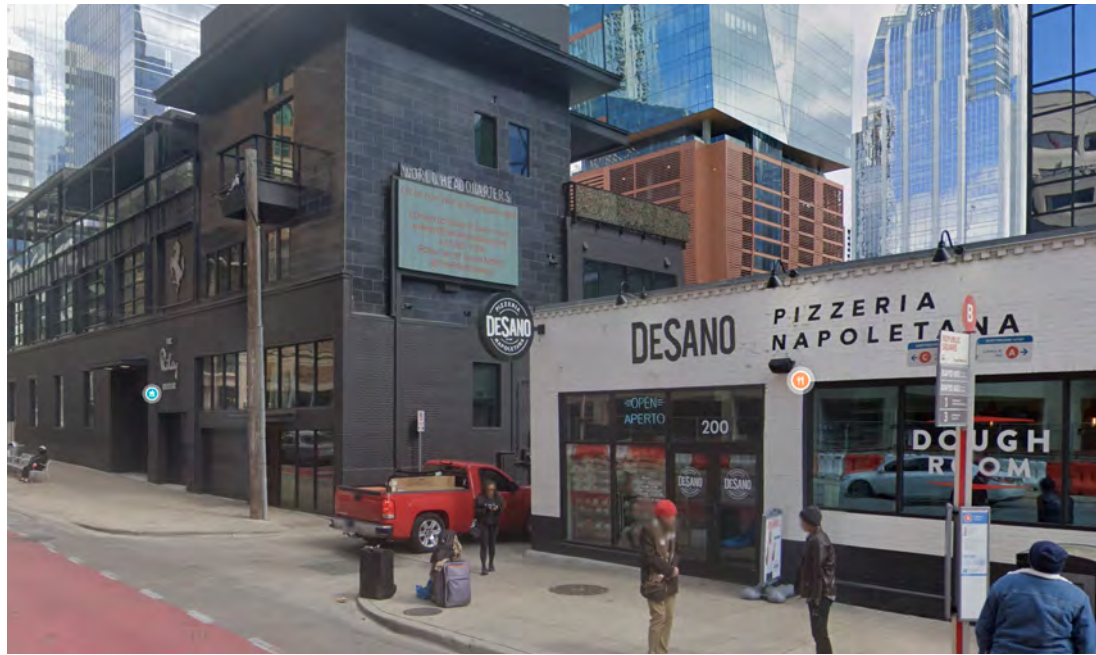
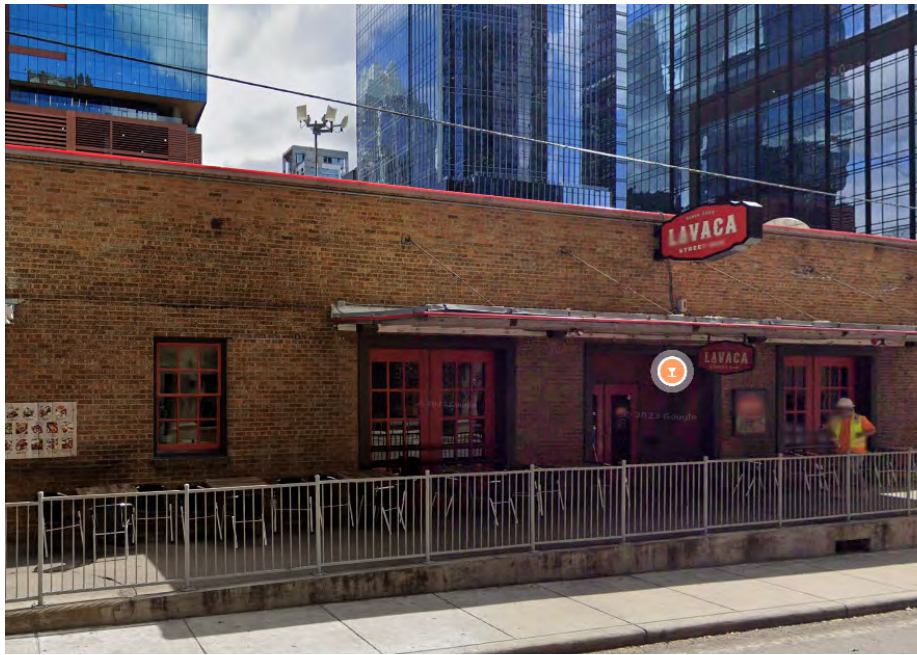
OVERALL FLOOR PLAN LEVELS 29 & 30

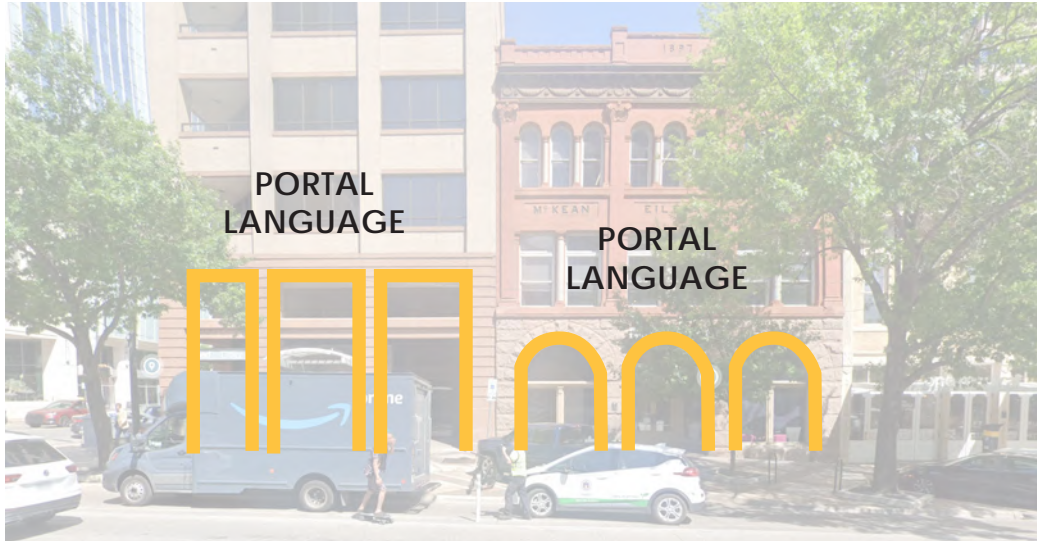
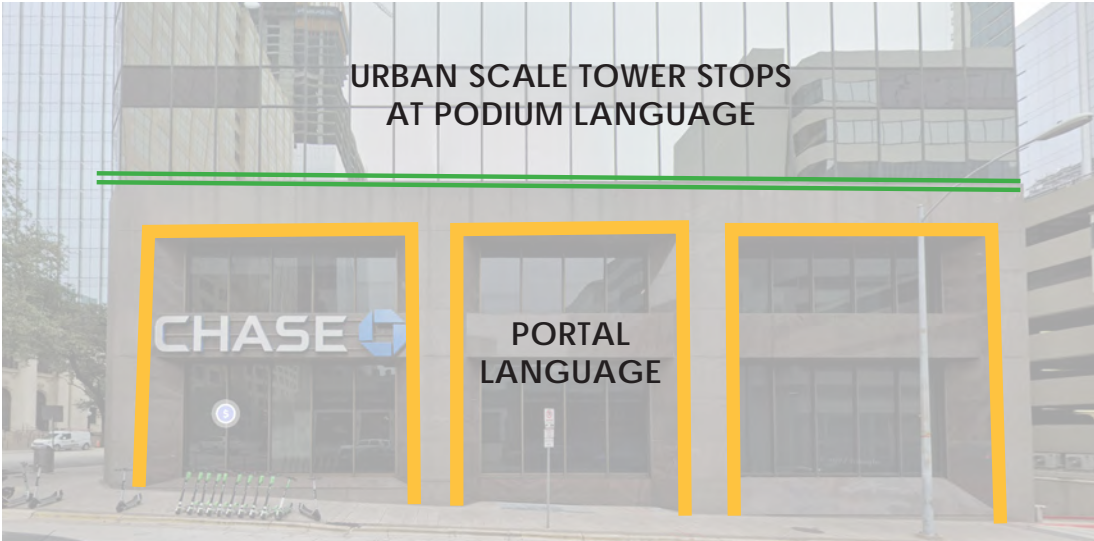
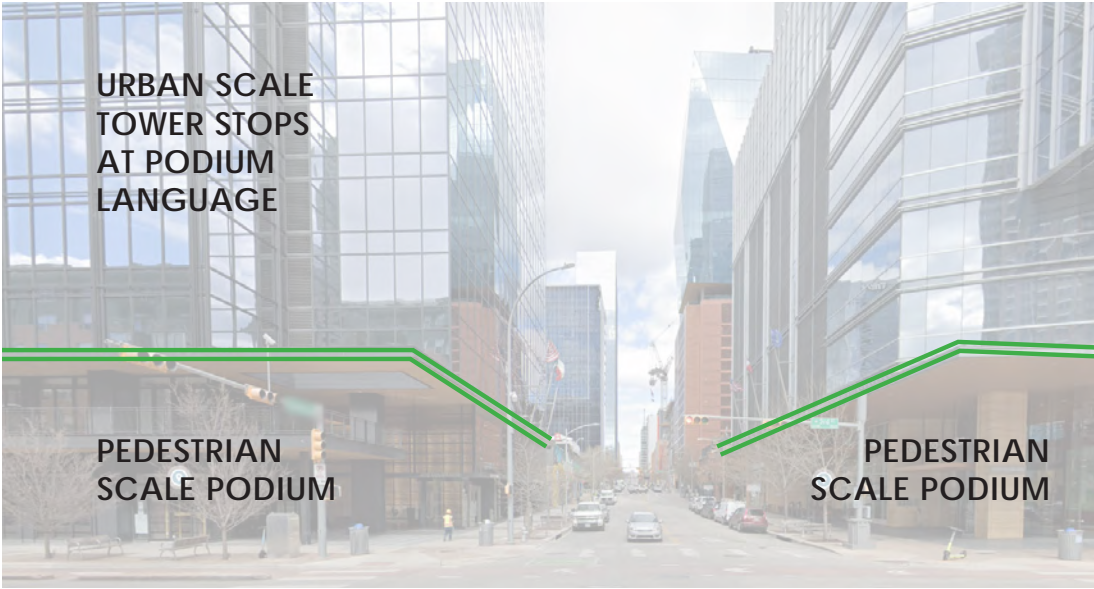
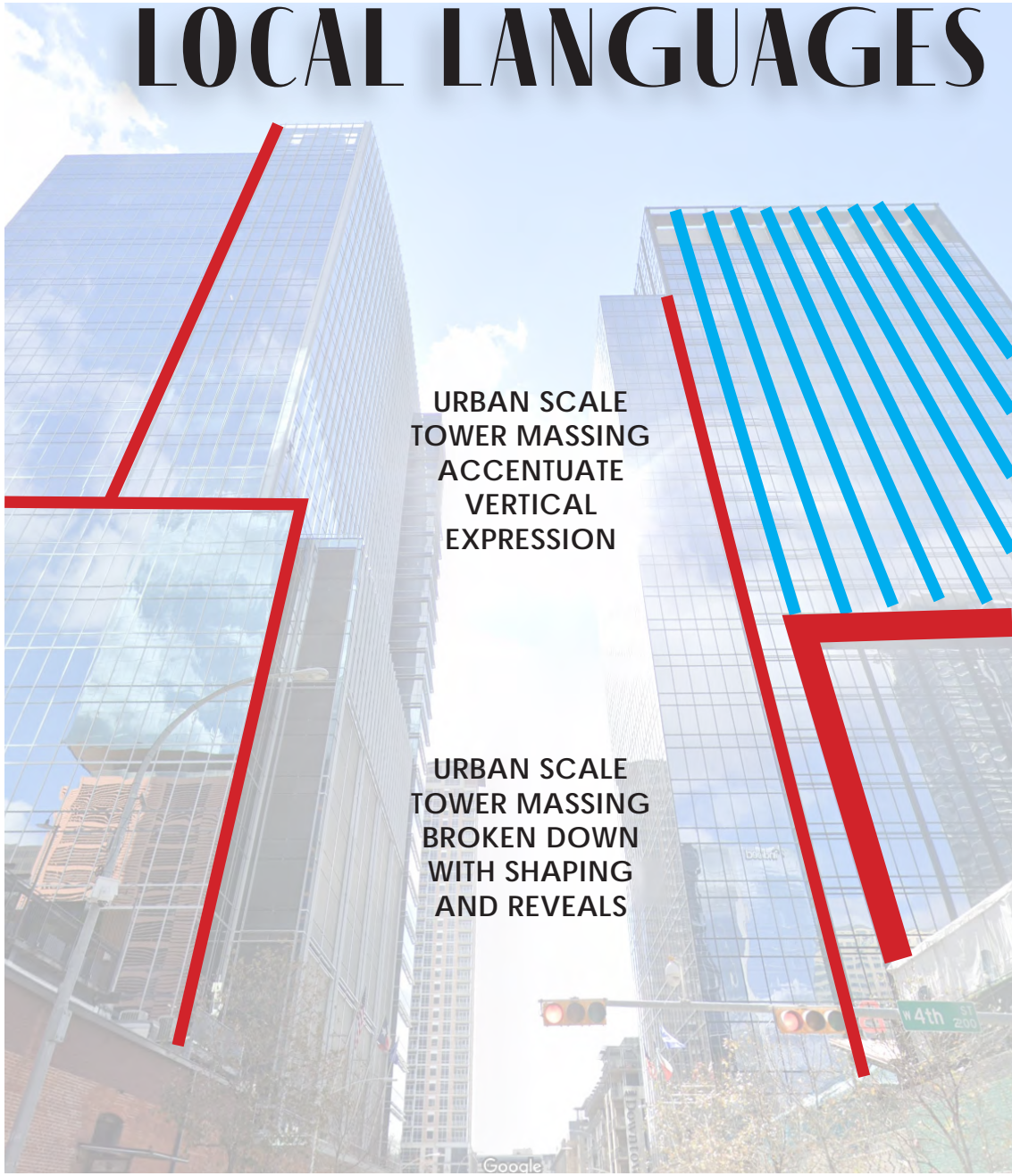
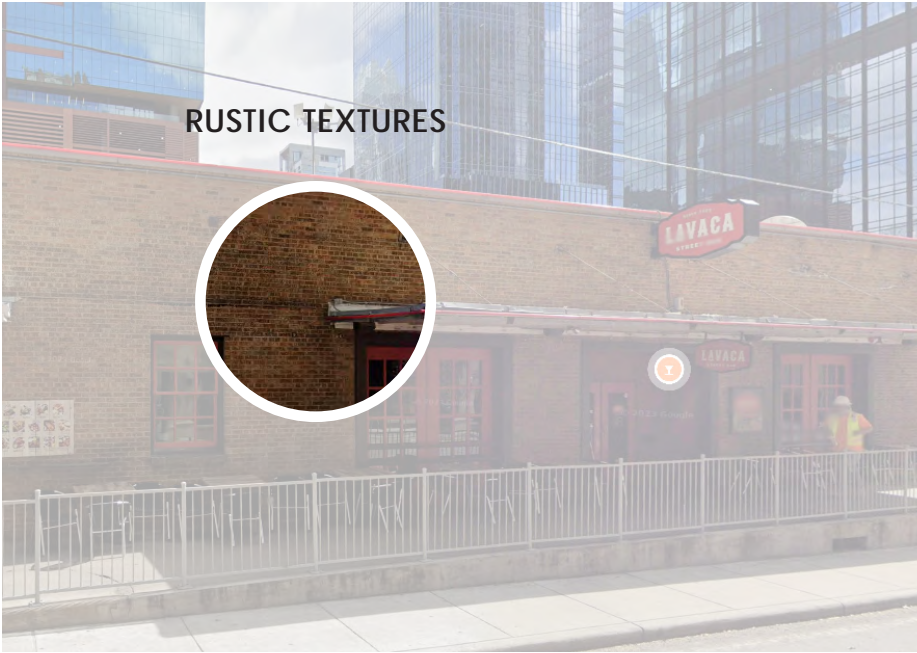


LEVEL 29: FITNESS & MEETING



LEVEL 30: ROOFTOP BAR

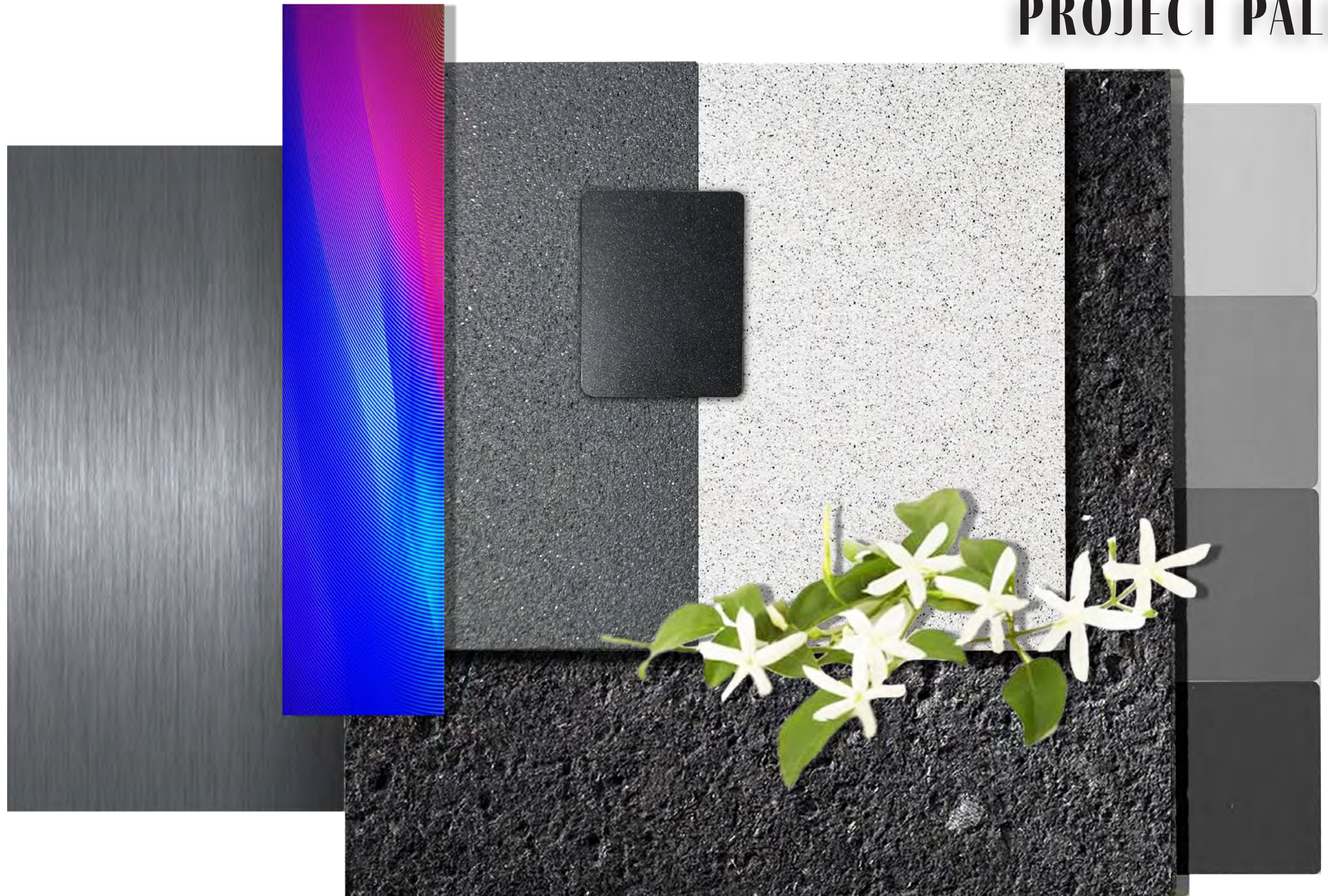




EXTERIOR REFERENCES



PROJECT PALETTE







EMBASSY SUITES
by Hilton

TEMPO

STEAK
SEAFOOD
COCKTAILS













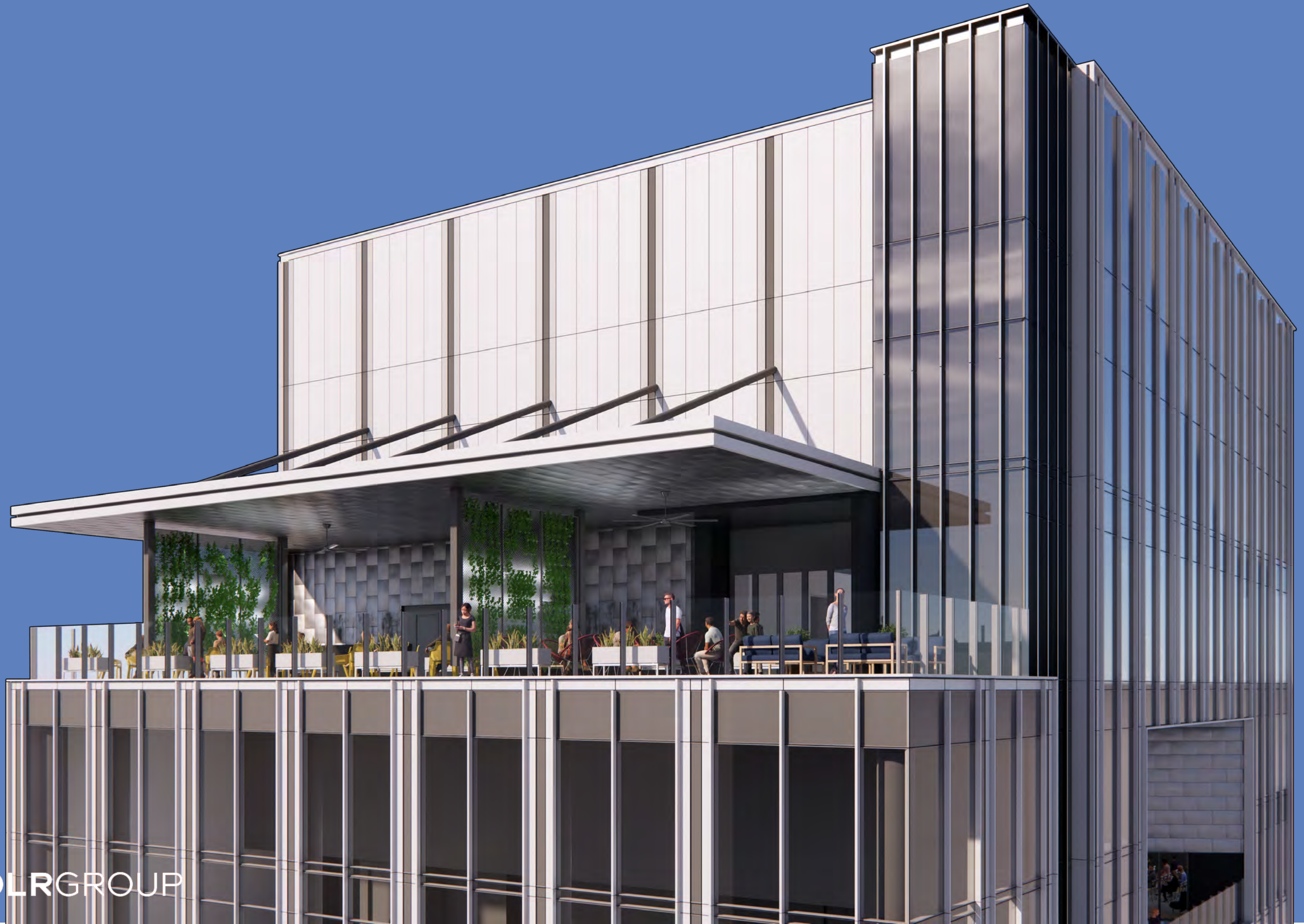


E
EMBASSY
SUITES
TEMPO



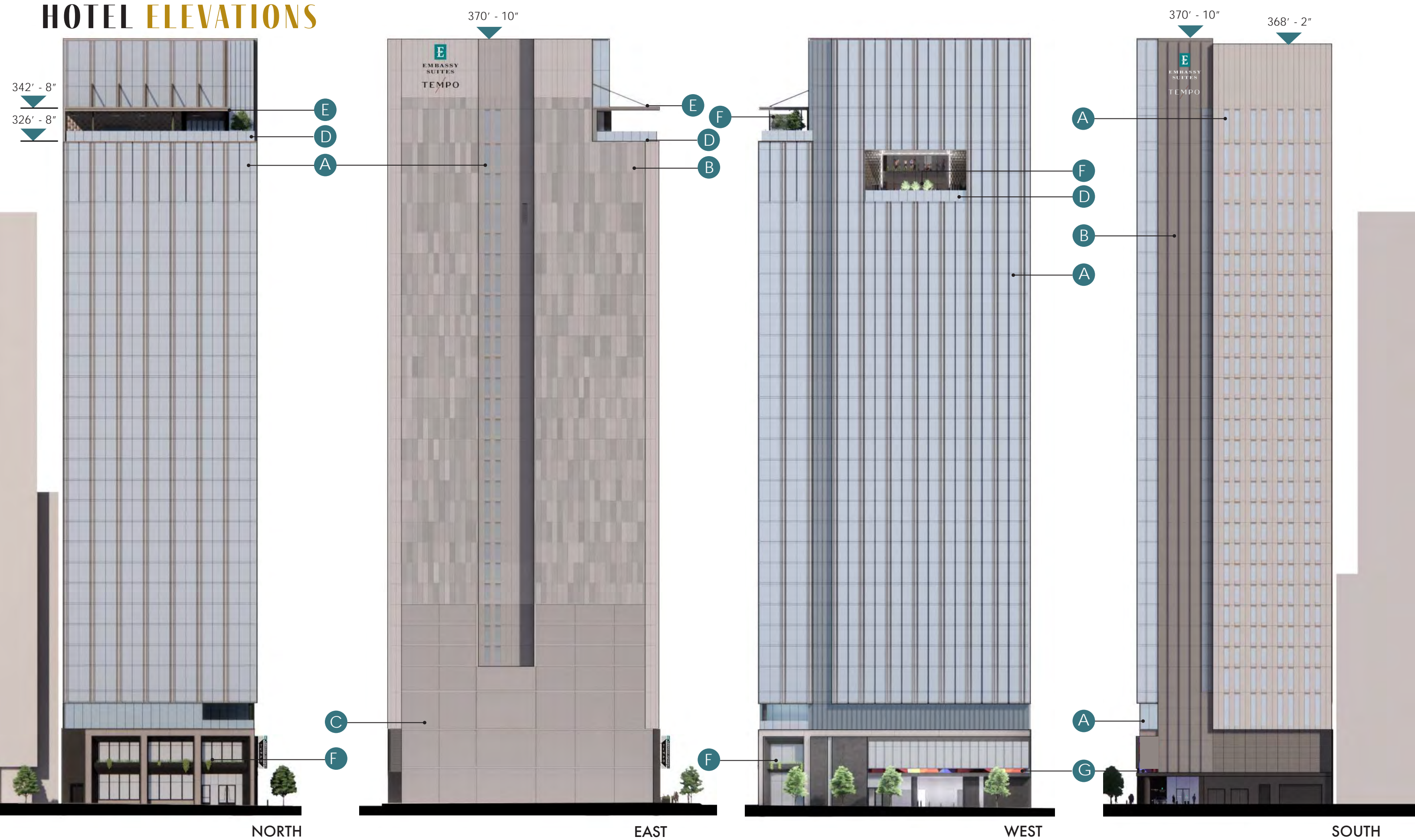








HOTEL ELEVATIONS



THANK YOU
 **DLRGROUP**

APPENDIX: L28 SUN STUDIES

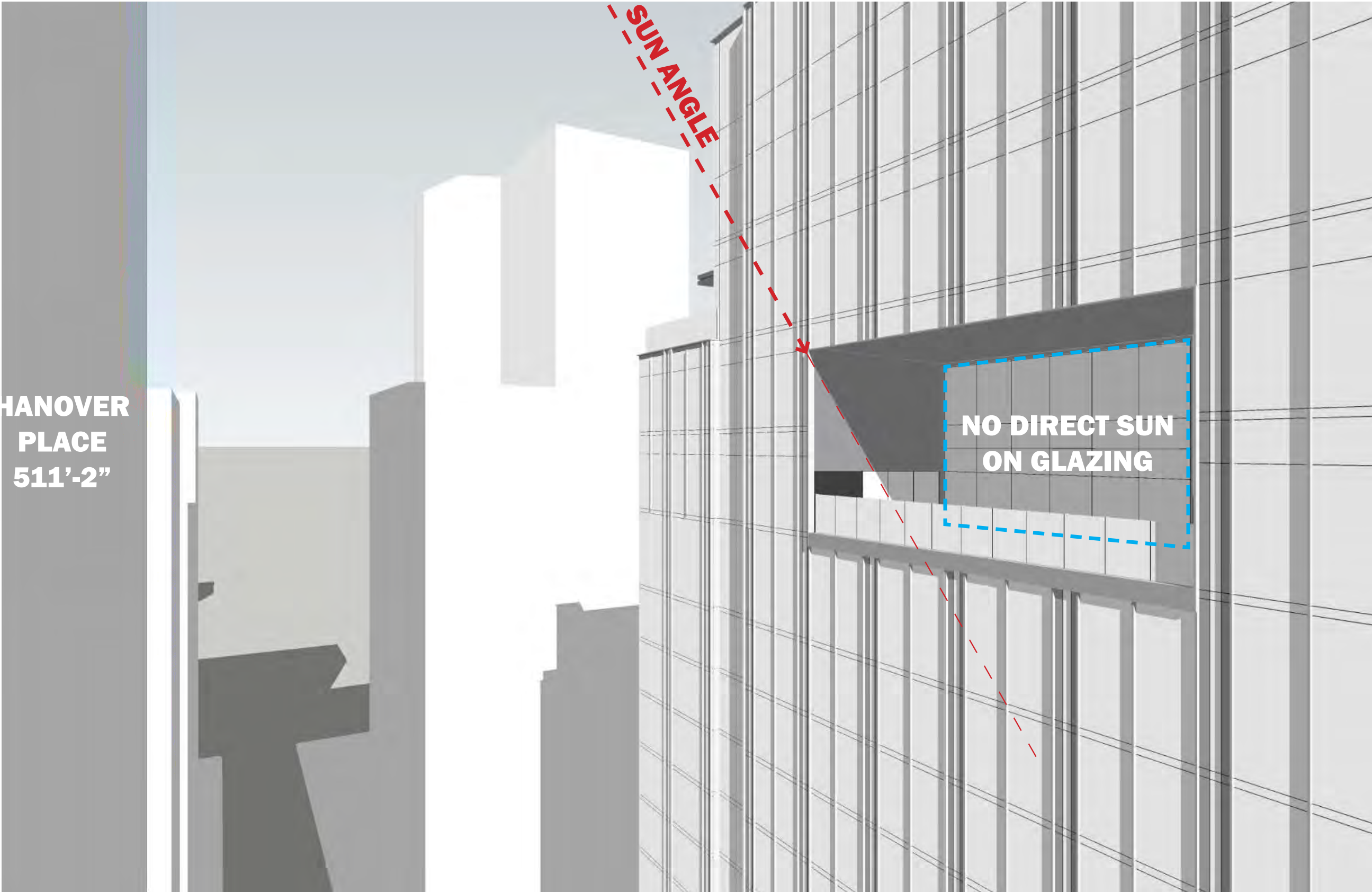


APPENDIX: L28 SUN STUDIES



SUMMER SOLSTICE | JUNE 20TH | 12:35 PM

APPENDIX: L28 SUN STUDIES



SUMMER SOLSTICE | JUNE 20TH | 1:35 PM

APPENDIX: L28 SUN STUDIES



SUMMER SOLSTICE | JUNE 20TH | 2:35 PM

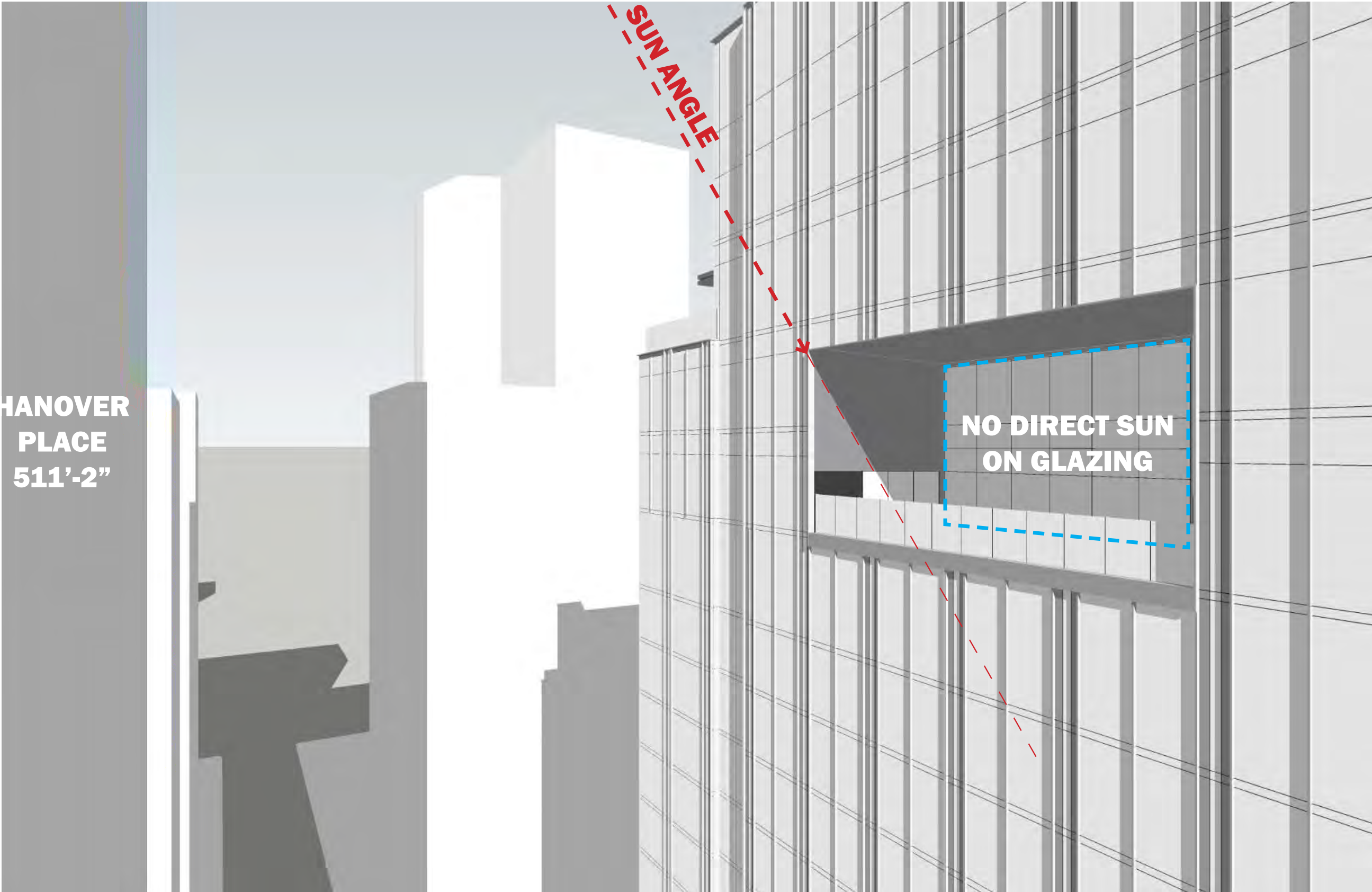
APPENDIX: L28 SUN STUDIES



APPENDIX: L28 SUN STUDIES

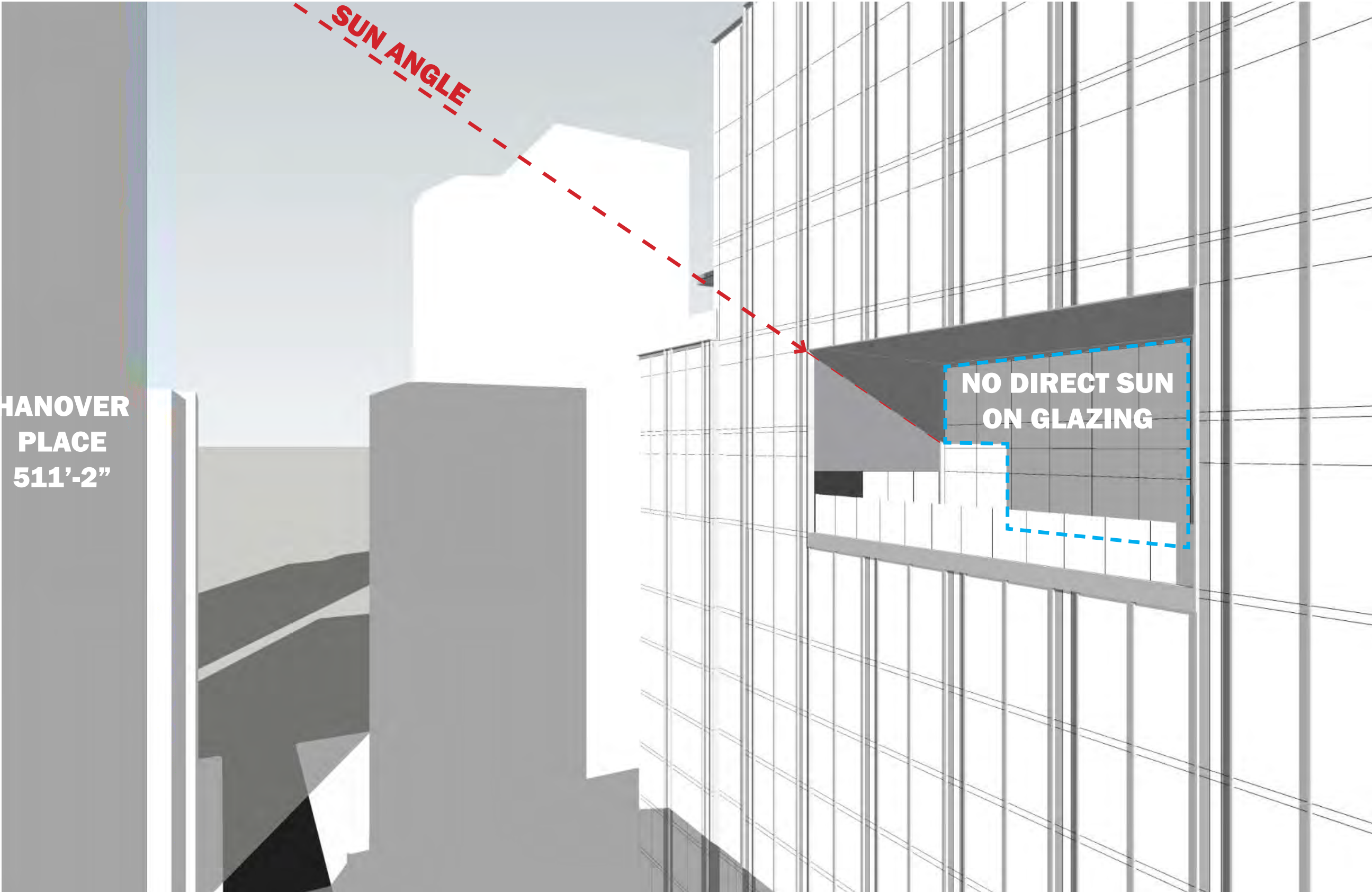


APPENDIX: L28 SUN STUDIES



WINTER SOLSTICE | DECEMBER 21ST | 1:35 PM

APPENDIX: L28 SUN STUDIES

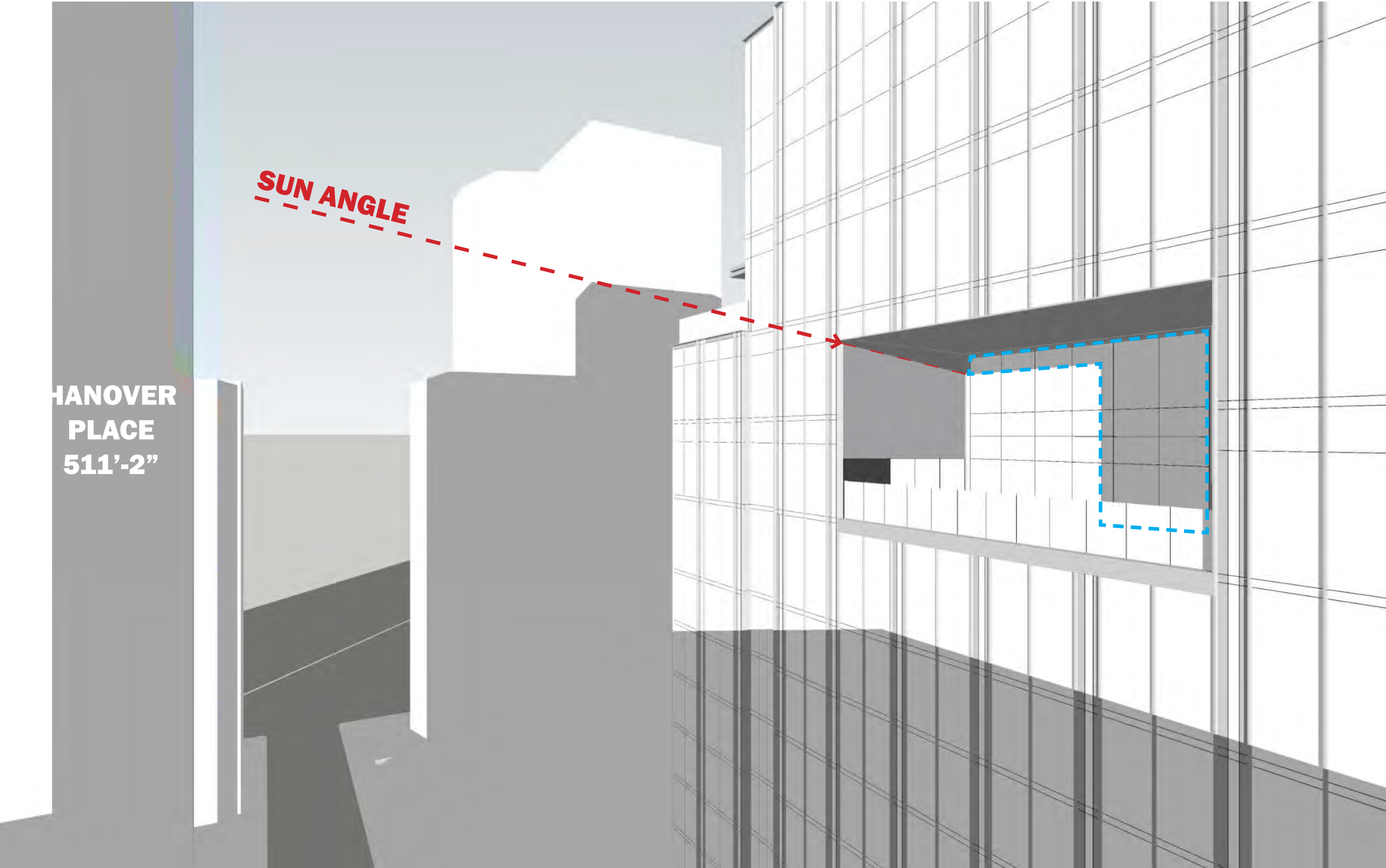


HANOVER
PLACE
511'-2"

NO DIRECT SUN
ON GLAZING

WINTER SOLSTICE | DECEMBER 21ST | 2:35 PM

APPENDIX: L28 SUN STUDIES



WINTER SOLSTICE | DECEMBER 21ST | 3:35 PM

Date: April 6, 2023
To: City of Austin Design Commission
From: Planning & Urban Design Working Group
Subject: Density Bonus Working Group review of Hilton Dual Brand Hotel substantial compliance with the Urban Design Guidelines
Meeting date: April 5, 2023; 12:00 pm; Virtual Microsoft Teams Meeting
Applicant: Mr. David Merritt

The proposed project, Hilton Dual Brand Hotel, is located on Lavaca between 4th and 5th Streets, on the east side of the street. The address is 415 Lavaca.

The project includes two hotels (259,959 sf / 480 hotel) and retail (10,000 sf) plus 29,488 sf of amenities. The project has no parking spaces.

The applicant is seeking a Density Bonus to raise the FAR from 8:1 to 26:1 resulting in a total project gross area of 299,477 gsf. The site is 11,813 sf with a current allowable building size of 94,504 gsf based on the current allowable 8:1 FAR.

The total proposed building height is 371 ft (30 floors). The maximum height achievable under the Density Bonus program is unlimited.

Per the Density Bonus Program ordinance, the applicant is required to meet the three gatekeeper requirements:

- Substantially comply with the City's Urban Design Guidelines
- Provide streetscape improvements along all public street frontages consistent with the Great Streets Program Standards
- Applicant must commit to a minimum of 2-star green building rating (3-star proposed).

WORKING GROUP REVIEW OF PROJECT FOR COMPLIANCE WITH THE URBAN DESIGN GUIDELINES

AREA WIDE GUIDELINES

1. Create dense development –
26:1 far is being requested. Project complies with this Section.
2. Create mixed-use development –
Hotel and are a ground floor restaurant are proposed. Project complies with this Section.
3. Limit development which closes downtown streets –
This project is not permanently closing down any streets. Project complies with this Section.
4. Buffer neighborhood edges-
N/A
5. Incorporate civic art in both public and private development –
Digital art was mentioned in the presentation, but Commissioners were unclear on the nature of the work. Samples of digital art could help Commissioners understand if this could be considered civic art. Additional civic art could be considered for the porte cochere, exterior walls, exterior entry, or ROW. Project does not comply with the section at this time.
6. Protect important public views –
Since this project is already surrounded by high-rises, there are no important public views to protect. Not applicable.
7. Avoid historical misrepresentations – Project complies with this Section.
8. Respect adjacent historic buildings-
N / A
9. Acknowledge that rooftops are not seen from other buildings and the street –
Project complies with this Section.
10. Avoid the development of theme environments-
Project complies with this Section.
11. Recycle existing building stock –
Project does not comply with this section.

Project complies with 6 Area Wide Guidelines, and 4 items are not applicable. 1 item is not in compliance.

GUIDELINES FOR THE PUBLIC STREETSCAPE

1. Protect the pedestrian where the building meets the street-
Some type of change in paving pattern or color, or added signage could warn pedestrians that they should be cautious of approaching vehicles where the driveway meets the sidewalk. A traffic arm to slow traffic coming into and out of the garage. Project does not comply with this Section.
2. Minimize curb cuts-
The project does comply with this section.
3. Create a potential for two-way streets-
Not Applicable.
4. Reinforce pedestrian activity-
The building does not offer parking, but could offer bike valet services for hotel guests, bike racks for hotel staff, a coffee window at the street, or otherwise consider services to support pedestrian activity. Project partially complies with this section.
5. Enhance key transit stops-
This project is not immediately adjacent to any key transit stops so enhancement does not apply. Not applicable.
6. Enhance the streetscape-
Project complies with this Section.
7. Avoid conflicts between pedestrians and utility equipment-
There are no conflicts between pedestrians and utility equipment. Project complies with this section.
8. Install street trees-
Street trees are being installed in compliance with The Great Streets Program. Project complies with this Section.
9. Provide pedestrian-scaled lighting-
Lighting is shown on the The Great Streets Program but no mention was made as to the type. The lighting could be more clearly illustrated for full compliance credit. Project partially complies with this Section.
10. Provide protection from cars/promote curbside parking-
Pedestrians could be more protected at sidewalk with clear indication of sidewalk vs driveway. Project does not yet comply with this section.
11. Screen mechanical and utility equipment-
Equipment is either screened and/or within building envelope. Project complies with this Section.
12. Provide generous street-level windows-
Street-level windows are limited due to the flood plain. Not Applicable.
13. Install pedestrian-friendly materials at street level-
Project Complies with this section.

Project receives 6 points for full compliance. 3 items are in partial compliance. 2 items were not applicable. 2 items were not in compliance.

PLAZAS AND OPEN SPACE GUIDELINES

1. Treat the Four Squares with special consideration- Not applicable.
2. Contribute to an open space network-
Multiple lobby spaces, amenities and a restaurant space create connection with the public. Project complies with this section.
3. Emphasize connections to parks and greenways-
Not applicable.
4. Incorporate open space into residential development (pool, deck, dog area)-
Not applicable.
5. Develop green roofs-
Project has plantings – but not a green roof. Project does not comply with this section.
6. Provide plazas in high use areas- Not applicable.
7. Determine plaza function, size and activity- Not applicable.
8. Respond to microclimate in plaza design- Not applicable.
9. Consider views, circulation, boundaries and subspaces in plaza design- Not applicable.
10. Provide an appropriate amount of plaza seating- Not applicable.

11. Provide visual and spatial complexity in plaza design- Not applicable.
12. Use plants to enliven urban spaces. The plantings on the amenity spaces could be more considered. Project is partially compliant.
13. Provide interactive civic art and fountains in plaza- Not applicable.
14. Provide food service for plaza participants- Not applicable.
15. Increase safety in plazas through wayfinding, lighting and visibility- Not applicable.
16. Consider plaza operations and maintenance- Not applicable.

Project complies with 1 of the 16 applicable Plaza and Open Space Guidelines. 1 item receives partial compliance. items were not in compliance. 13 items were not applicable. 1 item was not in compliance.

GUIDELINES FOR BUILDINGS

1. Build to the street-
This project is built to the street. Project complies with this Section.
2. Provide multi-tenant, pedestrian-oriented development at the street level-
Project complies with this section.
3. Accentuate primary entrances-
The entrance to the sky lobby is flush with the wall. Project partially complies with this section.
4. Encourage the inclusion of local character-
The proposed building shows very little local character. Local art or graphics or at least some use of local materials or indigenous features would tie the project to our local character. Utilizing existing buildings stock (AW.11) like a sign from Antone's or local public art (AW.5) could visually locate the building in Austin and create a sense of place Project could reference the Mexican American Cultural District. Project does not comply with this section.
5. Control on-site parking-
Not applicable.
6. Create quality construction- Project complies with this Section.
7. Create buildings with human scale-
The illustrations convey a sensitivity to human scale. Close-up vignettes of activated areas could convey compliance to Commissioners. Project partially complies with this Section.

Project complies with 3 items and partially complies with 2 items. 1 item is not applicable and 1 item is not in compliance.

OVERALL RESULTS

Areawide	6 out of 11 comply	0 partially complies	4 not applicable
Public Streetscape	6 out of 13 comply	3 partially comply	2 not applicable
Plazas and Open Space	1 out of 16 comply	1 partially comply	13 not applicable
Buildings	3 out of 7 comply	2 partially comply	1 not applicable
TOTAL	16 out of 47 comply	6 partially comply	20 not applicable

The Density Bonus Working Group has determined that Hilton Dual Brand may not be in substantial compliance with the Urban Design Guidelines. It should be noted that the findings of this Working Group Memo are not reflective of the Design Commission and should not be construed as a final determination. Not all categories have equal weight from a points determination perspective. Substantial Compliance is a judgement call based upon the overall contribution to the experience of the public. Bringing partial points to full compliance and any out of compliance items to full compliance increases the likelihood of support from the full Design Commission.

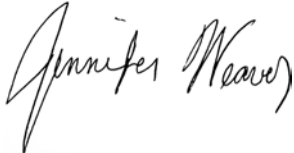
WORKING GROUP COMMENTS

- Consider a change in paver material to alert pedestrians when the sidewalk becomes a driveway. Consider adding a traffic arm or other deterrent to slow vehicles pulling out of the porte cochere. Please reinforce PS.1 – Protect Pedestrians where the Building Meets the Street.
- We appreciate pulling building services under the building away from the sidewalk. Thank you! Great job on achieving PS.7 – Avoid Conflicts between Pedestrians and Utility Equipment.

- Consider adding pedestrian or bike services for staff and guests. This could include but is not limited to bottle fillers, walking maps (15-minute area,) bike valet for guests, bike tours for guests, bike racks for staff, tire pump for staff. This would increase compliance with PS.4 – Reinforce Pedestrian Activity.
- Consider the thermal qualities of dark and black pavers – does this increase the heat island effect? What is the experience for pedestrians? PS.4 – Reinforce Pedestrian Activity.
- Consider incorporation of the Mexcian American Heritage Corridor – Resolution 20110825-067 – to increase compliance with B.4- Encourage the Inclusion of Local Character.

The Working Group appreciates this opportunity to preliminarily review and comment on this project and we look forward to a continued collaborative process while moving this project forward.

With thanks,

A handwritten signature in black ink, appearing to read "Jen Weaver". The signature is fluid and cursive, with the first name "Jen" being more prominent than the last name "Weaver".

Jen Weaver
City of Austin Design Commission
Chair
Planning & Urban Design Working Group



**URBAN
DESIGN**
HOUSING & PLANNING

DOWNTOWN DENSITY BONUS PROGRAM (DDBP) SUBMITTAL

INSTRUCTIONS

A property owner (**Owner**) or their representative (**Applicant**) acting on behalf of the Owner can initiate an administrative request to the Director of Planning (Director) seeking additional Floor-to-Area (FAR) entitlements as outlined in the Downtown Density Bonus Program per the [Land Development Code \(LDC\) 25-2-586](#).

In order for the Director to conduct an administrative review, the requirements listed below must be submitted. Once an application is deemed complete, the Director will inform the Applicant of review commencement.

The following submittals are required in a complete PDF package of no more than 10 MB in size with sheets no larger than 11x17 inches:

1. Completed DDBP Submittal;
2. Vicinity plan locating the project in its context, and showing a minimum 9 block area around the project;
3. Location and nature of nearby transit facilities;
4. Drawings (submitted drawings should demonstrate compliance with [Great Streets Standards](#)):
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
5. As part of the gatekeeper requirements,
 - Urban Design Guidelines checklist;
 - Great Streets Compliance – Contact Jill Amezcua, Program Manager at: (jill.amezcua@austintexas.gov)
 - 2 Star Austin Energy Green Building rating - submit copy of the projects signed Austin Energy Green Building Letter of Intent and Austin Energy Green Building checklist: (greenbuilding@austinenergy.com)
6. Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
7. Coordination memo acknowledgment from the City of Austin's Housing and Planning Department for detailing of affordable housing community benefits. Please contact Brendan Kennedy, (Brendan.Kennedy@austintexas.gov), for more information.
8. Please submit all materials in PDF format (no larger than 10 MB) to:
Jorge E. Rousselin, Development Services Division Manager
Urban Design – Housing and Planning Department
jorge.rousselin@austintexas.gov
(512) 974-2975



**DOWNTOWN DENSITY BONUS PROGRAM (DDBP)
SUBMITTAL APPLICATION**

1. Project Name:

2. Property Owner

Name:

Address:

Phone:

E-mail:

3. Applicant/Authorized Agent

Name:

Address:

Phone:

E-mail:

4. Anticipated Project Address:

5.Site Information

- a. Lot area *(also include on site plan)*:

- b. Existing zoning (include any zoning suffixes such as "H," "CO," etc. If the property has a conditional overlay (CO), provide explanation of conditions (attach additional pages as necessary):

- c. Existing entitlements:

- I. Current floor to area (FAR) limitation:

- II. Current height limitation (in feet) :

- III. Affected by Capitol View Corridors (CVCs) Yes/No?

☐ Yes

☒ No

If yes, please provide specify height allowed under CVC:

6.Existing Deed Restrictions

Detail existing deed restrictions on the property (if any):

7. Building Information

- a. Total square footage - Only include the square footage that counts towards FAR; see [LDC 25-1-21\(40\), \(44\), and \(45\)](#):

- b. Gross floor area devoted to the different land use categories included in the project (e.g., retail/restaurant, office, apartment, condominium, hotel):

- c. Number or units (if residential development):

- d. Number of rooms (if hotel or similar use):

- e. Number of floors:

- f. Height:

- g. FAR requested:

8. Gatekeeper Requirement (1 of 3): Urban Design Guidelines for Austin

Provide detailed explanation of how the project substantially complies with the [Urban Design Guidelines for Austin \(referencing specific guidelines\)](#) [in order](#) to meet the first *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(a). Attach Urban Design Guidelines checklist and additional page(s) as necessary.

9. Gatekeeper Requirement (2 of 3): Great Streets

Provide an explanation of how this project meets Great Streets standards, the second *Gatekeeper* requirement of the DDBP as described in LDC § 25-2-586 (C)(1)(b). Attach additional page(s) as necessary:

10. Gatekeeper Requirement (3 of 3): 2 Star Austin Energy Green Building

Provide an explanation of how this project achieves a minimum two Star Austin Energy Green Building, in order to meet the third *Gatekeeper* requirement of the DDBP as described in [LDC § 25-2-586 \(C\)\(1\)\(c\)](#). Attach Austin Energy Green Building checklist and additional page(s) as necessary:

11. Density Bonus Calculation

Provide a calculation method of how the additional FAR is sought including site area and amount per square foot according to the Community Benefits calculations described in [LDC § 25-2-586 \(E\)\(1\)-\(12\)](#).

12. Community Benefits: Onsite, Fee in lieu, or Combination

Detail which community benefits from [LDC § 25-2-586 \(E\)](#) will be used and how they will be applied (on site, fee in lieu of, or combination of the two). Attach additional page(s) as necessary:

13. Acknowledgements

- a. Applicant understands that a standard restrictive covenant template will be drafted by the City of Austin to address Gatekeeper requirements in accordance with 25-2-586(C)(1):

☒ Yes

☐ No

- b. Applicant understands that will be required to submit a copy of the project's signed Austin Energy Green Building Letter of Intent:

☒ Yes

☐ No

- c. Applicant has received and reviewed a copy of the [Downtown Density Bonus Ordinance](#):

☒ Yes

☐ No

- d. Applicant has received and reviewed a copy of the [Urban Design Guidelines for Austin](#):

☒ Yes

☐ No

- e. Applicant has scheduled presentation to the Design Commission Working Group and follow-up Design Commission Meeting by coordinating dates with program staff? Contact Sophia Benner at: sophia.benner@austintexas.gov.

☒ Yes

☐ No

- f. To confirm in-lieu fees or provision of on-site affordable housing as a public benefit, Applicant must detail program requirements and obtain a letter of affordability from the Housing Development Assistance team, Housing & Planning Department.

☒ Yes

☐ No



Signed: Owner or Applicant

Authorized Agent

Jeremy David Merritt

Date Submitted

March 1, 2023



DOWNTOWN DENSITY BONUS PROGRAM (DDBP) APPLICATION SUBMITTAL CHECKLIST

Submitted:

- ☐ Completed DDBP Application;
- ☐ Vicinity plan/aerial locating the project in its context, and showing a minimum 9 block area around the project;
- ☐ Location of nearby transit facilities;
- ☐ Drawings:
 - Site plan;
 - Floor plans;
 - Exterior elevations (all sides);
 - Three-dimensional views;
- ☐ Copy of the projects signed Austin Energy Green Building Letter of Intent;
- ☐ Other items that may be submitted but not required: Narrative / graphics / photos to further describe the project.
- ☐ Letter of affordability and acknowledgment from HPD for affordable housing community benefit.