

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

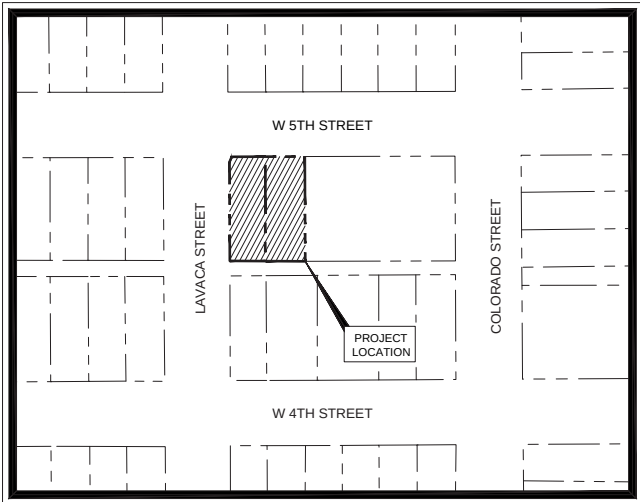
06: BUILDING MATERIALS & ELEVATIONS



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

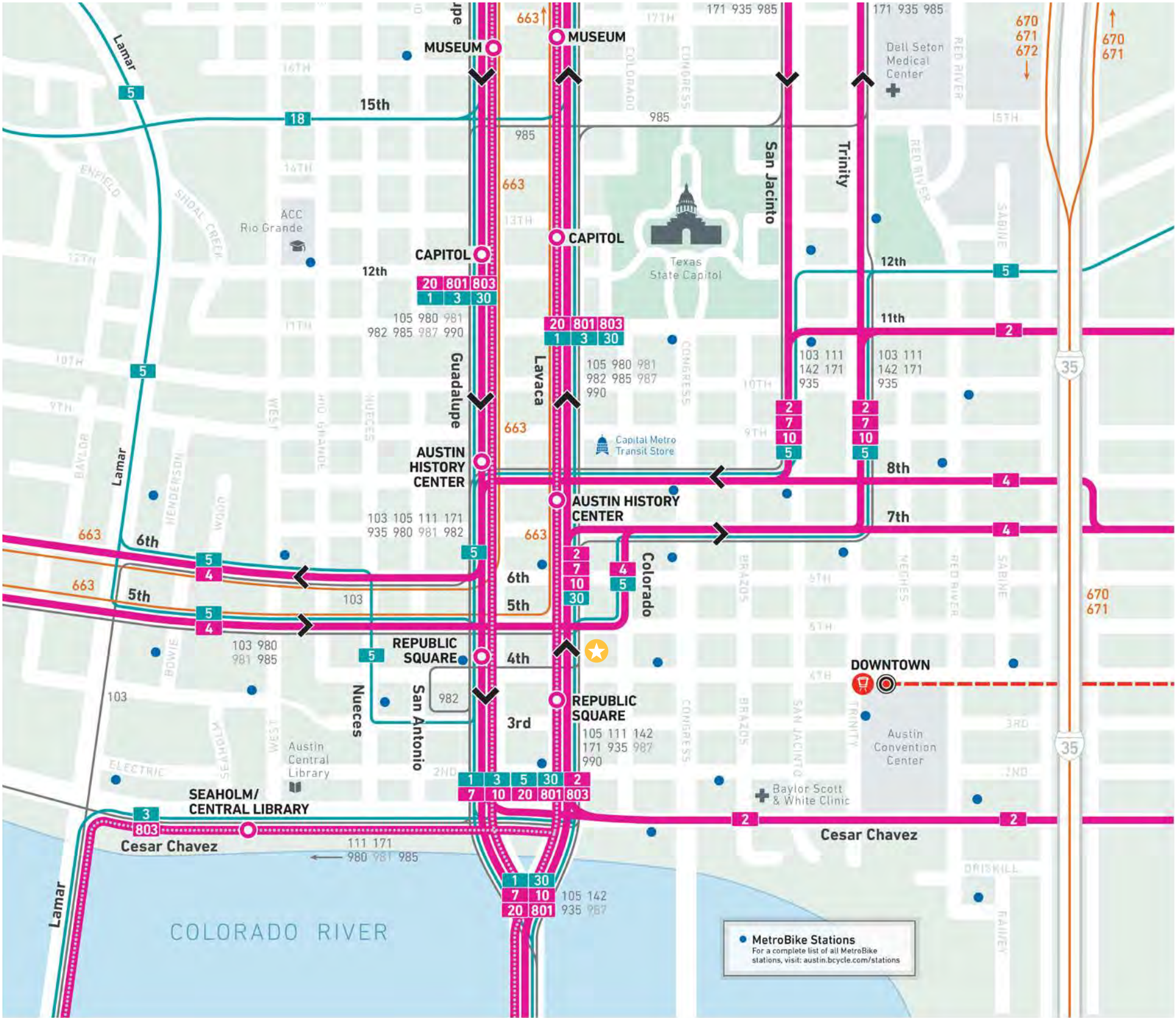
NO ON-SITE PARKING
AEGB 2 STAR CERTIFICATION

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

SOURCE: CAPMETRO.ORG

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

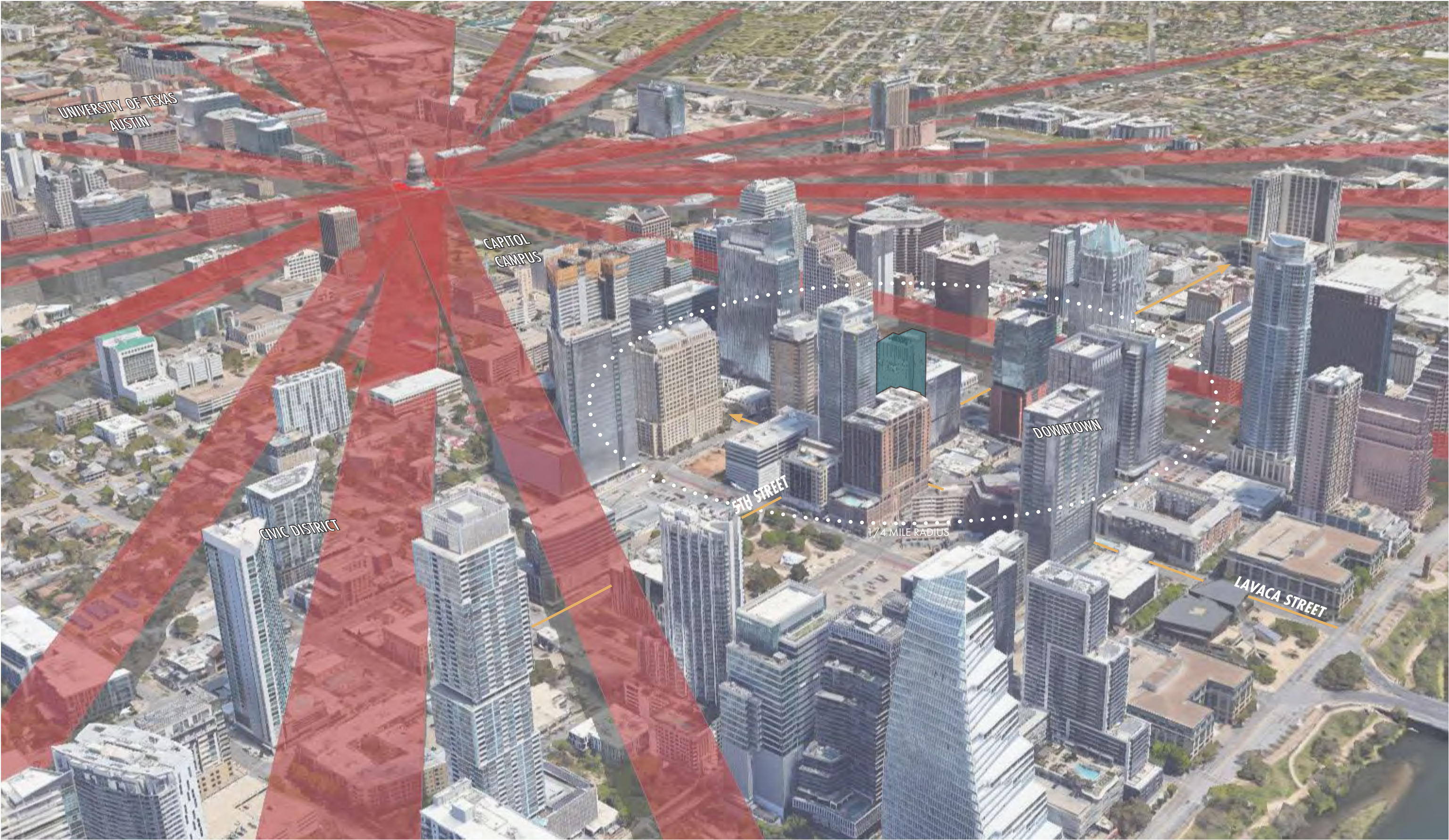
●

 HIGH FREQUENCY STOPS

●

 METROBIKE STATIONS

AUSTIN VIEW CORRIDORS



AUSTIN VIEW CORRIDORS



SITE PLAN GREAT STREETS

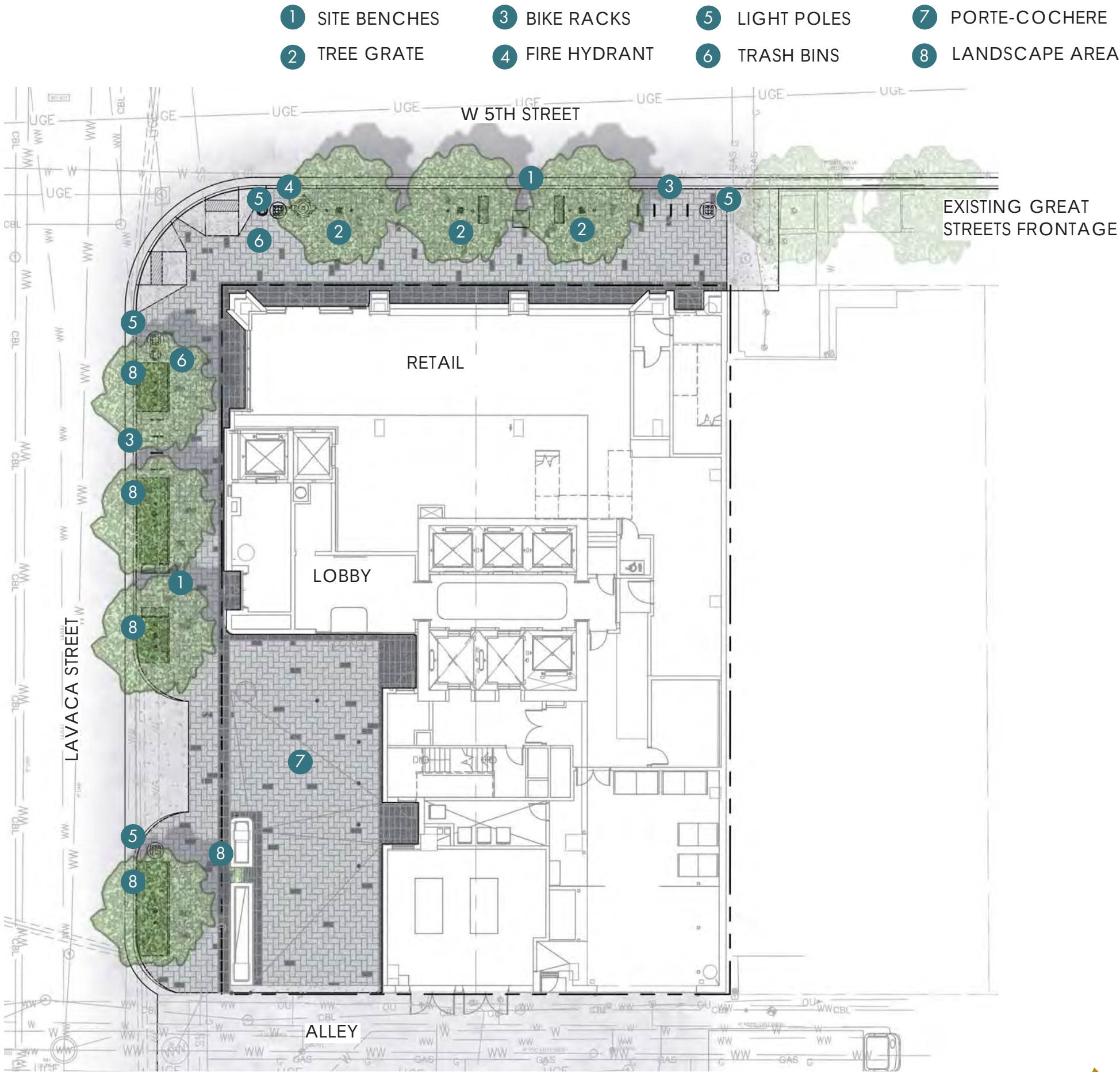
GREAT STREETS COMPLIANCE NARRATIVE

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.

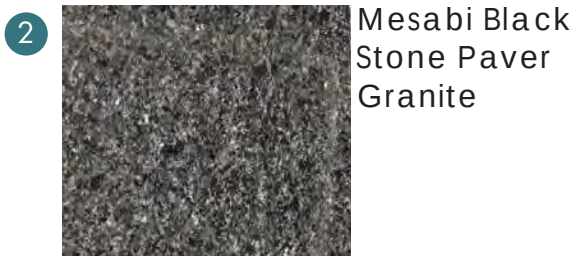
Along the W. 5th Street frontage, the site plan provides all required furnishings including two benches, four bike racks, and one trash bin. The 5th Street frontage also includes two City of Austin streetlights, three Drake elm trees spaced 22’ apart, as well as a fire hydrant on the northwest corner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

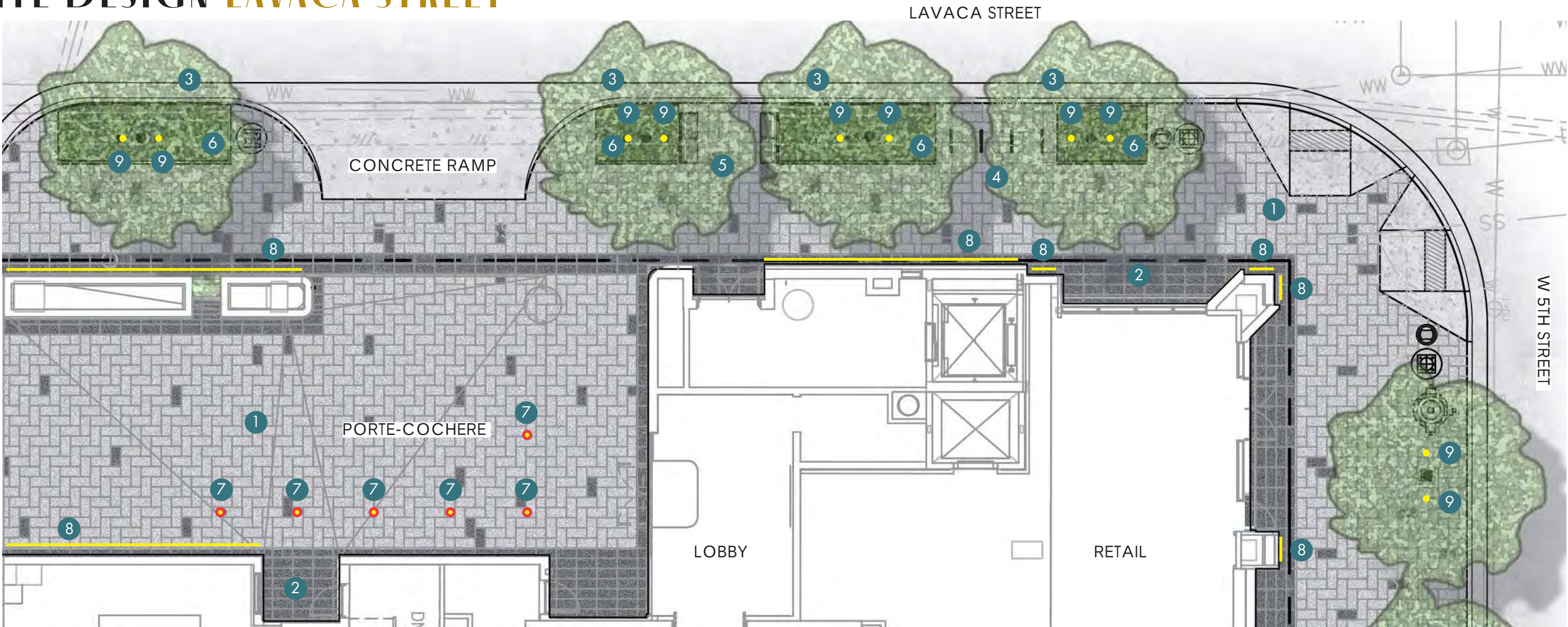
In addition to the Great Street requirements being met, the site plan includes specialty stone paving throughout, low voltage pedestrian lighting to enhance visibility and safety, soil cells to provide ample soil volume for the proposed street trees, planter beds with native plants along Lavaca St, and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



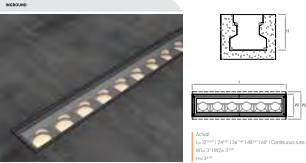
COA Bench Plainwell Bench Stainless Steel
- 6



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.

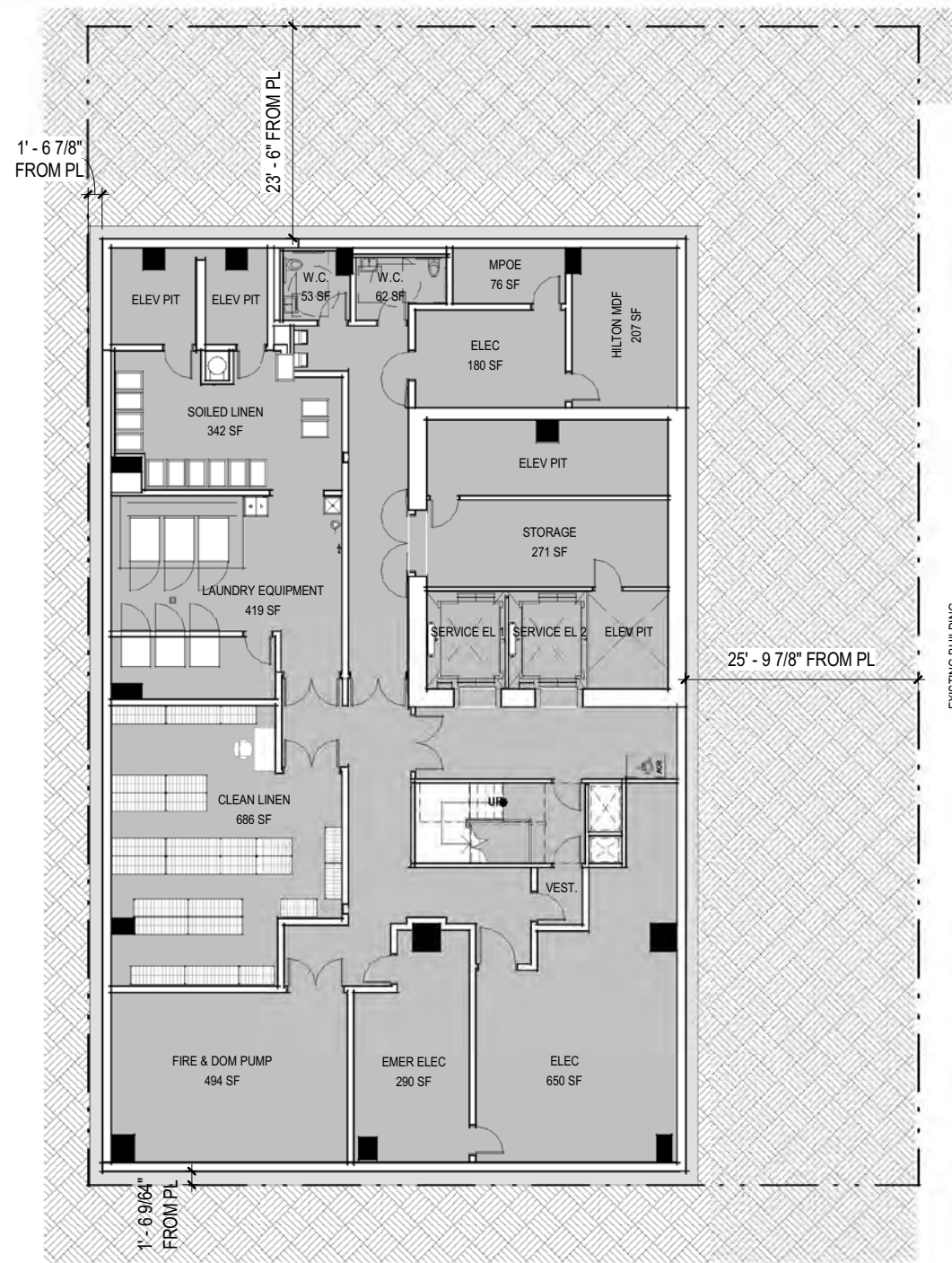
Coldspring has test data available for a limited number of color/finish combinations. The table below provides some broad guidelines, based on the tests we have available.

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

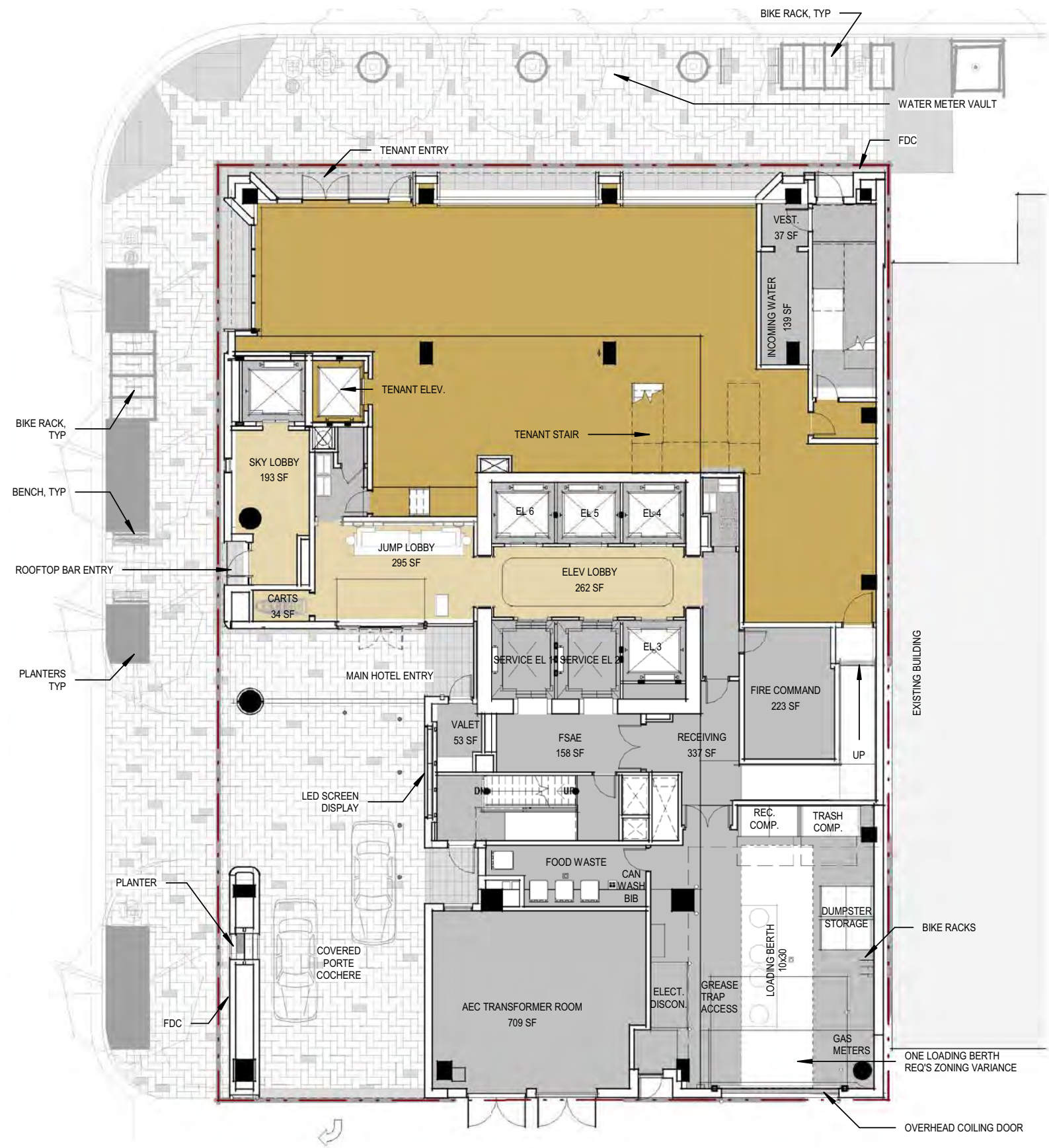
Limestone Finishes	ASTM C1028 Wet	ASTM C1028 Dry
Polish	.61	.63
Diamond® Smooth	.72	.81
Hone	.68	.71

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

OVERALL FLOOR PLAN LEVELS 00 & 01



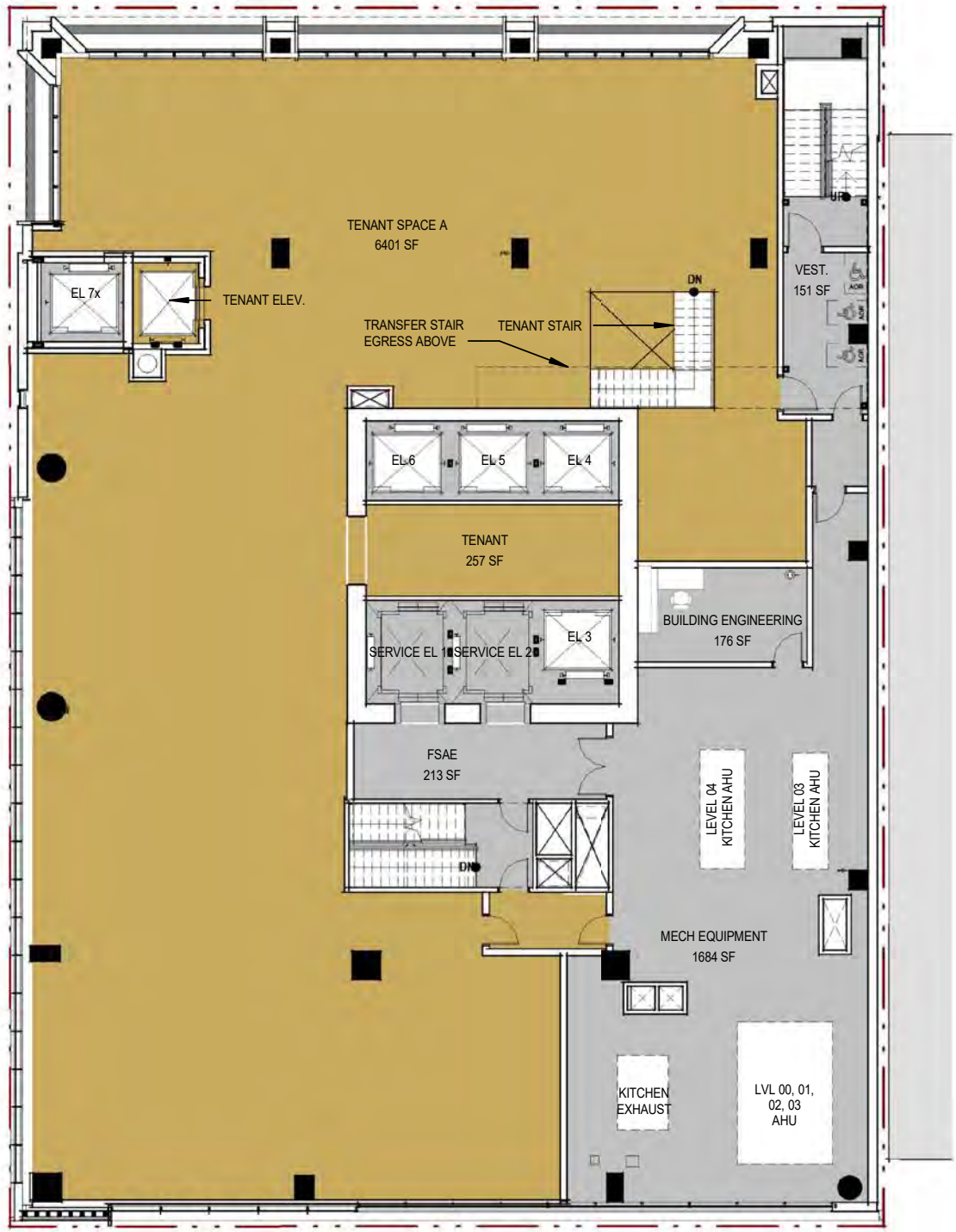
LEVEL 00: BASEMENT



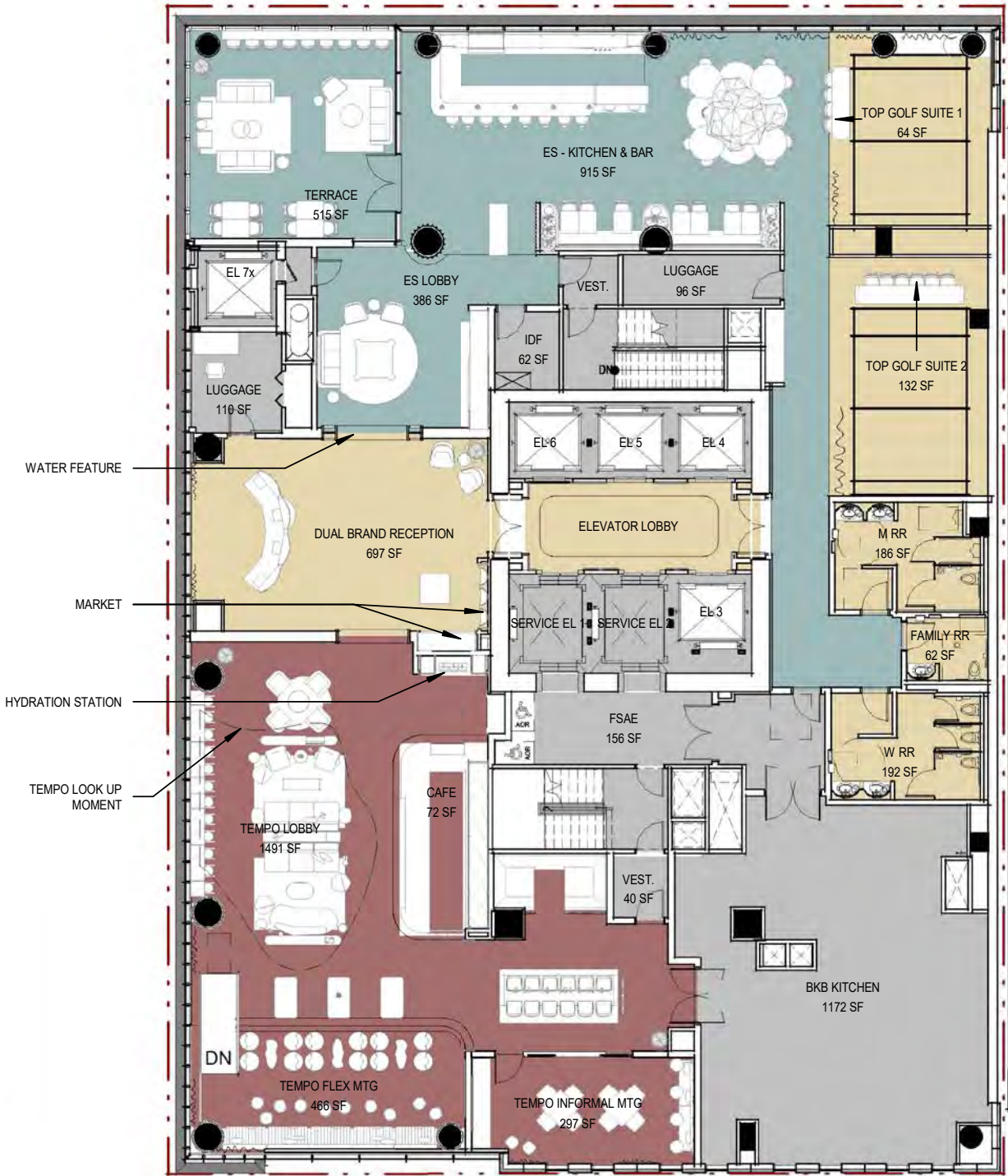
LEVEL 01: JUMP LOBBY



OVERALL FLOOR PLAN LEVELS 02 & 03



LEVEL 02: TENANT

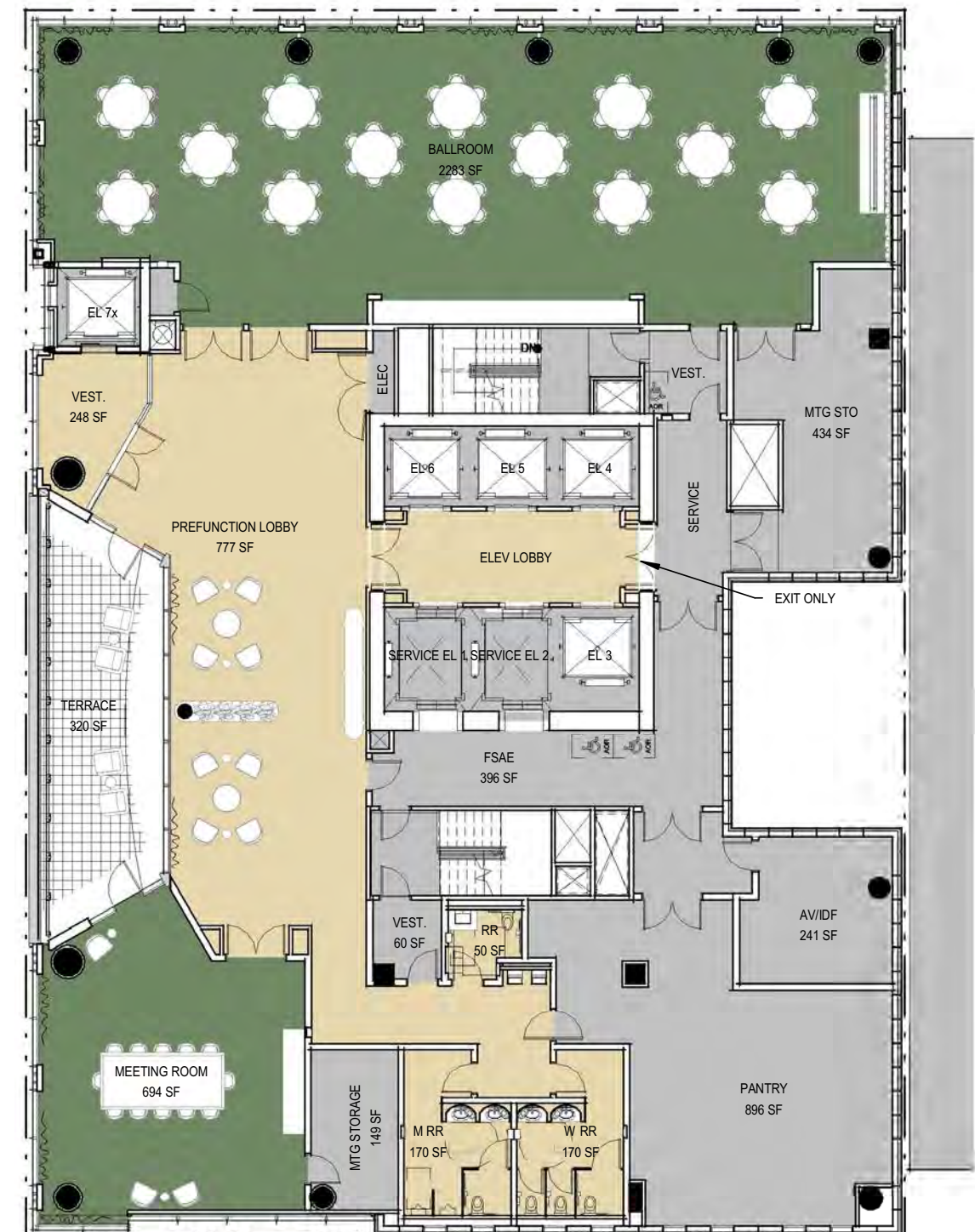


LEVEL 03: RECEPTION & LOBBIES

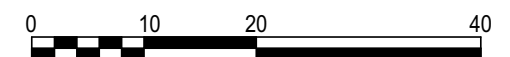
OVERALL FLOOR PLAN LEVELS 25 - 28



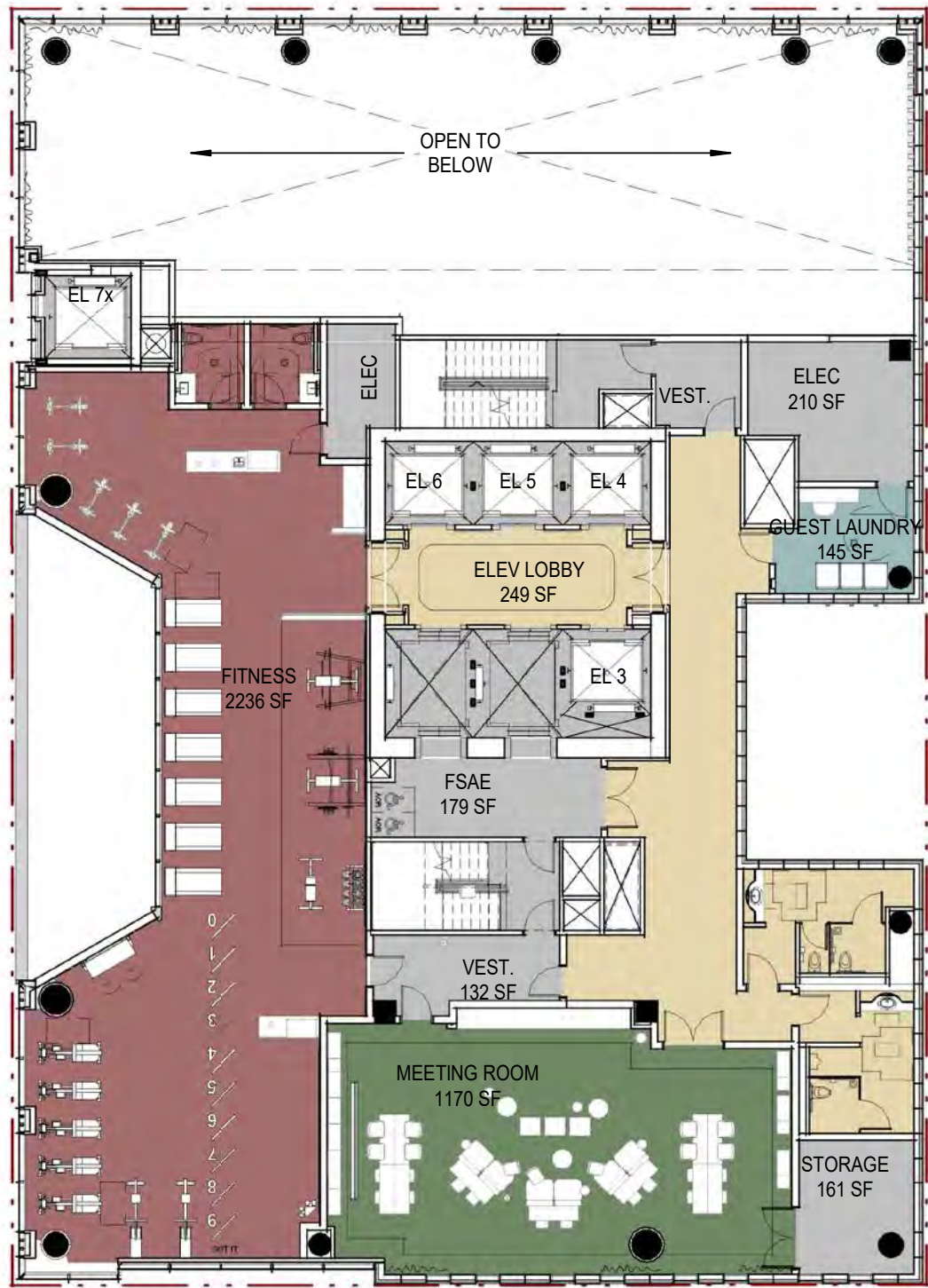
LEVELS 25-27: PREMIUM/WELLNESS SUITE LEVEL



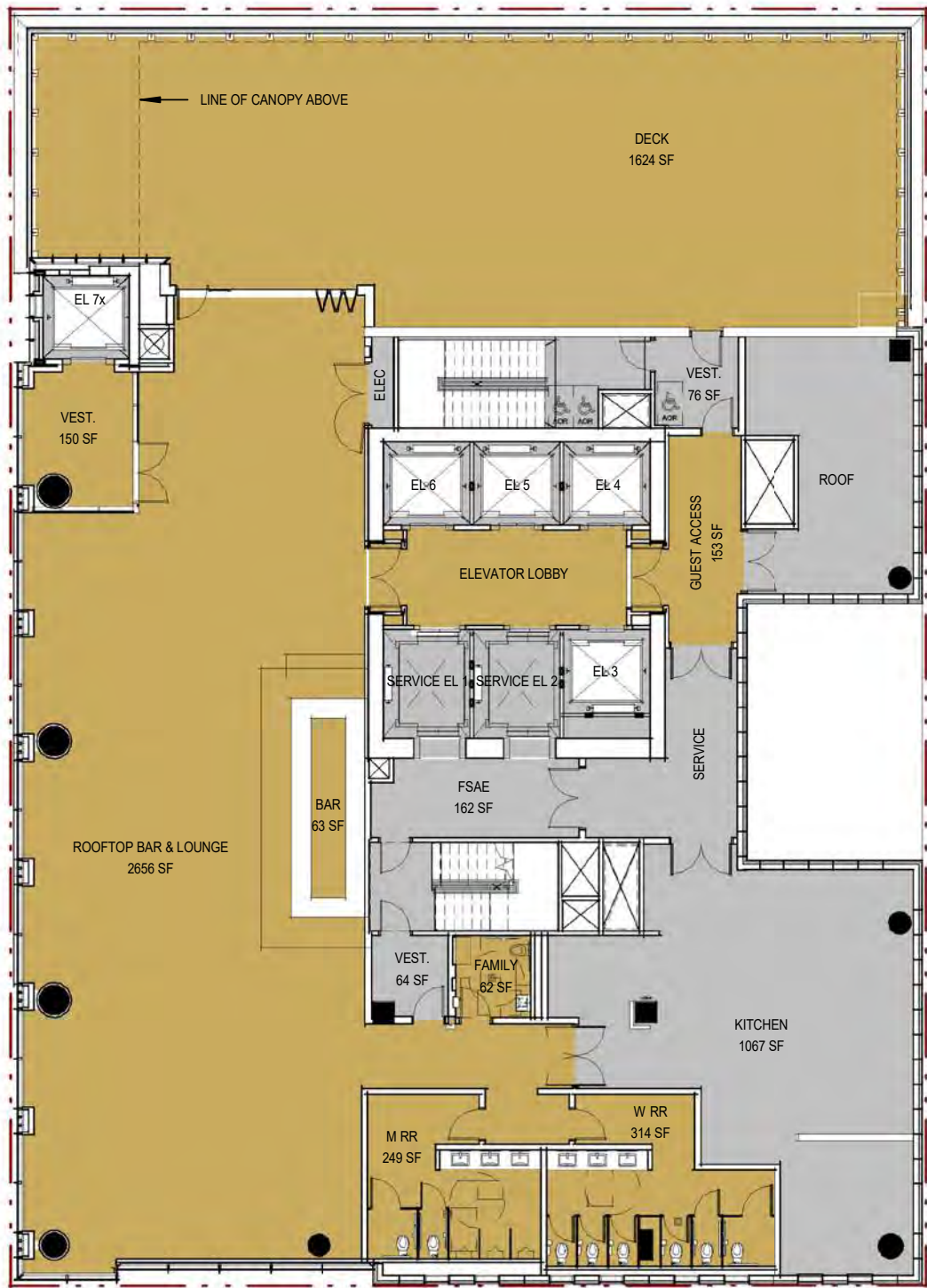
LEVEL 28: BALLROOM & MEETING SPACE



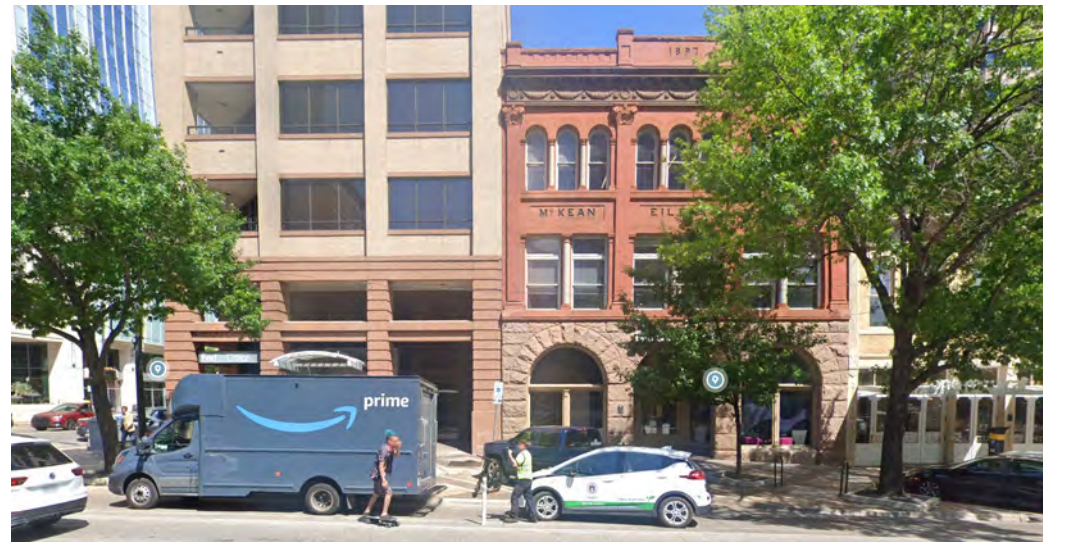
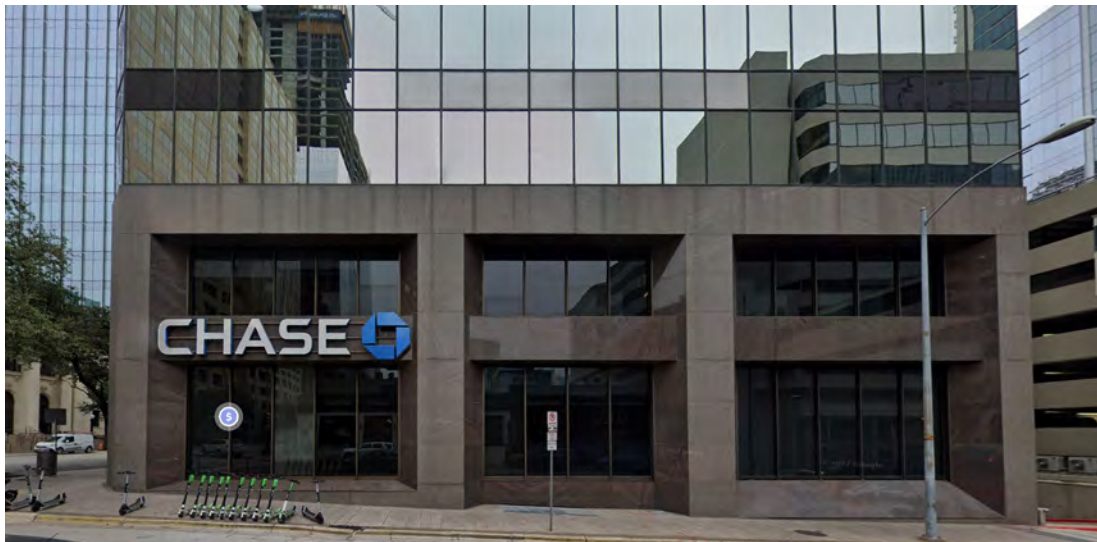
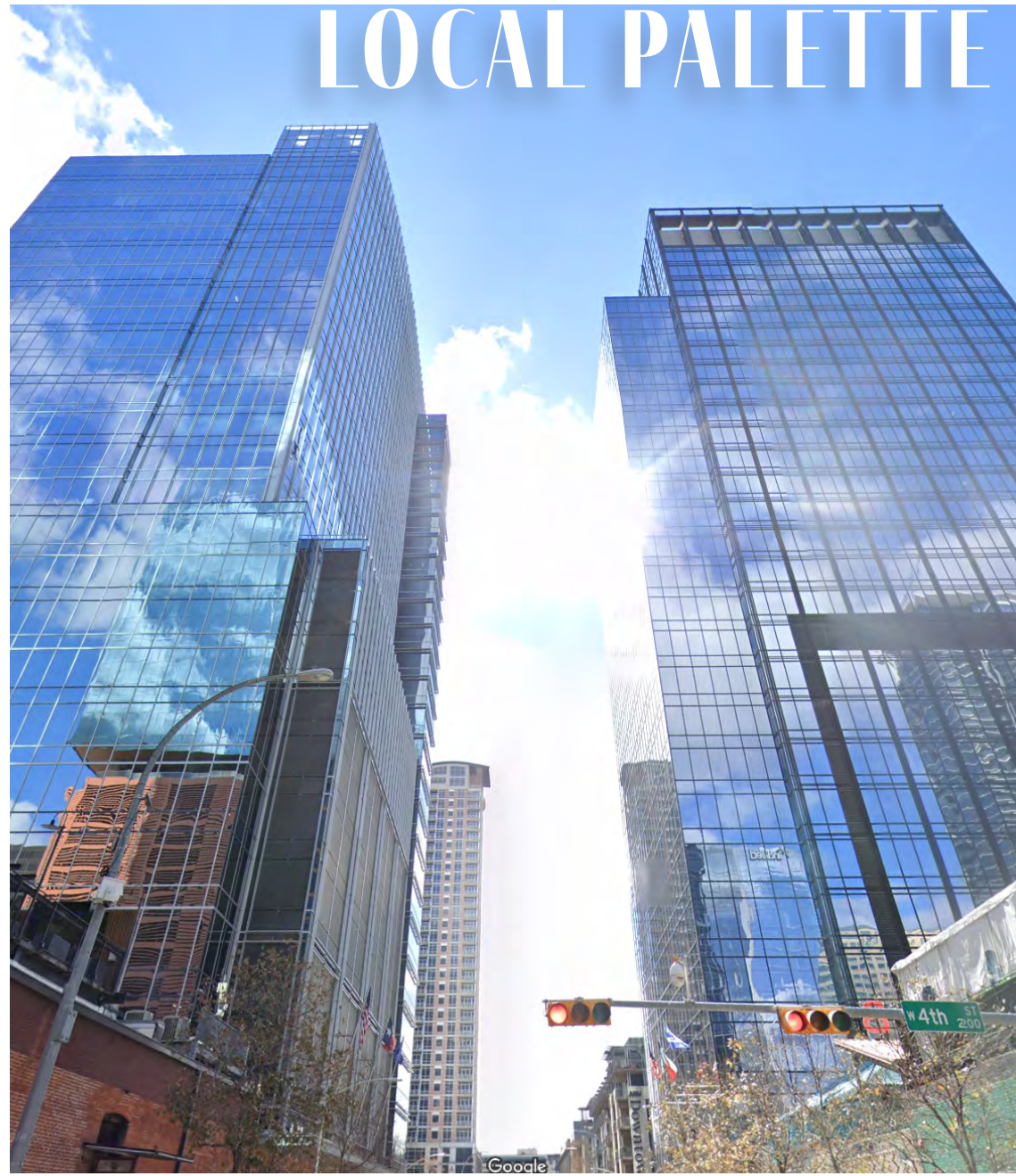
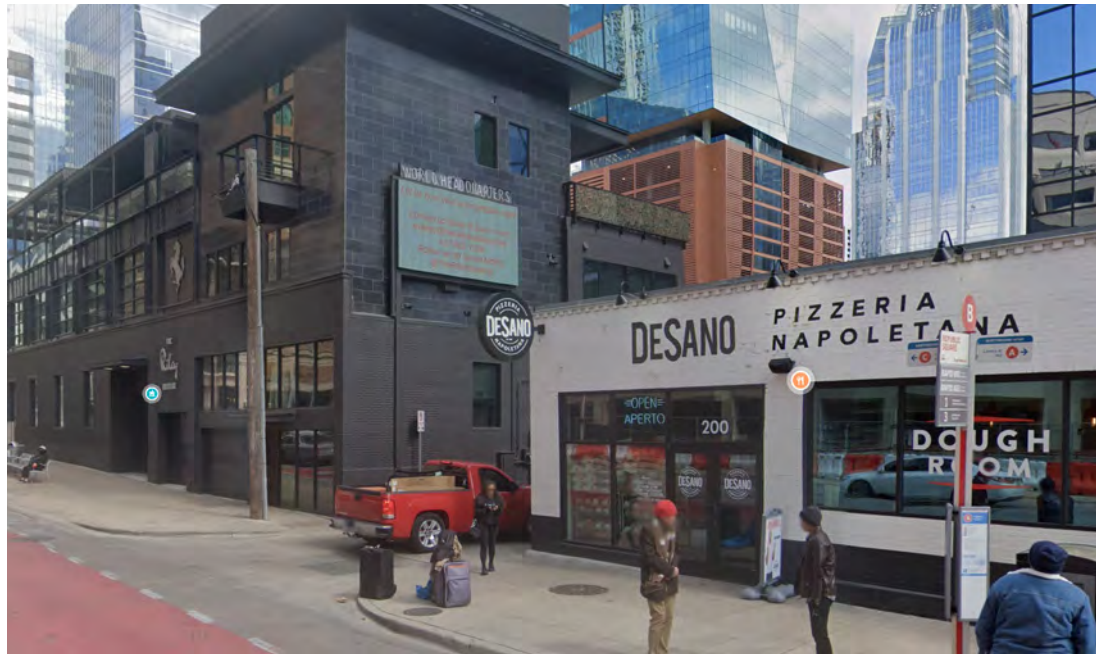
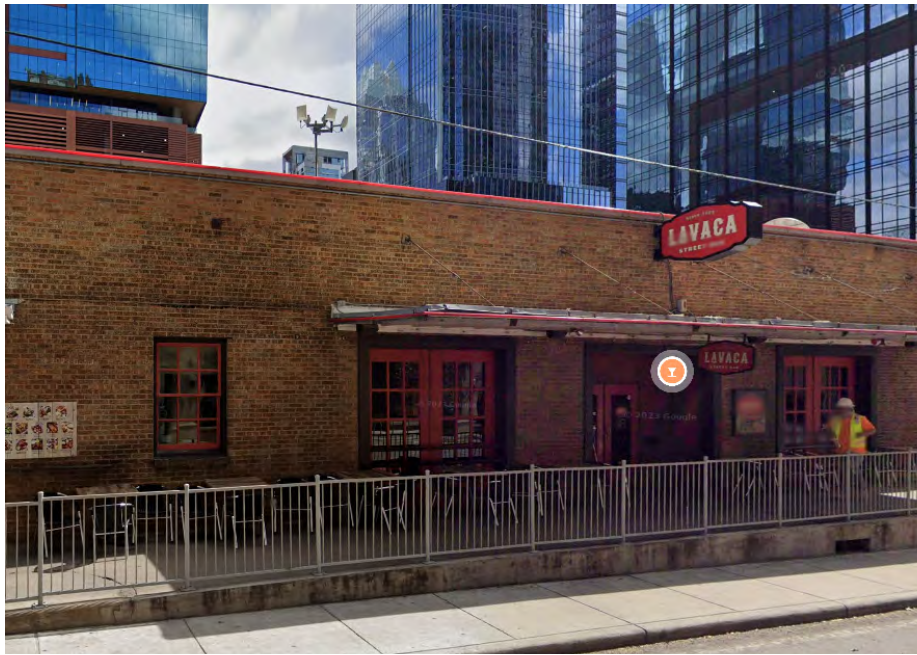
OVERALL FLOOR PLAN LEVELS 29 & 30

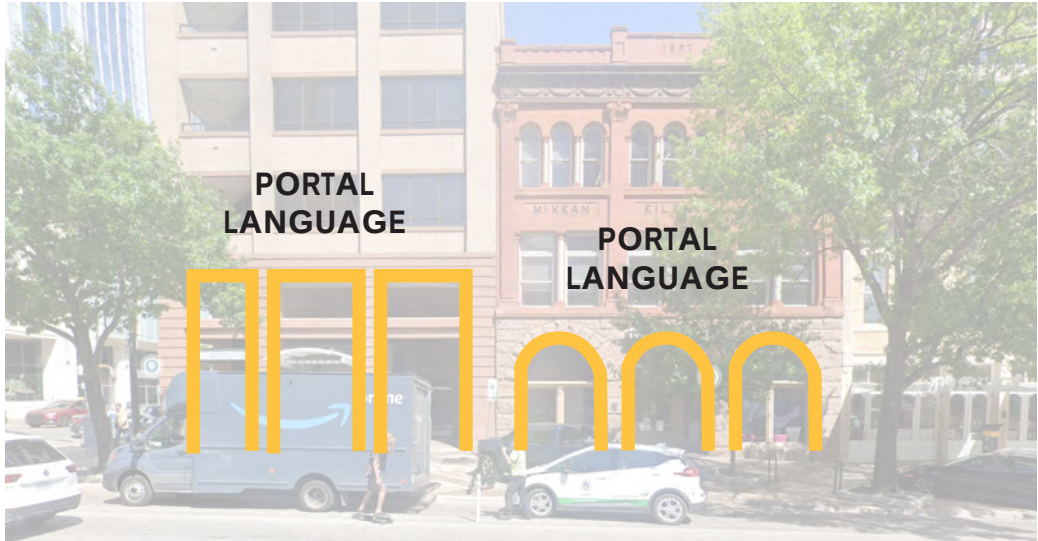
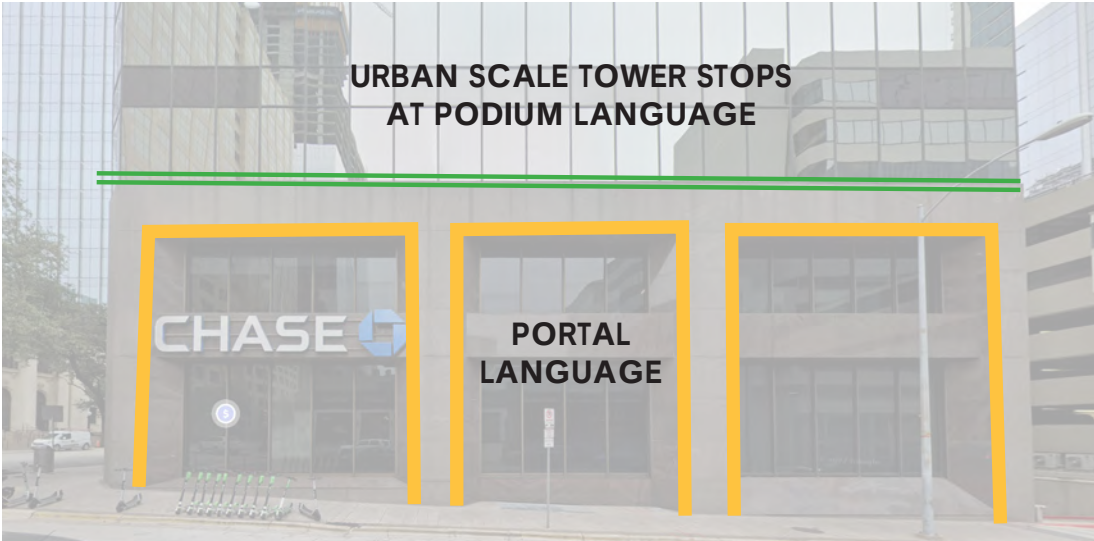
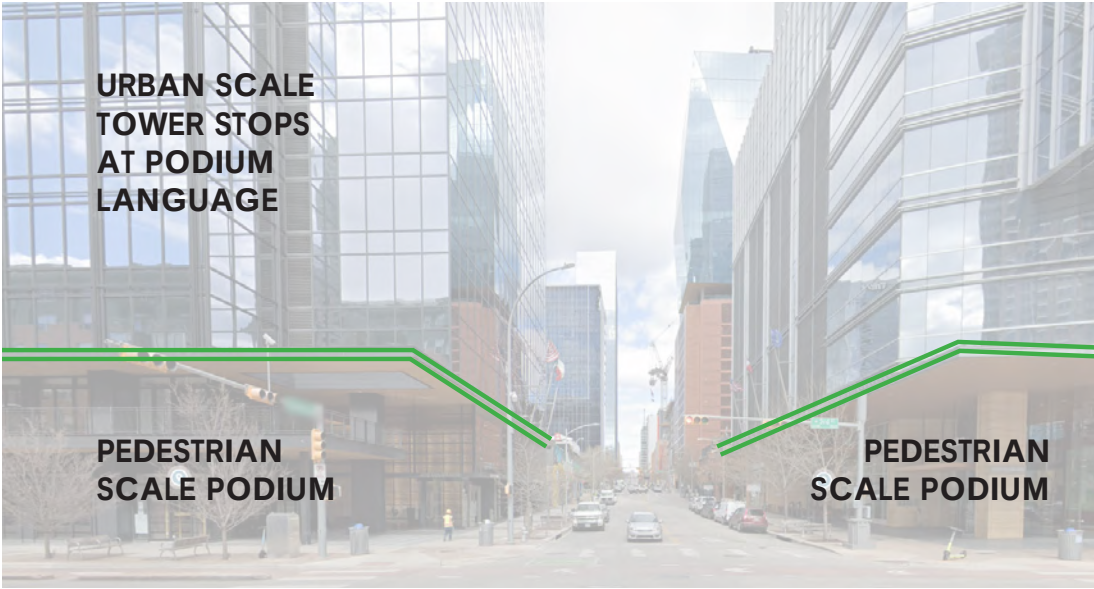
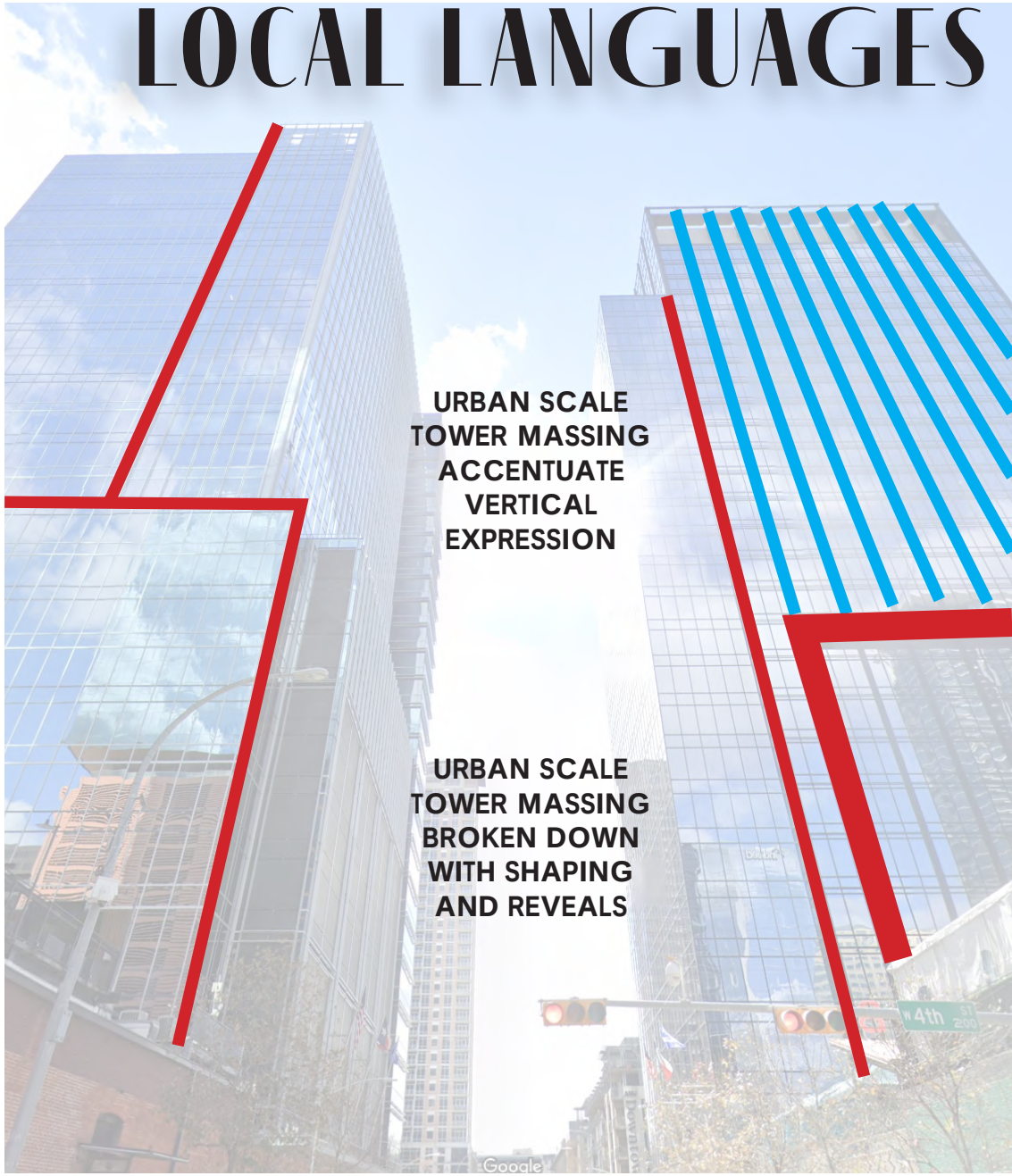
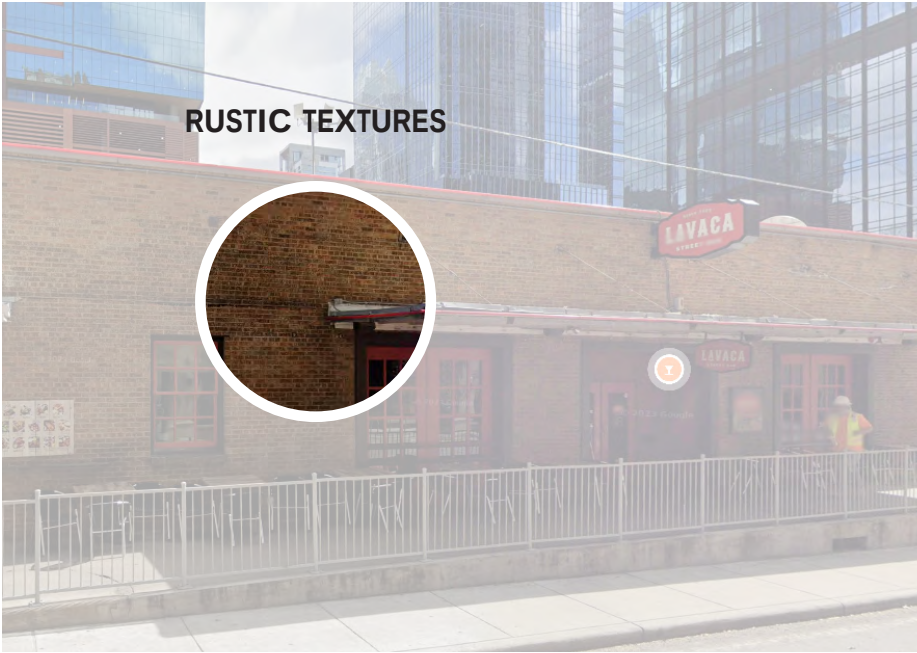


LEVEL 29: FITNESS & MEETING



LEVEL 30: ROOFTOP BAR





EXTERIOR REFERENCES



PROJECT PALETTE







EMBASSY SUITES
by Hilton

TEMPO

STEAK
SEAFOOD
COCKTAILS

















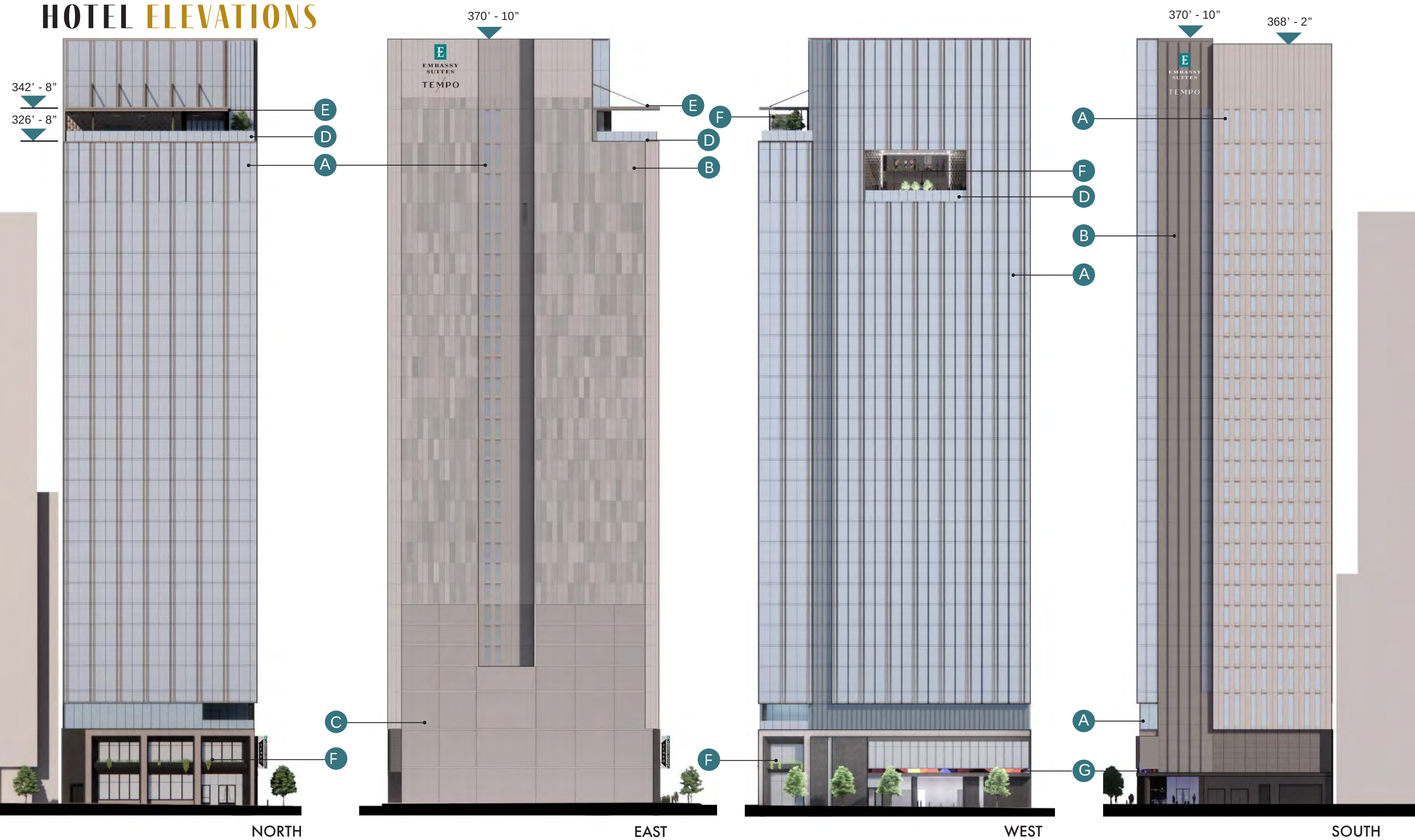








HOTEL ELEVATIONS



THANK YOU
 **DLRGROUP**

APPENDIX: L28 SUN STUDIES

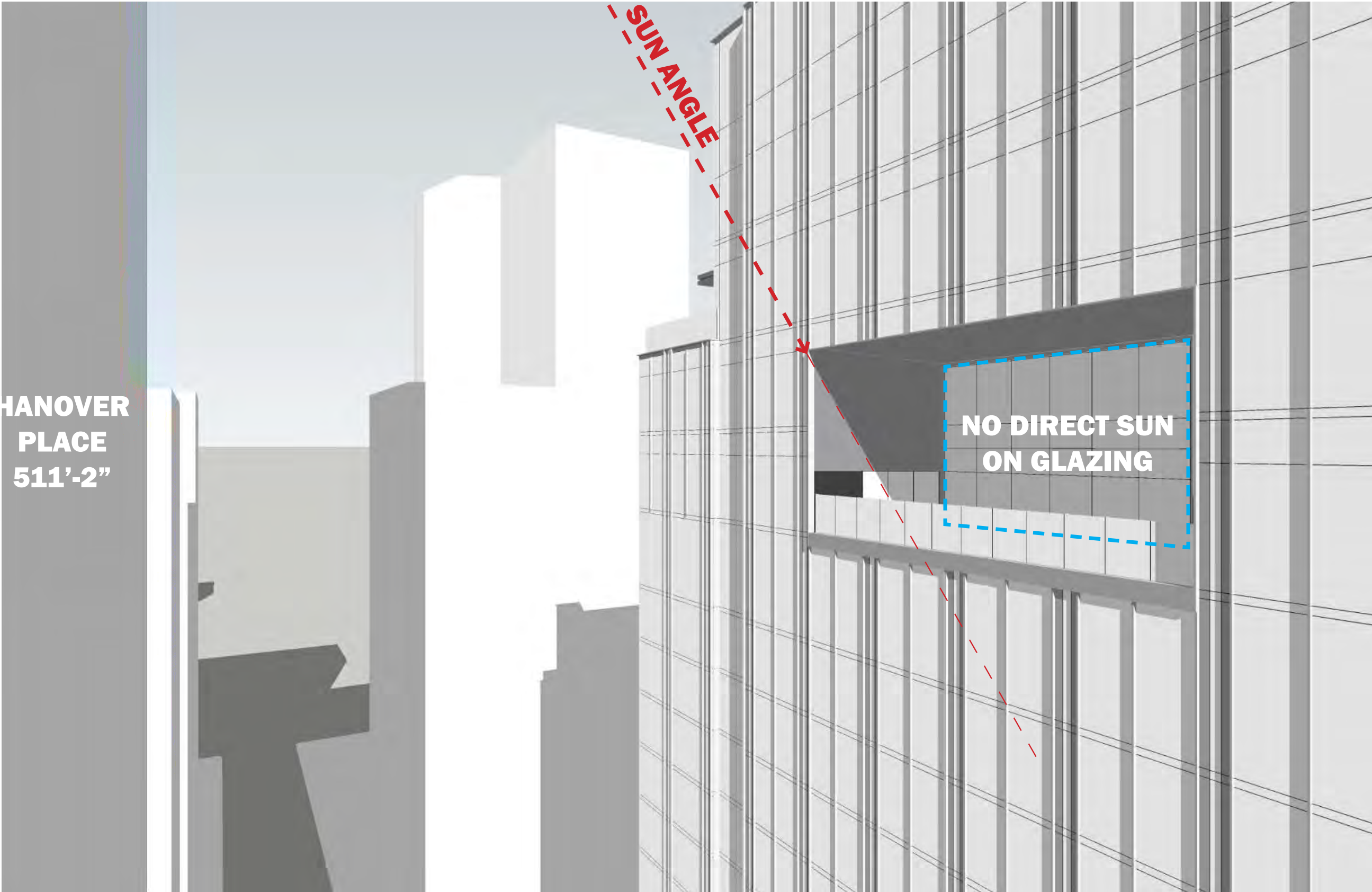


APPENDIX: L28 SUN STUDIES



SUMMER SOLSTICE | JUNE 20TH | 12:35 PM

APPENDIX: L28 SUN STUDIES



HANOVER
PLACE
511'-2"

NO DIRECT SUN
ON GLAZING

SUMMER SOLSTICE | JUNE 20TH | 1:35 PM

APPENDIX: L28 SUN STUDIES



SUMMER SOLSTICE | JUNE 20TH | 2:35 PM

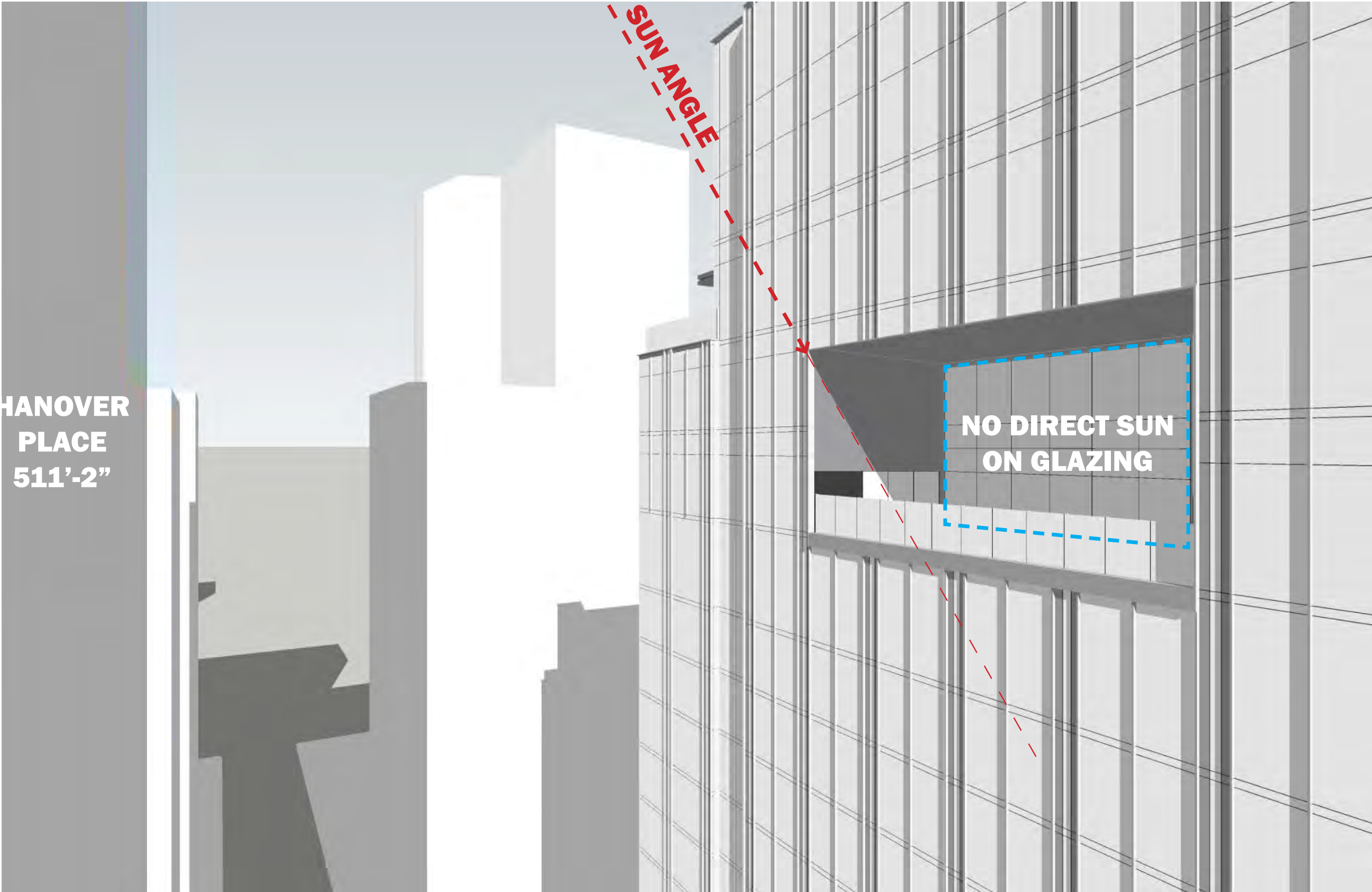
APPENDIX: L28 SUN STUDIES



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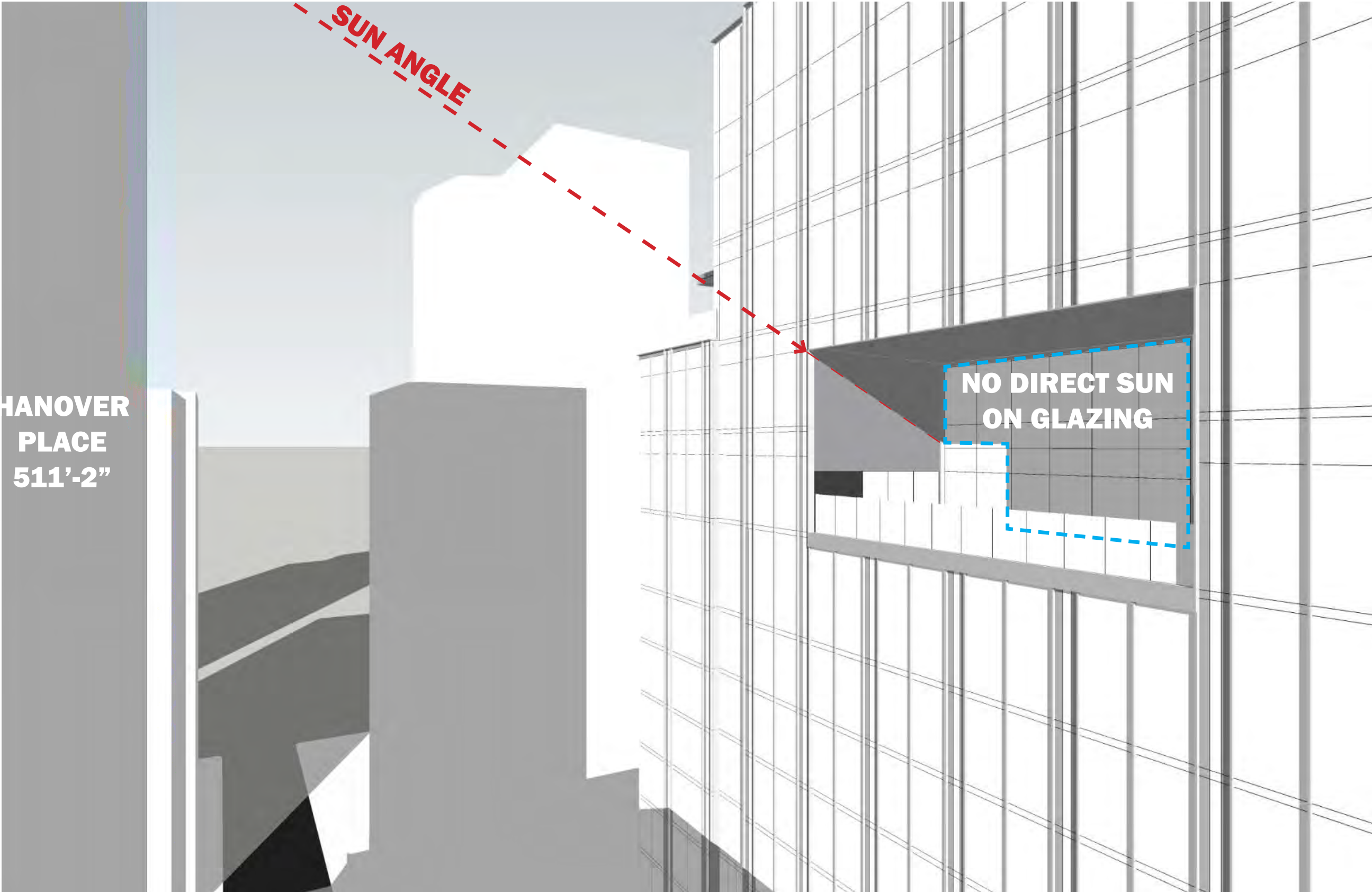


APPENDIX: L28 SUN STUDIES



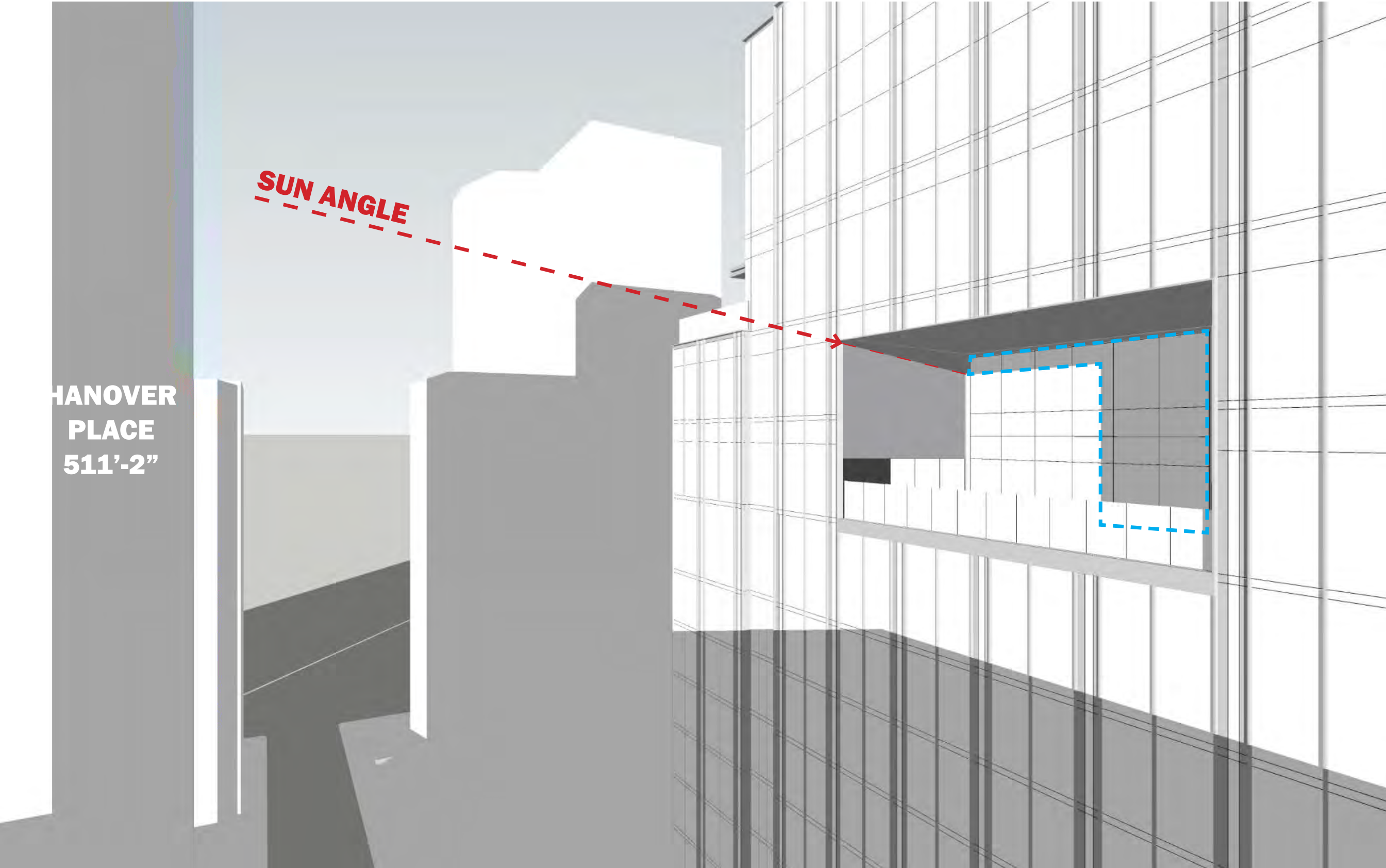
WINTER SOLSTICE | DECEMBER 21ST | 1:35 PM

APPENDIX: L28 SUN STUDIES



WINTER SOLSTICE | DECEMBER 21ST | 2:35 PM

APPENDIX: L28 SUN STUDIES



WINTER SOLSTICE | DECEMBER 21ST | 3:35 PM