


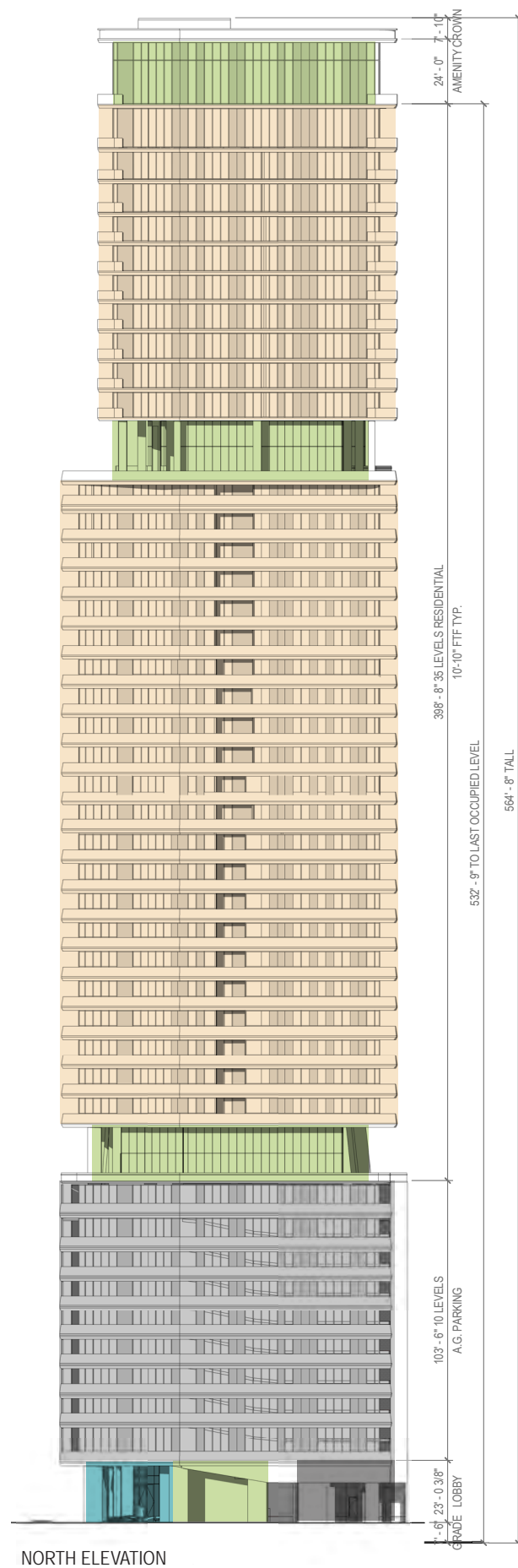


-   BUS ROUTE
-  TRAIN LINE





PROGRAM SUMMARY

Retail: 2,480 SF

Residential Apartment: 460, 129 SF

Total Units: 359

Common Areas: 32,451 SF

Total FAR GSF: 492, 707SF

SITE AREA

Site Area: 24,764SF

Current FAR Limitation (by-right - Based on CBD zoning approval): 198,112 SF* (8:1 FAR)

Maximum FAR Limitation (w/Density Bonus) = 371,460 SF (15:1 FAR)

Bonus Area (Administrative Approval) = 173,348 SF

Total Proposed Square Footage (FAR): 492,707 SF (19.9:1 FAR)

Bonus Area (City Council Approval) = 123,820 SF

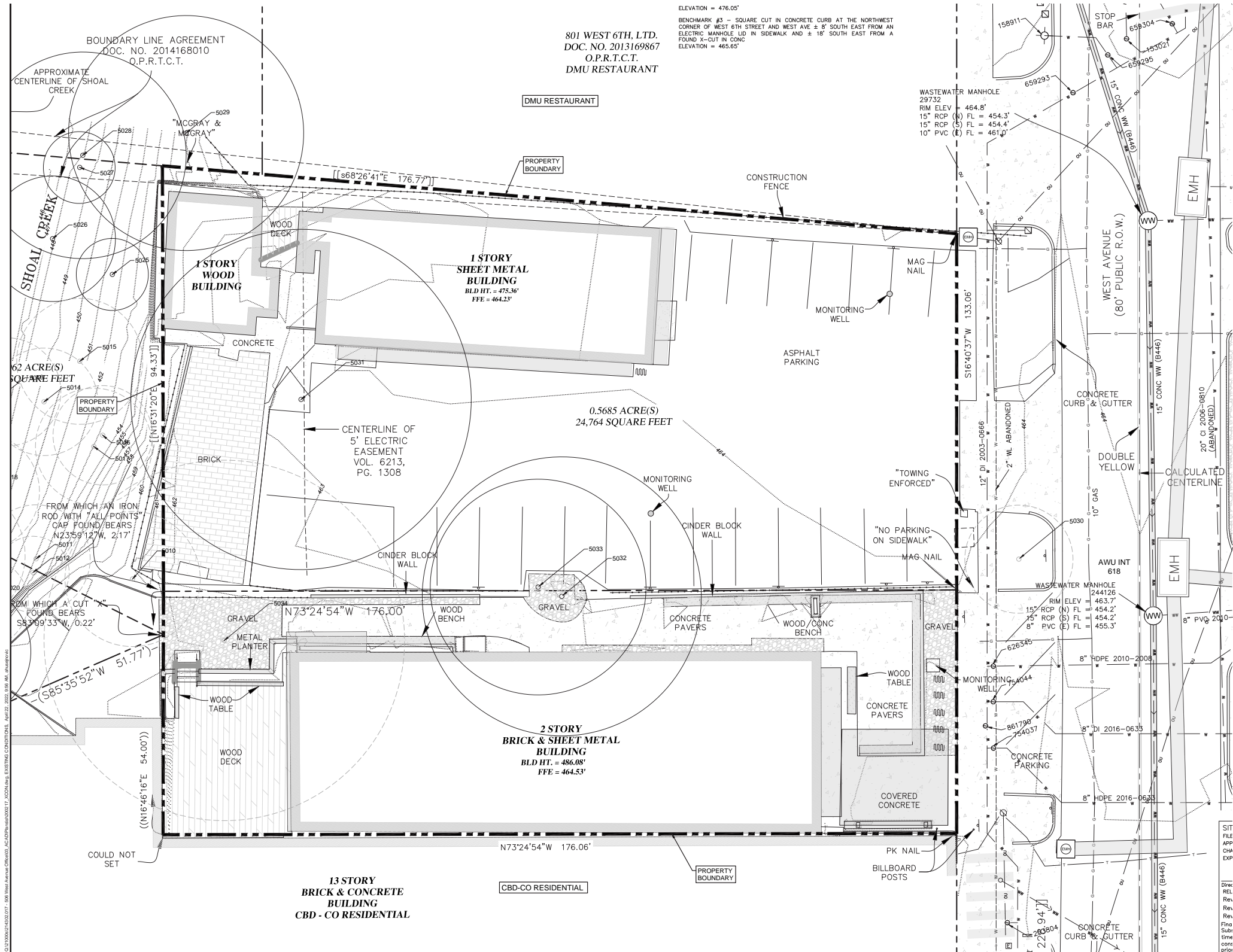
FAR Requested = 20:1

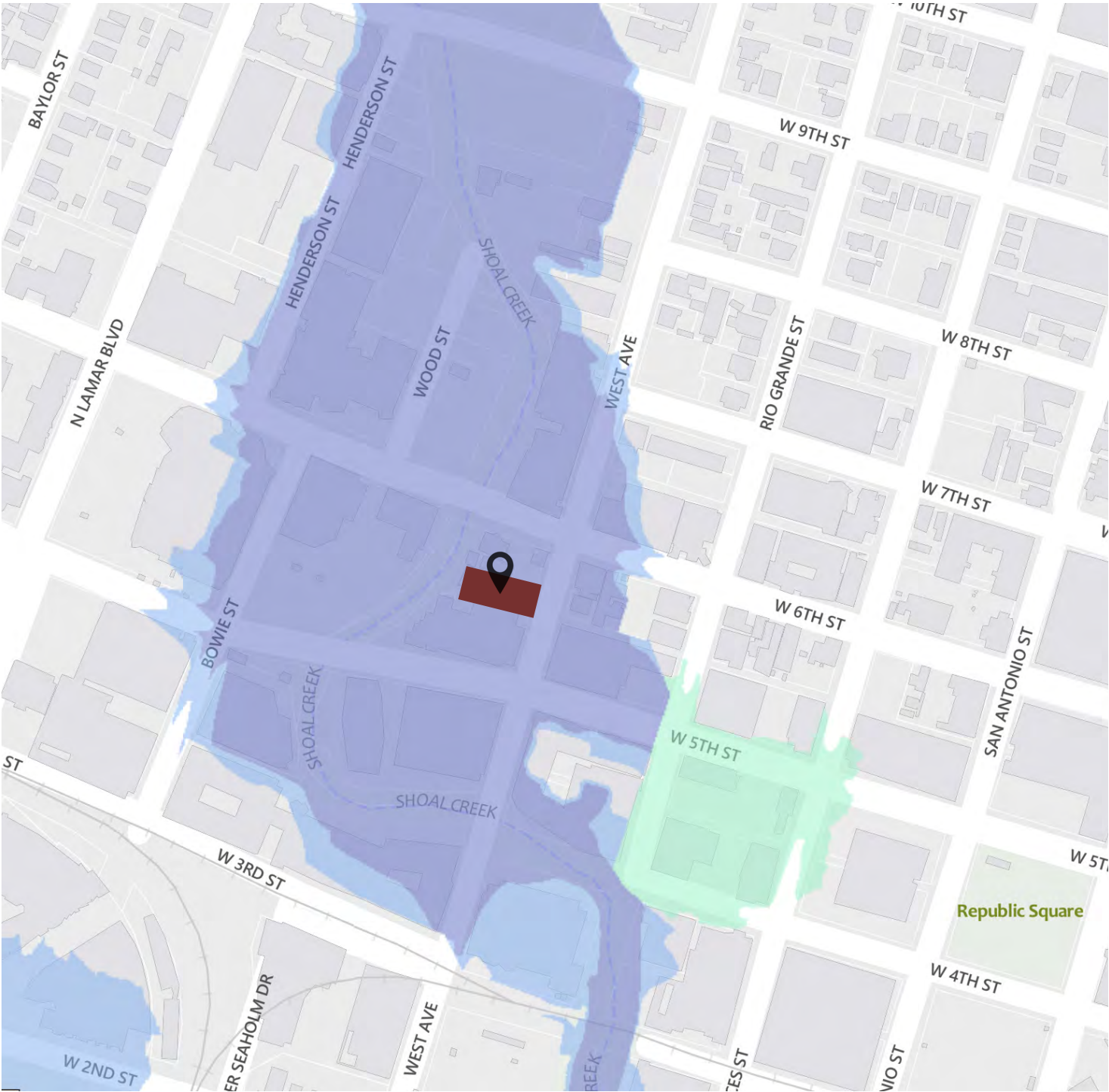
Total Bonus Area (Admin and City Council Approval) = 297,168 SF

*The calculations above are contingent upon City Council approval of zoning case No. C14-2022-0102 which proposes rezoning the property from DMU to CBD.



PLANS



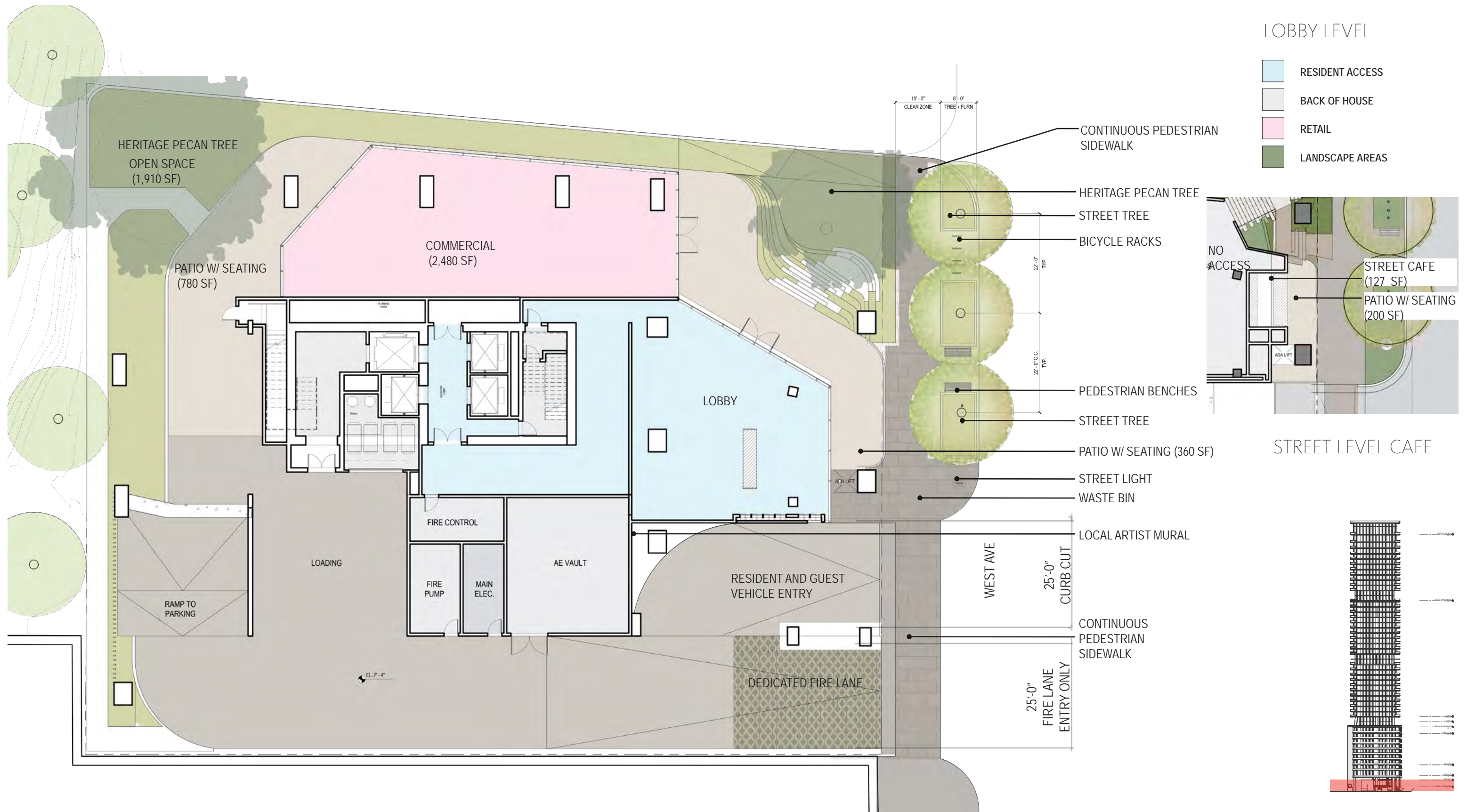


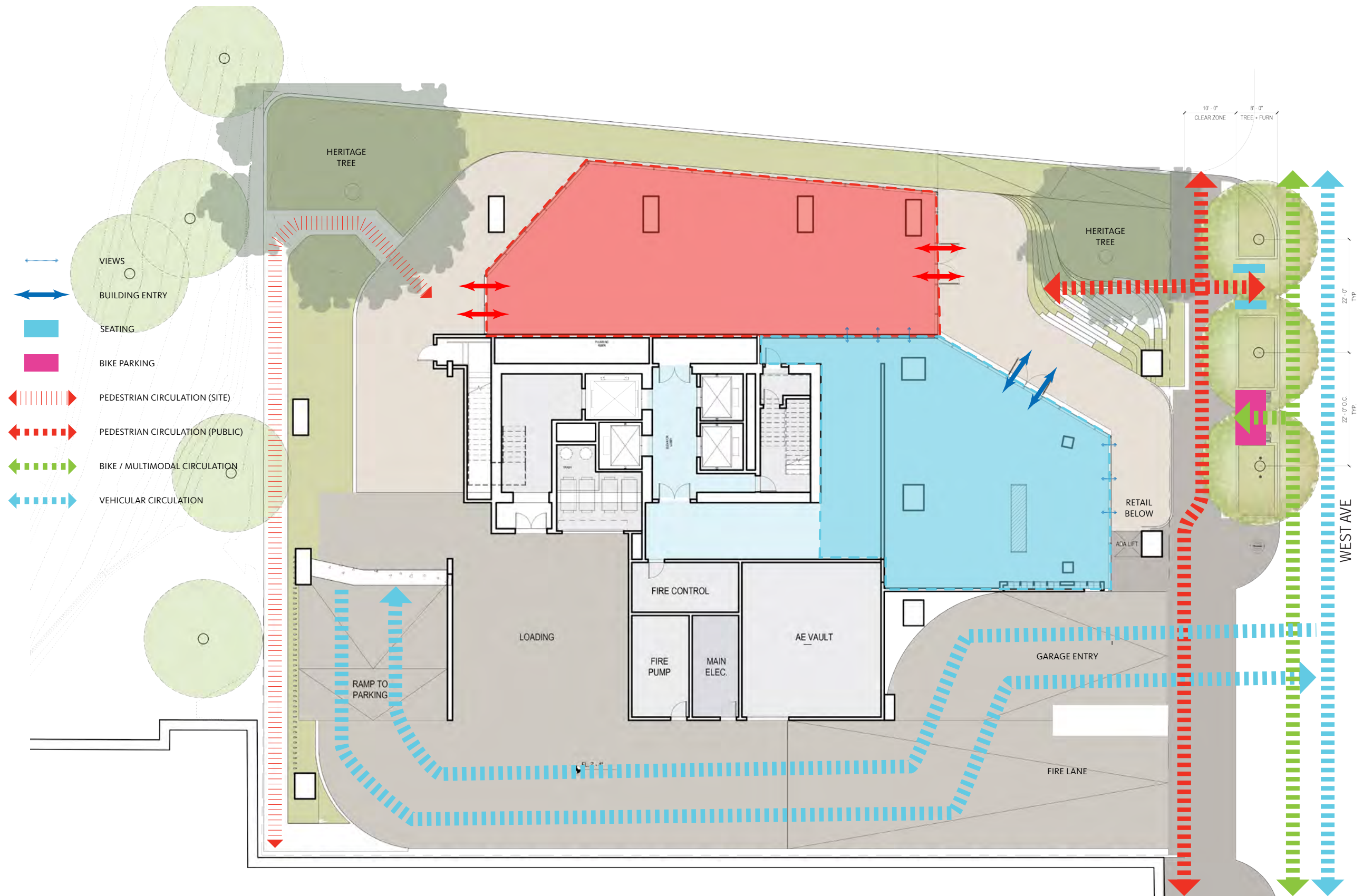
Legend

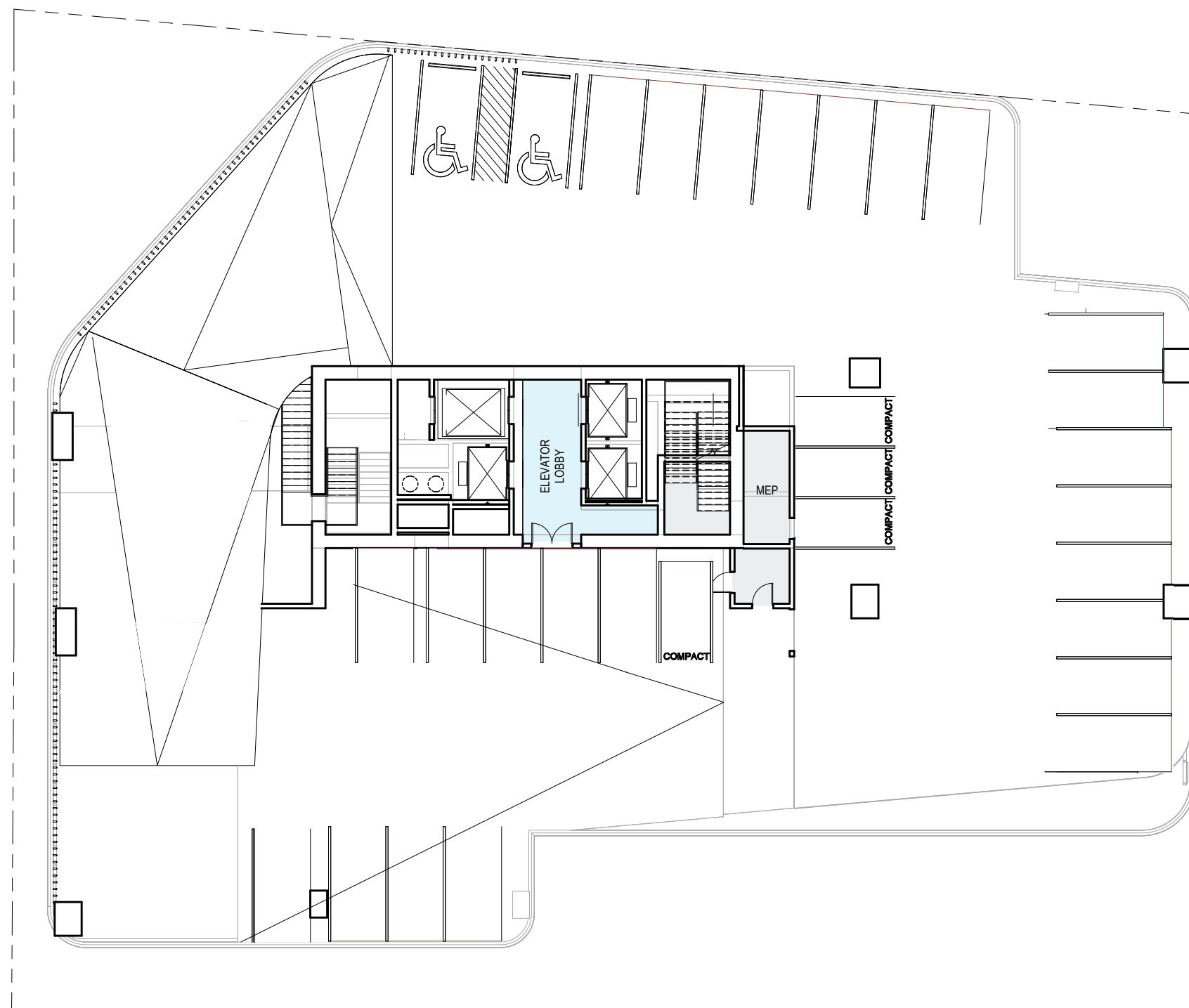
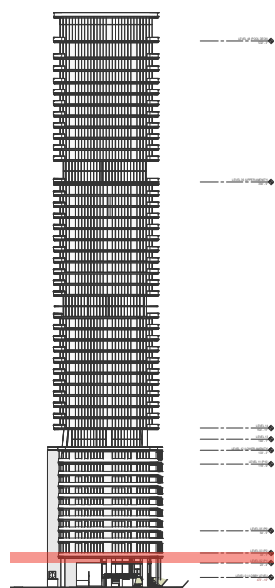
- FloodPro
- Fully Developed Floodplain
- COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - 100-Year (Shallow-AO,AH)



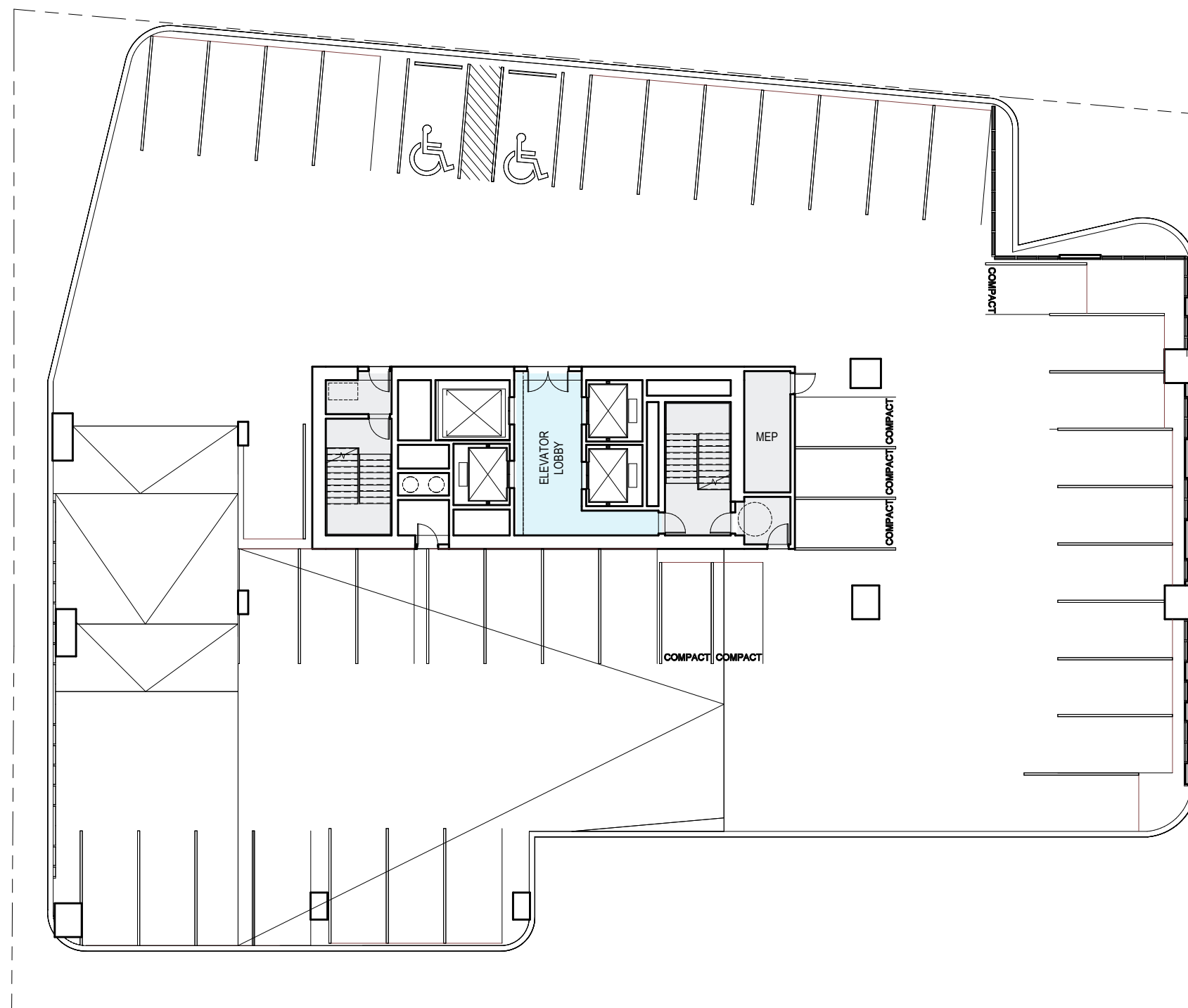
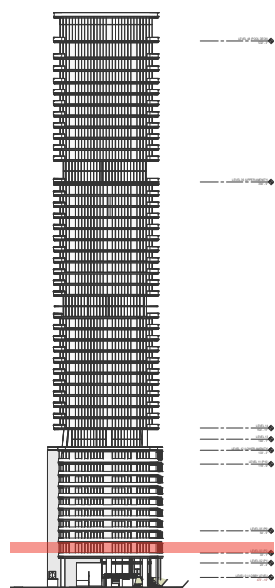
LOBBY LEVEL





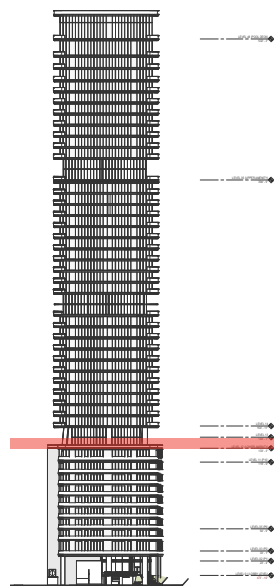
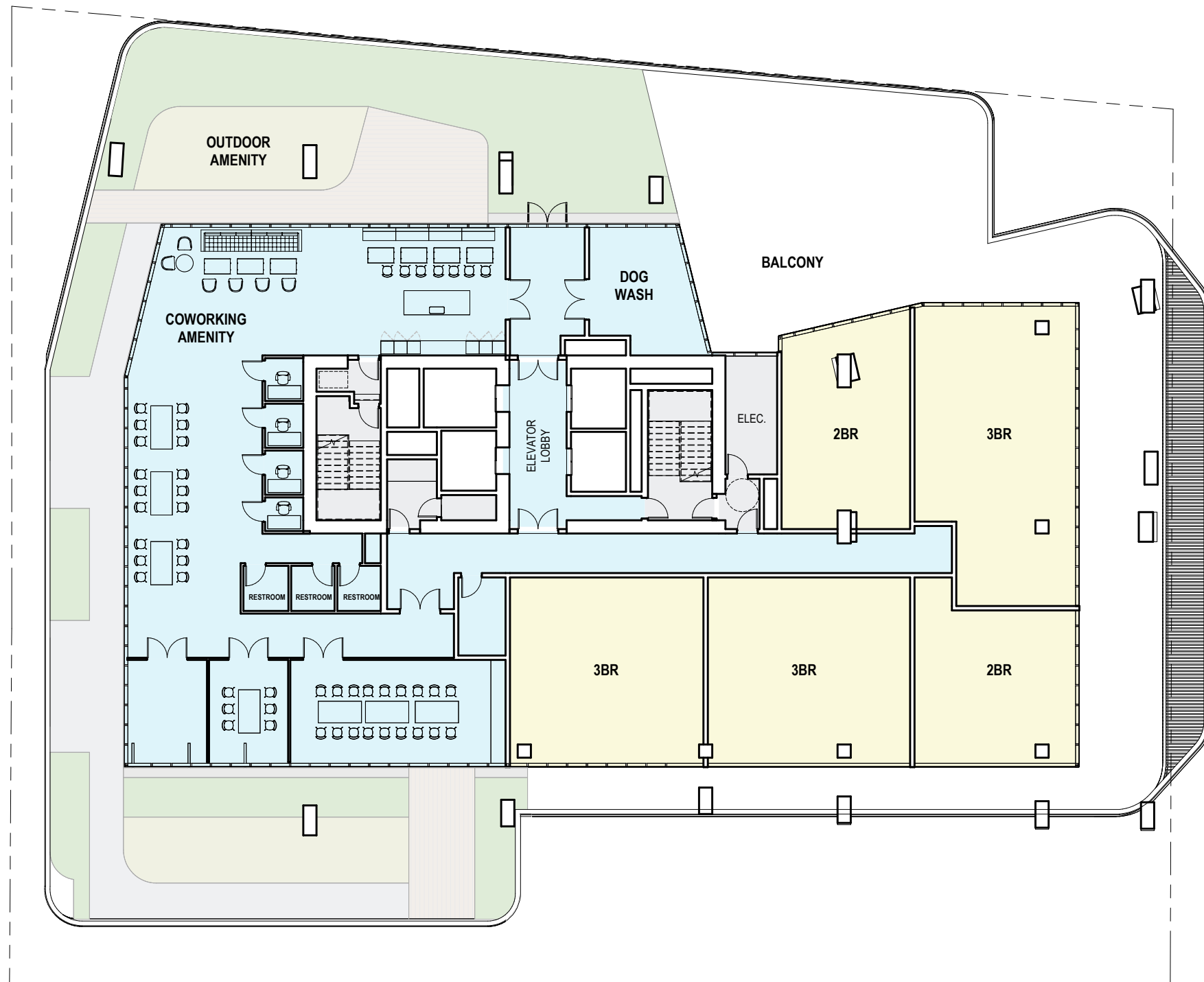


LEVEL 02 (P1)



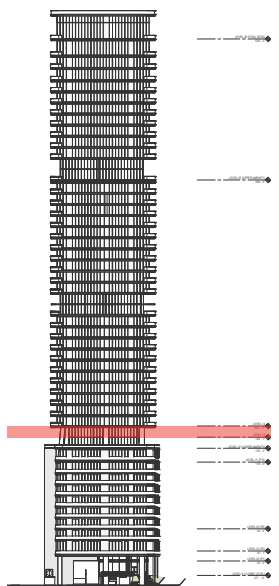
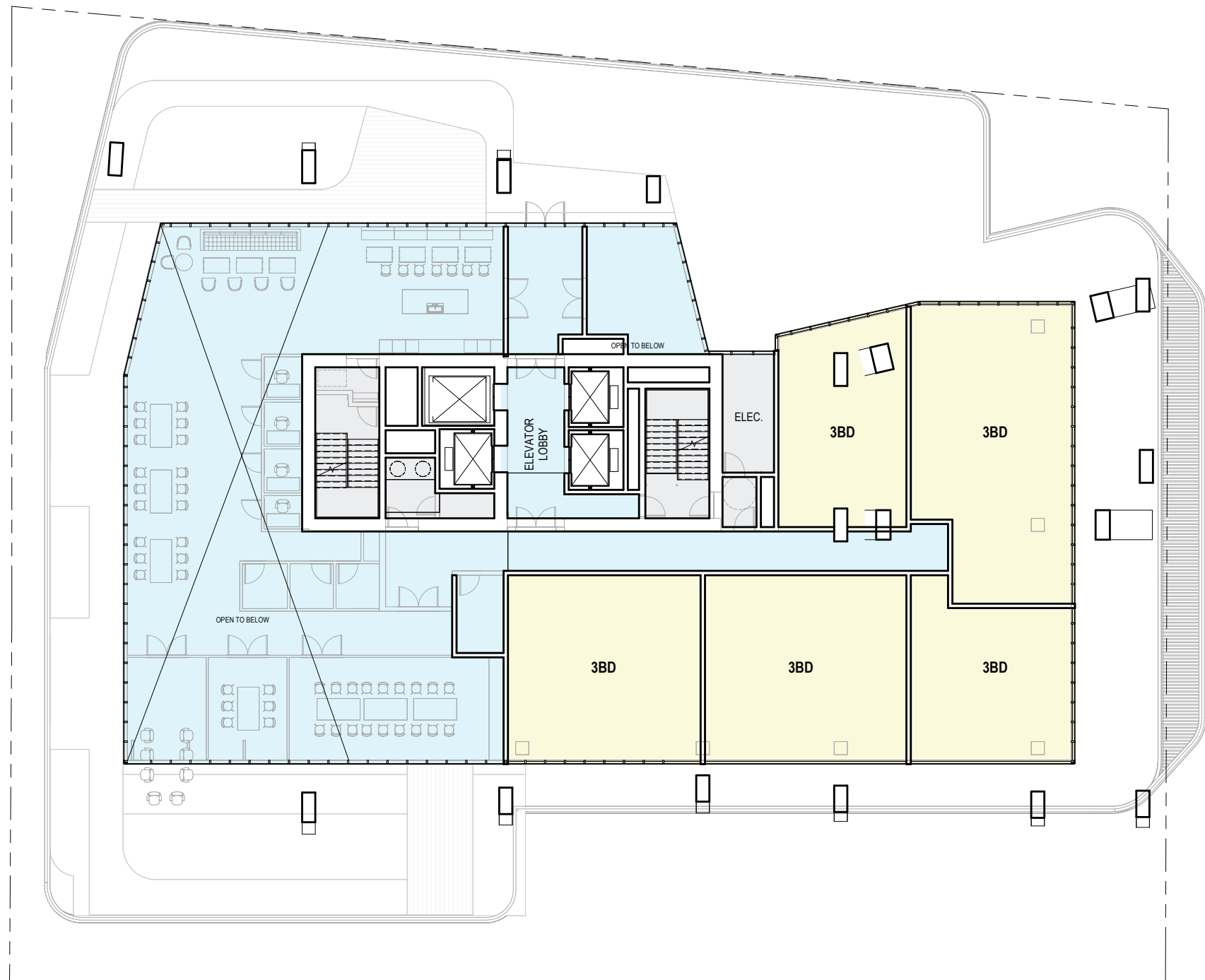
LEVEL 03-10 (P2-P9 TYPICAL)

- RESIDENT AMENITY (INDOOR) - 3645 SF
- RESIDENT AMENITY (OUTDOOR) - 3972 SF
- BACK OF HOUSE
- RESIDENCES



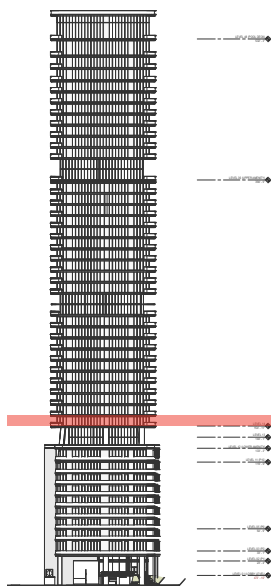
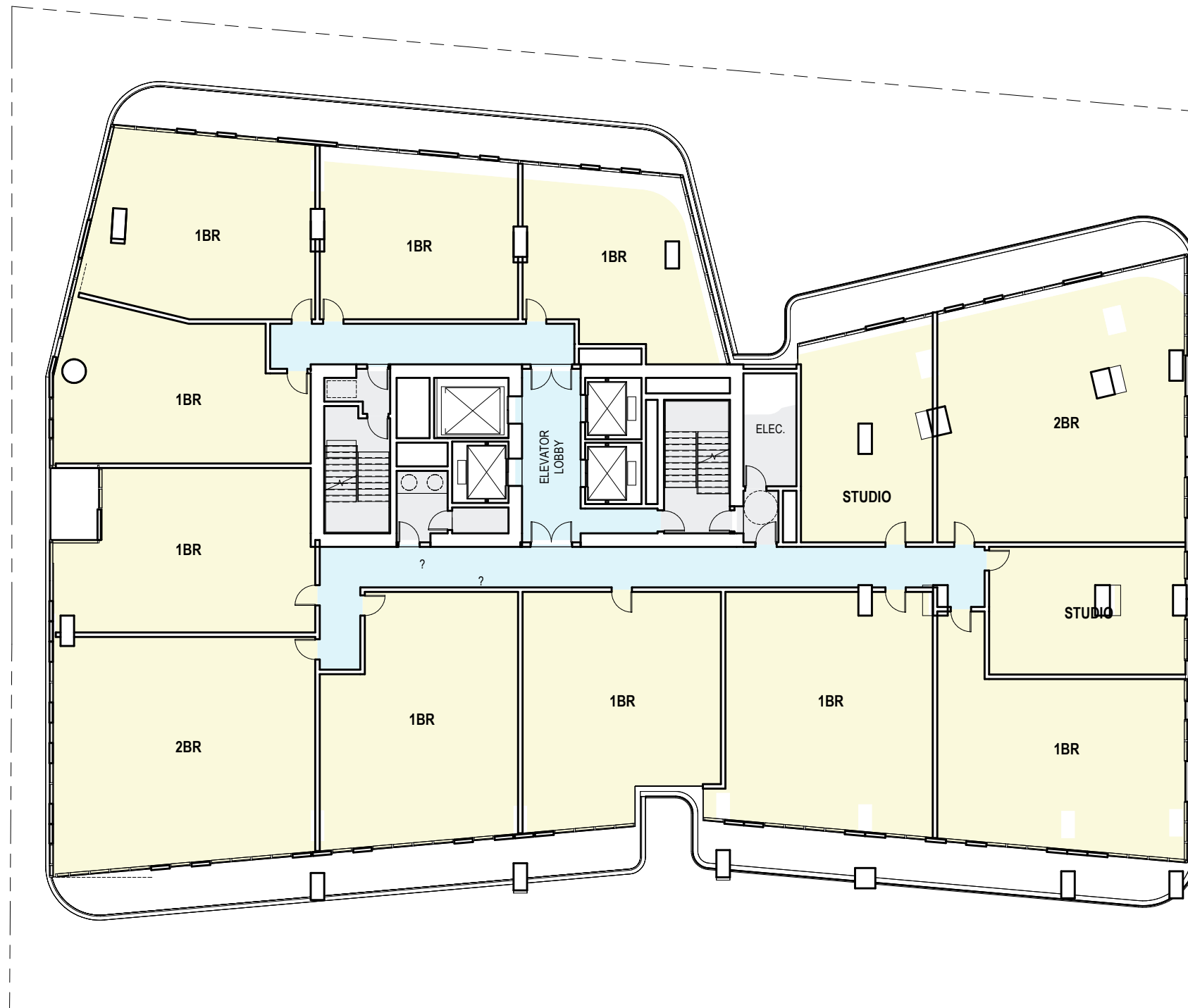
LEVEL 12 (LOWER AMENITY)

- RESIDENT AMENITY BELOW
- BACK OF HOUSE
- RESIDENCES



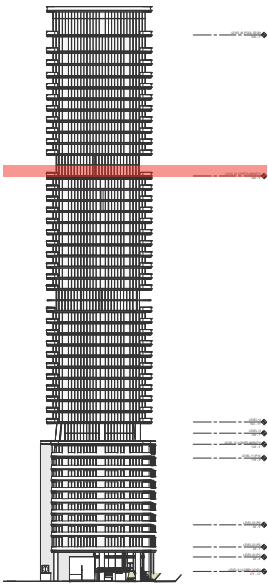
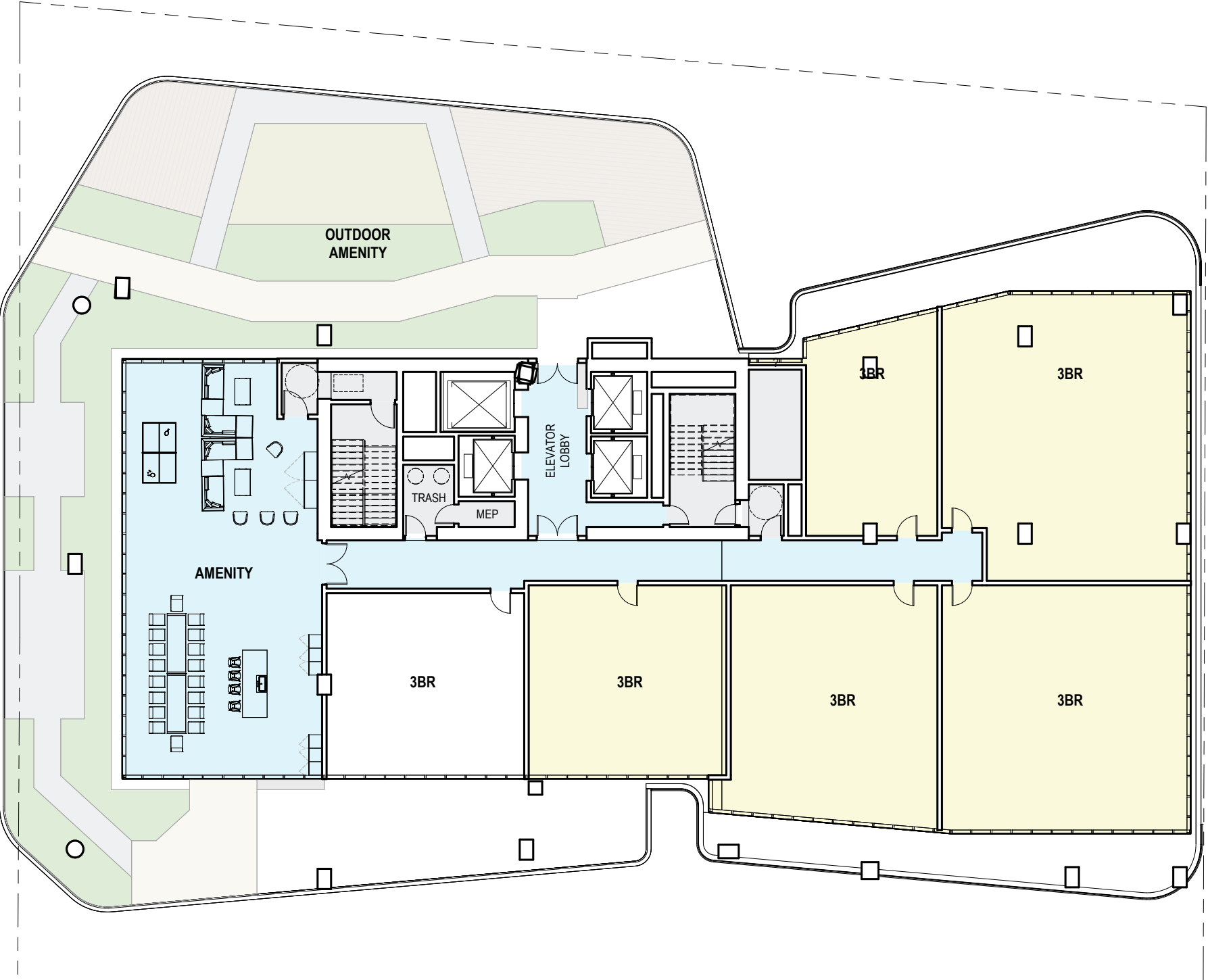
LEVEL 13

- BACK OF HOUSE
- RESIDENCES



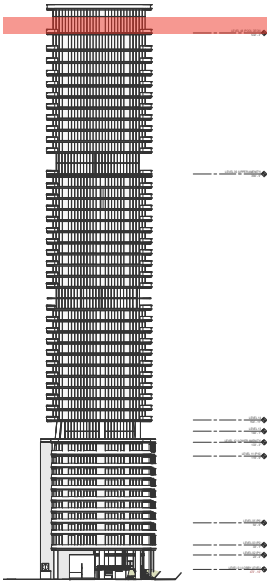
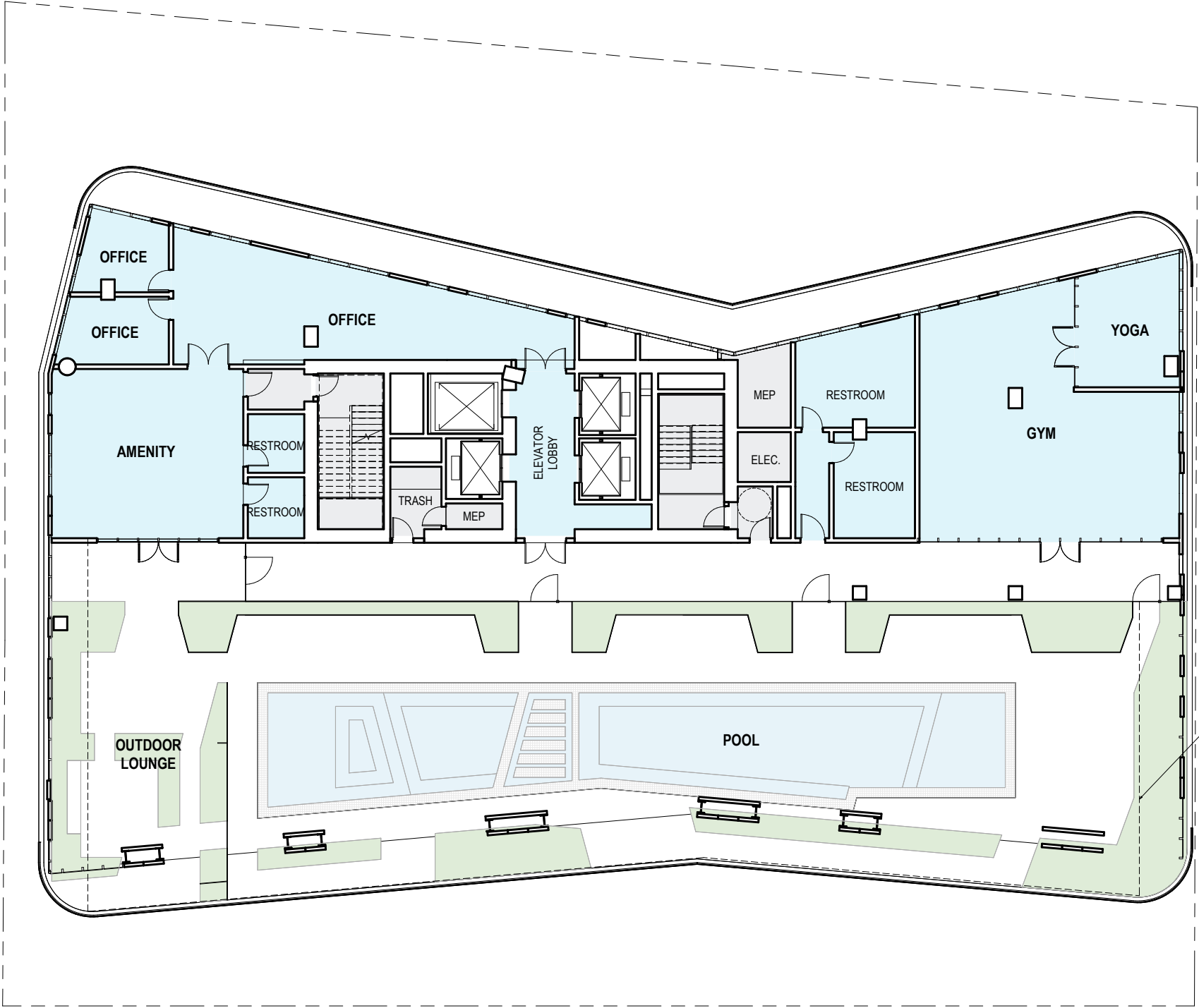
LEVEL 14

- RESIDENT AMENITY (INDOOR) - 1779 SF
- RESIDENT AMENITY (OUTDOOR) - 5525 SF
- BACK OF HOUSE
- RESIDENCES

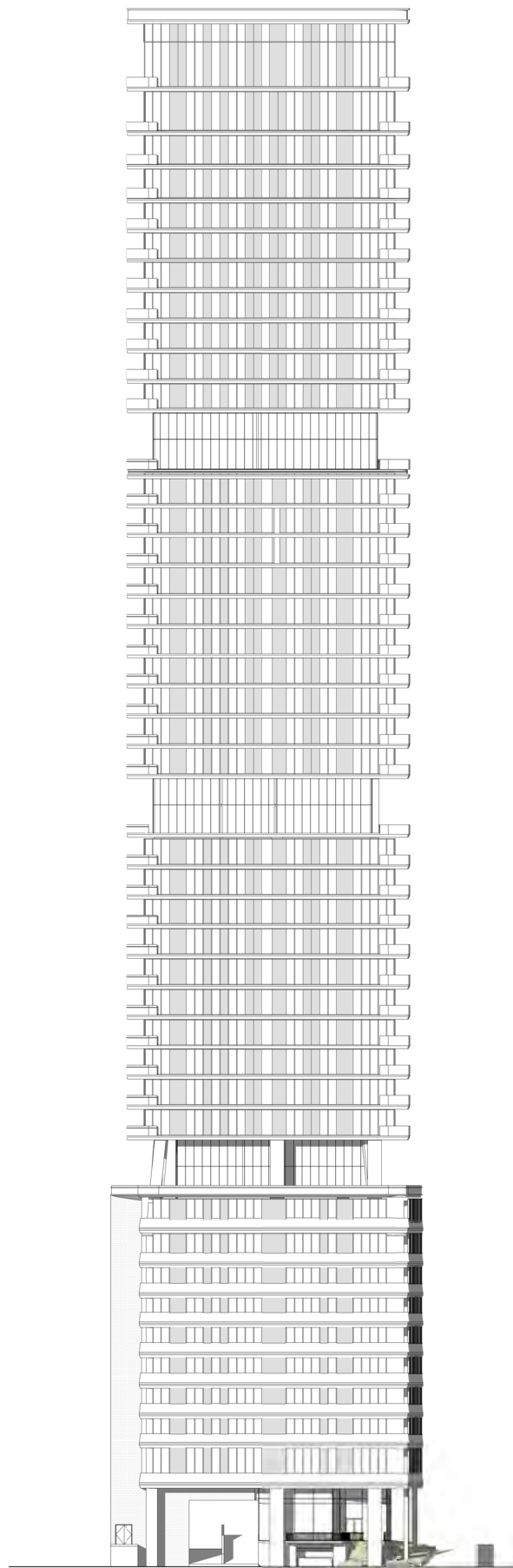


LEVEL 36

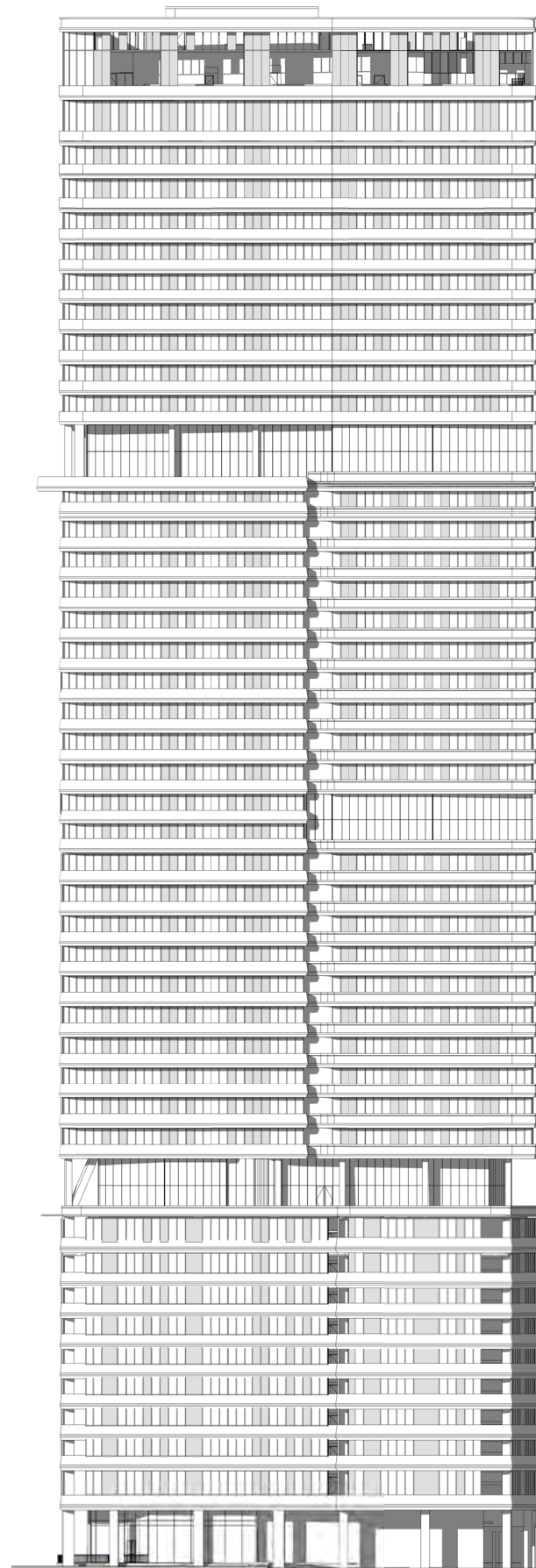
- RESIDENT AMENITY (INDOOR)- 2080 SF
- RESIDENT AMENITY (OUTDOOR)- 8252 SF
- BACK OF HOUSE
- RESIDENCES



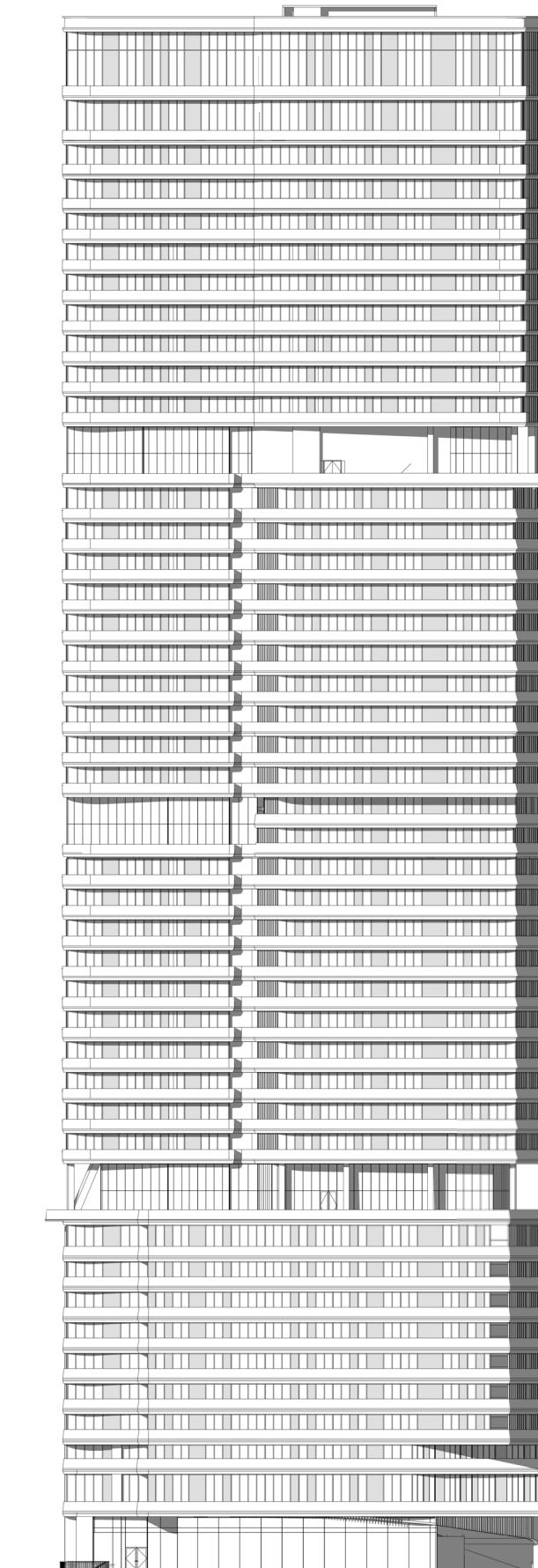
POOL DECK - ROOFTOP AMENITY



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS



VIEW FROM NORTH EAST



MAN FOLD Gensler | 506 WEST RESIDENTIAL | 05/12/23

VIEW FROM 6TH AND WEST



VIEW FROM NORTH WEST

MANIFOLD | Gensler | 506 WEST RESIDENTIAL | 05/12/23

An aerial photograph of a city skyline at sunset. The sky is a mix of orange, pink, and blue. In the foreground, a wide river flows from the bottom left towards the center right. A multi-arched bridge spans the river, with cars visible on it. The riverbanks are lined with dense green trees. In the background, a dense cluster of skyscrapers and modern buildings forms the city skyline. The buildings have various architectural styles, including glass facades and concrete structures. The overall scene is a blend of nature and urban development.

GROUND LEVEL CONCEPT RENDERINGS



VIEW FROM WEST AVE

MURAL ART COURTESY OF EMILY EISENHART





506 WEST RESIDENTIAL
URBAN DESIGN GUIDELINES MATRIX

AREAWIDE URBAN GUIDELINES			
#	DESIGN GUIDELINE	MET	DISCUSSION
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 20:1.
AW.2	Create mixed-use development	YES	506 West Residential will consist of approximately 359 residential dwelling units 2,480 SF of commercial space, 127 SF street café, 356 SF of public patio adjacent to West Avenue, 780 SF of patio and 1,910 SF of green space adjacent to Shoal Creek.
AW.3	Limit development which closes downtown streets	YES	No existing streets will be permanently closed because of the project.
AW.4	Buffer neighborhood edges	N/A	The project is located within the Central Business District and does not border any existing residential neighborhoods.
AW.5	Incorporate civic art in both public and private development	YES	The project will incorporate exterior artwork throughout the project which will include a mural(s) on the building façade and additional artwork within the lobby visible from West Avenue.
AW.6	Protect important public views	N/A	506 West Residential will not impact any protected view corridors, since this project is already surrounded by high rises. In addition the project will incorporate a 780 SF patio that overlooks Shoal Creek and a 1,910 SF green space thereby protecting and enhancing this view shed.
AW.7	Avoid historical misrepresentations	YES	The proposed building will be designed with modern materials to create a contemporary building and does not attempt to mimic past historical architectural styles.
AW.8	Respect adjacent historical buildings	N/A	There are no significant historically zoned building located adjacent to the project.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	506 West Residential will include a rooftop pool/amenity deck. Additionally, all mechanical equipment will be screened from view.
AW.10	Avoid the development of theme environments	YES	506 West Residential is not a theme environment and does not mock or caricature past imaginary places.
AW.11	Recycle existing building stock	YES	To the extent possible, 506 West Residential will salvage portions of the existing building stock, including steel canopy structure and interior bar.

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.1	Protect the pedestrian where the building meets the street	YES	506 West Residential will provide street-tree coverage consistent with Great Streets standards along West Avenue to provide overhead cover within the pedestrian realm. In addition, the project will provide two shaded ground-floor patio spaces and garden areas, including 356 SF of public patio adjacent to West Avenue, 780 SF of patio and 1,910 SF of green space adjacent to Shoal Creek. There will be a change in paving to indicate where vehicular traffic is entering/exiting the building, and the entry to the parking garage is now located towards the rear of the site to allow traffic to slow before approaching the sidewalk along with signage to alert pedestrians and vehicular traffic.
PS.2	Minimize curb cuts	YES	The project proposes two curb cuts along West Avenue to comply with the Fire Access Code and provide on-site circulation. The curb cut dedicated to the fire lane will be closed with automatic bollards and only be used in the event of a fire, leaving the site with only one primary curb cut for daily use. This dedicated fire lane will use a distinct grass pave system to further differentiate it from the main curb cut, and create a better pedestrian experience.
PS.3	Create a potential for two-way streets	N/A	All driveways are designed perpendicular to the right-of-way to allow for two-way traffic flow along West Avenue.
PS.4	Reinforce pedestrian activity	YES	Given the impacts of the flood plain and the code requirements for development within the flood plain, the project is limited in its ability to provide active streetscape improvements. In addition to the implementation of Great Streets along West Avenue to encourage and reinforce pedestrian activity, the project will provide 127 SF street café at ground level. Additionally, above the flood plain level there will be 2,480 SF dedicated to commercial space, a 356 SF balcony/patio facing West Avenue, and a 780 SF patio facing Shoal Creek, accessible from the commercial space. From the commercial space visitors will also be able to access 1,910 SF of green space along the west property line adjacent to Shoal Creek.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops located on the property.
PS.6	Enhance the streetscape	YES	506 West Residential will improve existing conditions by implementing Great Streets standards and provide key streetscape improvements along West Avenue, including benches, street trees, bike racks and trash receptacles.
PS.7	Avoid conflicts between pedestrians and utility equipment	YES	All above grade utility equipment is proposed to be located within the 8-ft furnishing zone along West Avenue. The Austin Energy vaults require street access per City Code and have been located to the south of the site away from the lobby frontage to maximize the amount of uninterrupted pedestrian activity on the northern portion of the property towards the intersection of West 6 th Street and West Avenue. This project also proposes a mural on the AE Vault to enhance pedestrian engagement and activation in the area.
PS.8	Install street trees	YES	Street trees will be provided along West Avenue in accordance with Great Streets Standards. Per the landscape plans, three (3) Texas Red Oaks are proposed along West Avenue. Additionally two (2) existing heritage trees on-site will be transplanted to other locations of the property and incorporated into the Project.
PS.9	Provide pedestrian-scaled lighting	YES	Appropriately scaled sidewalk lighting will be installed along West Avenue in accordance with Great Streets Standards. Additionally, building lighting will be provided at the canopies of the building to promote pedestrian safety at the street level and complement the Great Streets lighting.
PS.10	Provide protection from cars/promote curbside parking	YES	The 8-ft street tree/furniture zone will create a buffer between pedestrians from vehicular traffic and will include improvements such as benches, trash receptacles, bike racks, and street lights. Additionally landscaped zones consisting of Softleaf Yuccas and Mexican Feather Grass will be provided along West Avenue to separate the street curb from the pedestrian traffic areas. Paving will be differentiated between pedestrian and vehicular zones.
PS.11	Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened from view.
PS.12	Provide generous street-level windows	YES	While the flood plain restricts the building from being at street level, the project will have floor-to-floor glazing along the public frontages of the building that allows a visual connection into the residential lobby and the commercial space to promote a visually active streetscape. Since there is a high ground level to second level floor-to-floor height, the windows along the ground floor should provide sufficient visual openings.

GUIDELINES FOR PLAZAS AND OPEN SPACE			
#	DESIGN GUIDELINE	MET	DISCUSSION
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	The pedestrian realm along West Avenue will be designed in accordance with Great Streets Standards and will include wide sidewalks, benches, bike racks. The commercial space and additional outdoor patio along the north side of the ground level provide a connection to Shoal Creek.
PZ.3	Emphasize connections to parks and greenways	YES	The pedestrian realm along West Avenue will be designed in accordance with Great Streets Standards and will include wide sidewalks, benches, bike racks, and canopy trees that interconnect to form a larger network of paths linking to the local parks, the waterfront, and other attractions within the Central Business District. The commercial space and additional outdoor patio along the north side of the building provide a connection to Shoal Creek.
PZ.4	Incorporate open space into residential development	YES	The project will have several landscaped amenity terraces on the Level 12, Level 36 and the rooftop level for the residential tenants of the building. These terraces will include residential amenities such as an outdoor kitchen and lounge, outdoor pool, gardens and a dog run. At the rooftop, a sky lounge, gym and pool deck will include terraces overlooking the Austin skyline with views of the lake. There is also an open green space located under the heritage pecan tree along Shoal Creek at ground level.
PZ.5	Develop green roofs	YES	The outdoor rooftop amenity decks will be landscaped with planting beds, including intensive green roof planters for a portion of the terrace. Additionally, roof pavers will help reduce urban heat island effect.
PZ.6	Provide plazas in high use areas	N/A	The space between the sidewalk and building setback will be a high trafficked publicly visible and accessible area.
PZ.7	Determine plaza function, size, and activity	YES	The street café area is designed to accommodate outdoor seating in a shaded space approximately 356 SF in size, with seating and planting. The street café area will also accommodate bike users as they circulate into the space and give a location to lock their bikes. An additional 780 SF exterior patio is located above Shoal Creek to provide a visual connection to the creek. In addition, visitors will also be able to access 1,910 SF of green space along the west property line adjacent to Shoal Creek.
PZ.8	Respond to the microclimate in plaza design	YES	Based on solar geometry of adjacent structures and the overhang above, the street café area and the outdoor patios will be very shaded. Plant selections will also be selected for shady conditions.
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	YES	The street café area and grand stairs are designed to provide views into the seating area from West Ave that will be inviting and draw the public into the space. The paving and architecture along with signage will indicate to pedestrians that there are publicly accessible uses in the street café area.
PZ.10	Provide an appropriate amount of plaza seating	YES	The street café and creek patio area can accommodate seating appropriate and proportional to potential food and beverage offerings in the space.
PZ.11	Provide visual and spatial complexity in public spaces	YES	The meandering stair entry from West Ave, and the architectural pavers and planting layered against them will provide an engaging experience for users of the street café space. A backdrop of local art is planned as a focal element as well.
PZ.12	Use plants to enliven urban spaces	YES	Street trees and plantings have been included along West Ave as part of the Great Streets program and along with fully planted beds between the clear zone and the curb at the face of the building. Planting along the entry stair will soften and buffer the street cafe experience.
PZ.13	Provide interactive civic art and fountains in plazas	YES	A space for civic art is planned as a backdrop and visual focal element of the street café and commercial space.
PZ.14	Provide food service for plaza participants	YES	The project will provide 2,480 SF of interior commercial space with a minimum of 1,000 SF exterior space reserved for tables and seating.
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	YES	Overhead and landscape accent lighting will be provided to create a comfortable and safe space.
PZ.16	Consider plaza operations and maintenance	YES	The commercial areas will be programmed and maintained by the Owners’ Building Management Team. Paving and planting materials are being selected with durability and ease of maintenance in mind.

GUIDELINES FOR BUILDINGS			
#	DESIGN GUIDELINE	MET	DISCUSSION
B.1	Build to the street	YES	The first two levels of the building step back slightly from the property line to extend the sidewalk and allow for additional pedestrian traffic flow in the area. Apart from the south property line, the rest of the building (Level 3 and above) is built up to the property line.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	506 West Residential will be occupied by a single tenant. However, the project will incorporate a street café located at street level which will be open to the public and encourage pedestrian activity in the area. In addition to the street café the project will include 2,480 SF of commercial space and 780 SF of exterior patio space.
B.3	Accentuate primary entrances	YES	The primary entrance will be accentuated both through building architecture and landscape features. A grand stair with generous plantings will pull people off of the street and onto the lobby level. The street level of the building is also recessed slightly off of the sidewalk to create a “front porch” to further distinguish the entrance.
B.4	Encourage the inclusion of local character	YES	Artwork will be commissioned by local artists will be incorporated within the building as well as commissioned to create murals on a large portion of the building façade. We will also be using locally sourced materials through the building. Efforts will be made to include locally sourced stone and plants for the landscape. The deep overhangs on the public and amenity spaces on the building work to provide microclimates and respite to the sun.
B.5	Control on-site parking	YES	An interior parking garage is located above the ground floor and is intended primarily for building residents. The garage parking will be screened so that cars are not visible from adjacent buildings or the street and neighbors are not adversely affected by headlights.
B.6	Create quality construction	YES	The project will be constructed to current building construction codes, laws, and standards and will achieve a minimum 2-star Austin Energy Green Building rating for superior energy efficiency. High quality construction materials will be used, with a preference for locally sourced products. Experienced contractors will construct with a goal for long building life-span.
B.7	Create buildings with human scale	YES	The project is designed to the human scale, with various floor-to-floor heights corresponding to the different program elements within the buildings. The overall massing of the building is divided into smaller volumes to break up the scale of the building. The recessed lobby at the ground floor helps bring the building experience at the street level to a human scale. High quality materials and detailing at the street level also create a material connection with the tenants and pedestrians interacting with the building.