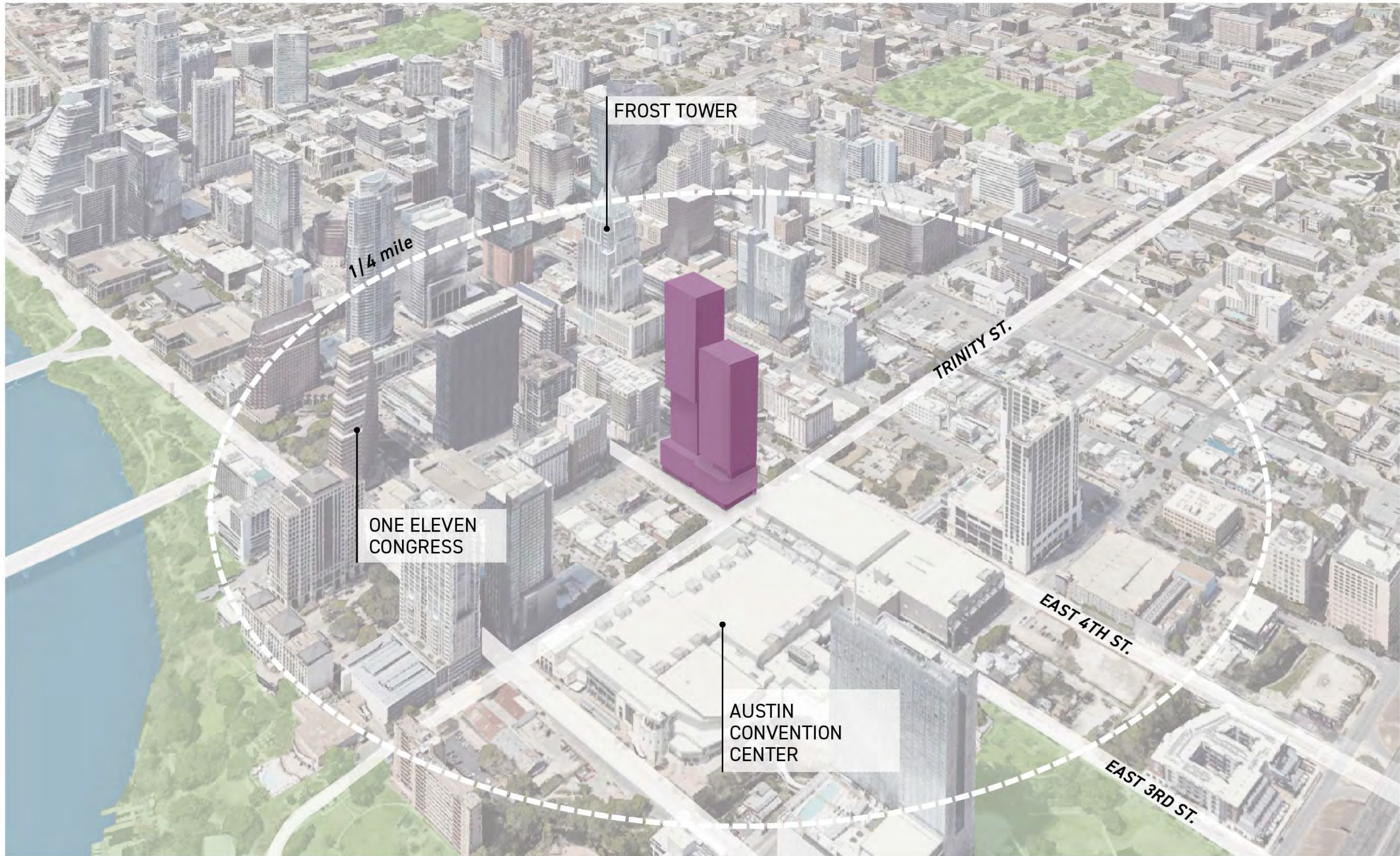


BLOCK 32

DENSITY BONUS PROGRAM



PROJECT LOCATION



BLOCK 32
AUSTIN, TX

PROJECT INFORMATION

DOWNTOWN DENSITY BONUS SUBMITTAL | 2 OF 46

MANIFOLD RHODE:PARTNERS



TRANSIT & ZONING MAP



- | | | | | | | | |
|--|-----------|--|------------------|--|-------------|--|---------|
| | MetroRail | | Future MetroRail | | Multifamily | | Parking |
| | MetroBus | | | | Commercial | | Civic |
| | MetroBike | | | | Office | | |

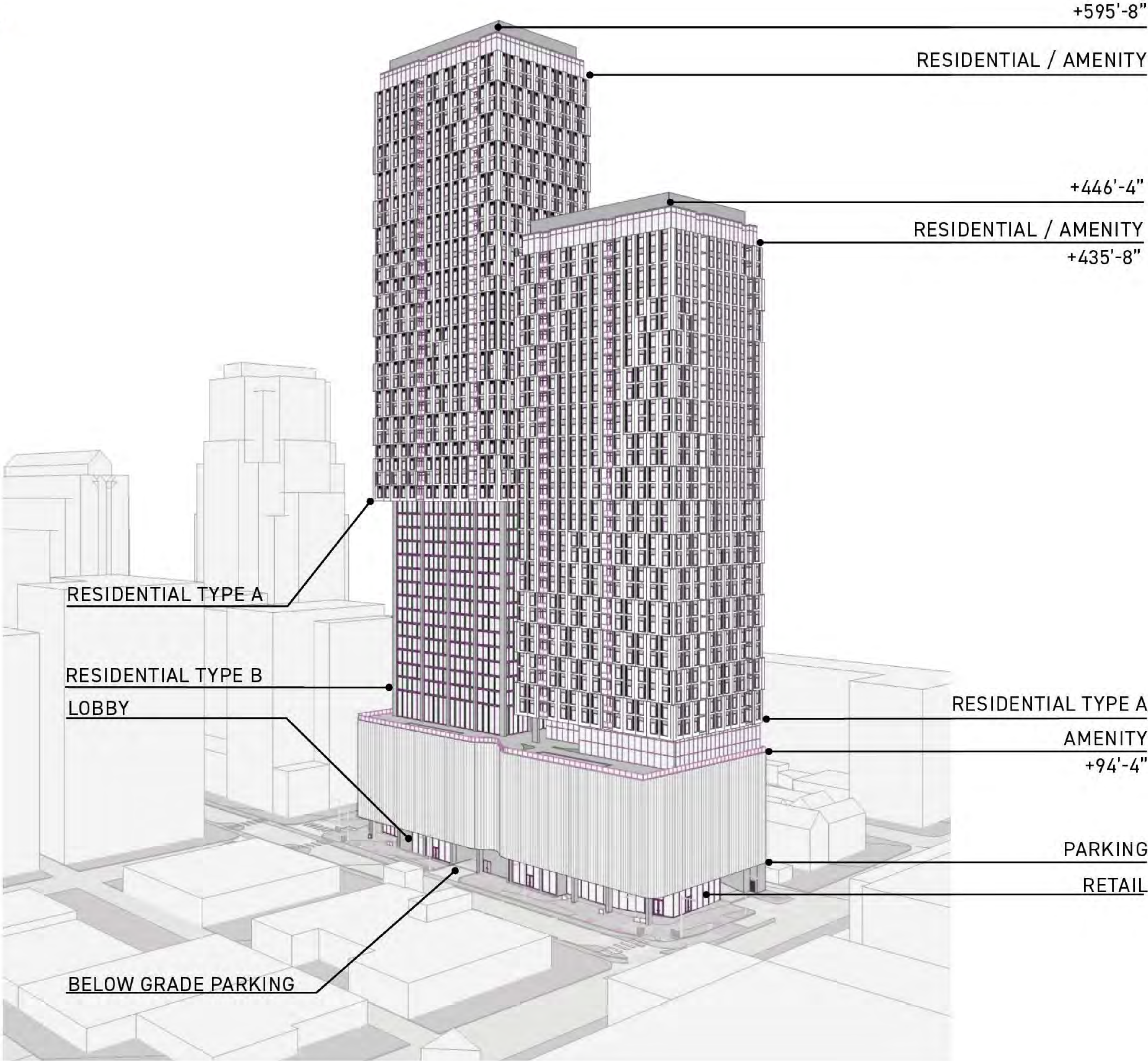
PROJECT OVERVIEW AND PROGRAM SUMMARY

SITE AREA

Lot Area	35,365 SF
Existing Zoning	CBD
Current Far Limitation	8:1
By-Right Area	282,920 SF
FAR Requested	25:1
TOTAL FAR REQUESTED	884,125 SF

PROGRAM SUMMARY

			PHASE 1	PHASE 2
Apartment A	726	Units	363	363
Apartment A	732,254	GSF	366,177	366,177
Apartment B	130	Units	0	130
Apartment B	102,557	GSF	0	102,557
Lobby / Ground	11,874	GSF	4,409	7,465
TOTAL Amenity	24,739	GSF	13,198	11,541
Retail	4,131	GSF	4,131	0
Mech / BOH	8,470	GSF	4,637	3,833
Parking	849	Spaces	360	489
TOTAL				
TOTAL FAR				
ATTRIBUTABLE AREA	884,125	GSF		



SOUTHEAST VIEW

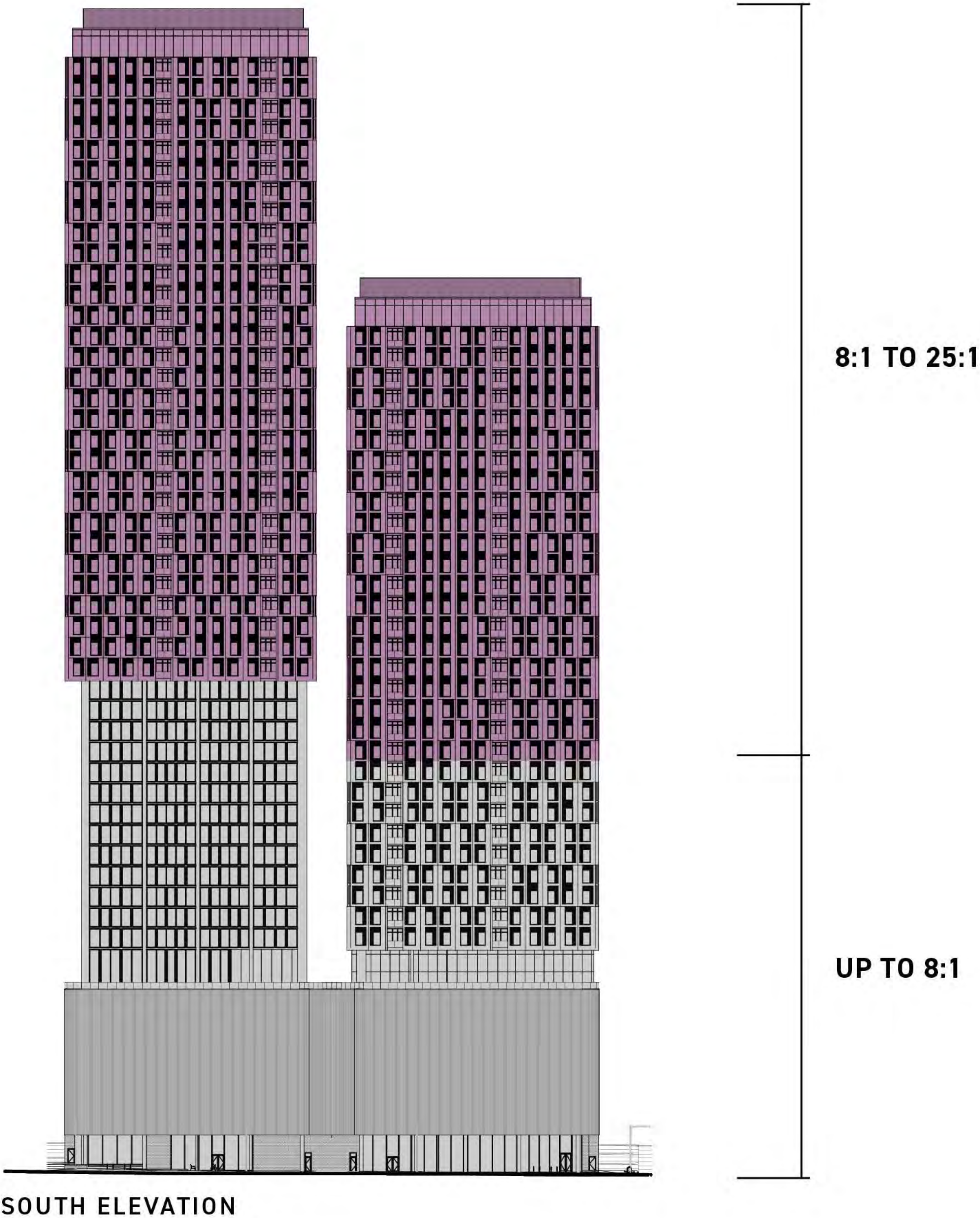
PROGRAM SUMMARY

COMMUNITY BENEFIT BONUS AREA

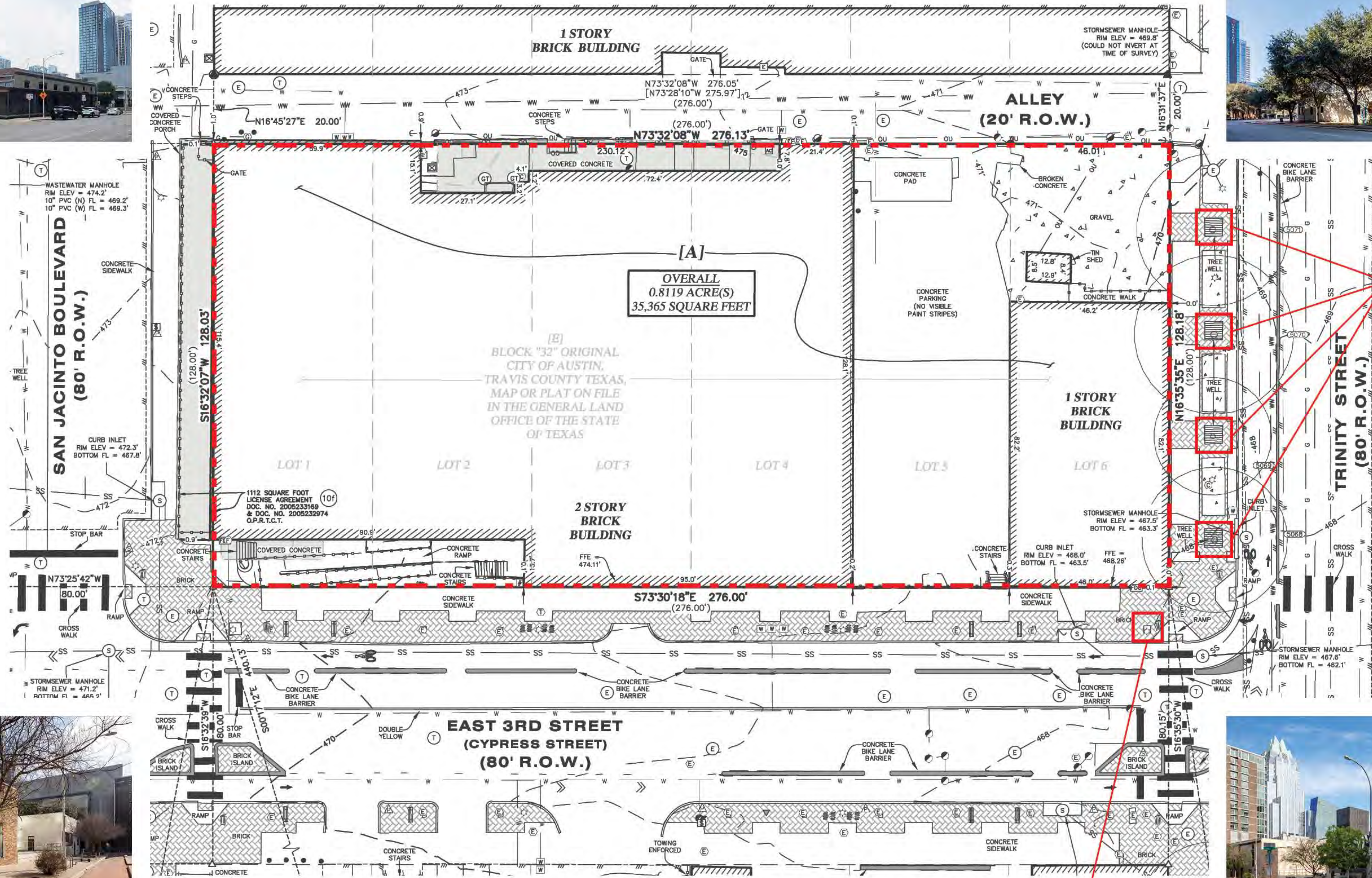
BY RIGHT CBD FLOOR-TO-AREA RATIO
UP TO 8:1

DDBP COMMUNITY BENEFITS COMPLIANCE
8:1 TO 25:1
2-star AEGB Community Benefit
(25-2-586) (E)(8)

DEVELOPMENT BONUS FEE FOR AFFORDABLE HOUSING
RESIDENTIAL
(25-2-586) (E)(1)(iii)



PROGRAM SUMMARY



TEXAS WALK OF STARS
MEDALLIONS TO BE
INCORPORATED INTO
NEW STREETScape



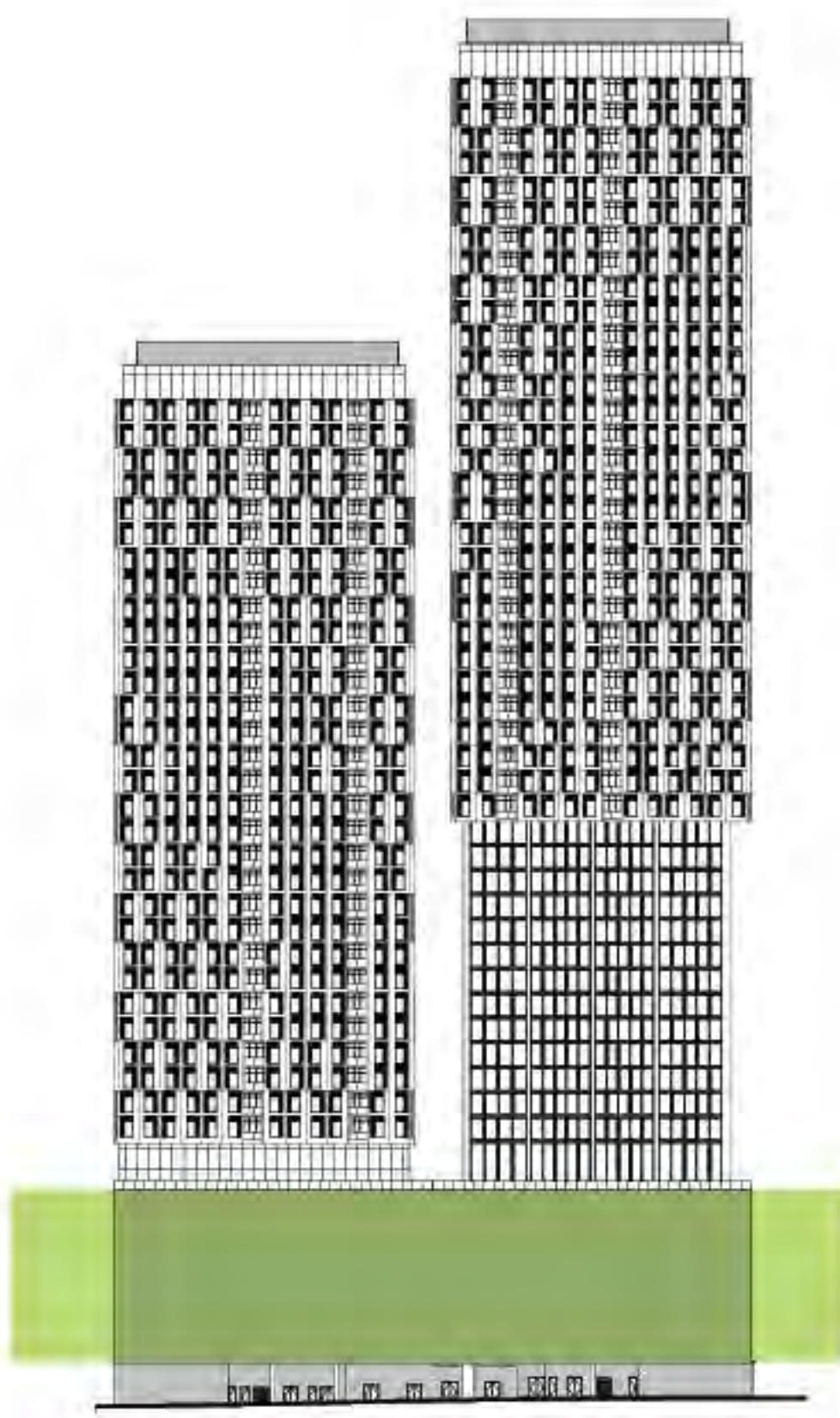
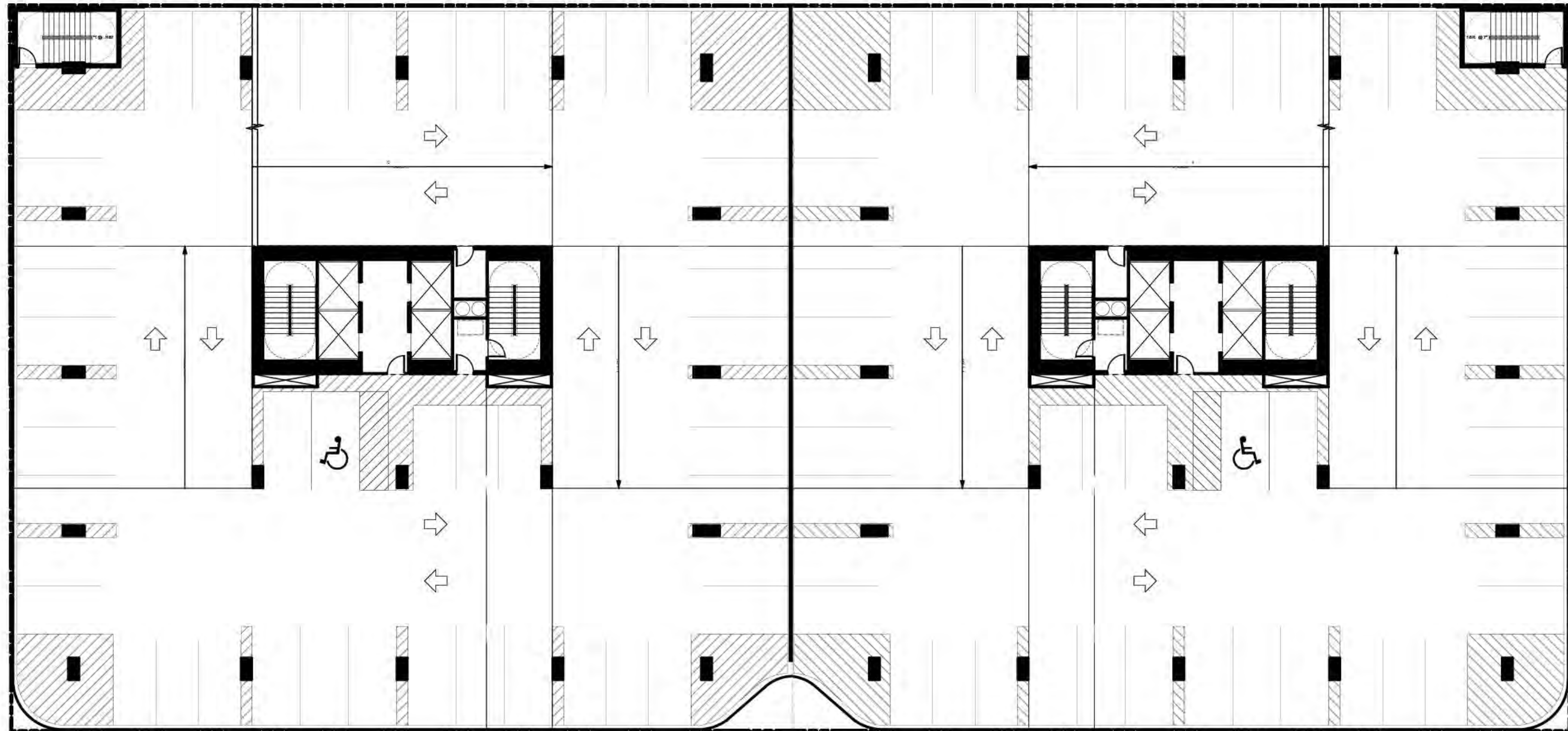
EXISTING SCULPTURE TO BE
INCORPORATED INTO NEW
STREETScape

EXISTING CONDITIONS



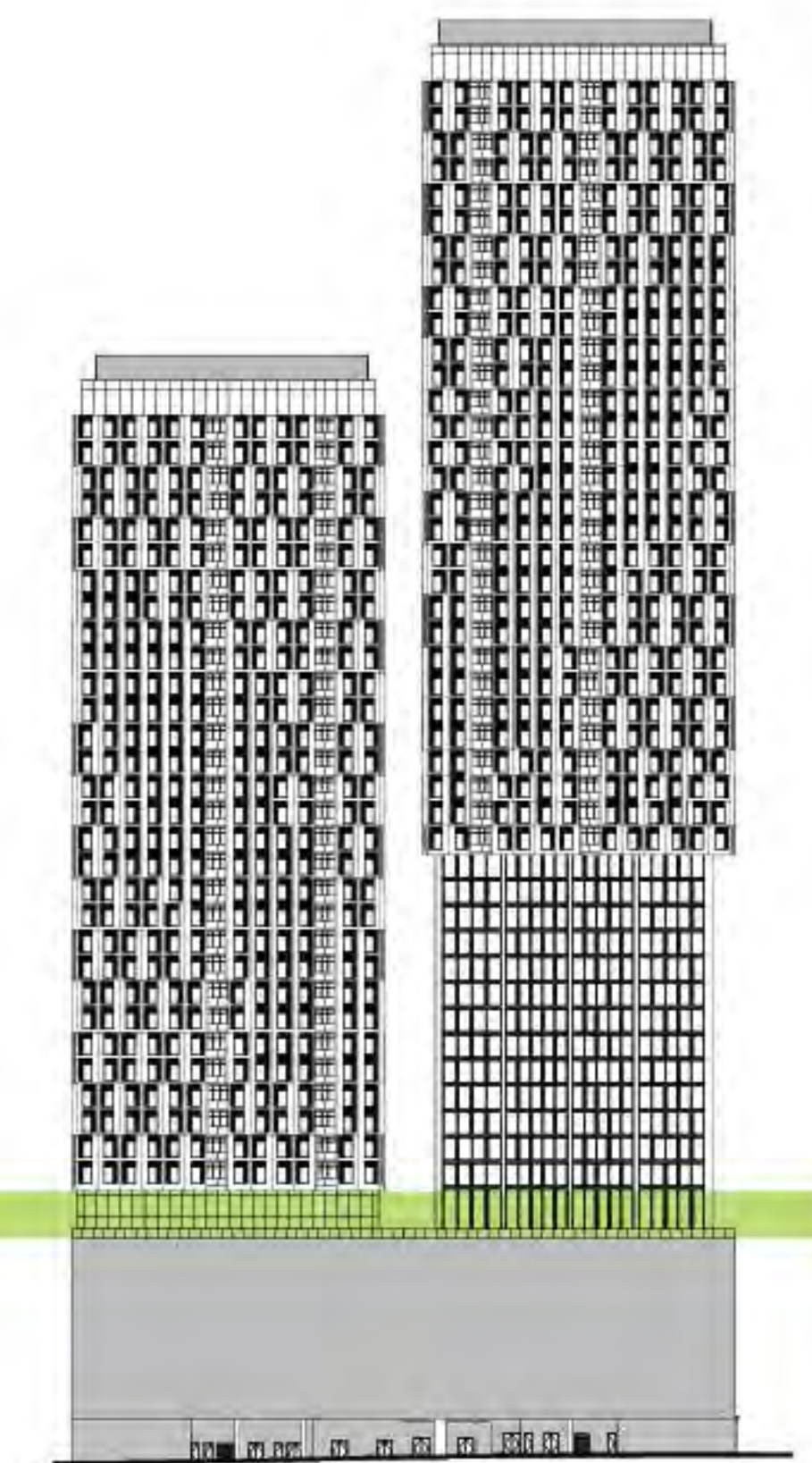
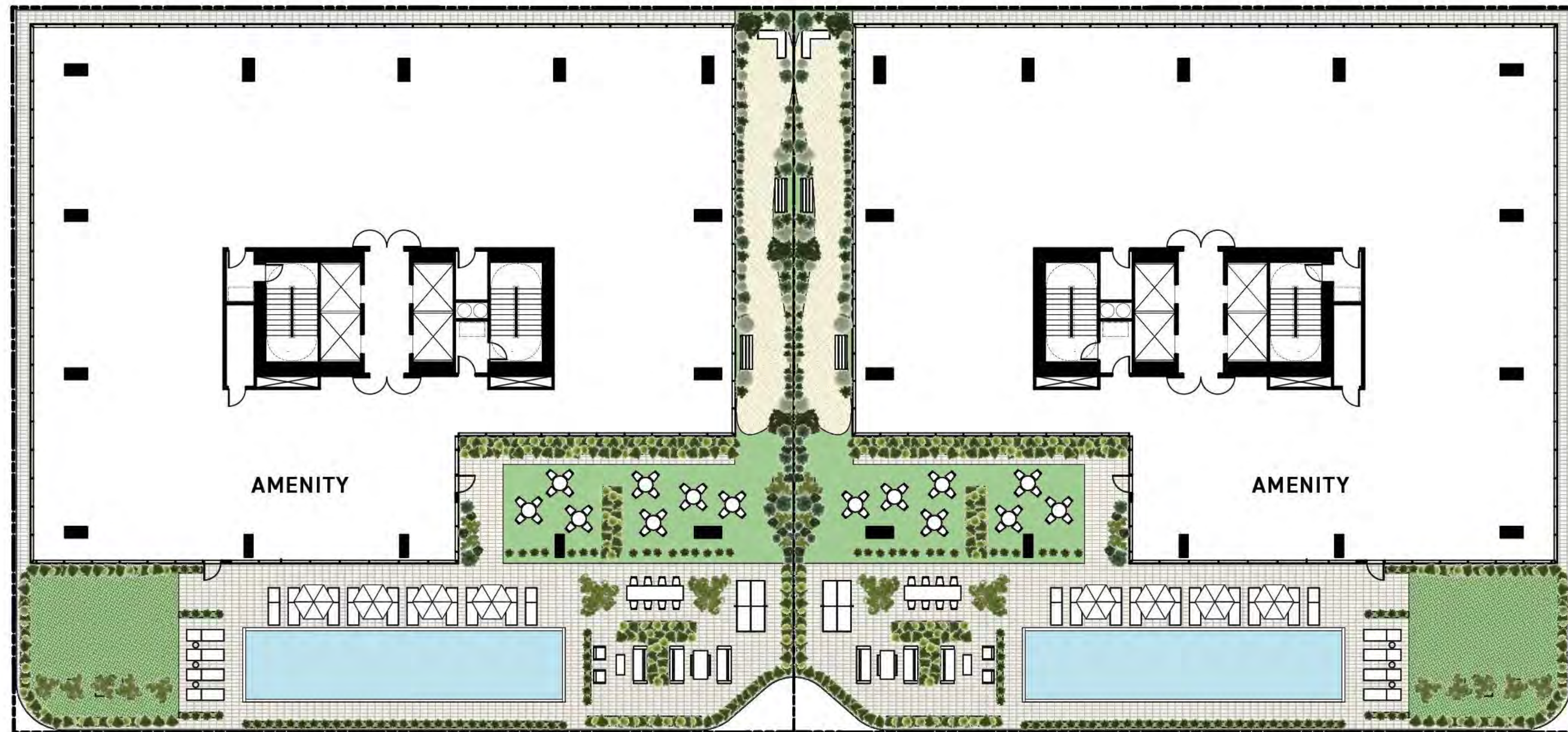
GROUND FLOOR PLAN





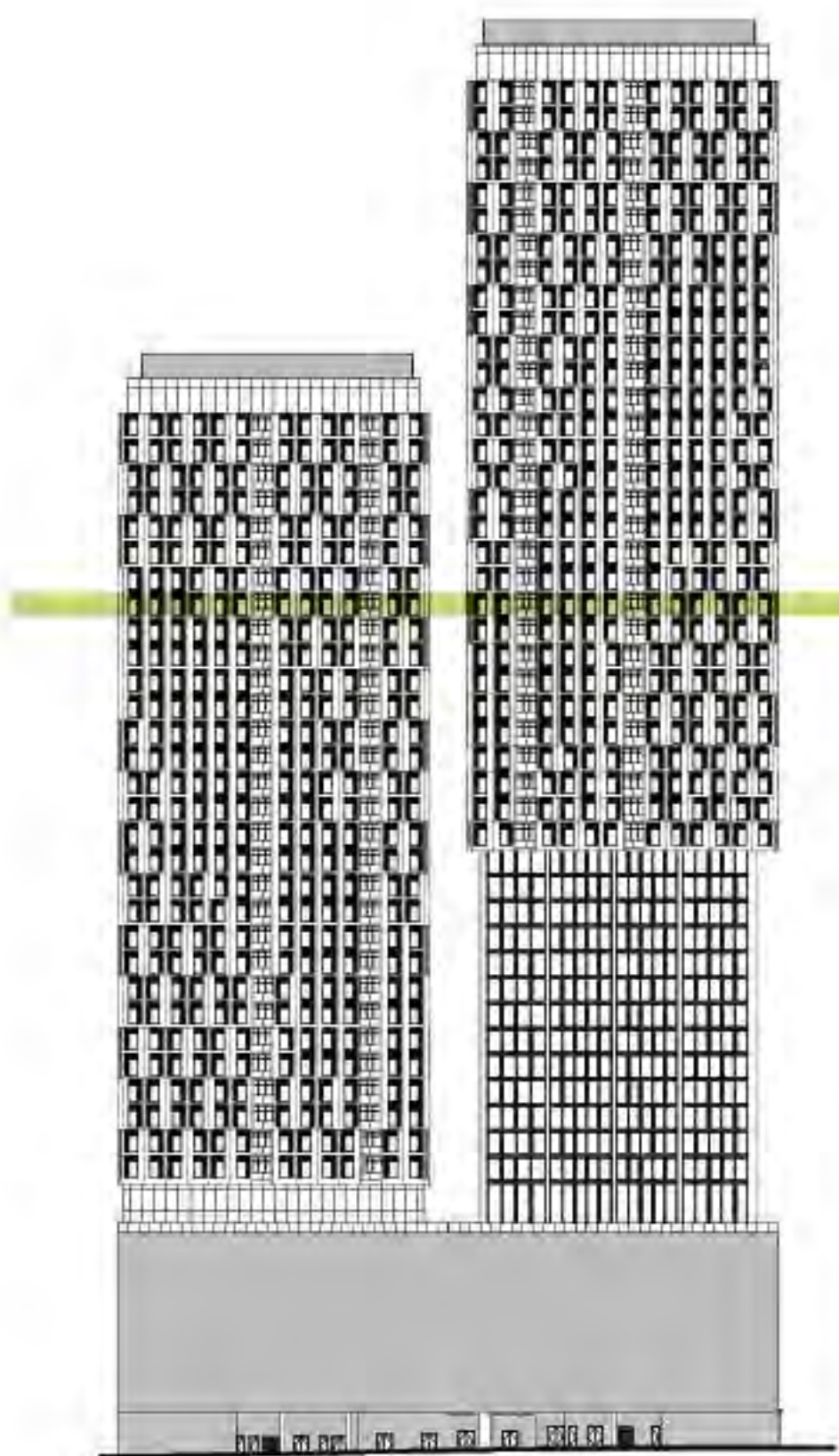
TYPICAL PARKING PLAN



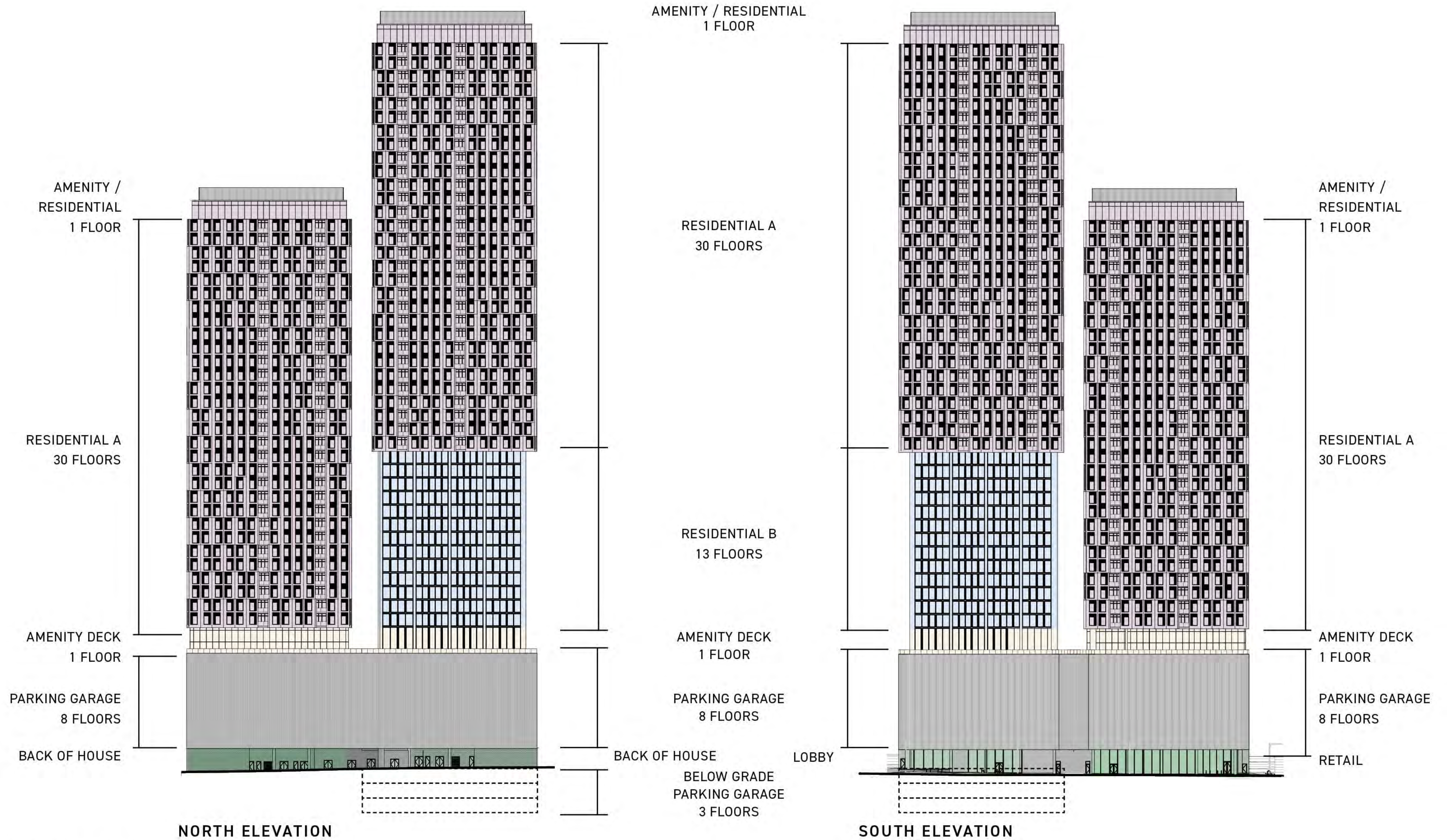


AMENITY DECK FLOOR PLAN

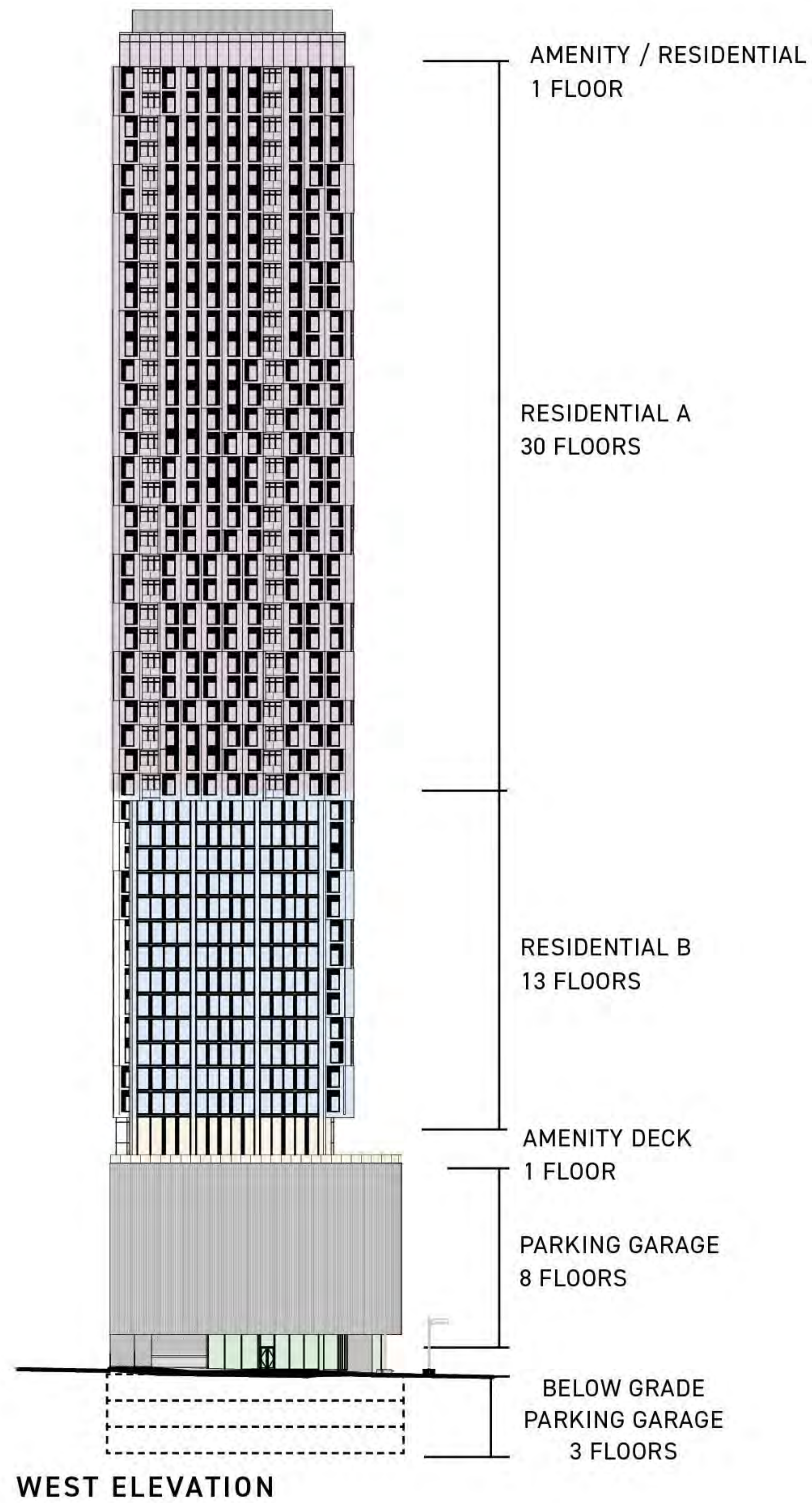




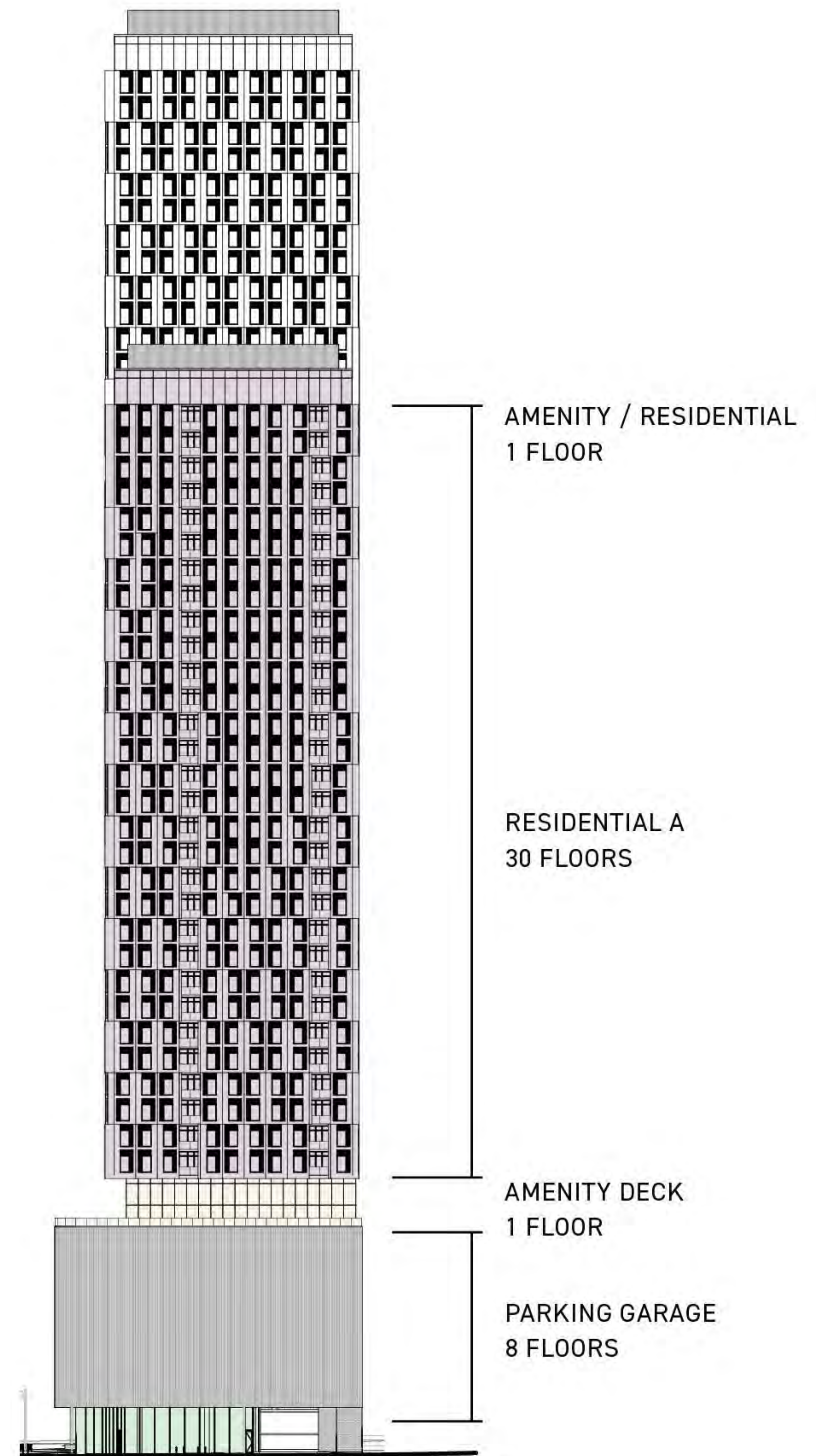
TYPICAL RESIDENTIAL FLOOR PLAN



EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

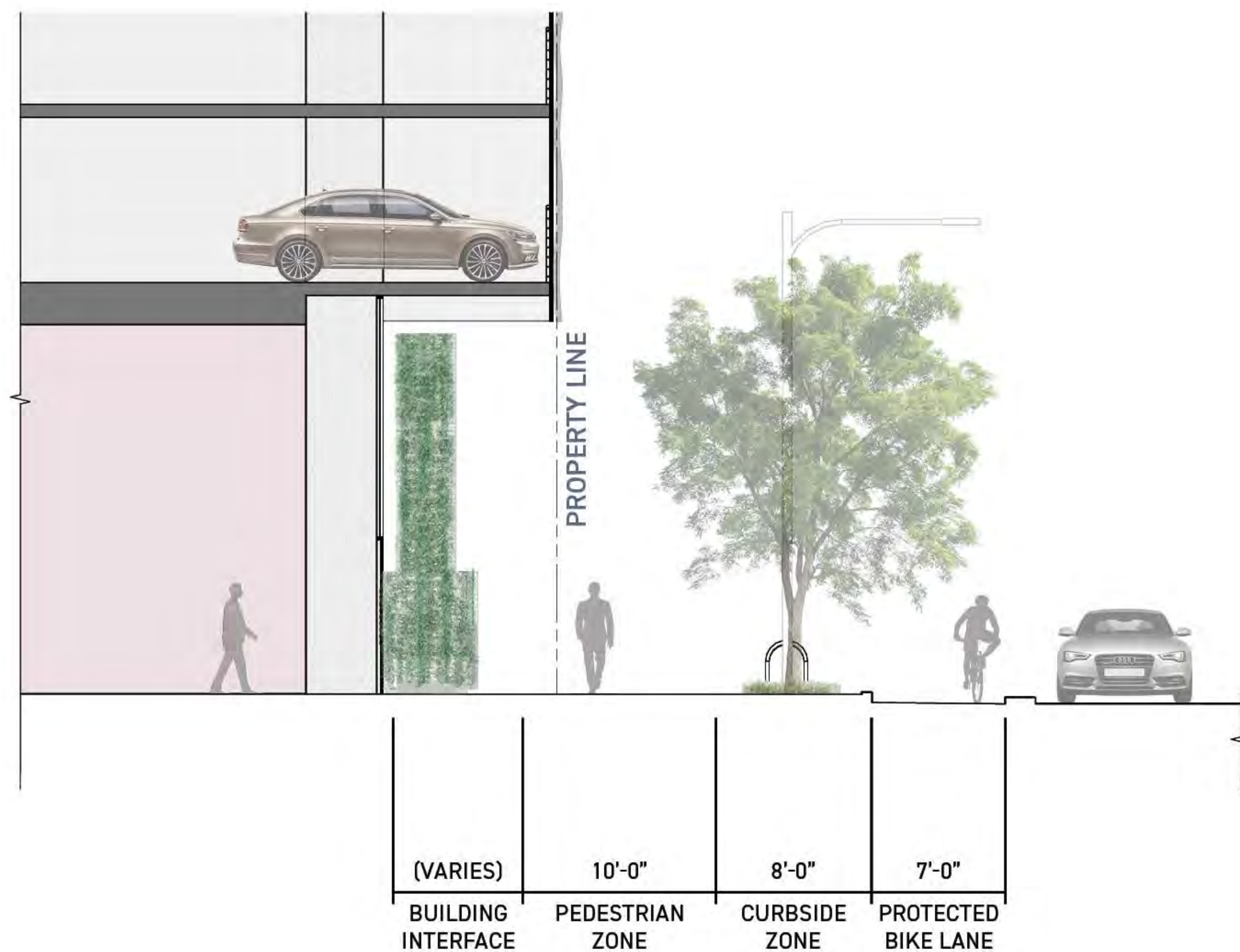
GREAT STREETS COMPLIANCE

ALLEY

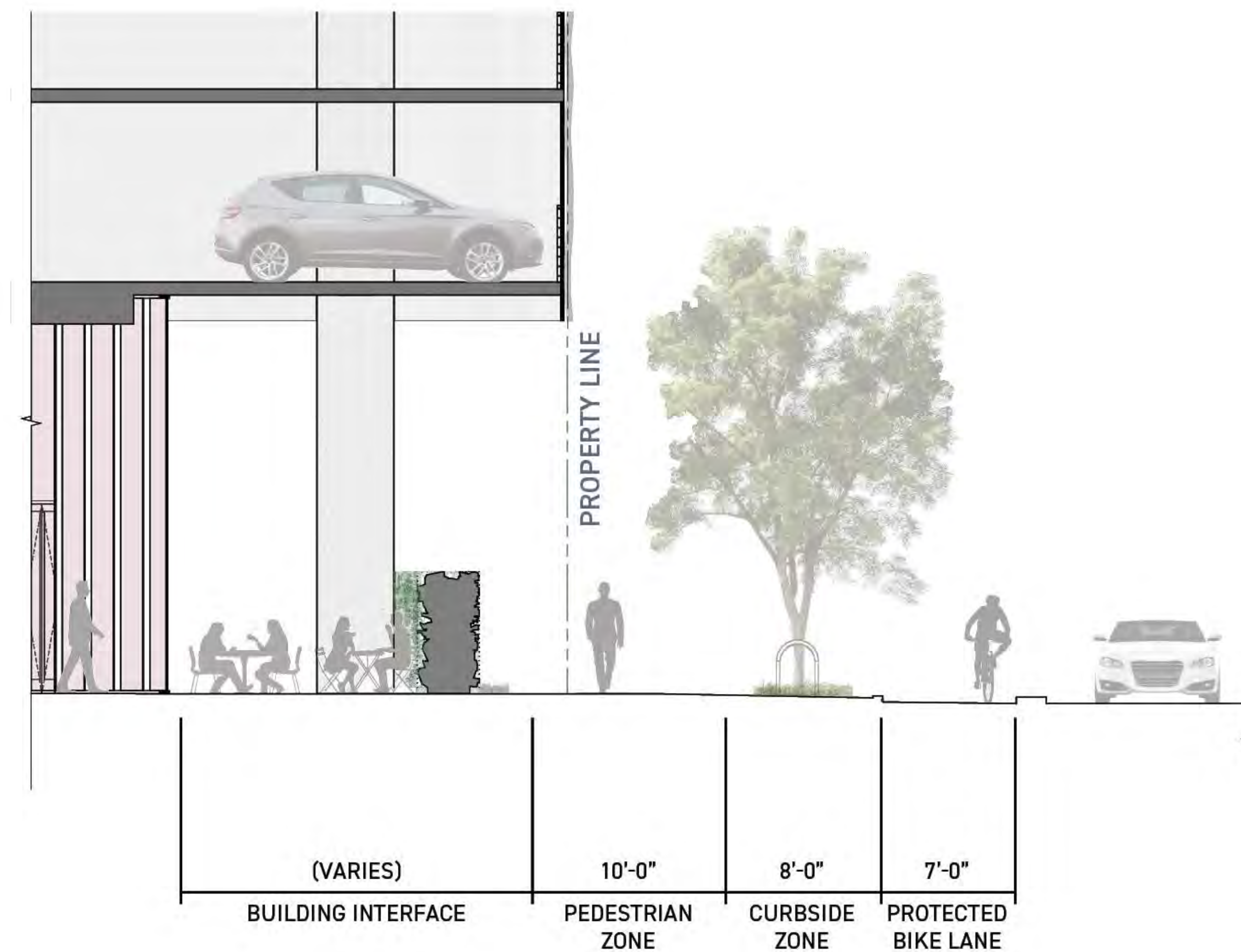


STREETSCAPE TREES, LIGHTING & FURNITURE





EAST 3RD STREET SECTION AT LOBBY



EAST 3RD STREET SECTION AT RESTAURANT

STREETSCAPE SECTIONS



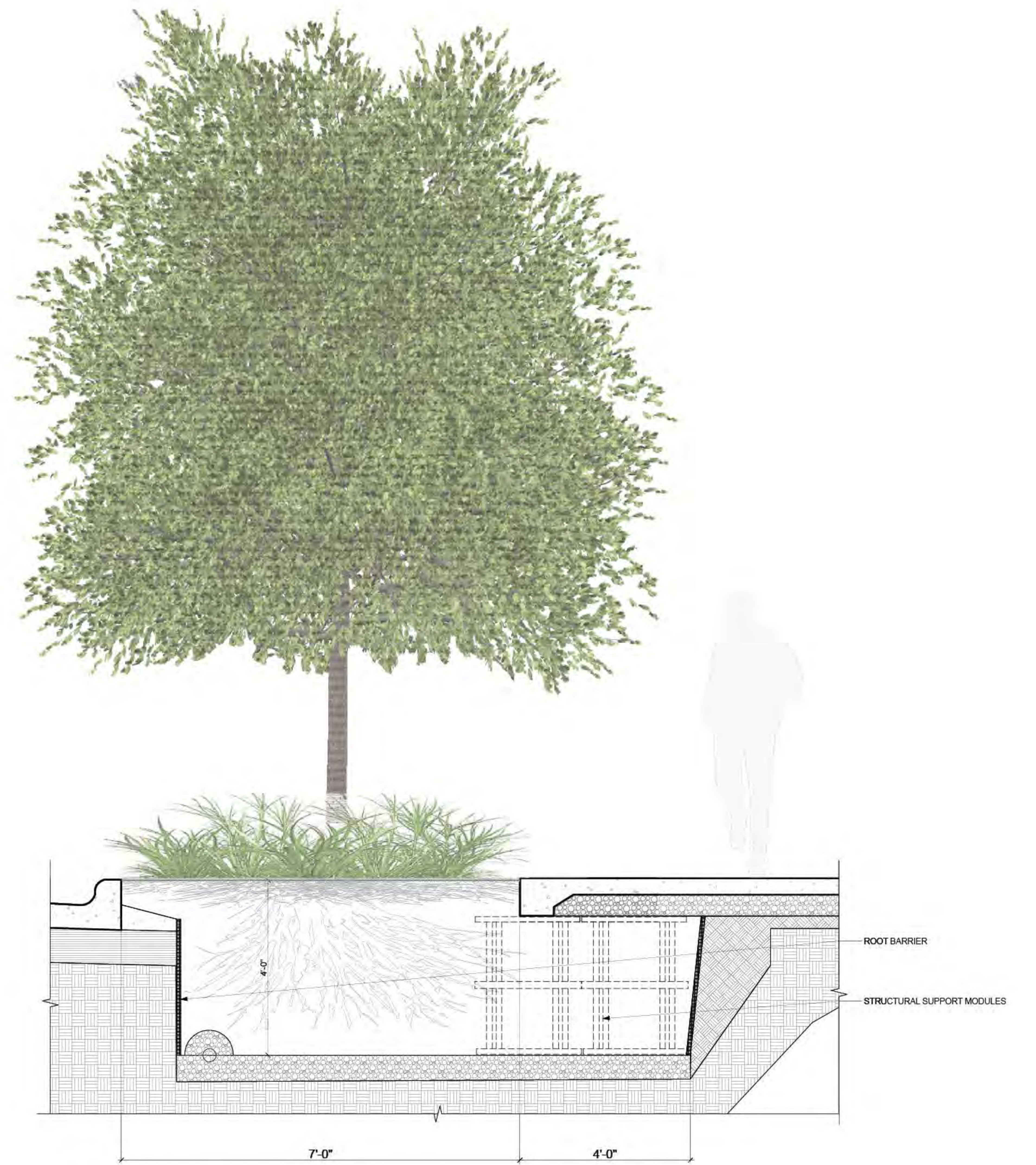
HEX PAVERS



EXISTING ART
PEDESTRIAN GEOMETRIES, 2013



TEXAS WALK OF STARS MEDALLIONS
(TO BE INCORPORATED INTO NEW STREETScape)



PLANTER DETAIL

MATERIALITY

Block 32 **COMPLIES** with the following guidelines:

GUIDELINE	COMPLIANT?	COMMENTS
AW-1 Create Dense Development		The proposed project will add a total of 942 residential units with elevated and below grade parking on site over one half city block of downtown Austin.
AW-3. Limit Development Which Closes Downtown Streets		The project will use the existing infrastructure of the south half of Block 32 as already developed with no proposed street or alley closures. The project will also assist with the expansion of the Lance Armstrong Bike way.
AW-4. Buffer Neighborhood Edges		The project is located within the Central Business District and does not border any existing residential neighborhoods.
AW-6. Protect Important Public Views		The project will not impact any protected view corridors.
AW-7. Avoid Historical Misrepresentations		The project will use a functional, honest, and authentic design aesthetic without faux materials or attempting to mimic past historical architectural styles or aesthetics.
AW-8. Respect Adjacent Historic Buildings		There are no historically zoned buildings located adjacent or within the project site.
AW-10. Avoid the Development of Theme Environments		The development at Block 32 will not be a themed environment and does not mock or caricature past or imaginary places.
PS-3. Create a Potential for Two-Way Streets		All proposed driveways are designed perpendicular to the right-of-way to function in the one-way street systems on San Jacinto Blvd and Trinity St and the two-way street on East 3rd St.
PS-7. Avoid Conflicts Between Pedestrians and Utility Equipment		All new utilities at pedestrian level are to be located below grade or shielded by planters.

GUIDELINE	COMPLIANT?	COMMENTS
PS-8. Install Street Trees		Street trees will be installed per Great Streets standards along San Jacinto Blvd, Trinity St and East 3rd St.
PS-10. Provide Protection From Cars/Promote Curbside Parking		While the Lance Armstrong Bikeway along Trinity St and East 3rd St does not allow for curbside parking, it does provide pedestrian protection. Additional planting zones and street trees provided along all curbs on all streets abutting the project provide additional protection.
PS-11. Screen Mechanical and Utility Equipment		All mechanical and utility equipment will be screened from view.
PZ-3. Emphasize Connections to Parks and Greenways		The Lance Armstrong Bikeway abuts the property along Trinity Street & East 3rd Street. Bike racks and ample bicycle storage within the project are critical in creating connections to parks, greenways & waterfront. The landscape design, lighting and street trees further promote a park-like environment within the property.
B-1. Build to the Street		The ground level facade is pulled back at key moments to provide a sense of pedestrian scale, create open exterior spaces, and cultivate a sense of entry and protection from the elements. Overhead, the garage extends to the property line to maximize use and density on the site and further enforces a sense of protection from the elements for pedestrians.
B-3. Accentuate Primary Entrances		Primary entrances to all tenant functions are accented by planting, paving, and architectural expression as portals along the building's facade.
B-6. Create Quality Construction		By using high quality construction materials and working with an experienced contractor, the project intends to create a building that will last a long time. With a minimum 2-star Austin Energy Green Building rating & a fully concrete structural system (Type 1-A), the project adheres to all current building construction codes, laws and standards.

The following non-compliant guidelines have been addressed:

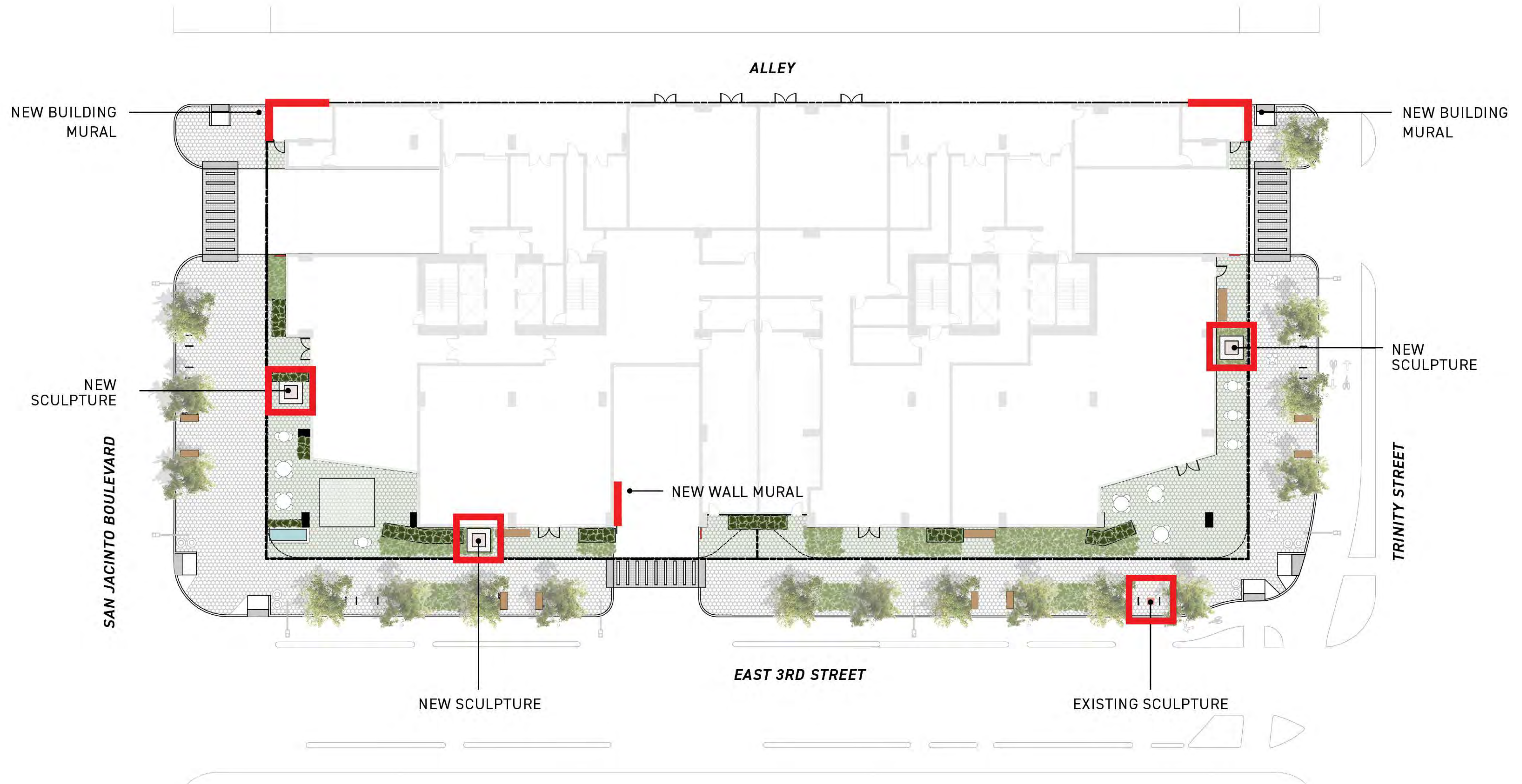
GUIDELINE		COMMENTS
AW-5. Incorporate Civic Art in Both Public and Private Development		"Public art was not provided. Applicant is encouraged to provide public art viewable by general public and not just for the residents. This site provides for a unique opportunity to express public art with 3 facades facing streets. Consider dedicated spaces that are hardwired for live music and other small performances."
AW-9. Acknowledge That Rooftops Are Seen From Other Buildings and the Street		"Provide additional documentation that addresses the screening of mechanical equipment from adjacent buildings."
PS-1. Protect the Pedestrian Where the Building Meets the Street		"Applicant is proposing 3 driveway entrances across pedestrian routes. This is highly problematic for all persons navigating the street, especially while distracted, lost and/or moving quickly around the convention center. Provide a warning zone to notify pedestrians that they are encroaching into a vehicular way."
PS-4. Reinforce Pedestrian Activity		"F&B space on Trinity Street and approximately 1/3 of the building frontage along 3rd street reinforces pedestrian activity, but remainder 2/3rds of 3rd street and entire frontage along San Jacinto do not provide for any engagement or activation for the general public. Proposed gabion wall could create a barrier between pedestrian and building use. Applicant is encouraged to move resident only uses to 2nd floor and provide more activation on street level."
PS-9. Provide Pedestrian Scale Lighting		"Provide pedestrian scale lighting fixtures and show lighting in renderings for full compliance."
PZ-5. Develop Green Roofs		"Green roofs are not provided."
PZ-14. Provide food service for plaza participants		"F&B outdoor limited to the 3rd and Trinity corner. Applicant is encouraged to include area for walk-up kiosk to activate street plaza interactions."
B-4. Encourage the Inclusion of Local Character		"The facades the new building show 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. Applicant is encouraged to work with local artist to incorporate a more unique pattern on the garage screen (possible location) and provide art on blank walls along Trinity facing the convention center; Provide dedicated stage and electric for live music/performances."

AW-5 INCORPORATE CIVIC ART IN BOTH PUBLIC AND PRIVATE DEVELOPMENT

The existing sculpture entitled Pedestrian Geometries by Austin artist, Erin Curtis, will be protected during construction and retained.

Three additional sculptures by Austin-based artists will be positioned at the sidewalk level.

Two murals will be positioned at the northeast and northwest corners.



CIVIC ART PLAN



BLOCK 32
AUSTIN, TX

URBAN DESIGN GUIDELINES COMPLIANCE

DOWNTOWN DENSITY BONUS SUBMITTAL | 20 OF 46

MANIFOLD RHODE:PARTNERS



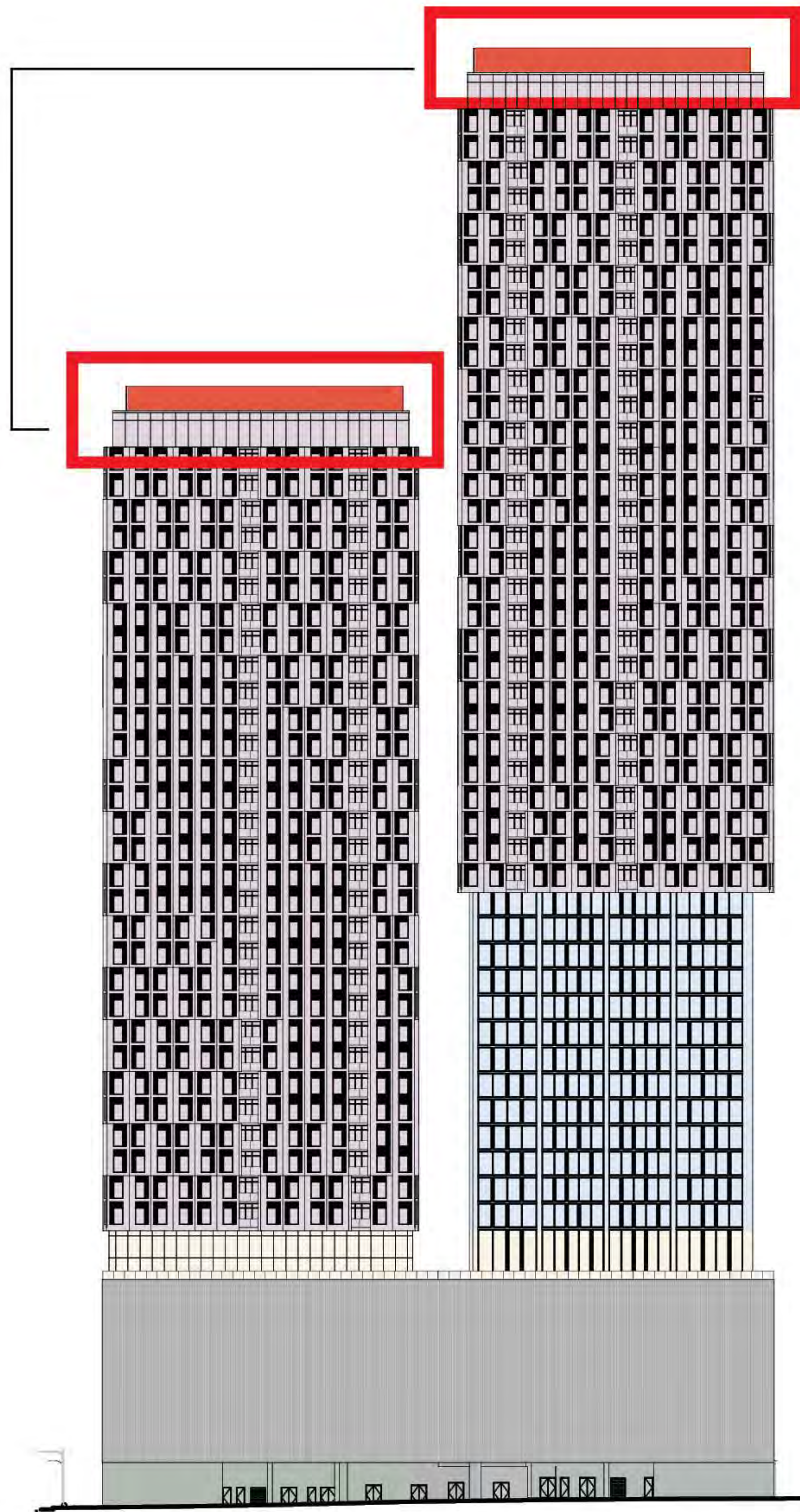
CIVIC ART EXAMPLES

AW-9 ACKNOWLEDGE THAT ROOFTOPS ARE NOT SEEN FROM OTHER BUILDINGS AND THE STREET

Project includes **screening** of all mechanical equipment including rooftop equipment.

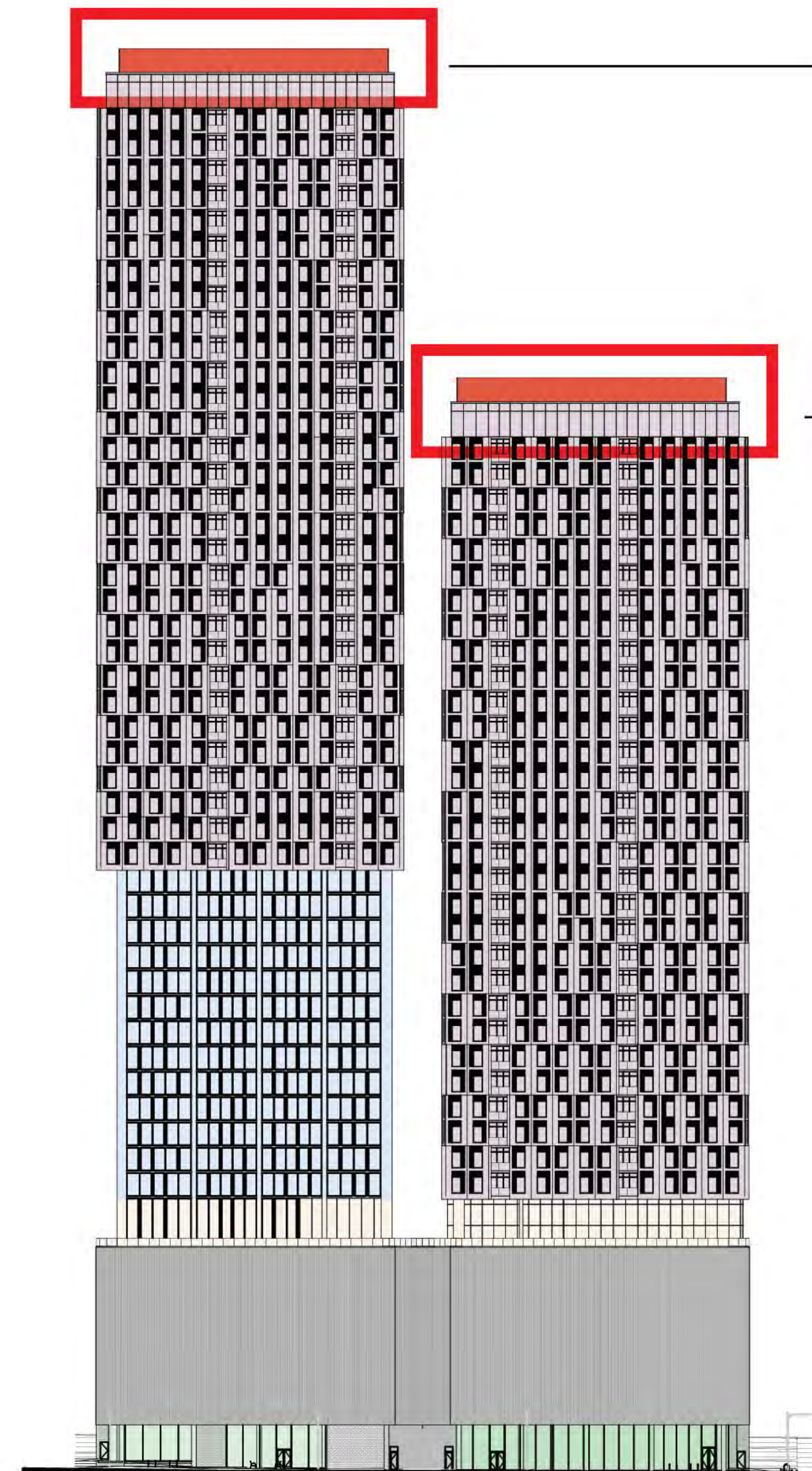
Project includes **green roofs** and other landscape planting at level 10.

MECHANICAL
SCREENING



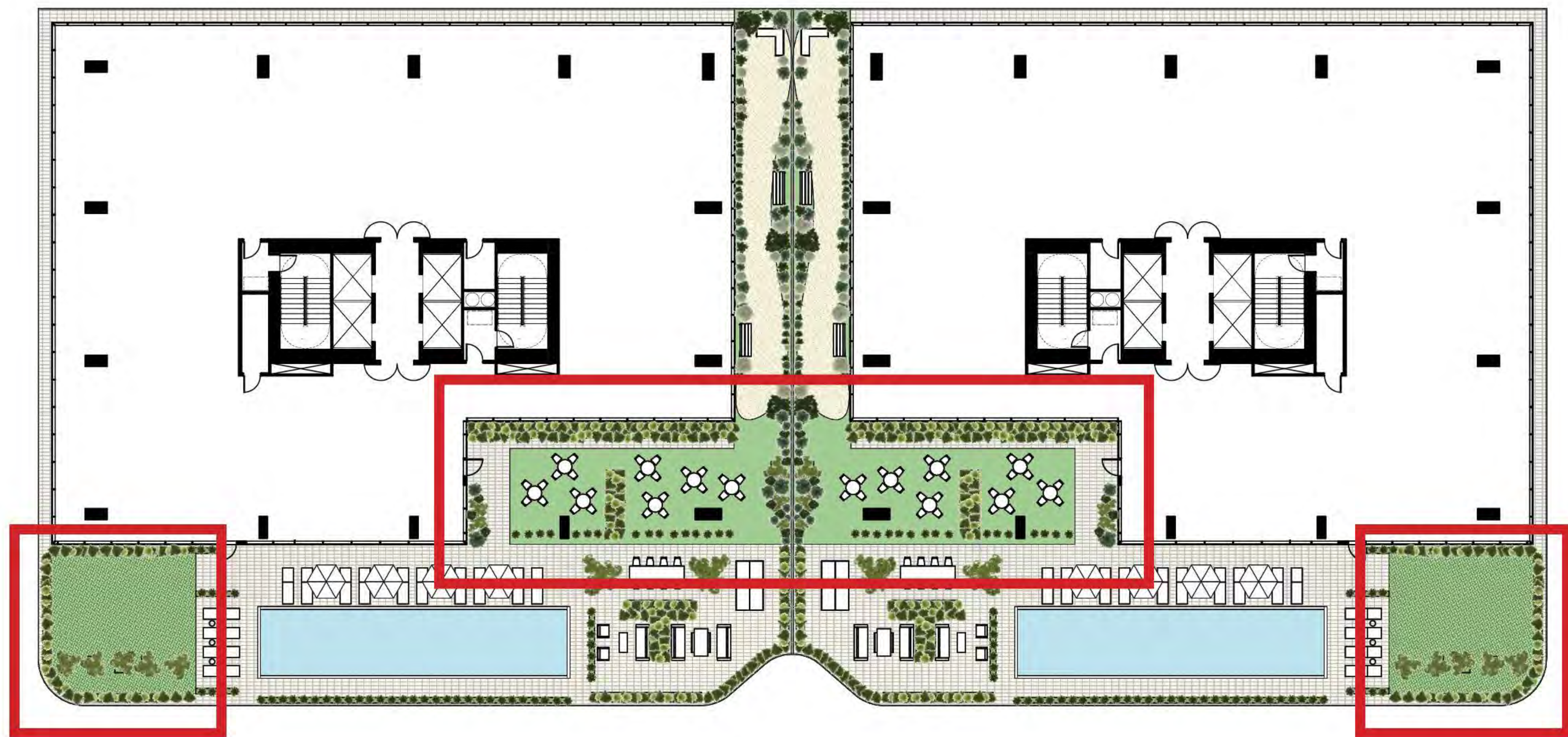
NORTH ELEVATION

MECHANICAL
SCREENING



SOUTH ELEVATION

MECHANICAL SCREENING

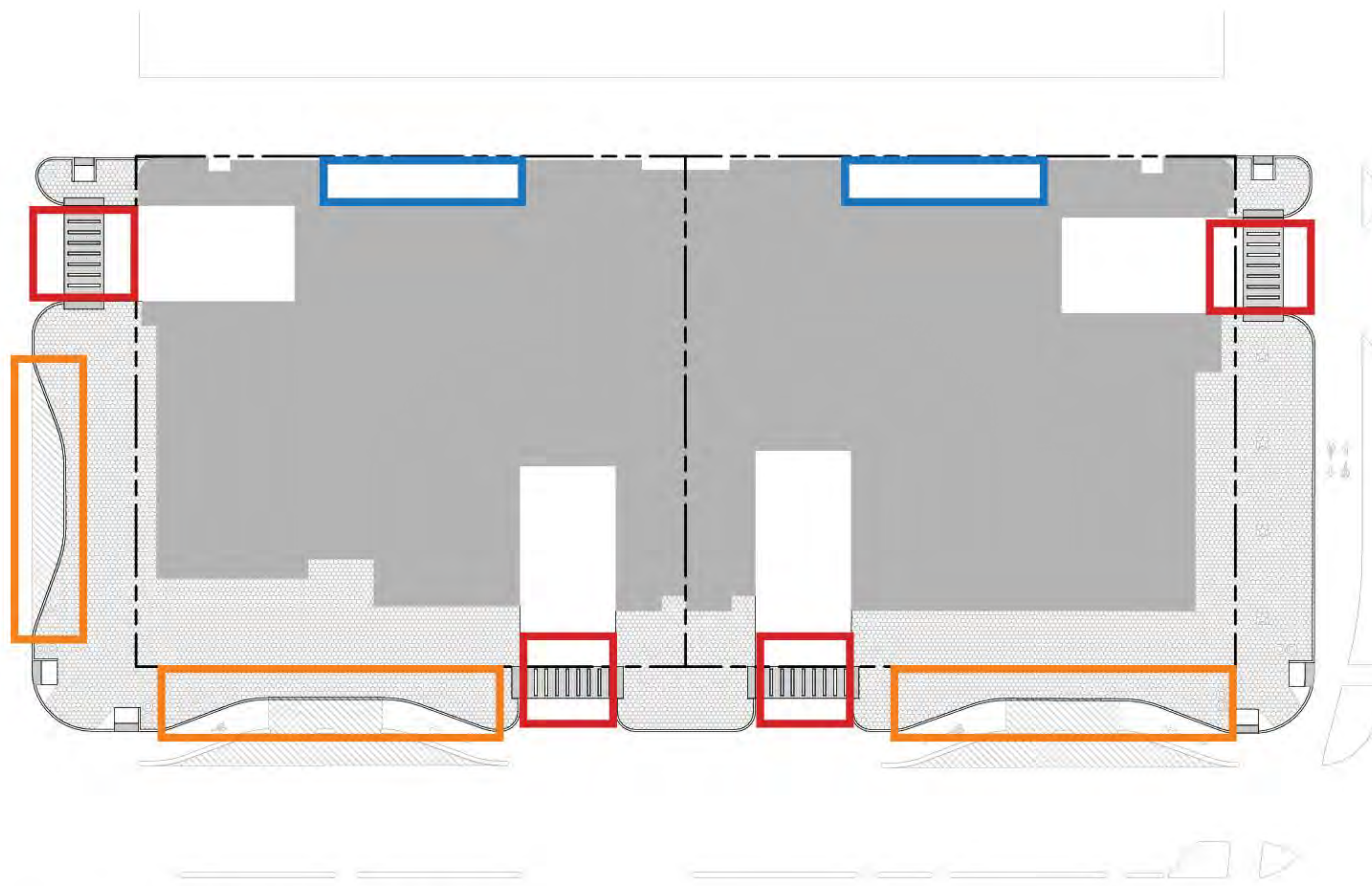


GREEN ROOF - APPROXIMATELY 12,200 SF

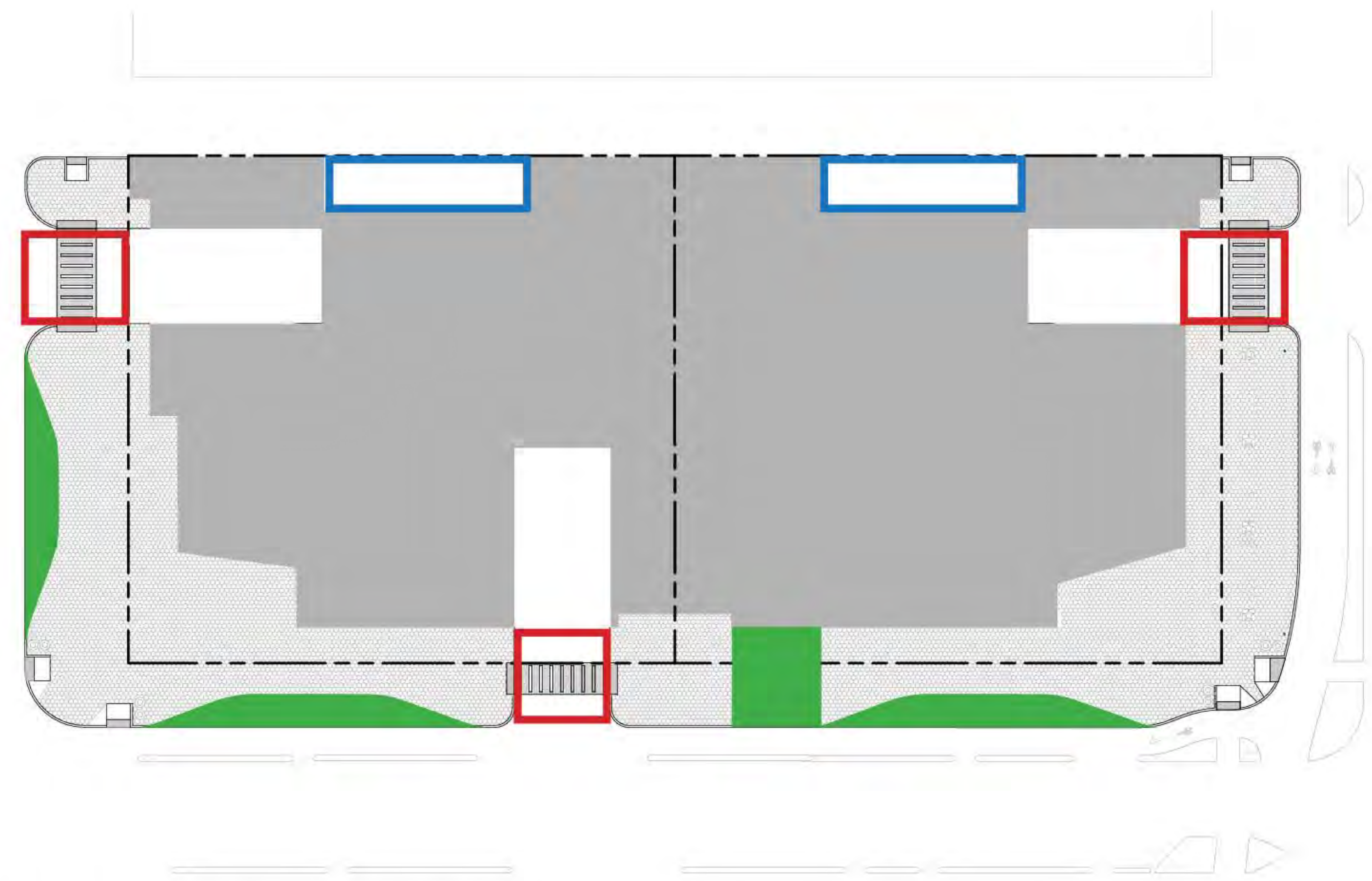


PS-1 PROTECT THE PEDESTRIAN WHERE THE BUILDING MEETS THE STREET

Project includes **striped crosswalks** and **electronic warning signs** at garage entrances.



INITIAL GROUND FLOOR PLAN



CURRENT GROUND FLOOR PLAN

BY REDUCING FROM 4 TO 3 CURB CUTS AND REMOVING ALL PASSENGER DROP OFF ZONES, AN ADDITIONAL APPROX. **1930 SF OF PUBLIC SPACE** WAS ADDED.

MINIMIZE CURB CUTS



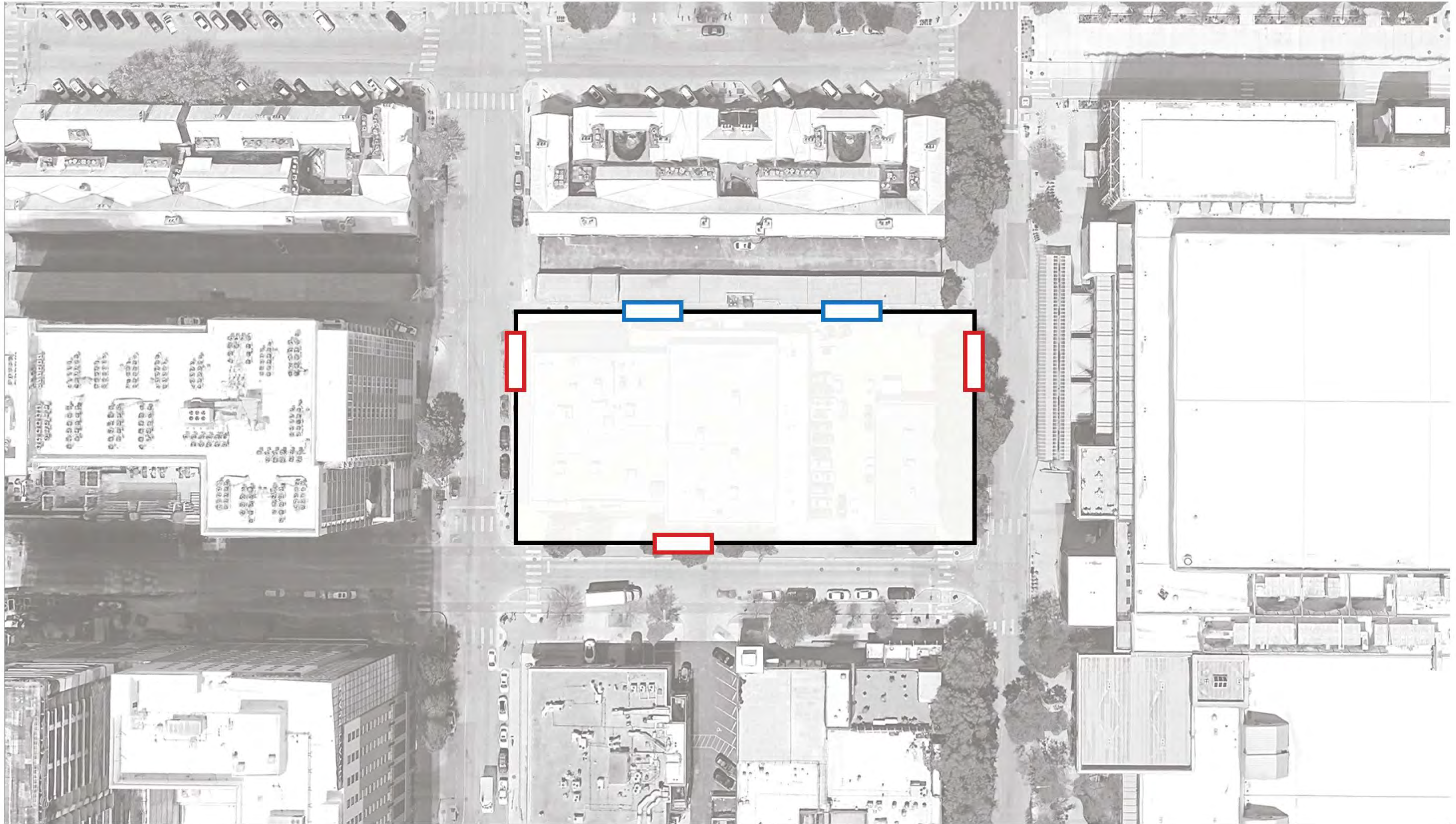
□ Loading Area

■ Property Line

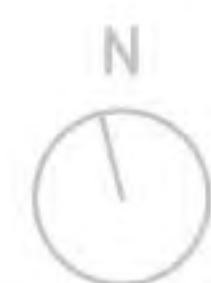
□ Curb Cut

□ Passenger Drop Off

■ Additional Public Space



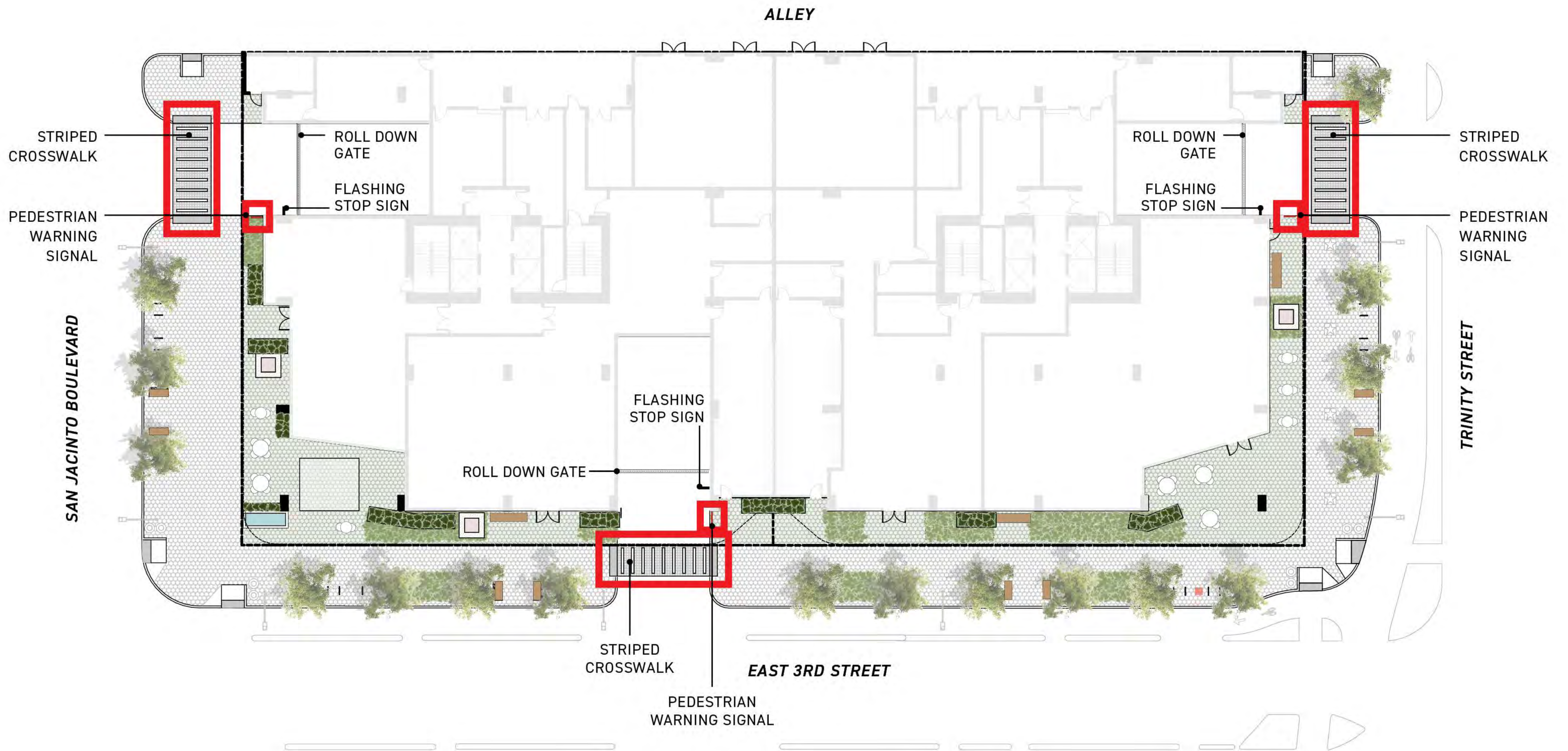
MINIMIZE CURB CUTS



■ Property Line

■ Curb Cut

■ Loading Area



PEDESTRIAN PROTECTION



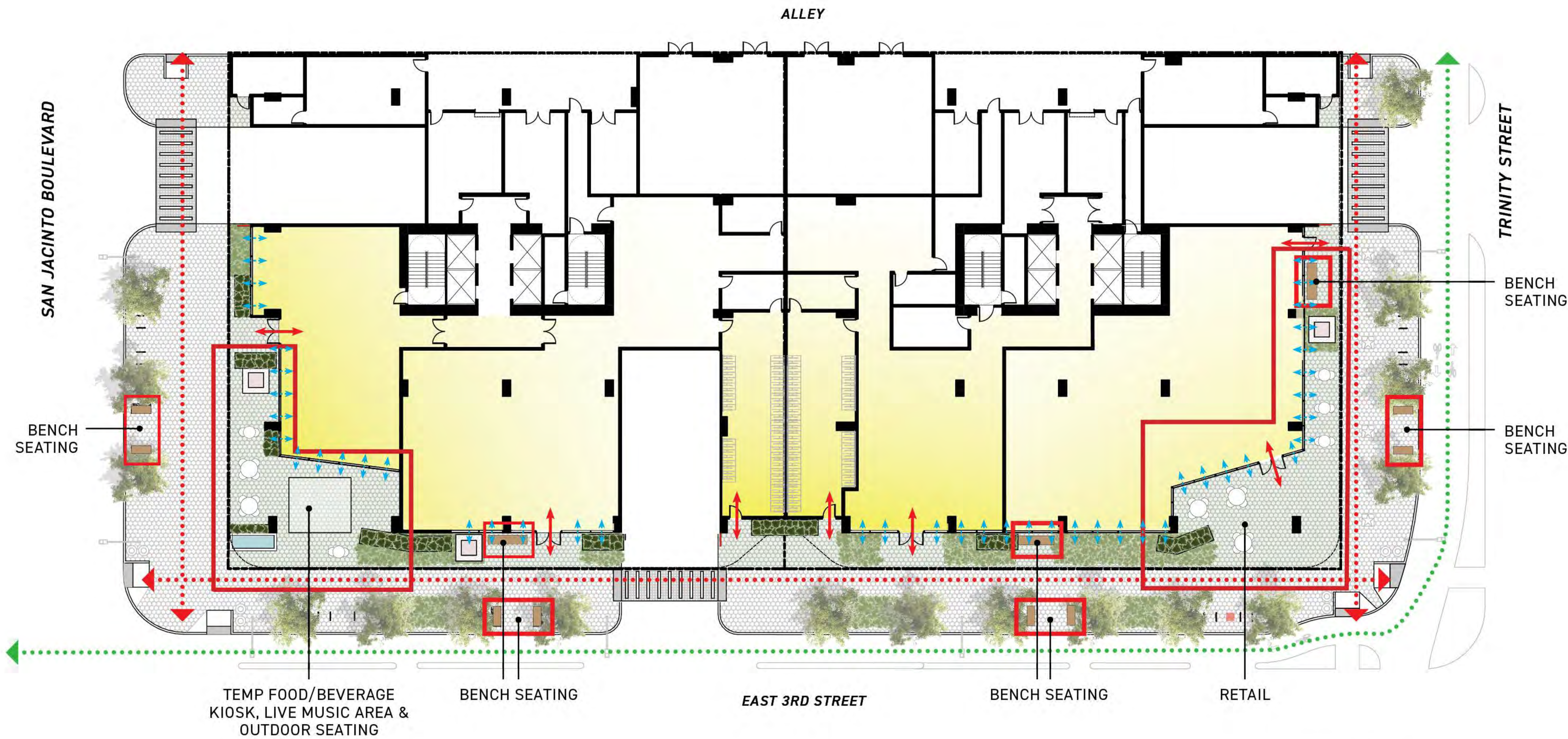


PEDESTRIAN PROTECTION

PS-4 REINFORCE PEDESTRIAN ACTIVITY

Project includes **retail space** at the 4th and Trinity corner facing the Convention Center.

Project includes space and provisions for mobile food and beverage kiosks and live music performances at the 3rd and San Jacinto corner.



PEDESTRIAN ACTIVITY PLAN



Pedestrian Circulation



Bike / Multimodal Circulation



Building Entry



Views

PS-9 PROVIDE PEDESTRIAN-SCALED LIGHTING

Project includes **ceiling-mounted lighting** at all three street frontages.



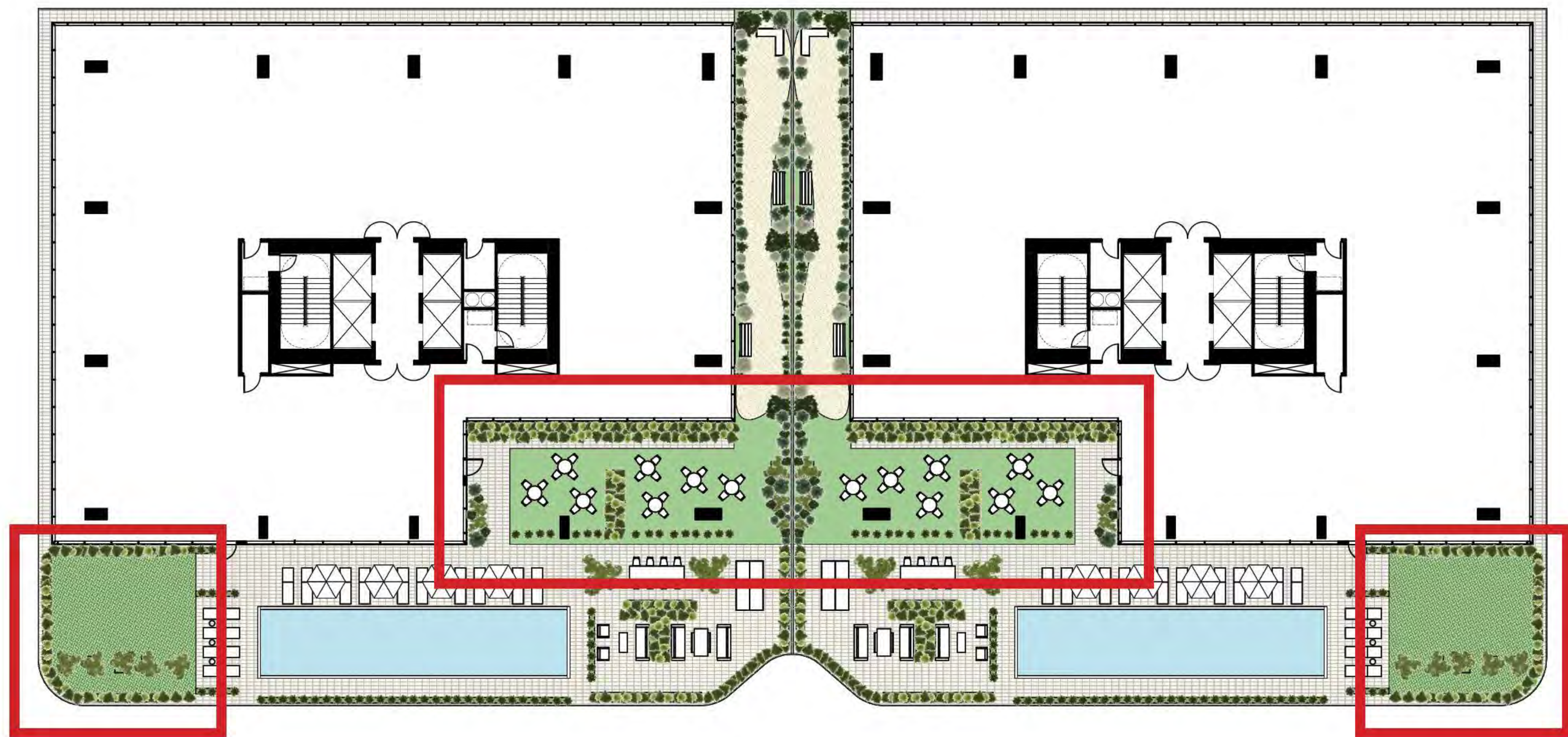
LIGHTING PLAN



- ① Soffit Lighting
- ② Interior Lighting
- ③ Street Light Pole Lighting

PZ-5 DEVELOP GREEN ROOFS

Project includes approximately **12,200 SF of green roofs** and landscaping at level 10.

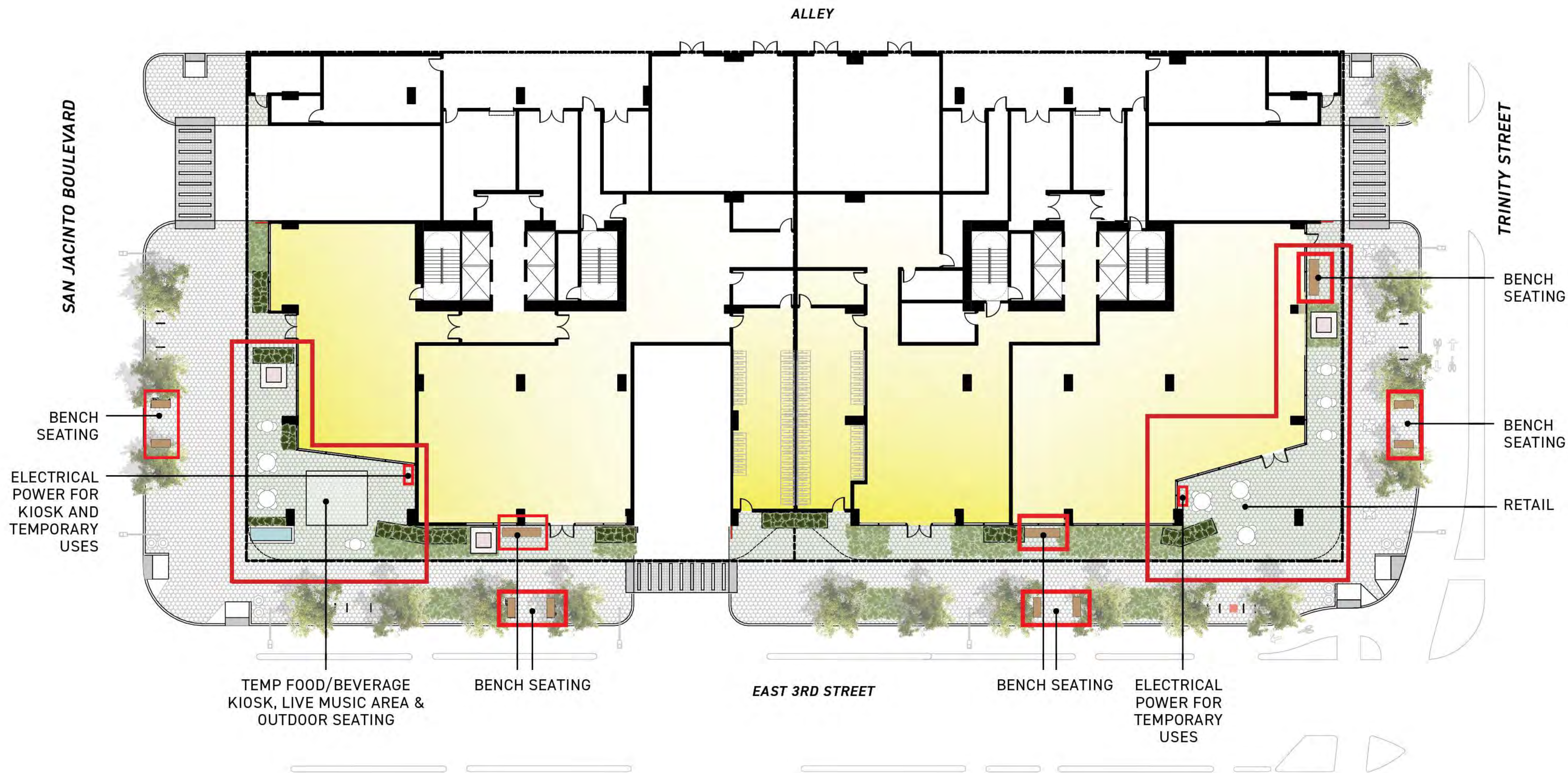


GREEN ROOF - APPROXIMATELY 12,200 SF



PZ-14 PROVIDE FOOD SERVICE FOR PLAZA PARTICIPANTS

Project includes electrical power for **food kiosks** at the 3rd and San Jacinto corner and a **4,131 SF retail space** with outdoor seating at the 3rd & Trinity corner.



FOOD SERVICE PLAN

BLOCK 32
AUSTIN, TX

URBAN DESIGN GUIDELINES COMPLIANCE

DOWNTOWN DENSITY BONUS SUBMITTAL | 37 OF 46

MANIFOLD RHODE:PARTNERS

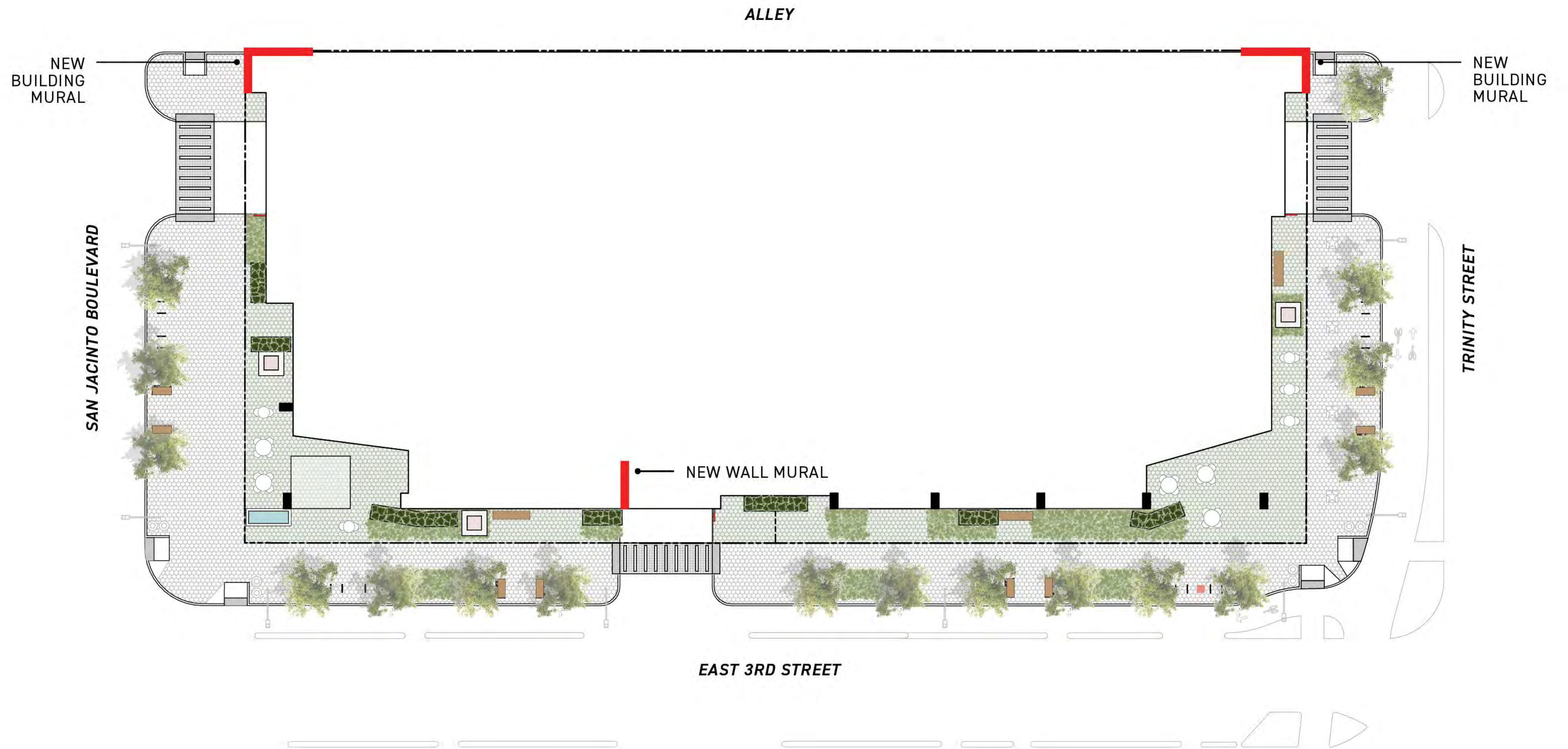
B-4 ENCOURAGE THE INCLUSION OF LOCAL CHARACTER

Project includes **three murals: A building mural** at Trinity St. facing the Convention Center, a building mural at San Jacinto St. and a wall mural at street level on 3rd St.

Murals and other artwork are to be provided by **local artists**.



LOCAL CHARACTER - MURAL EXAMPLES



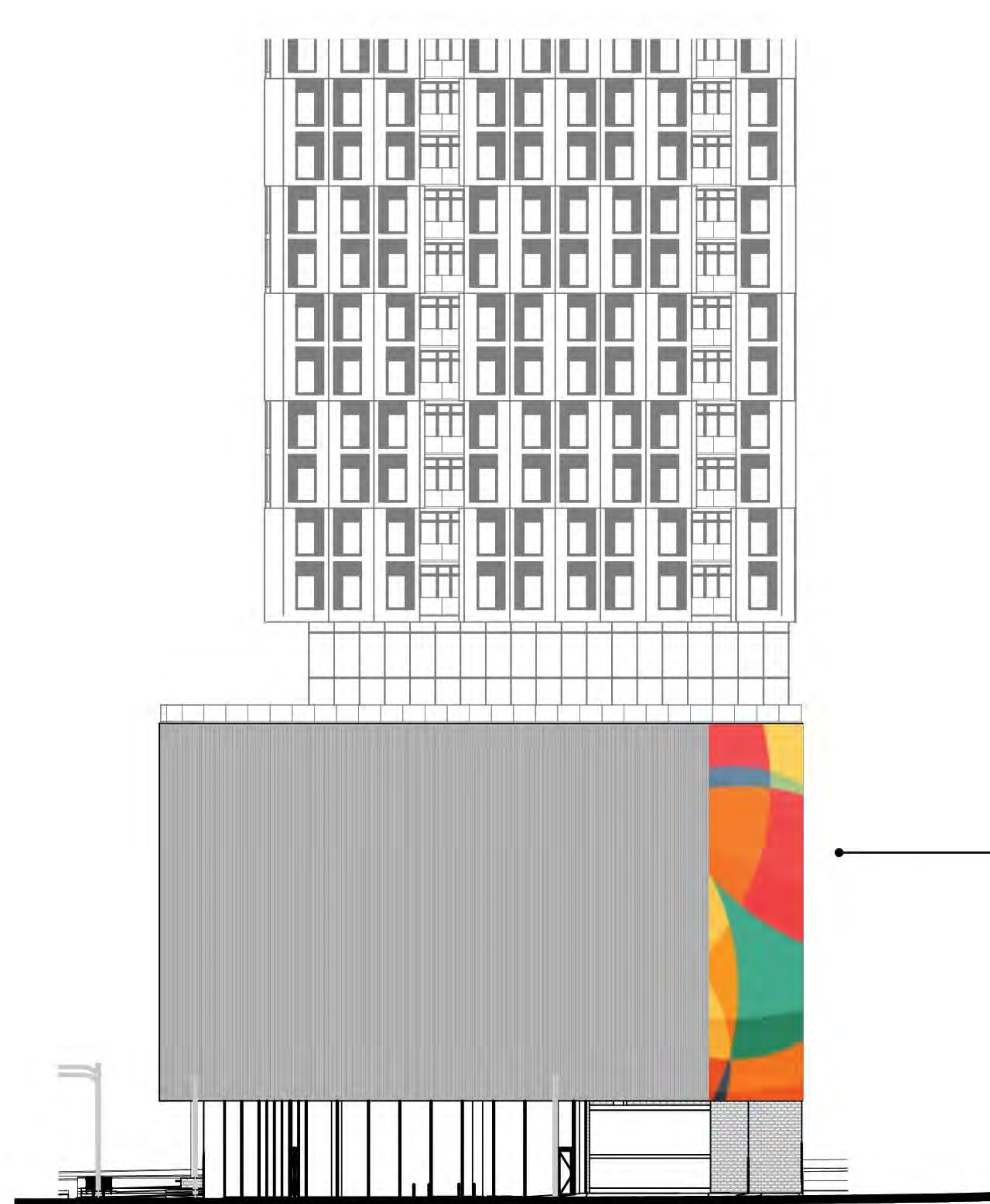
LOCAL CHARACTER

BLOCK 32
AUSTIN, TX

URBAN DESIGN GUIDELINES COMPLIANCE

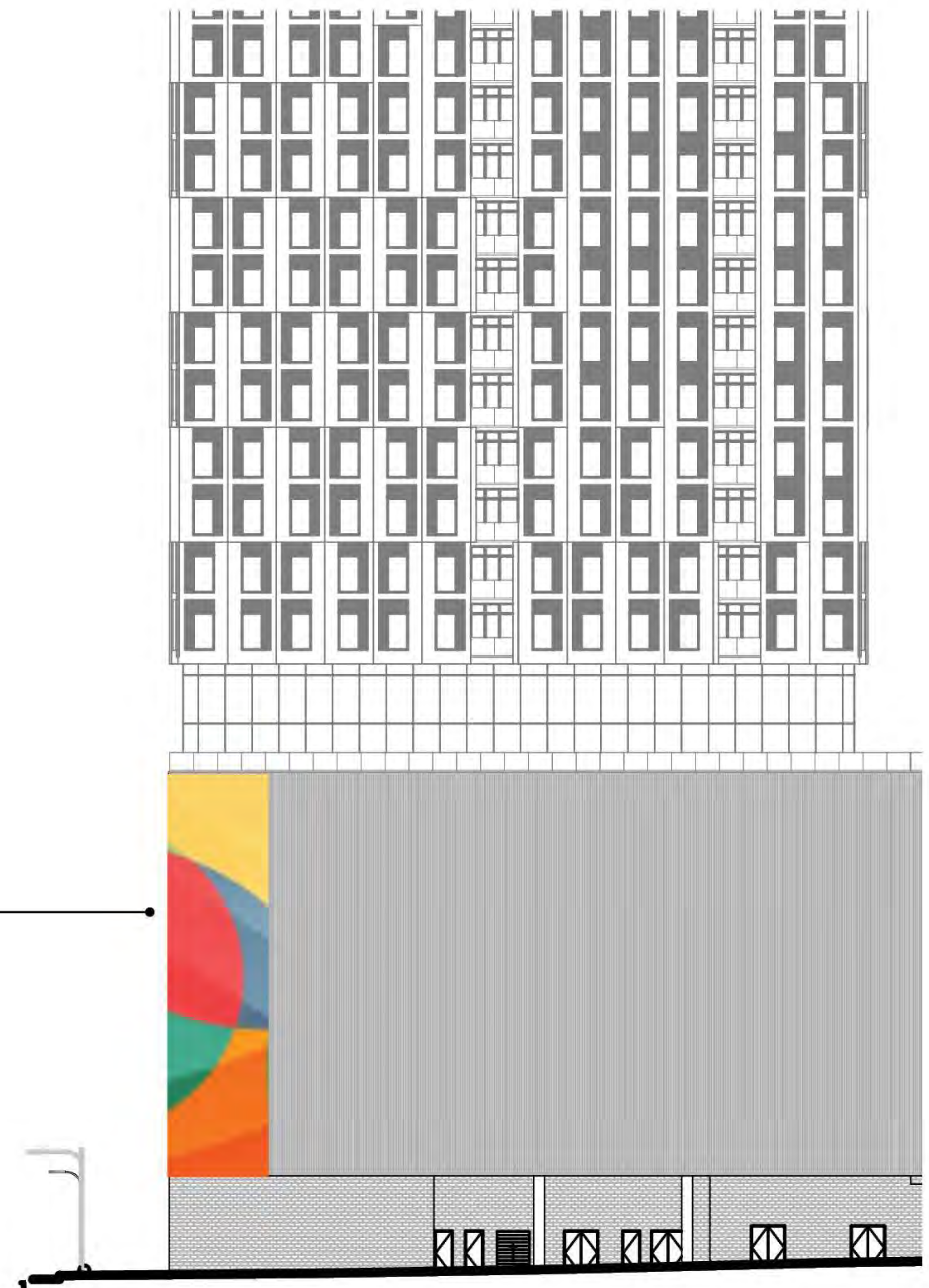
DOWNTOWN DENSITY BONUS SUBMITTAL | 40 OF 46

MANIFOLD RHODE:PARTNERS



EAST ELEVATION

NEW
BUILDING
MURALS



NORTH ELEVATION

LOCAL CHARACTER - MURAL LOCATIONS



EXTERIOR VIEW

BLOCK 32
AUSTIN, TX

STREETSCAPE VIEWS

DOWNTOWN DENSITY BONUS SUBMITTAL | 42 OF 46

MANIFOLD RHODE:PARTNERS



EXTERIOR DETAIL

BLOCK 32
AUSTIN, TX

STREETSCAPE VIEWS

DOWNTOWN DENSITY BONUS SUBMITTAL | 43 OF 46

MANIFOLD RHODE:PARTNERS



CORNER OF 3RD ST. & SAN JACINTO ST. LOOKING WEST

BLOCK 32
AUSTIN, TX

STREETSCAPE VIEWS

DOWNTOWN DENSITY BONUS SUBMITTAL | 44 OF 46

MANIFOLD RHODE:PARTNERS



CORNER OF 3RD ST. & SAN JACINTO ST. LOOKING WEST

BLOCK 32
AUSTIN, TX

STREETSCAPE VIEWS

DOWNTOWN DENSITY BONUS SUBMITTAL | 45 OF 46

MANIFOLD RHODE:PARTNERS



PATH EAST TOWARD CONVENTION CENTER

BLOCK 32
AUSTIN, TX

STREETSCAPE VIEWS

DOWNTOWN DENSITY BONUS SUBMITTAL | 46 OF 46

MANIFOLD RHODE:PARTNERS