

18th & GUADALUPE STREET

408 W 18TH STREET

AUSTIN, TX

Downtown Density Bonus Program Package
Updated for Design Commission 12/11/13



DRENNER
GROUP



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OVERVIEW

adventurous journeys

With over \$5.0 billion in current real estate investments across 50+ markets, AJ Capital Partners applies deeply rooted hospitality expertise across several real estate asset classes, including mixed-use, hotel, office, multi-family, single-family and retail.

GRADUATE HOTELS

Graduate Hotels are a curated, handcrafted collection of 37+ hotels in the most dynamic college towns across the U.S. and the U.K.

With every hotel, we immerse ourselves in the local community to uncover the unique stories, heroes and histories that make each town so special, and bring those stories to life through authenticity and creativity. From the art on our walls to the drinks on our menus, every detail is inspired by our location.



MEMOIR

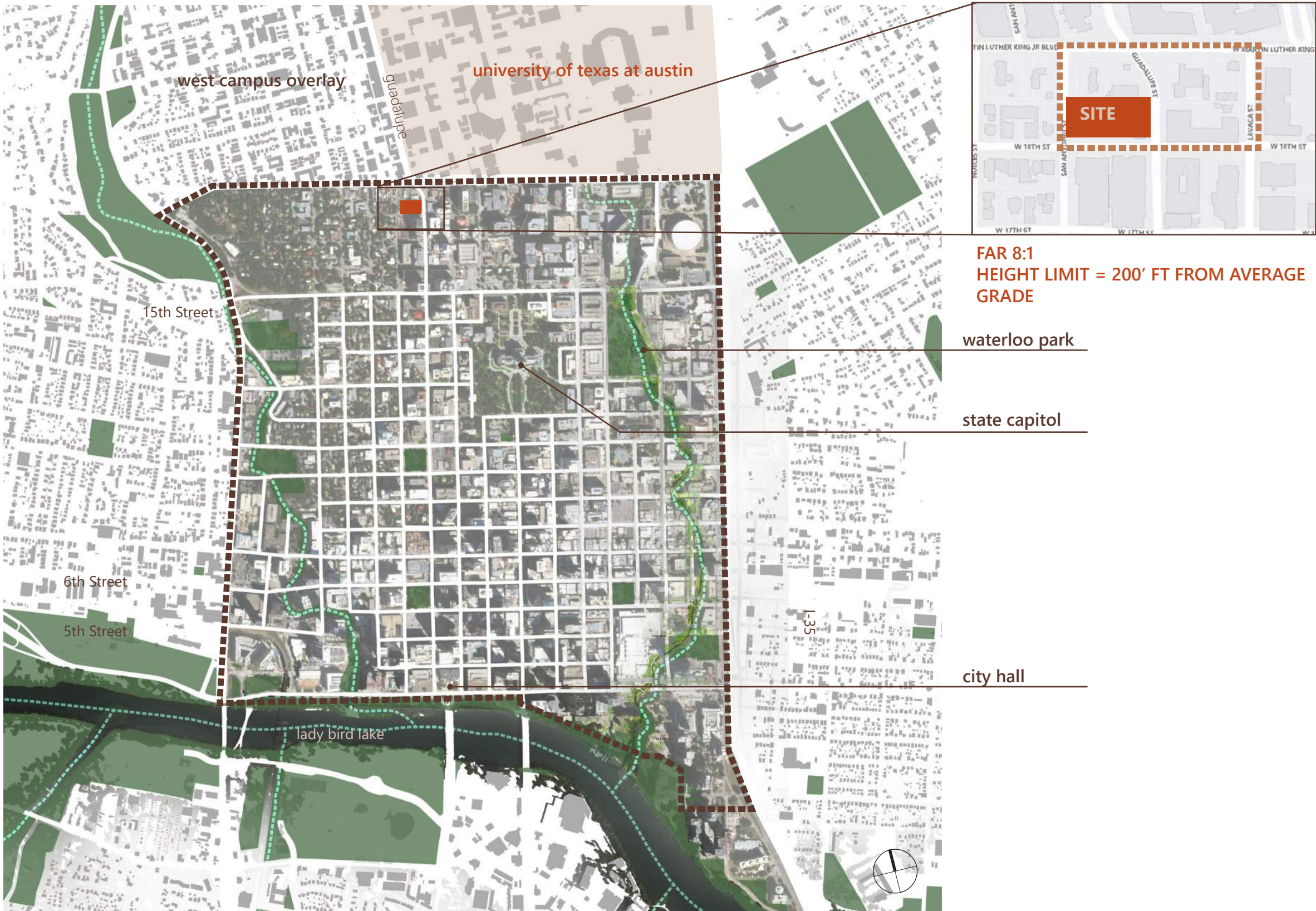
Memoir Residential is a collection of dynamic multifamily residential properties throughout the U.S., combining hospitality and design expertise with flexible leasing options.

Memoir Residential cultivates meaningful places to live within storied neighborhoods and strives to cultivate more meaningful residential living experiences for creative, curious people who appreciate great design.

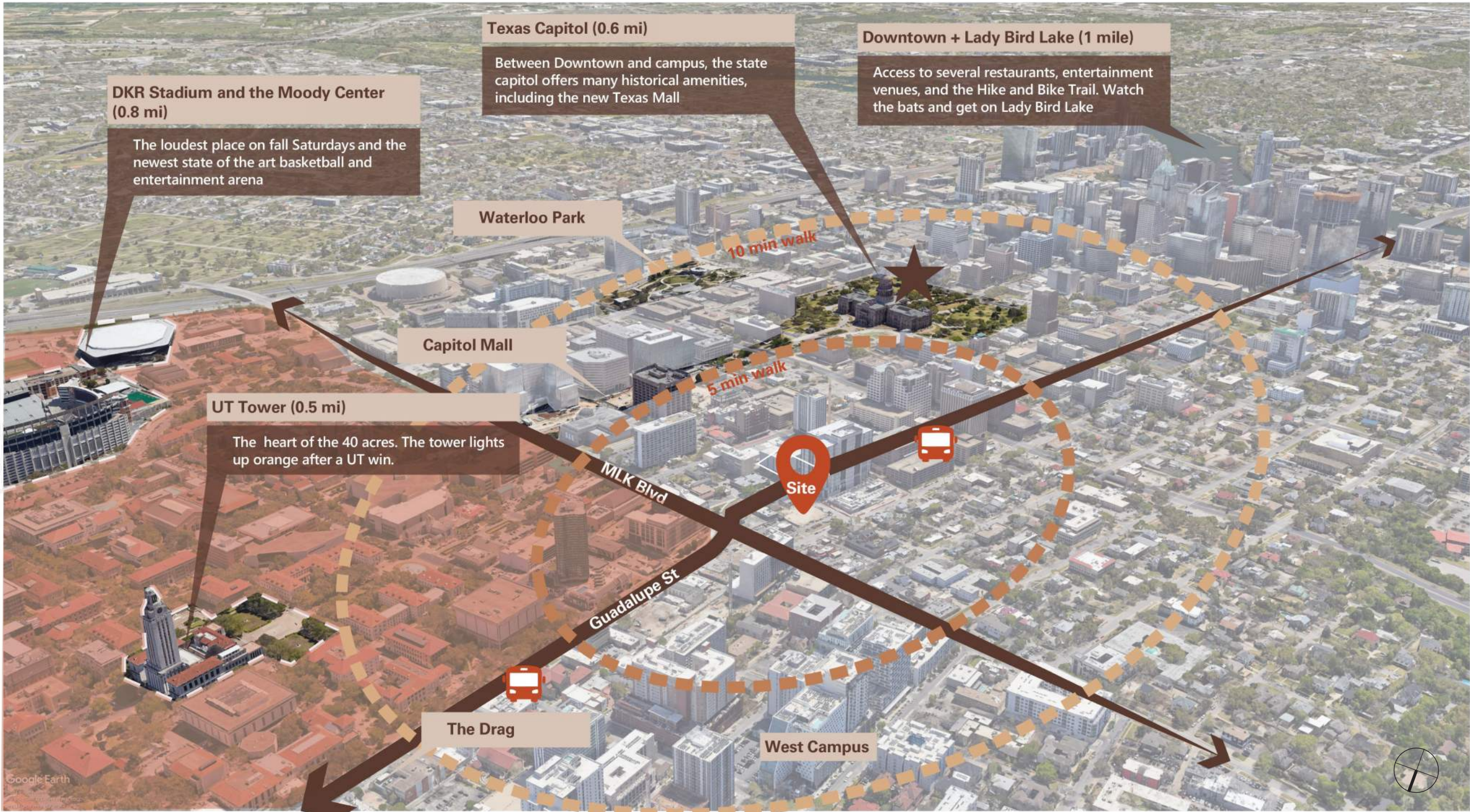


city context map

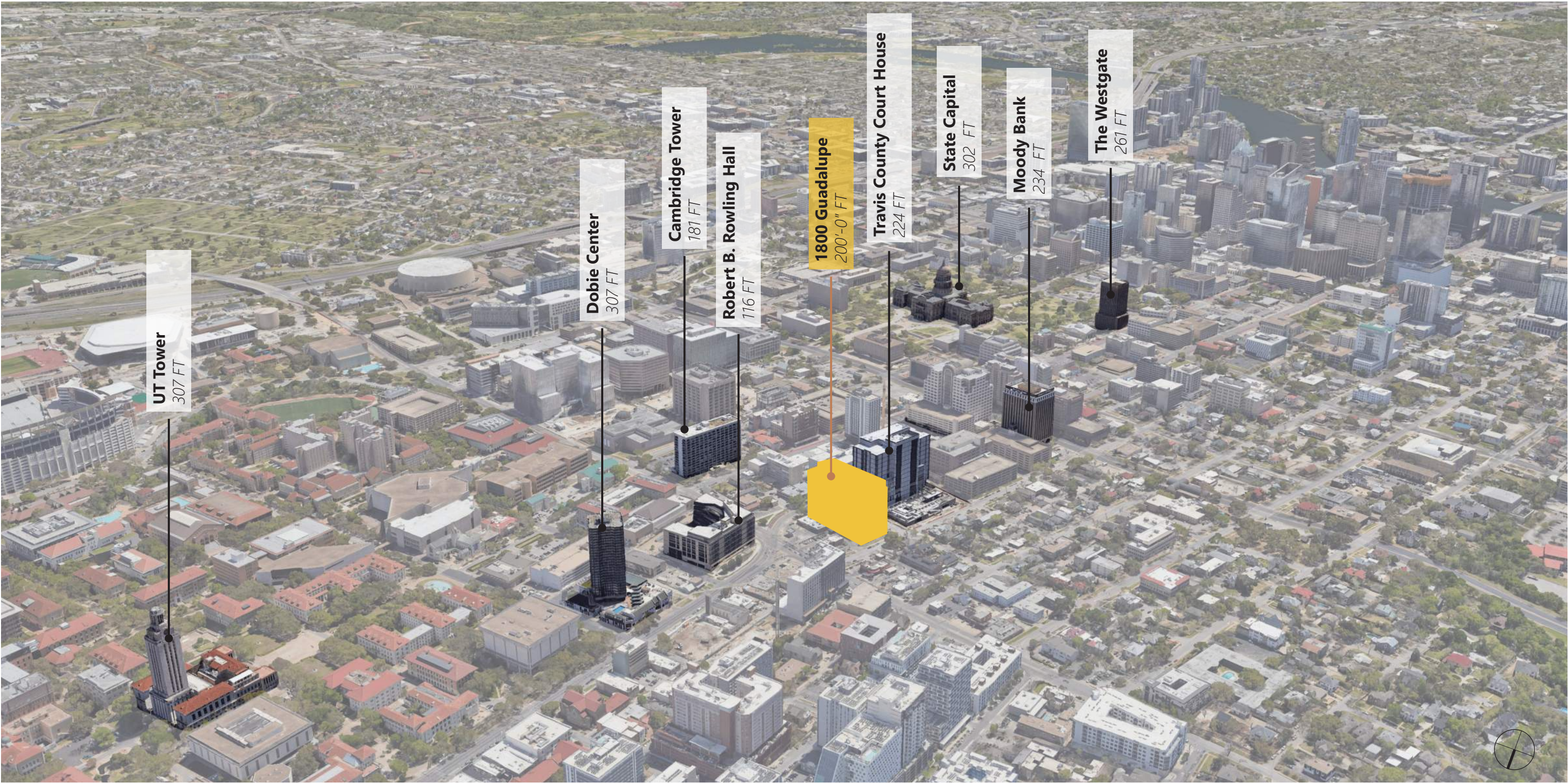
- key
- Project Site
 - Downtown Austin Boundary
 - Density Bonus Program Classification
 - Parks + Greenbelts



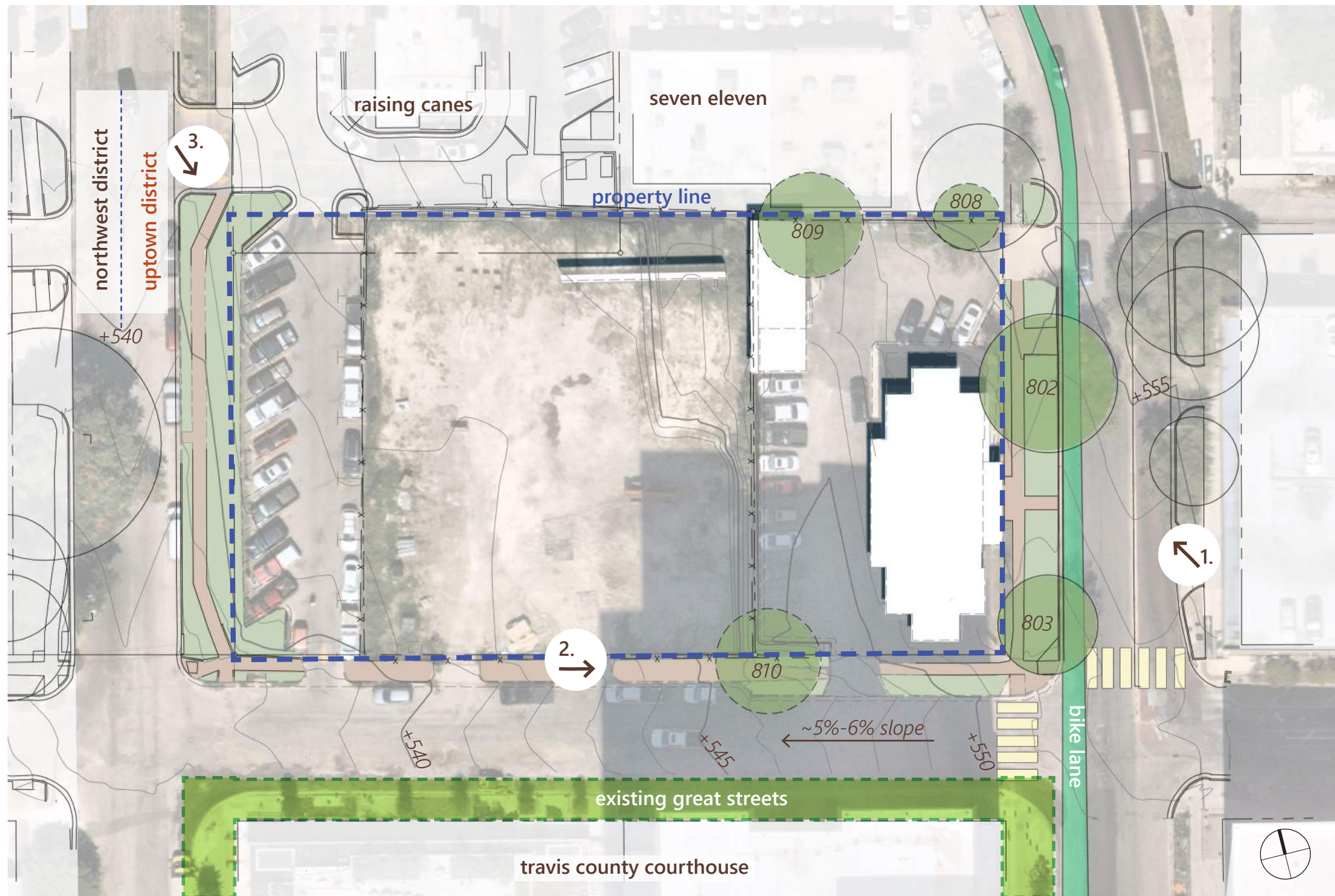
site context map



surrounding context map



existing site conditions



1. View of Guadalupe Street looking northwest

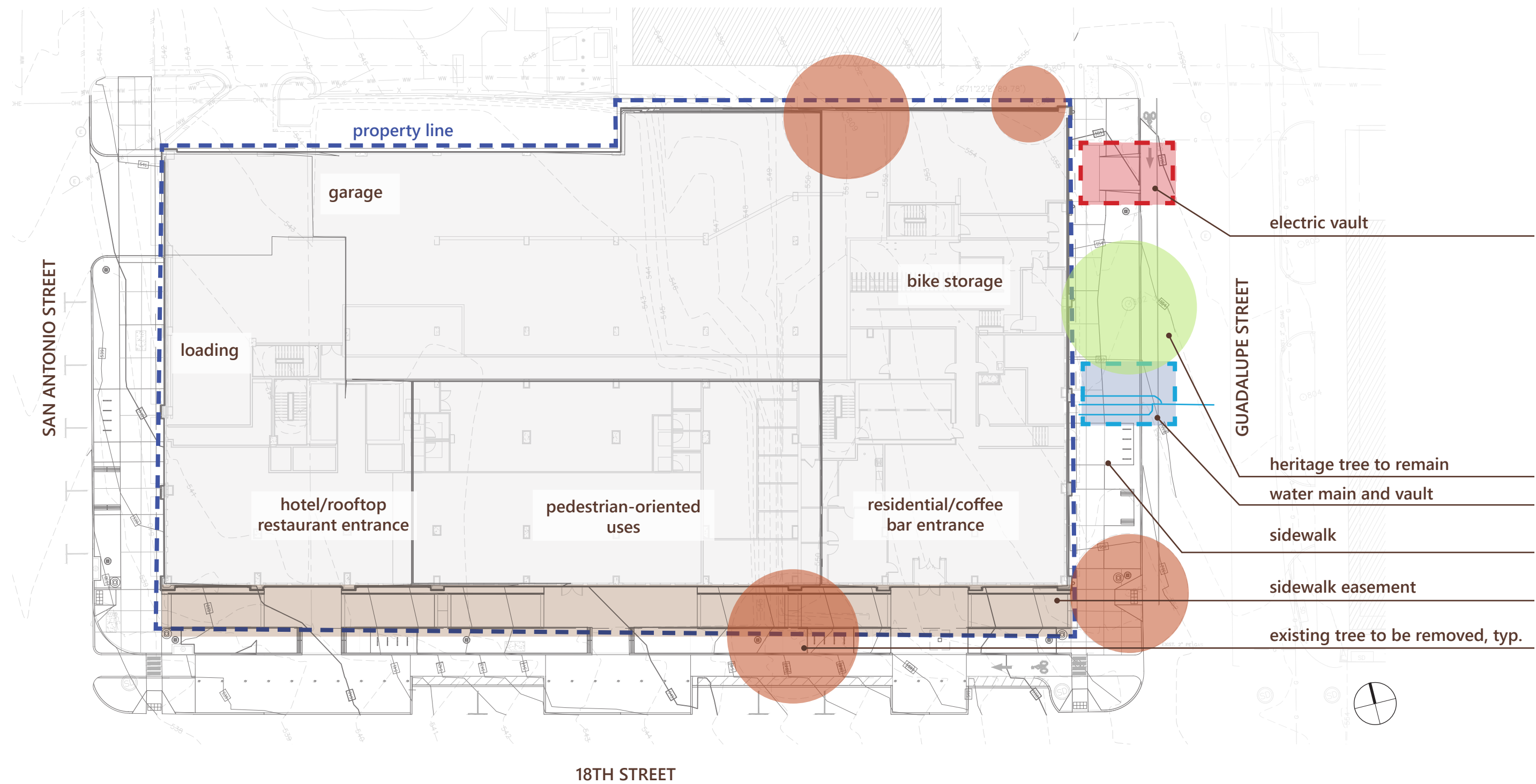


2. View of 18th Street looking east



3. View of San Antonio Street looking south

proposed site conditions



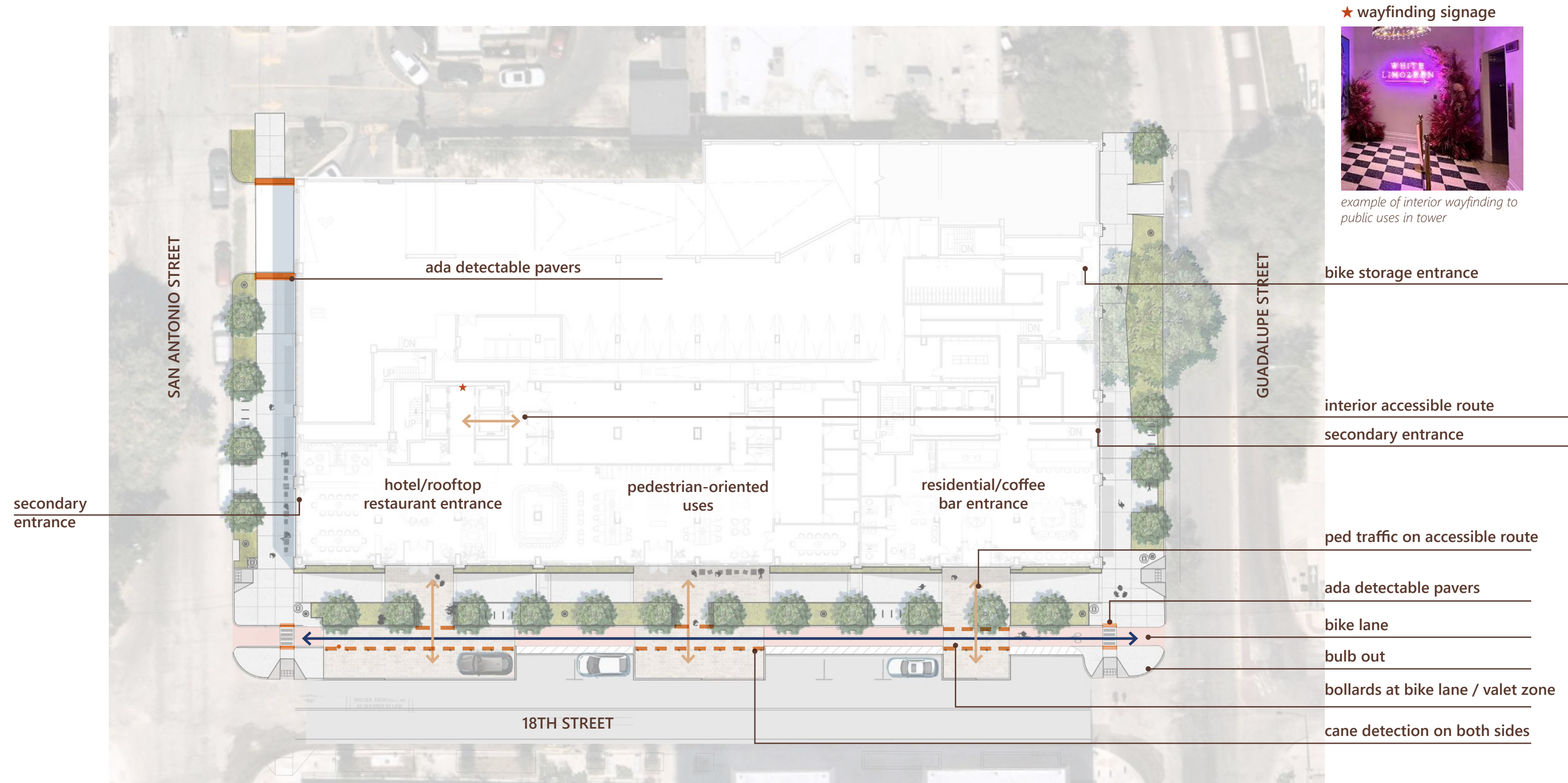
** THIS SITE PLAN IS THE PROPOSED DESIGN INTENT AND IS STILL UNDER SDP REVIEW



proposed lighting conditions



proposed pedestrian safety, bike safety, and accessibility



austin's shared values

- 01 humane character
- 02 density
- 03 sustainability
- 04 diversity
- 05 economic vitality
- 06 civic art
- 07 a sense of time
- 08 unique character
- 09 authenticity
- 10 safety
- 11 a connection to the outdoors



austin's area-wide urban guidelines



AW.1 - create dense development



AW.2 - create mixed use development



AW.3 - limit development which closes downtown streets

n/a

AW.4 - buffer neighborhood edges



AW.5 - incorporate civic art in both public and private development



AW.6 - protect important public views



AW.7 - avoid historical misrepresentations

n/a

AW.8 - respect adjacent historical buildings



AW.9 - acknowledge that rooftops are seen from others buildings and the street



AW.10 - avoid the development of the theme environments



AW.11 - recycle existing building stock

activate

- create a dense, vibrant mixed-use development that enhances the downtown built environment
- revive urban infill site that maintains respect for established city blocks
- capture the spirit of University of Texas campus life to energize the surrounding downtown community

refine

- express Austin's rich architectural and cultural history through a contemporary lens
- consider materials and scale in order to respect and compliment the surrounding context

uniquely Austin

- pay homage to Austin's distinct culture by embracing public art and incorporating aspects of local heritage into public-facing spaces

project goals



austin's guidelines for public streetcapes

project goals

- ☒ PS.1 - protect the pedestrian where the building meets the street
- ☒ PS.2 - minimize curb cuts
- ☒ PS.3 - create a potential for two-way streets
- ☒ PS.4 - reinforce pedestrian activity
- n/a PS.5 - enhance key transit stops
- ☒ PS.6 - enhance the streetscape
- ☒ PS.7 - avoid conflict between pedestrians and utility equipment
- ☒ PS.8 - install street trees
- ☒ PS.9 - provide pedestrian-scaled lighting
- ☒ PS.10 - provide protection from cars/ promote curbside parking
- ☒ PS.11 - screen mechanical and utility equipment
- ☒ PS.12 - provide generous street-level windows
- ☒ PS.13 - install pedestrian-friendly materials at street-level

activate

- create a sense of place and discovery by activating the streetscape
- craft spaces where people can socialize and explore with site furnishings and outdoor cafe space
- compliment the design energy of the building, interior, and landscape
- connect the hotel with downtown and the University of Texas

refine

- utilize local materials in a refined context
- contrast material textures and colors to ground the aesthetic
- add native plants to bring the Hill Country experience to the site

uniquely Austin

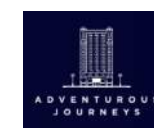
- explore ideas to showcase the oddly beautiful things that make Austin unlike any other place
- pay homage to Austin and the University culture with custom details of site furnishings and color selection



PUBLIC EXPERIENCE

408 W 18TH STREET

DOWNTOWN DENSITY BONUS PACKAGE UPDATED FOR DESIGN COMMISSION
December 11, 2023



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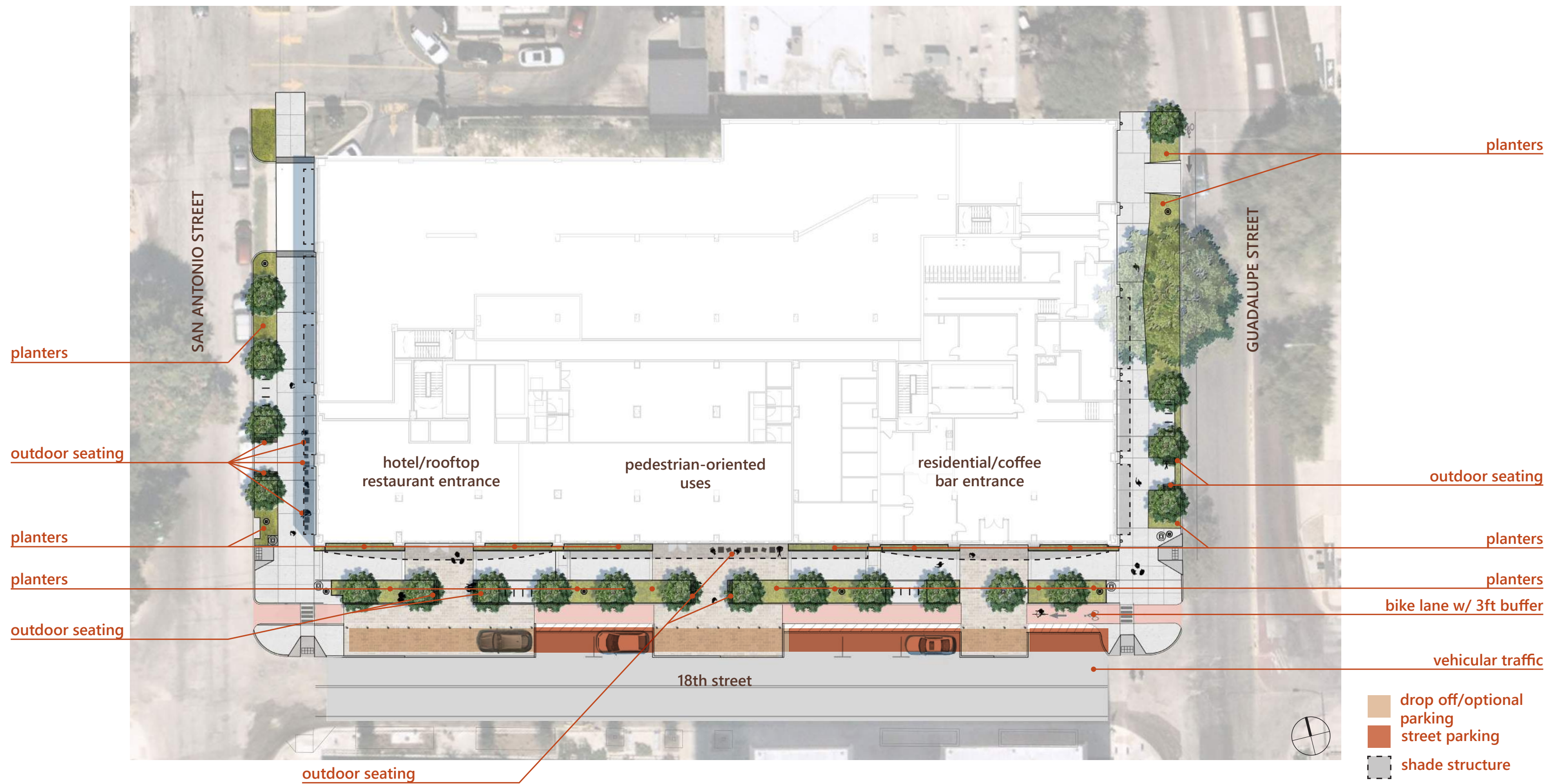
great streets compliance

review process: currently in review

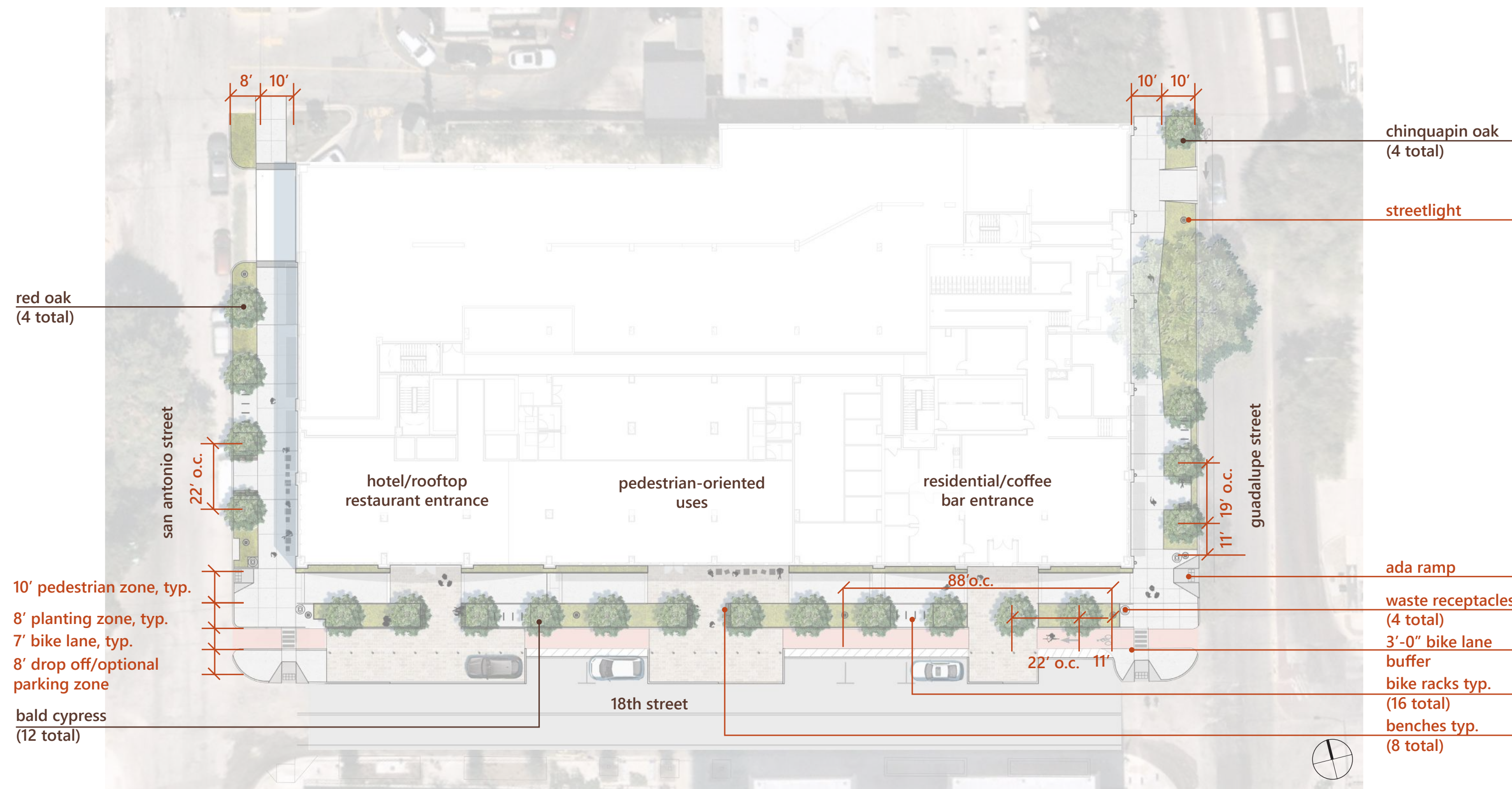
- ☒ tree size, species, and spacing
- ☒ corner curb and radius
- ☒ accessible curb ramps and tactile warning strips
- ☒ on-street parking layout
- ☒ street lighting
- ☒ bike racks - 4 per block face
- ☒ benches - 2 per block face
- ☒ waste bins - 2 per block face at corners
- ☒ 18 ft sidewalk widths



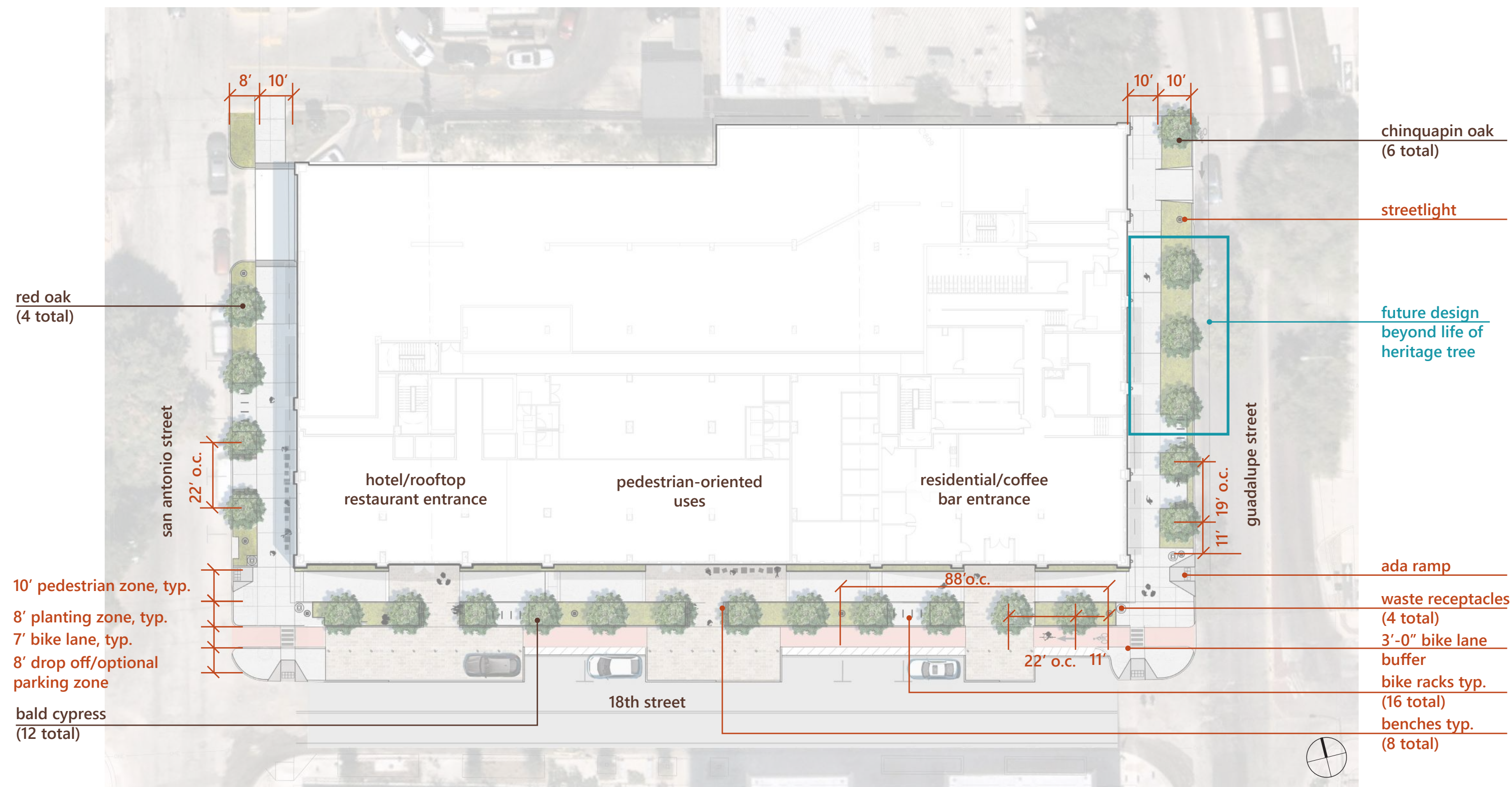
illustrative site plan



technical site plan



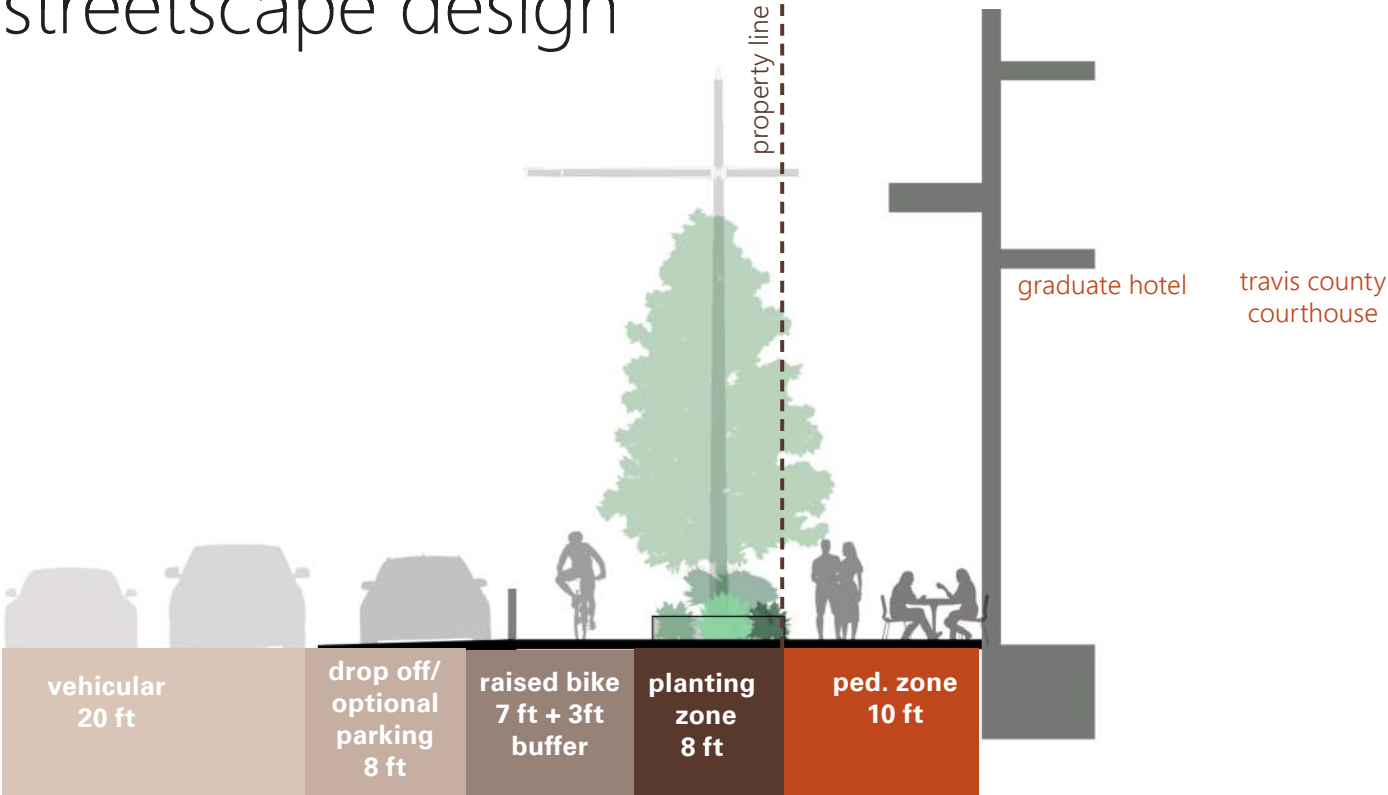
technical site plan with replacement trees



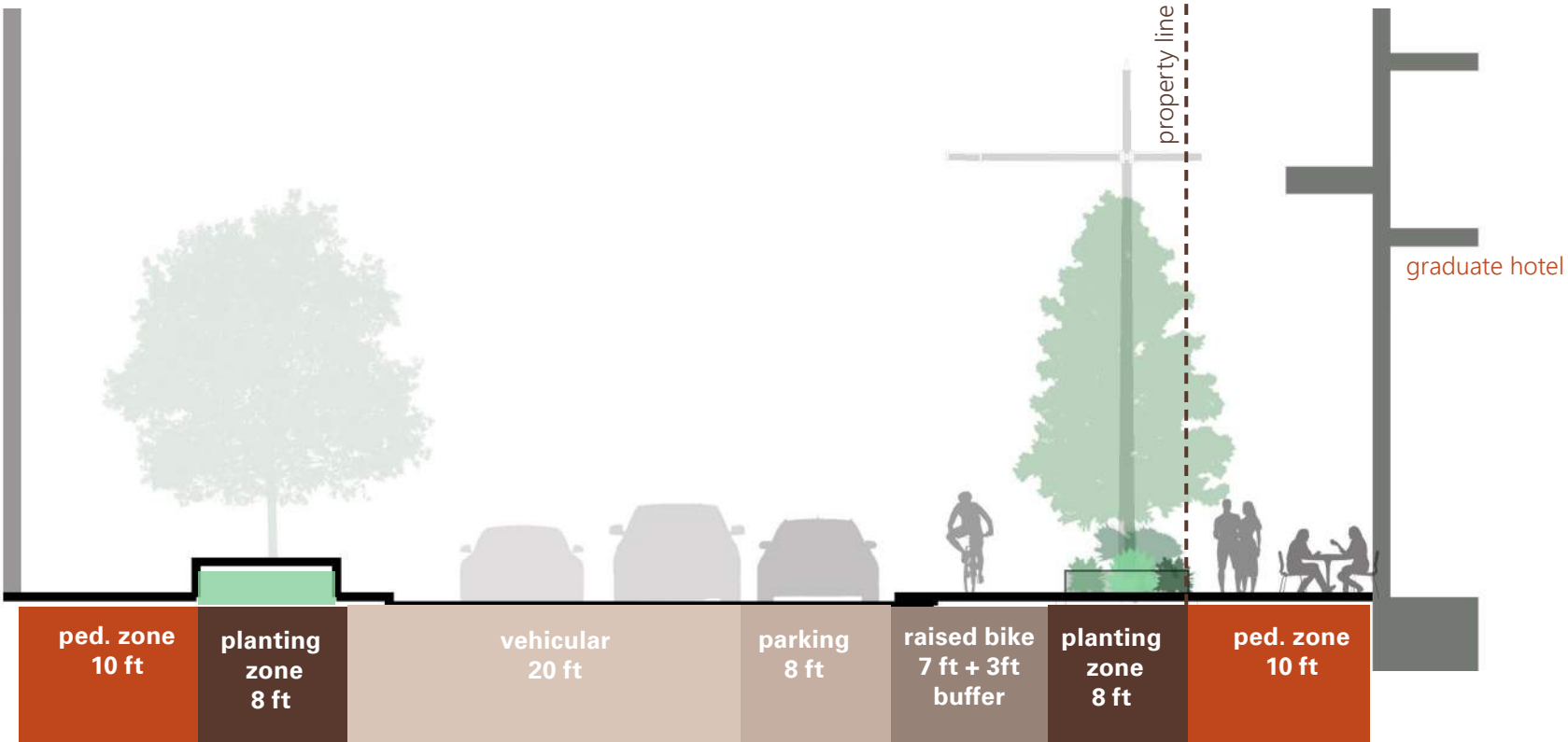
conceptual grading plan



streetscape design



proposed 18th street section at optional parking

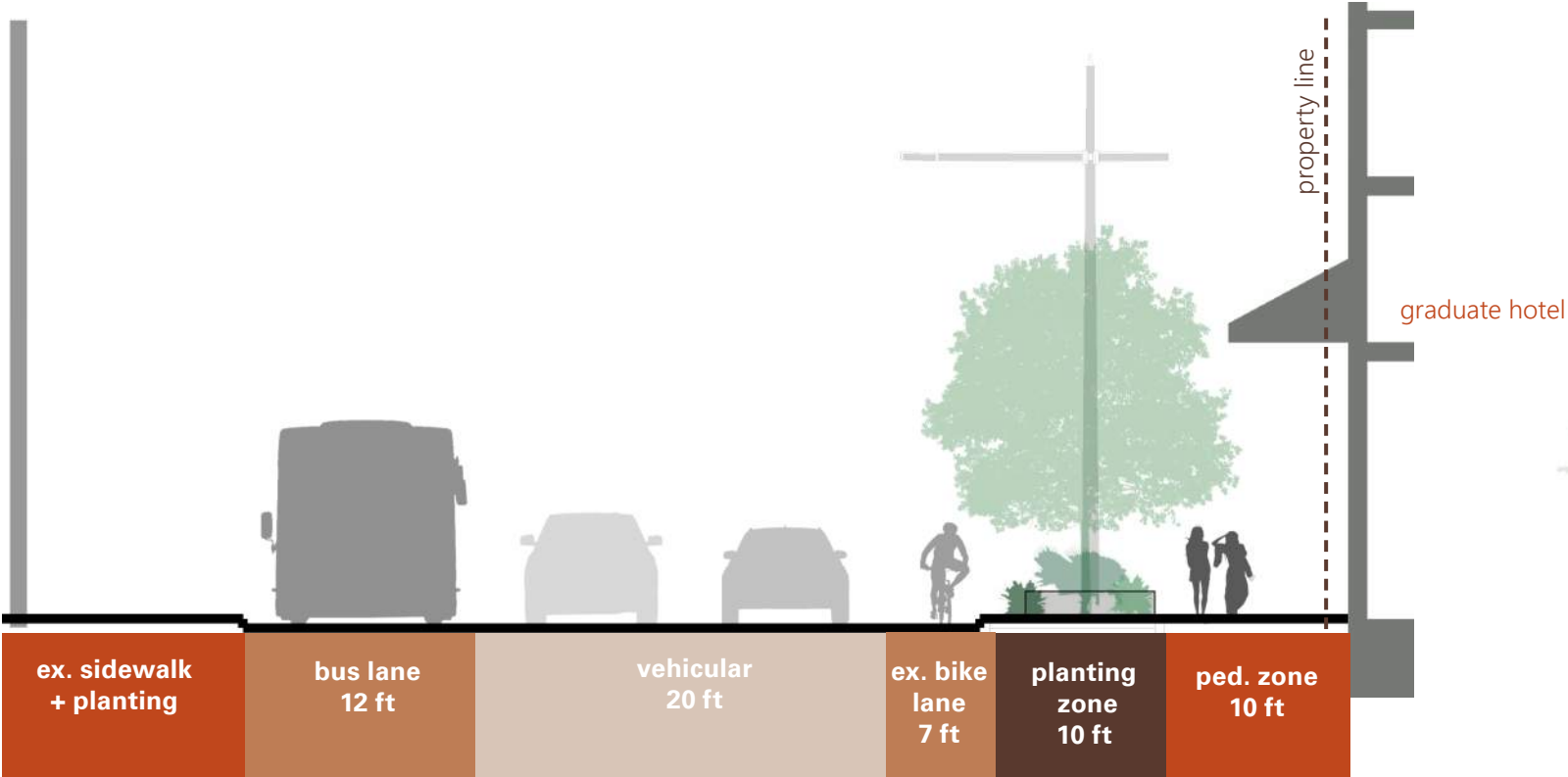


proposed 18th street section facing west

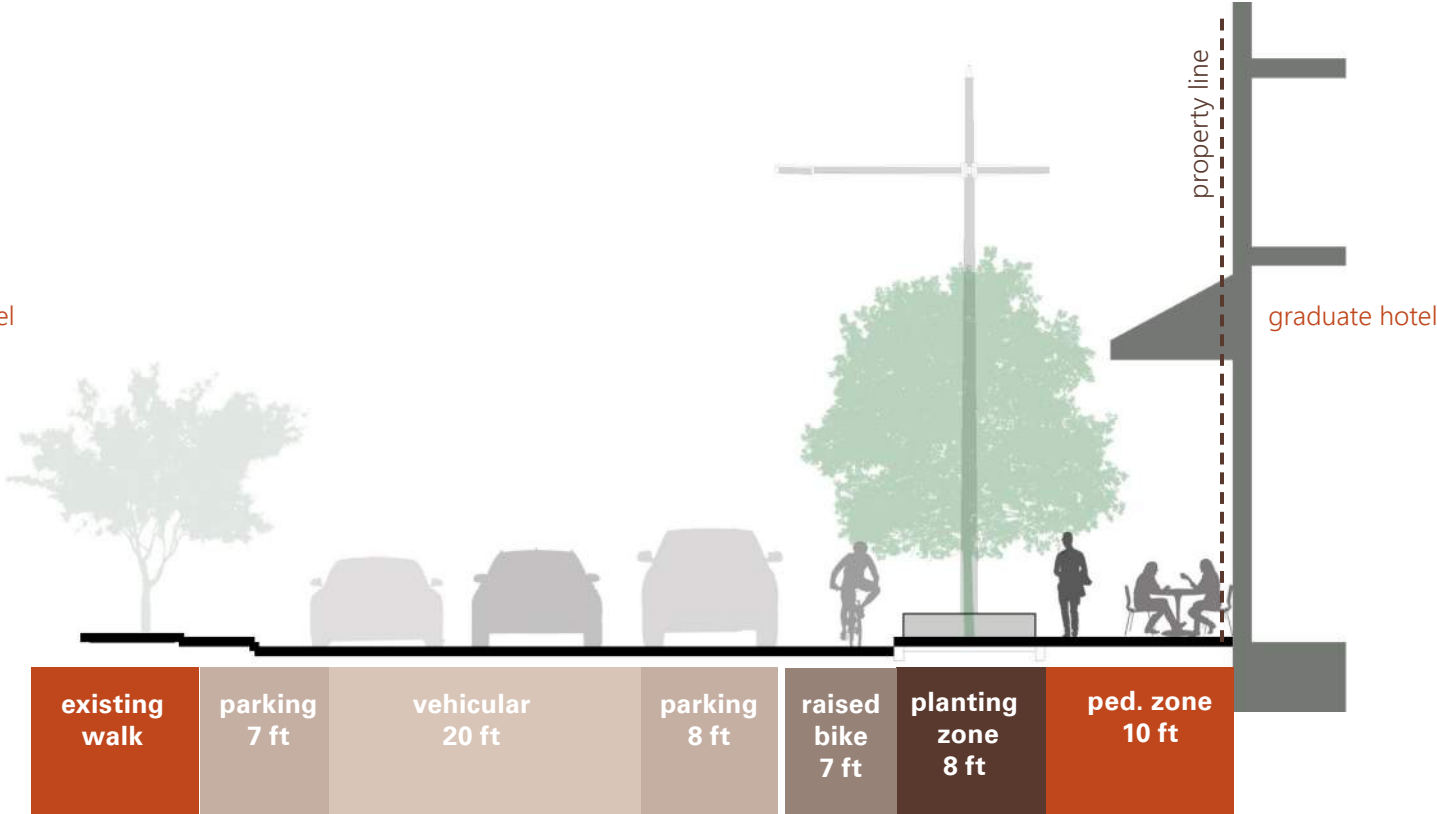


proposed 18th street section facing north

streetscape design



proposed guadalupe street section facing south



proposed san antonio street section facing northwest

streetscape materiality



view of 18th Street looking northwest

proposed material palette



paver 1
concrete paver



stone
oklahoma chop rock



paver 2
colorful pavers



metal
corten steel



bike lane
prism pigments
terra cotta dark per
COA standards

native vegetation



01 embedded signage
and cane detection



02 bench seating



03 handrails



04 bollards



perspective rendering



view looking northeast on 18th street

perspective rendering



view of 18th street lobby



perspective rendering



corner of San Antonio street & 18th street



perspective rendering



corner of 18th street & Guadalupe street



perspective rendering



view of san antonio street at garage entrance - art by Emily Eisenhart



perspective rendering

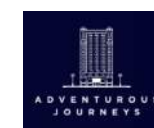


view of storefront art feature on gualadupe street

ARCHITECTURE

408 W 18TH STREET

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austin's guidelines for buildings



B.1 - build to the street



B.2 - provide multi-tenant, pedestrian-oriented development at the street level



B.3 - accentuate primary entrances



B.4 - encourage the conclusion of local character



B.5 - control on-site parking



B.6 - create quality construction



B.7 - create buildings with human scale

activate

- participating in Great Streets program to enhance pedestrian experience
- clear demarcation of primary entrances marked by expansive canopies
- limiting curb cuts to a small portion of right-of-way frontage

refine

- utilize high quality materials that compliment Austin's local character including brick, stone, and glass
- building reflects modern construction sensibilities with its proportion, materiality, and detailing

uniquely Austin

- mixed-use program caters to both Austin residents and visitors, with inviting spaces open to the public
- designed for local climate by providing easy access to outdoor spaces
- encourage approachable outdoor spaces with furnishings, shade devices, and landscaping

project goals



precedence inspiration

Austin's diverse history is expressed through the city's unique architectural language. This project incorporates many key elements found throughout the local context including masonry construction, bold arches, clean lines, and a strong vertical hierarchy while respecting the residential scale.

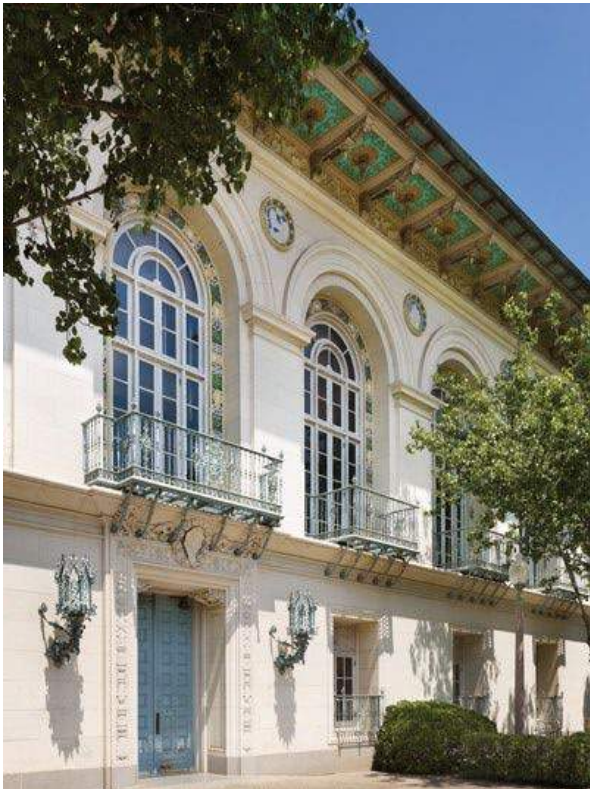
Ultimately, the design intent of the project is to pay homage to Austin's rich historical and local context while also supporting a new vibrant, activated, and pedestrian-friendly urban district.



208 E 6th St



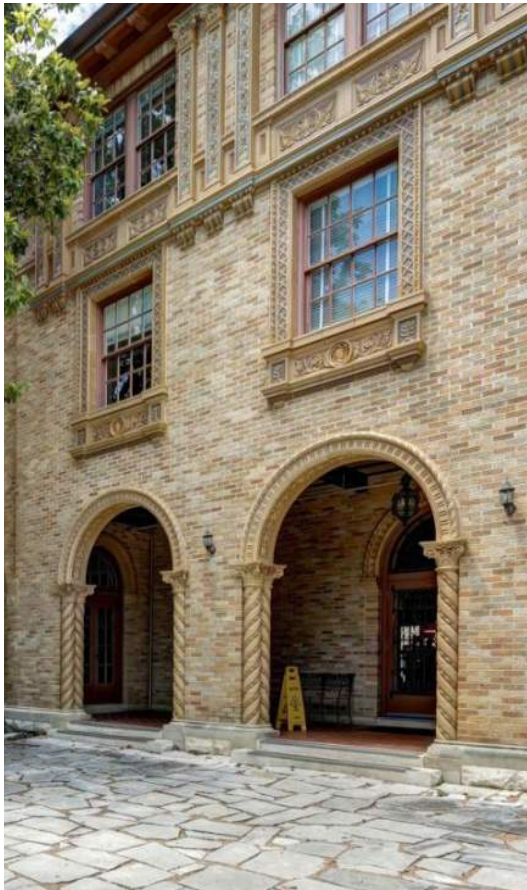
Gregory Gymnasium



Battle Hall



Texas State Capital



Littlefield Hall



710 Congress Ave



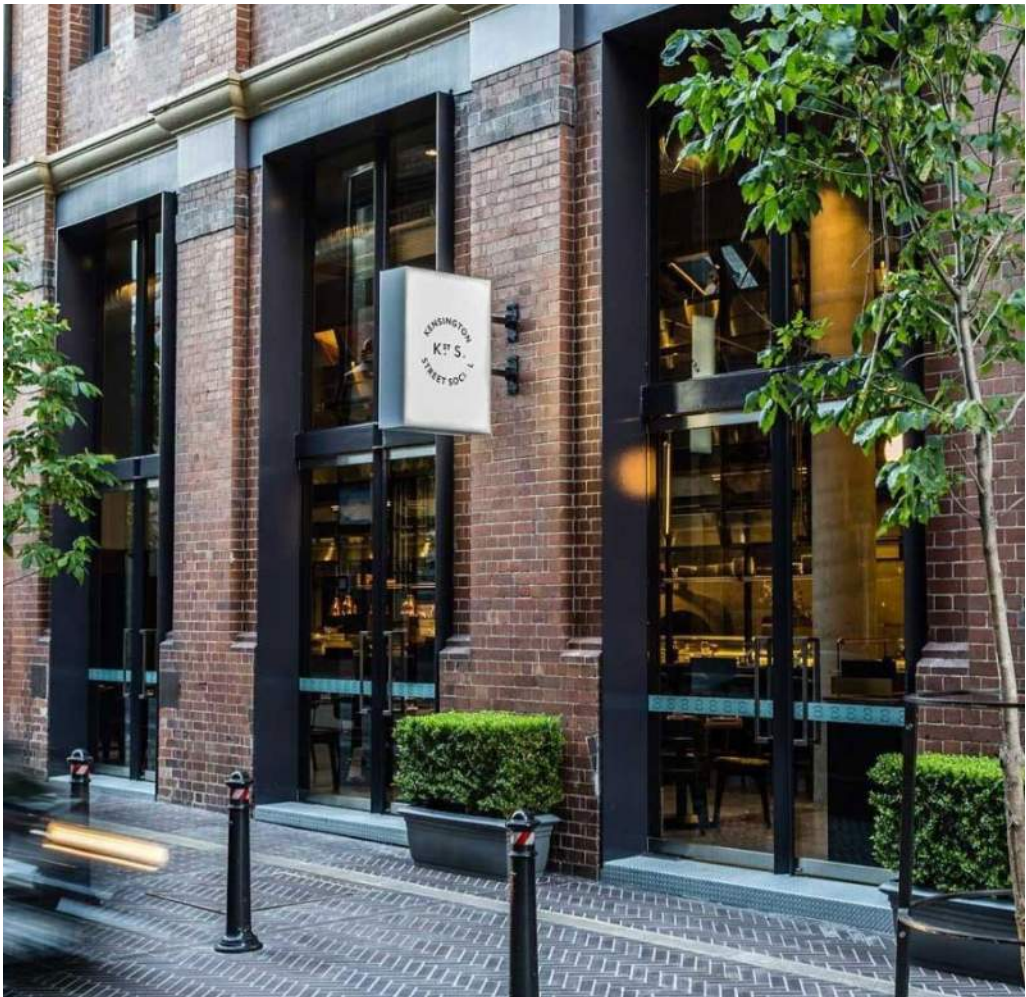
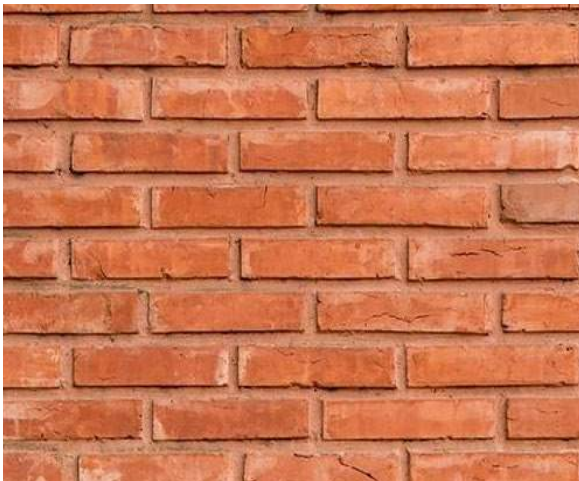
UT Main Building

408 W 18TH STREET

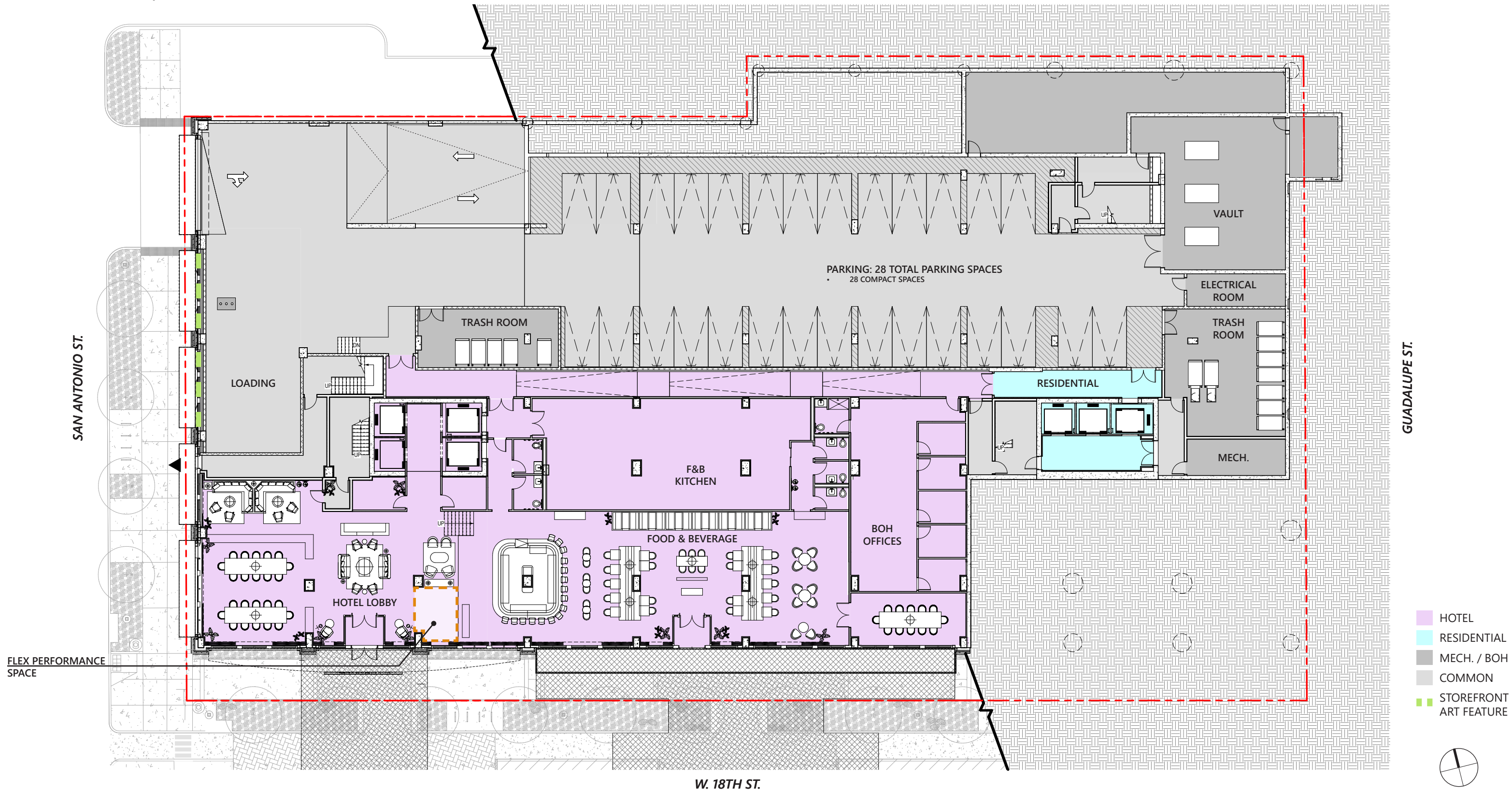
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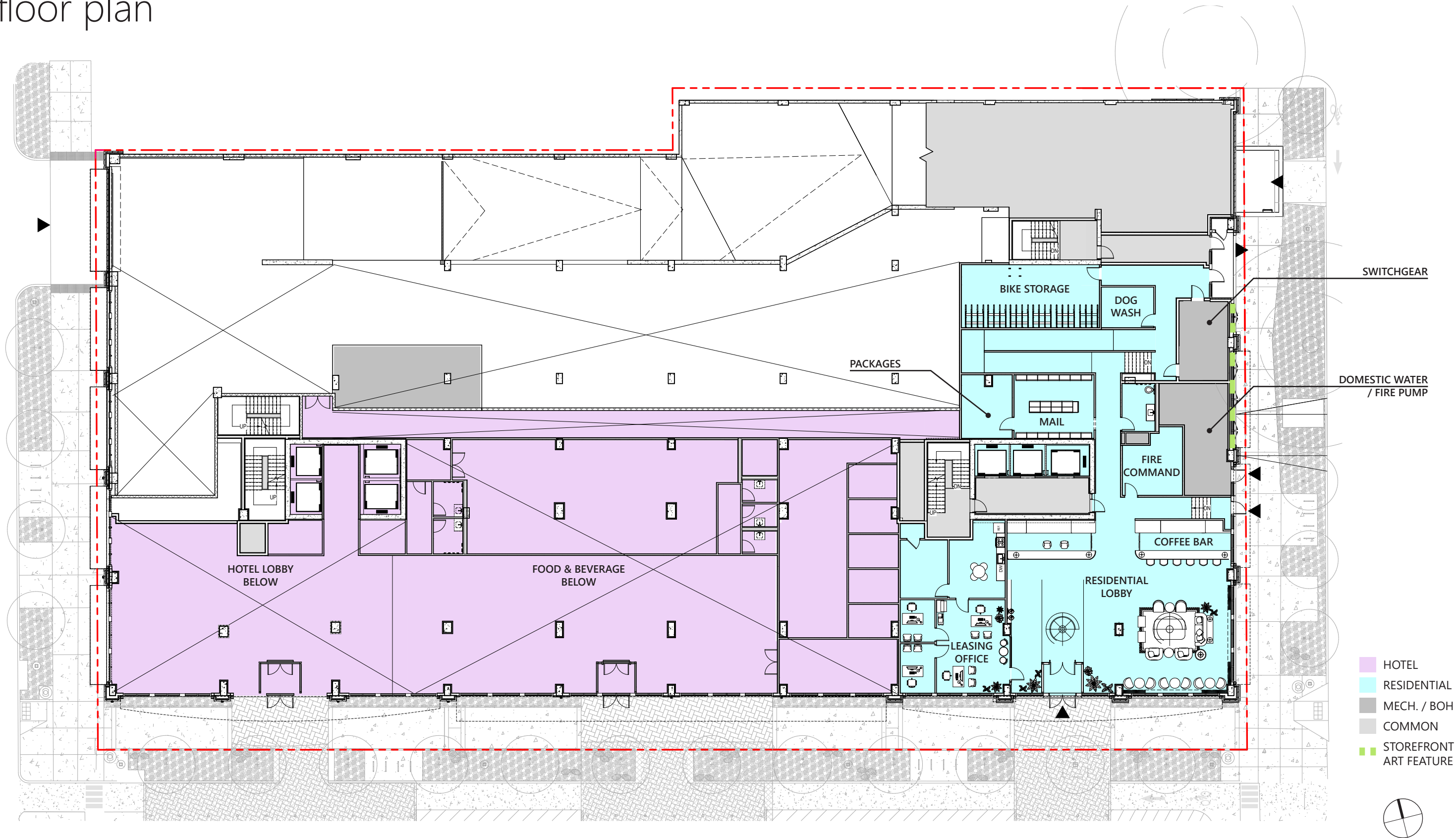
materiality



1st floor plan



2nd floor plan



3rd floor plan

