

18th & GUADALUPE STREET

408 W 18TH STREET

AUSTIN, TX

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



DRENNER
GROUP



CONTENTS

01

project overview

adventurous journeys
city context map
site context map
surrounding context map
existing site conditions
proposed site conditions
proposed lighting conditions
proposed pedestrian safety,
bike safety and accessibility
austin's shared values
project goals

02

public experience

great streets compliance
illustrative site plan
technical site plan
technical site plan with
replacement tree
conceptual grading plan
streetscape design
streetscape materiality
perspective renderings

03

architecture

austin's guideline for buildings
precedence inspiration
materiality
conceptual plans
building elevations
gross building area
perspective renderings

04

sustainability

sustainable features
AEGB scorecard

OVERVIEW

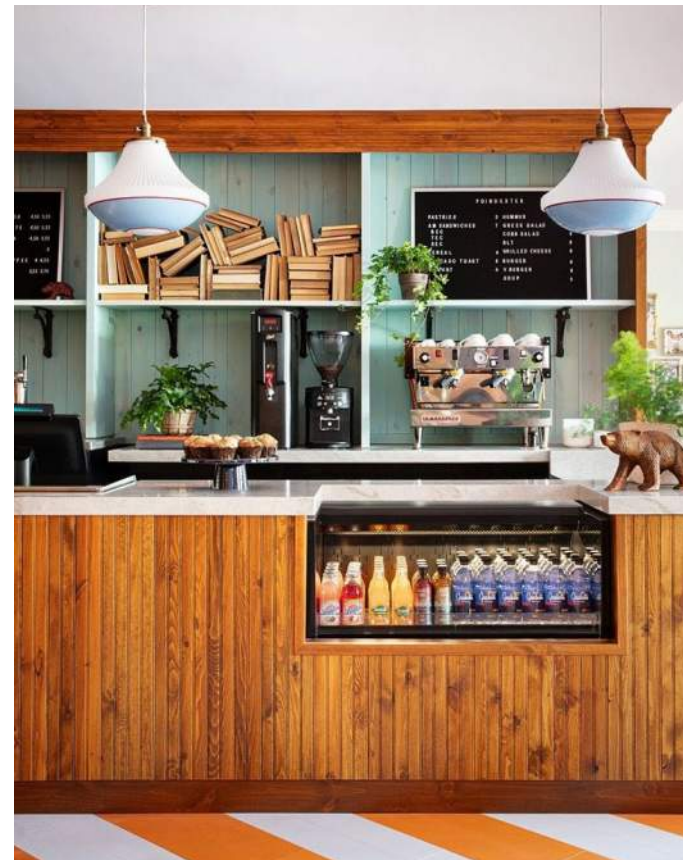
adventurous journeys

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.

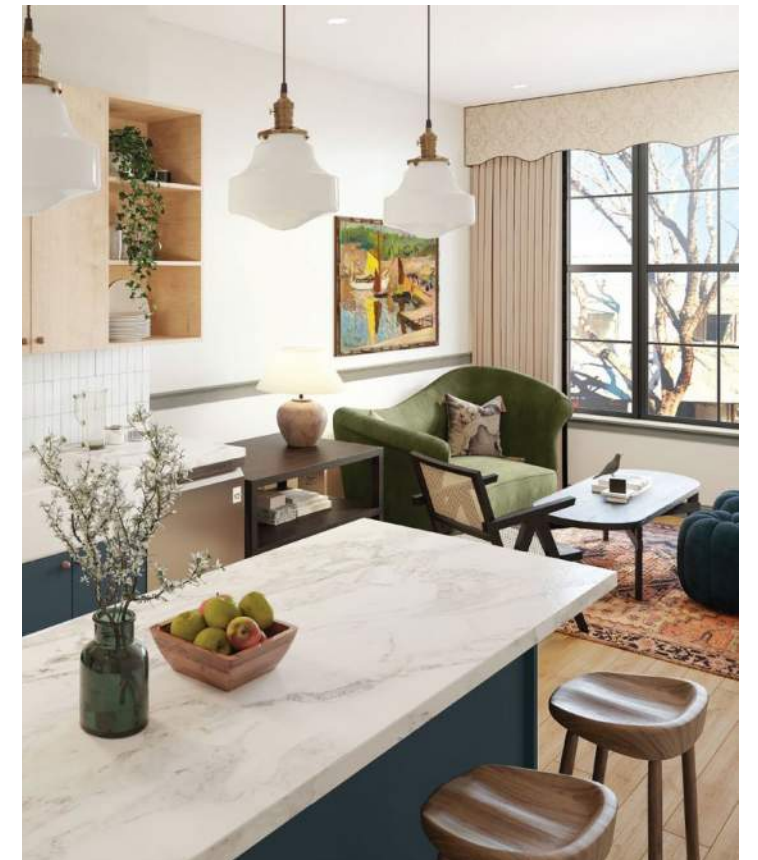
With every hotel, we immerse ourselves in the local community to uncover the unique stories, heroes and histories that make each town so special, and bring those stories to life through authenticity and creativity. From the art on our walls to the drinks on our menus, every detail is inspired by our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



MEMOIR

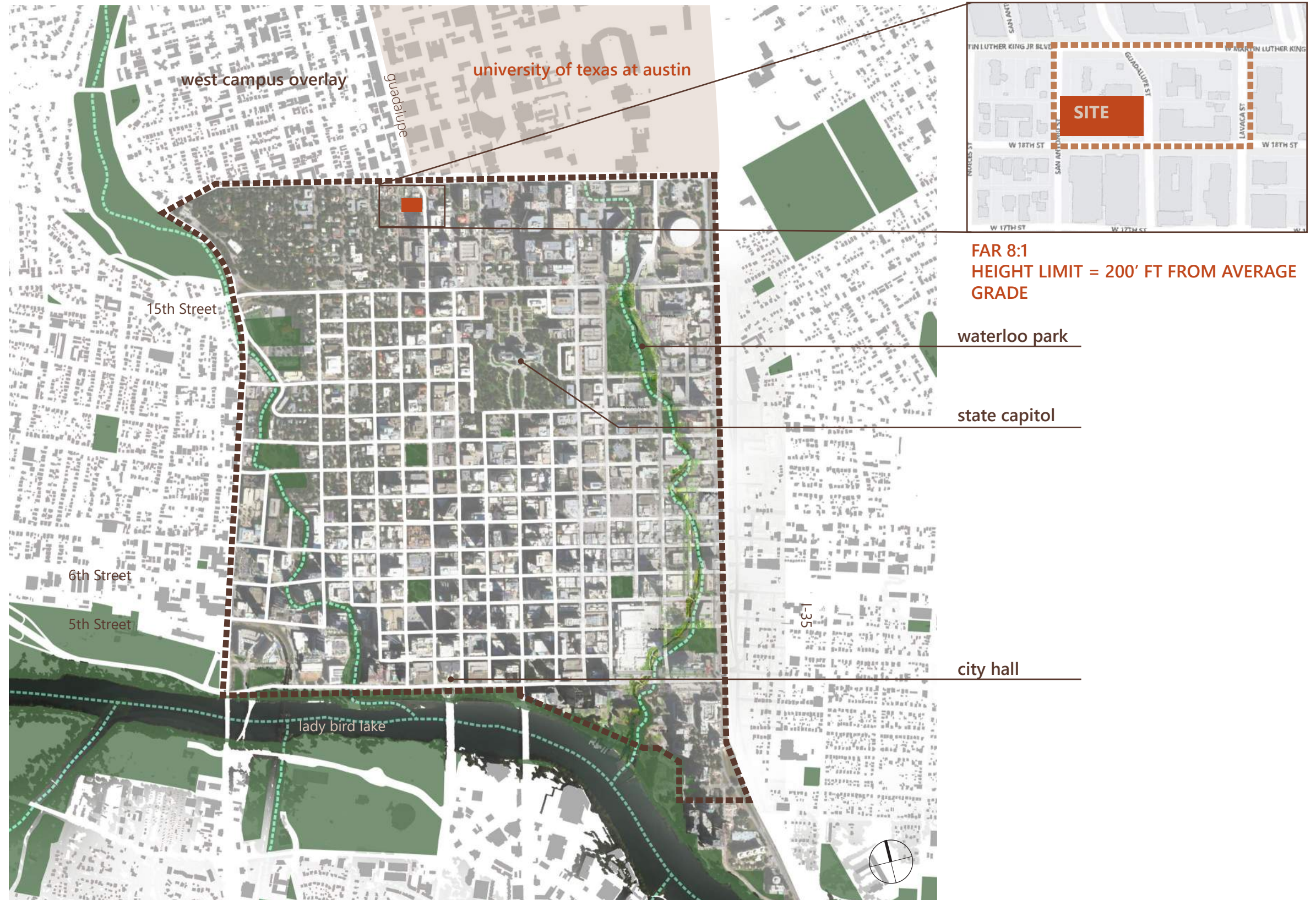
Memoir Residential is a collection of dynamic multifamily residential properties throughout the U.S., combining hospitality and design expertise with flexible leasing options.

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



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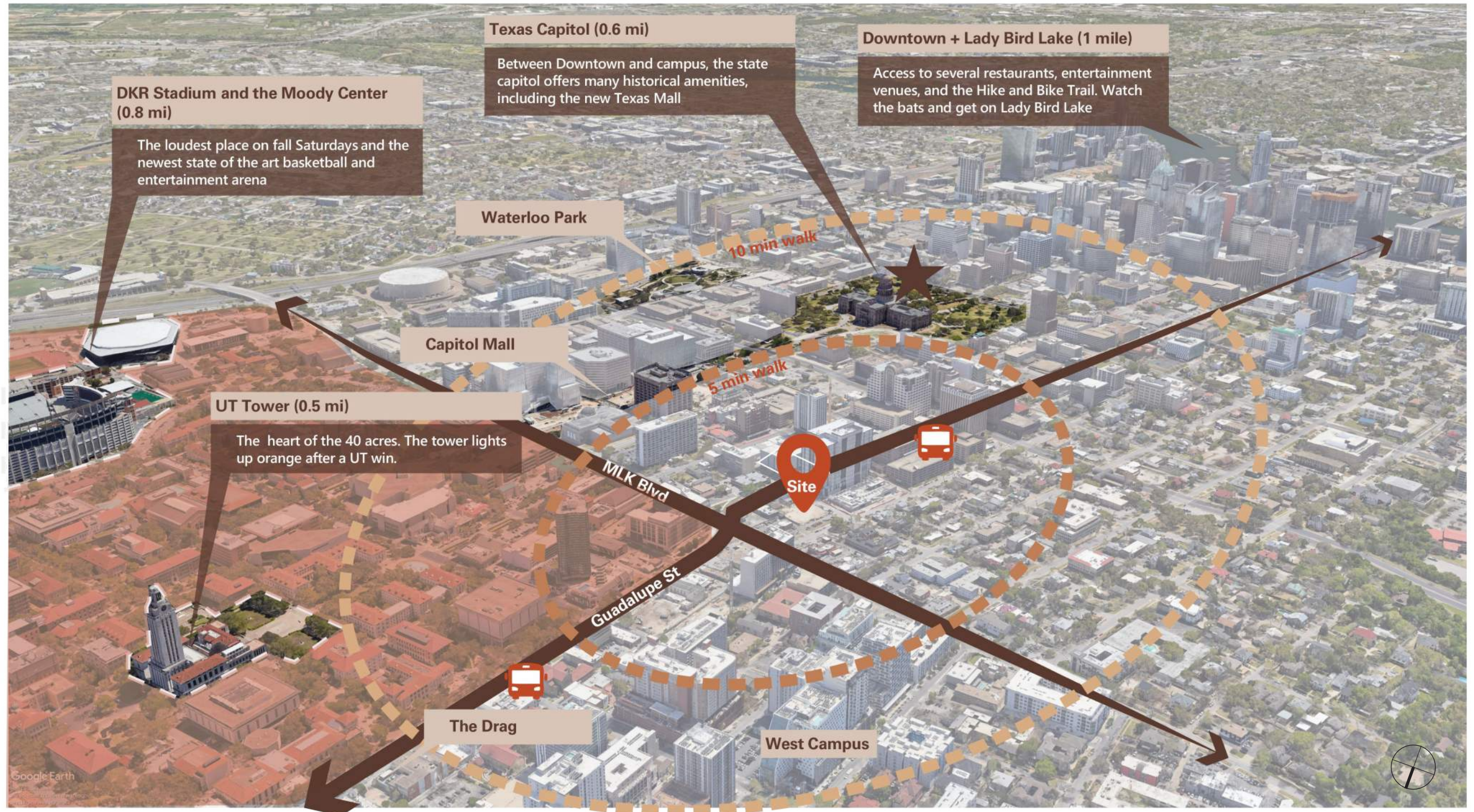
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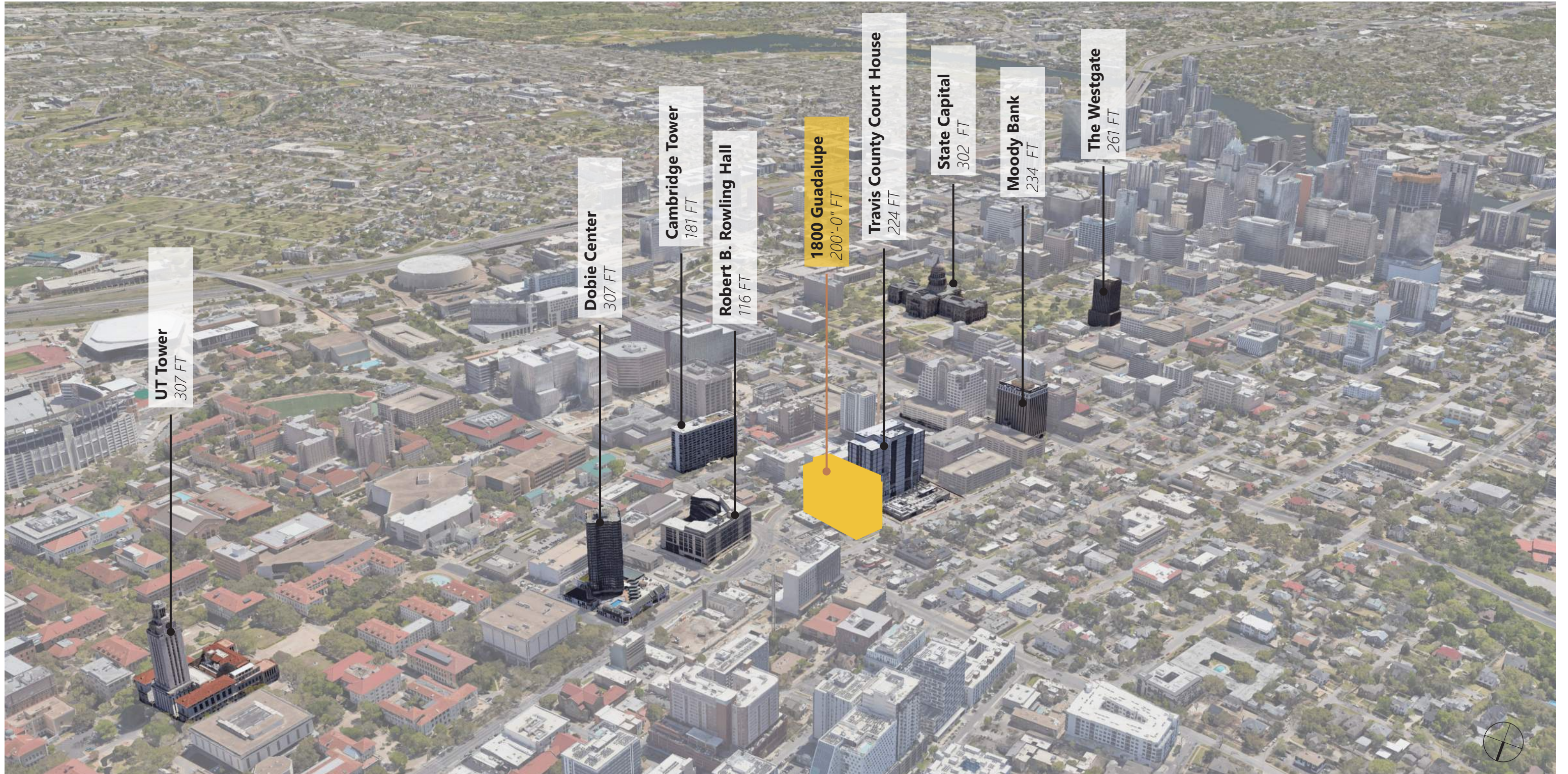
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site context map

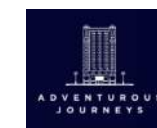


surrounding context map



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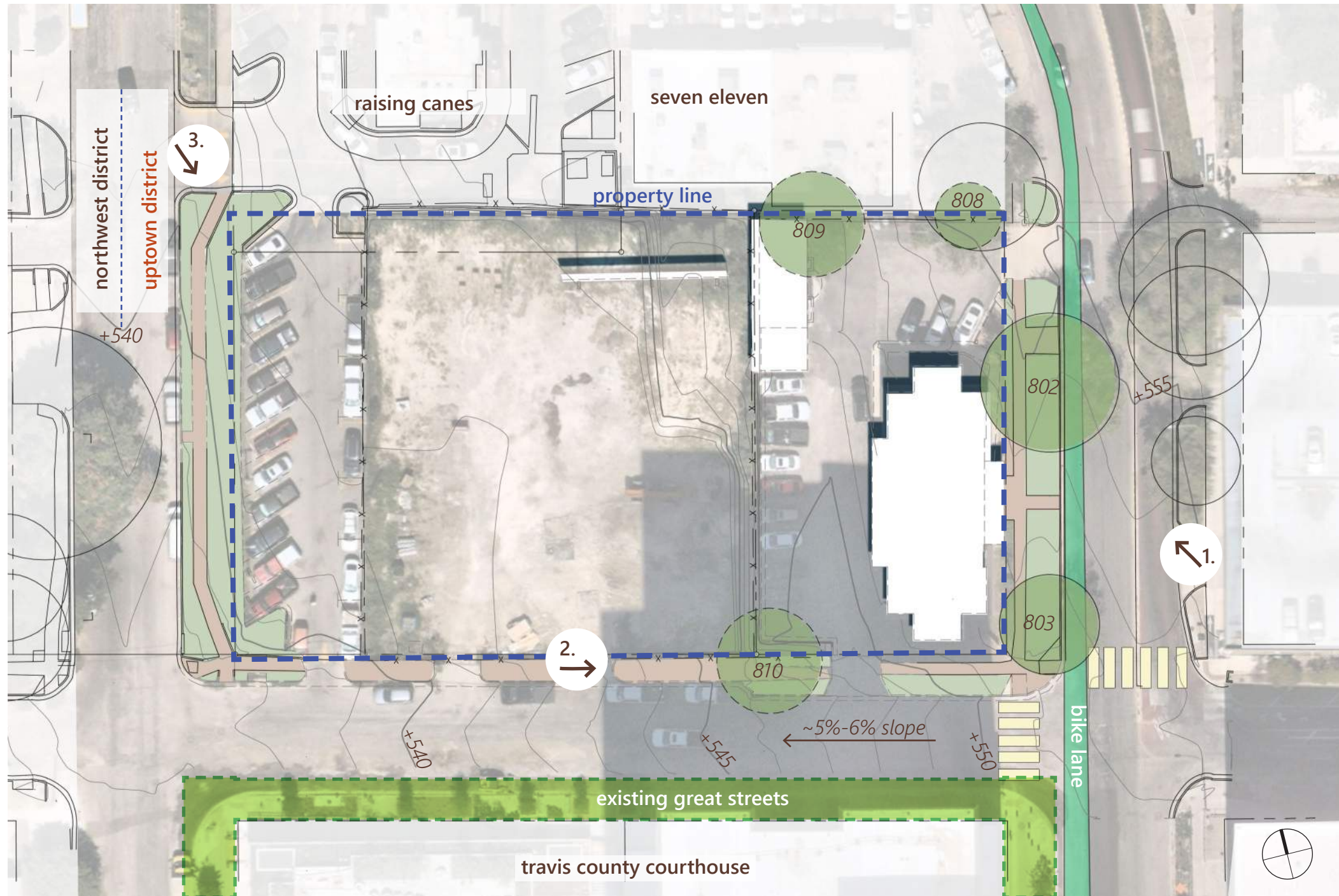
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existing site conditions



1. View of Guadalupe Street looking northwest

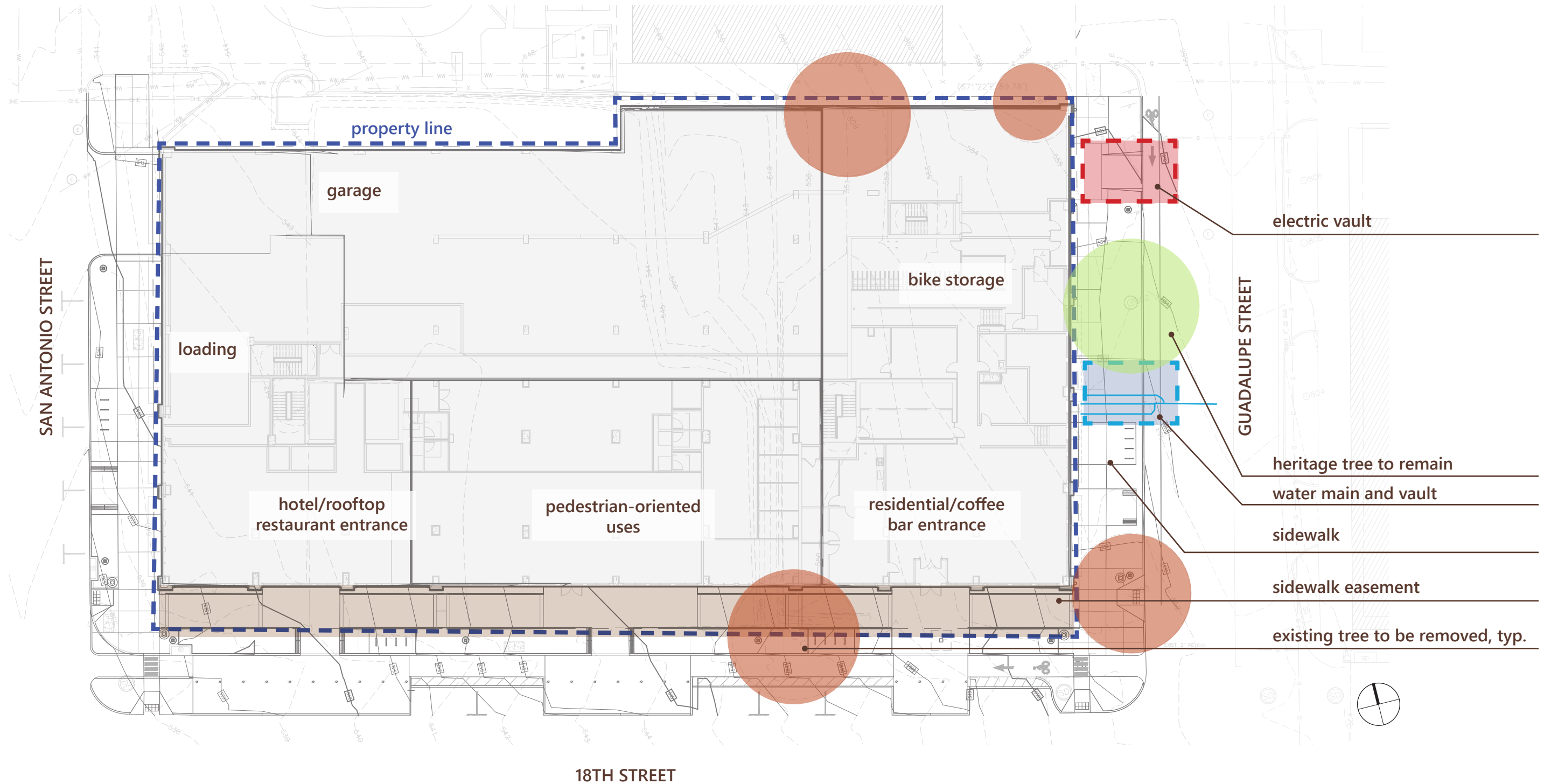


2. View of 18th Street looking east

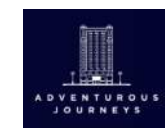


3. View of San Antonio Street looking south

proposed site conditions



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



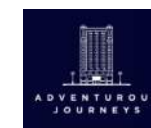
proposed lighting conditions



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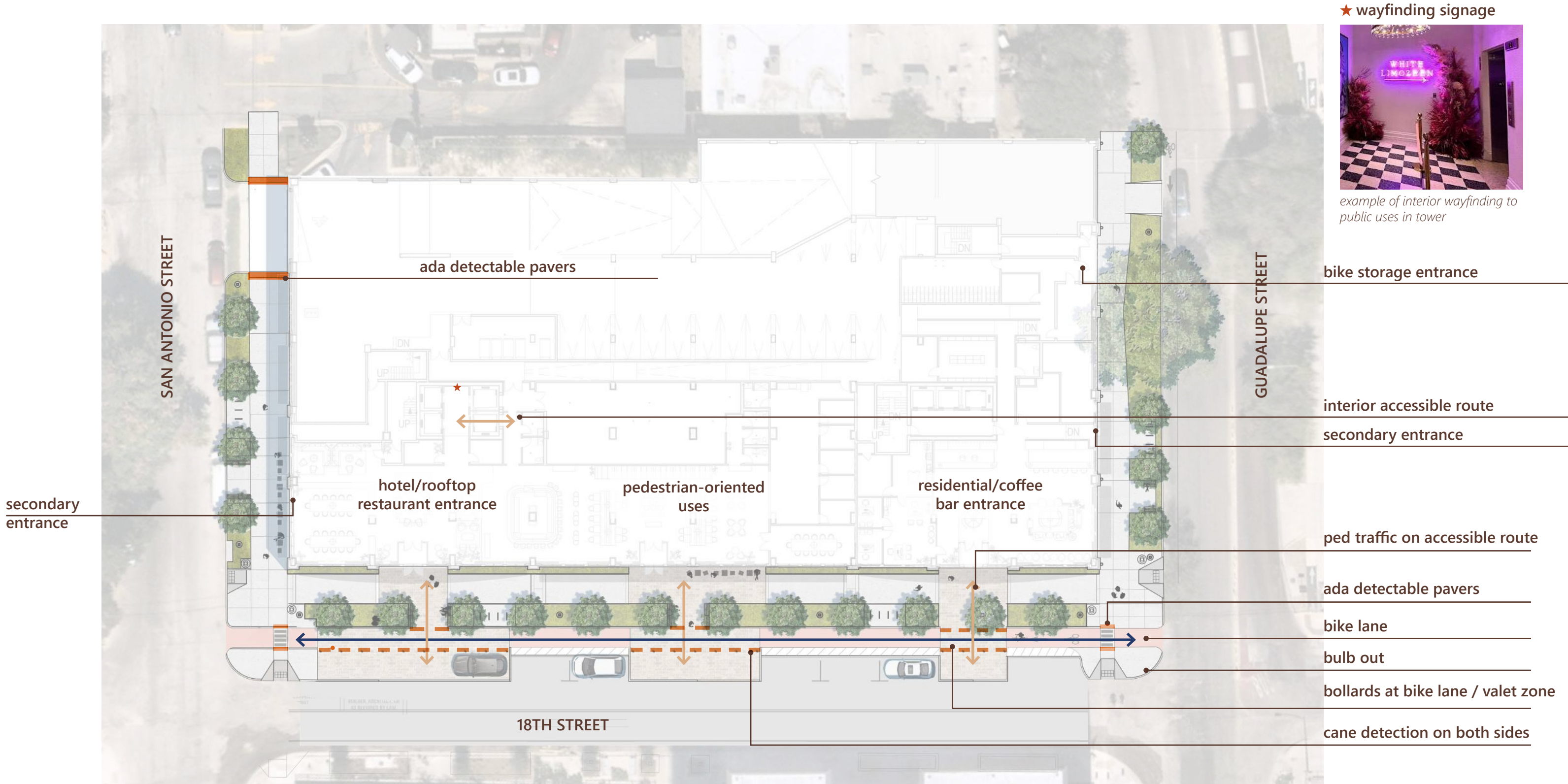
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proposed pedestrian safety, bike safety, and accessibility



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

project goals

- ☑ 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



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

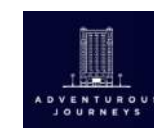


PUBLIC EXPERIENCE

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great streets compliance

review process: currently in review

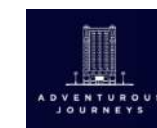
- ☑ tree size, species, and spacing
- ☑ corner curb and radius
- ☑ accessible curb ramps and tactile warning strips
- ☑ on-street parking layout
- ☑ street lighting
- ☑ bike racks - 4 per block face
- ☑ benches - 2 per block face
- ☑ waste bins - 2 per block face at corners
- ☑ 18 ft sidewalk widths



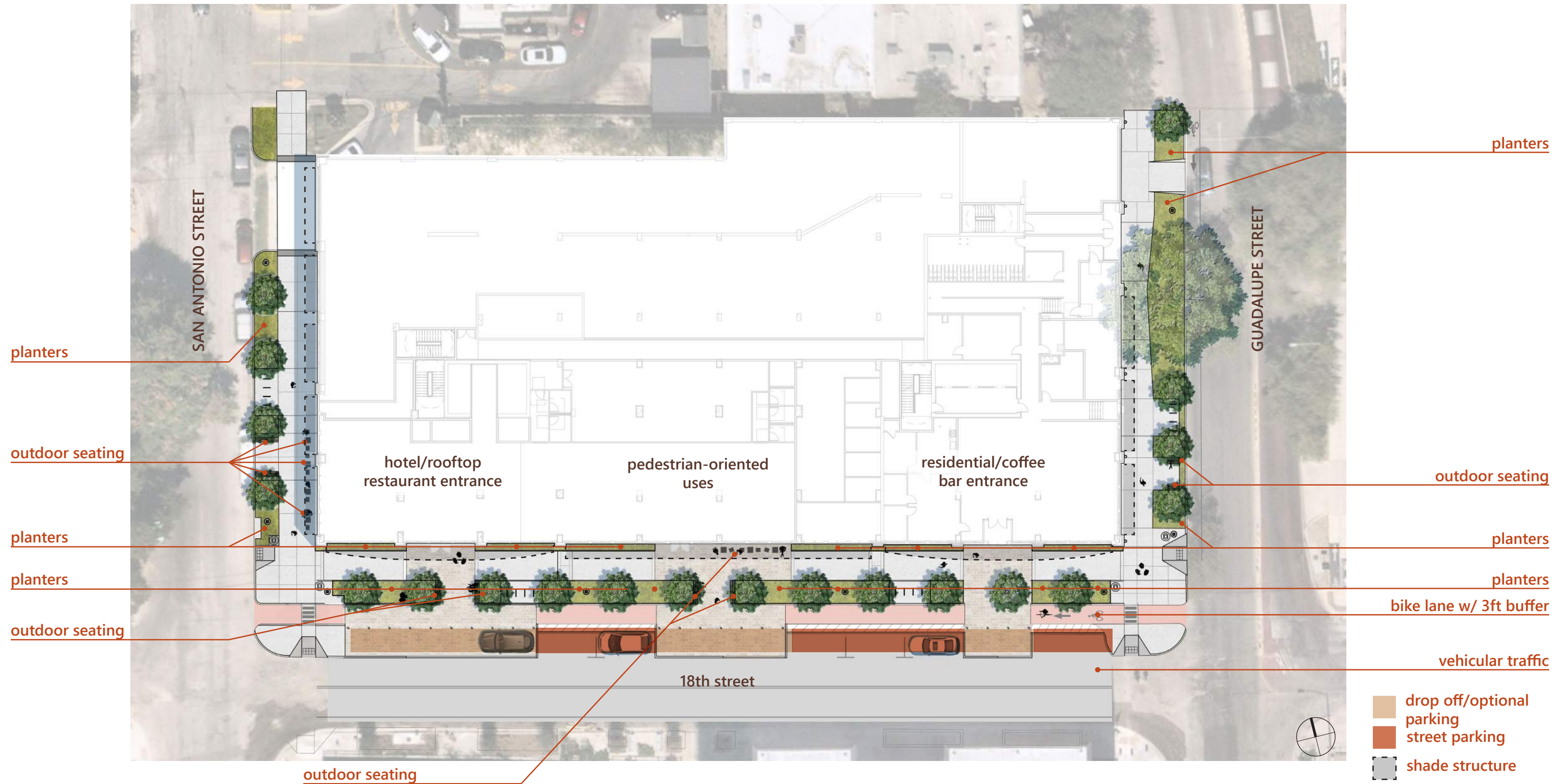
- waste receptacle
- street light
- planters with native species
- ada ramp
- bollards
- street trees with paver grates
- bench
- optional parking
- bike racks
- parking
- bike lane
- sidewalk cafe space

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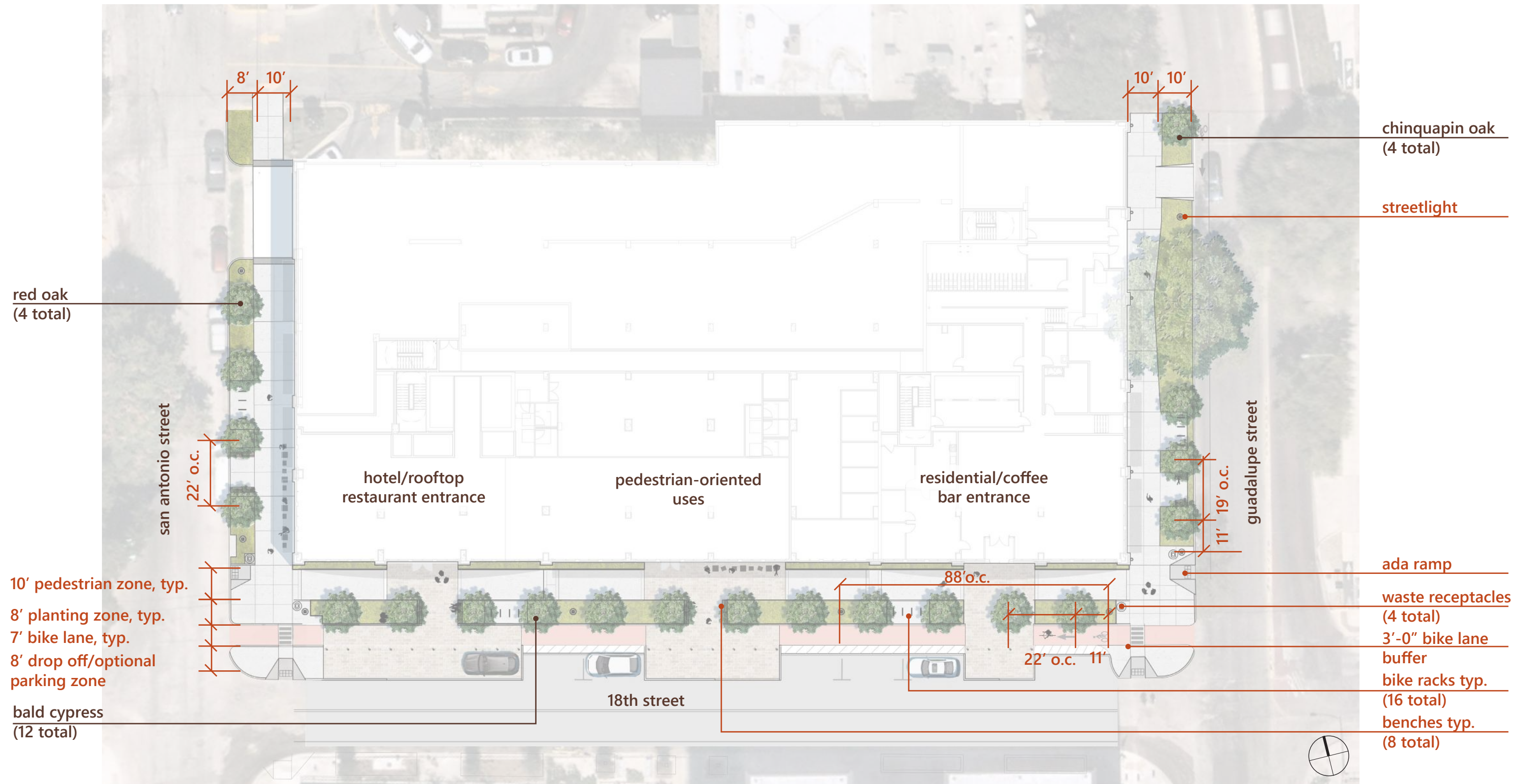
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illustrative site plan



technical site plan



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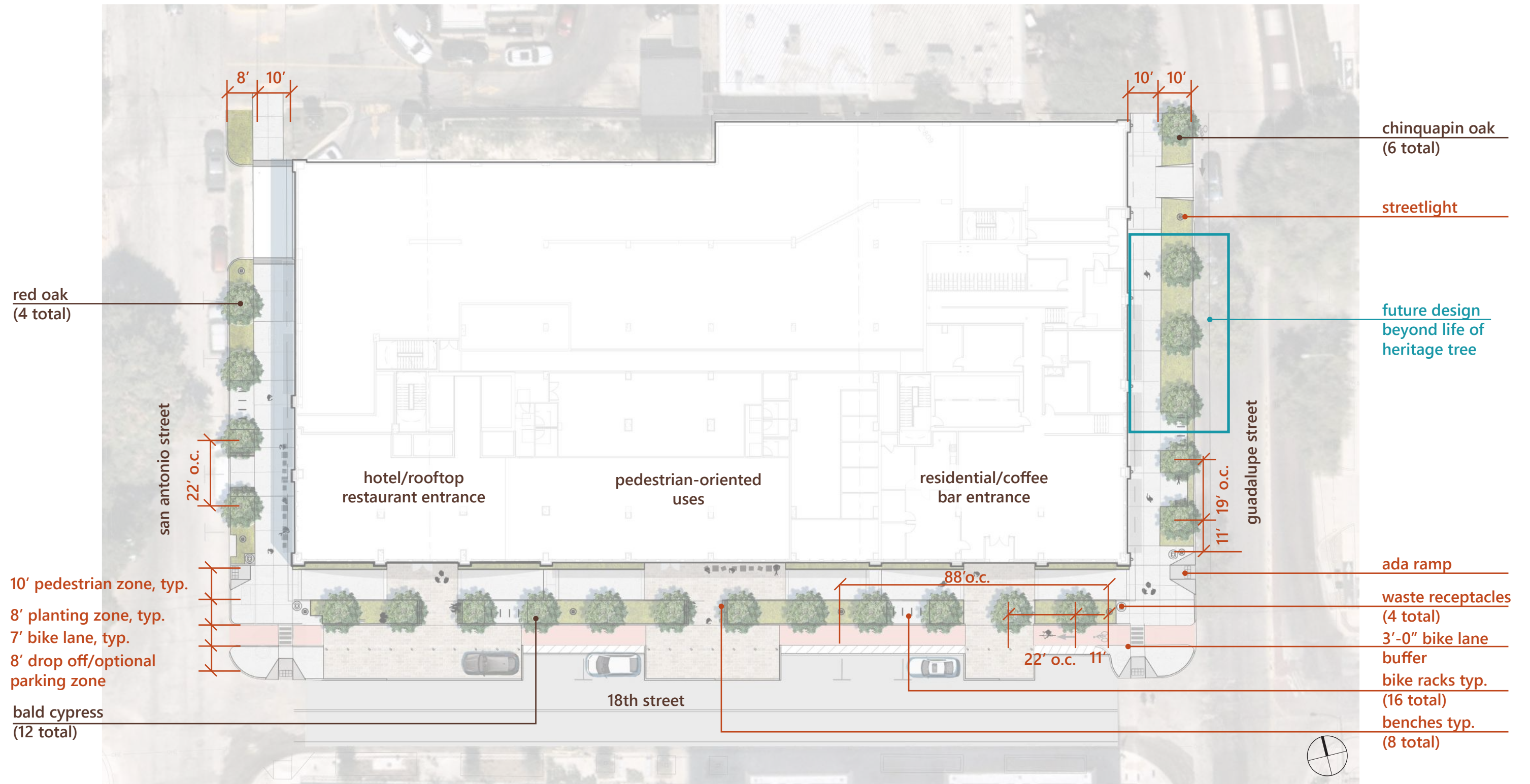
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technical site plan with replacement trees

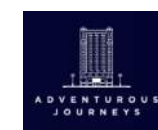


conceptual grading plan

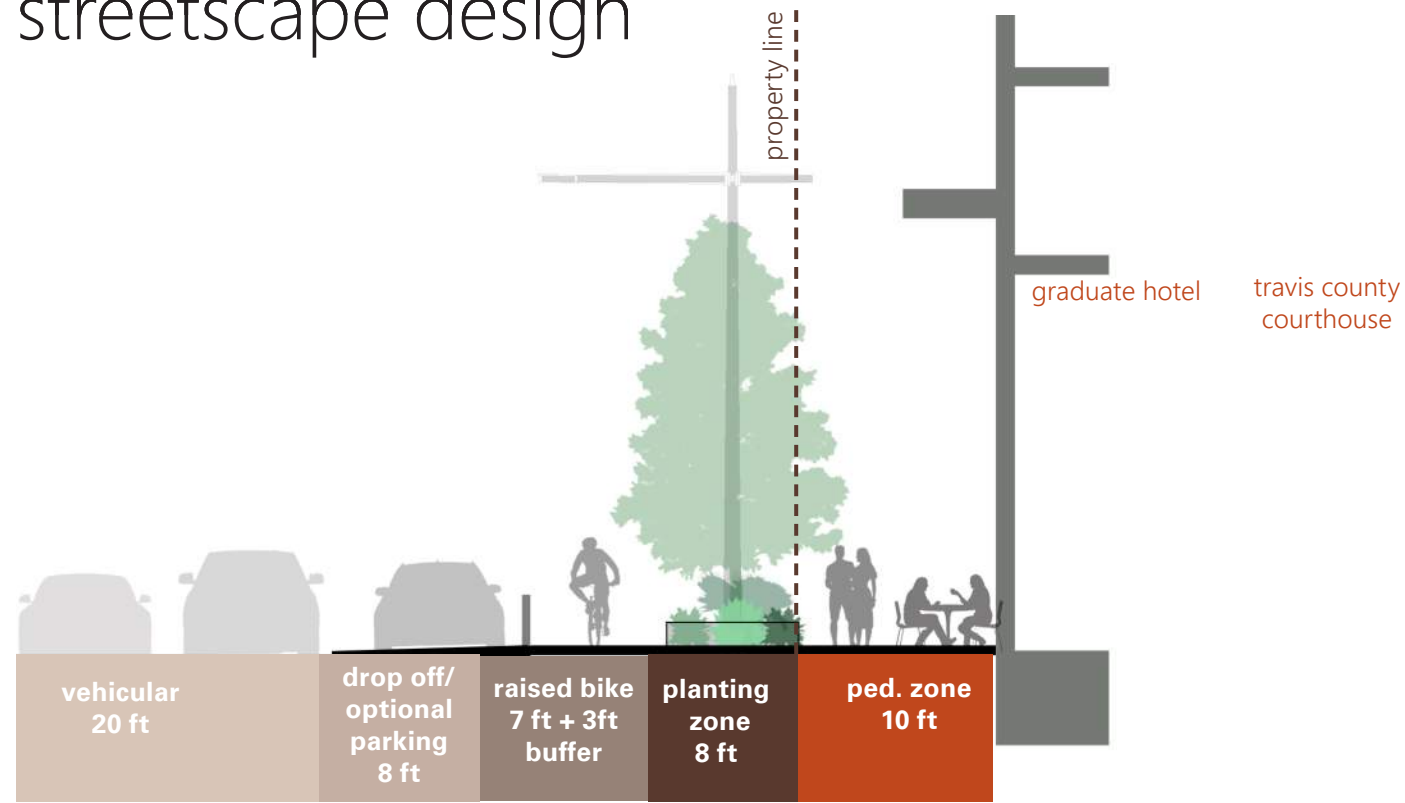


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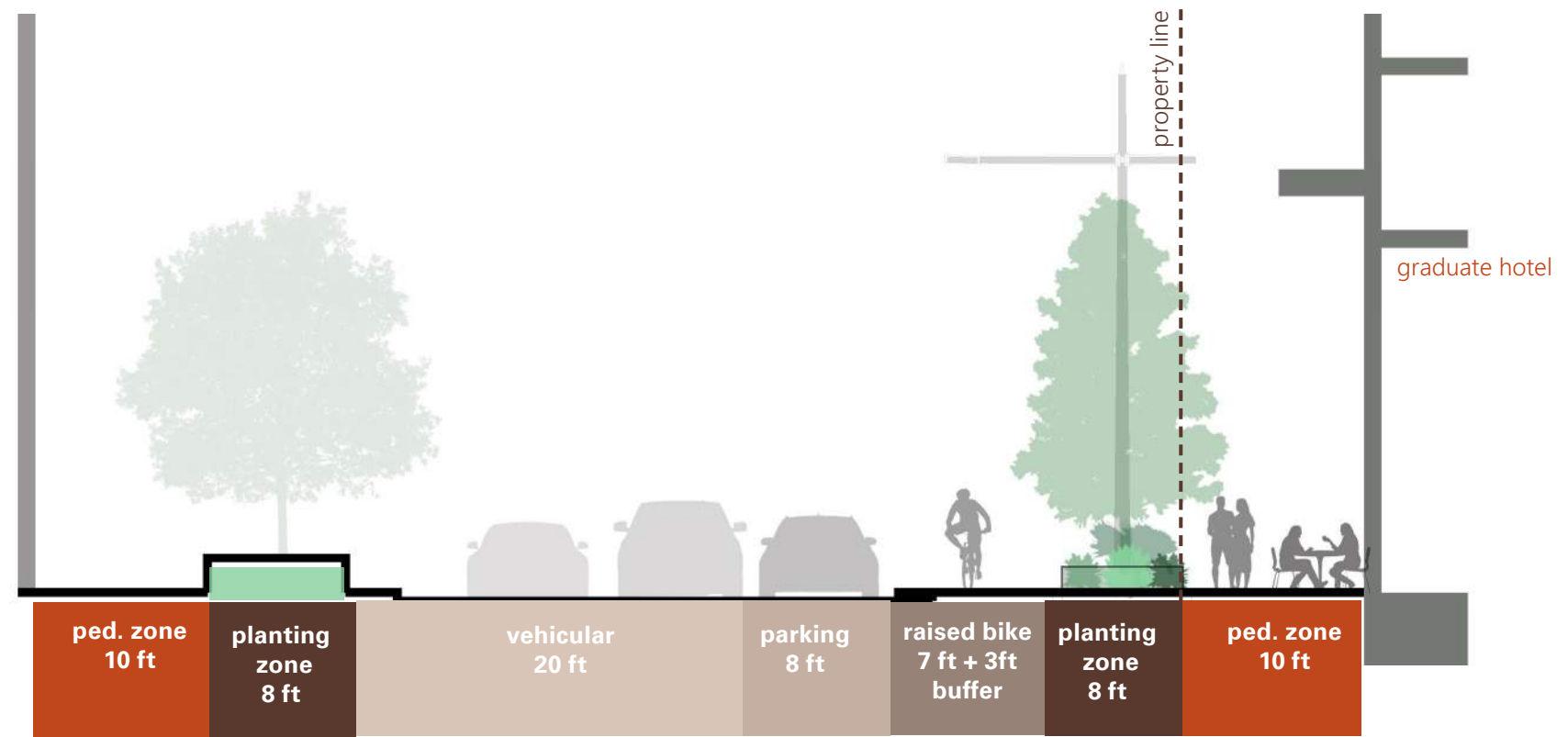
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streetscape design



proposed 18th street section at optional parking



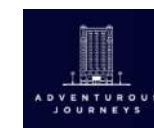
proposed 18th street section facing west



proposed 18th street section facing north

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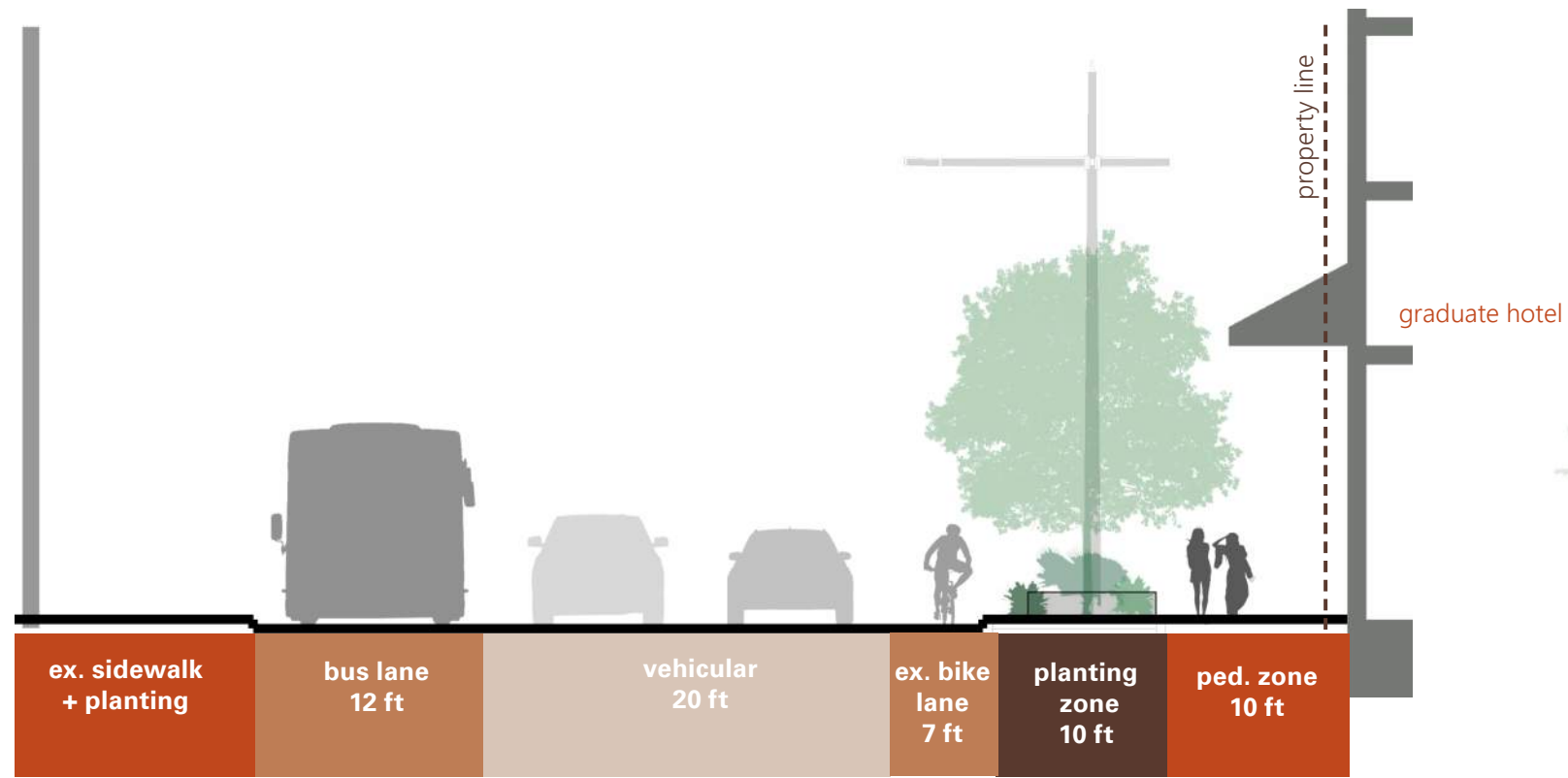
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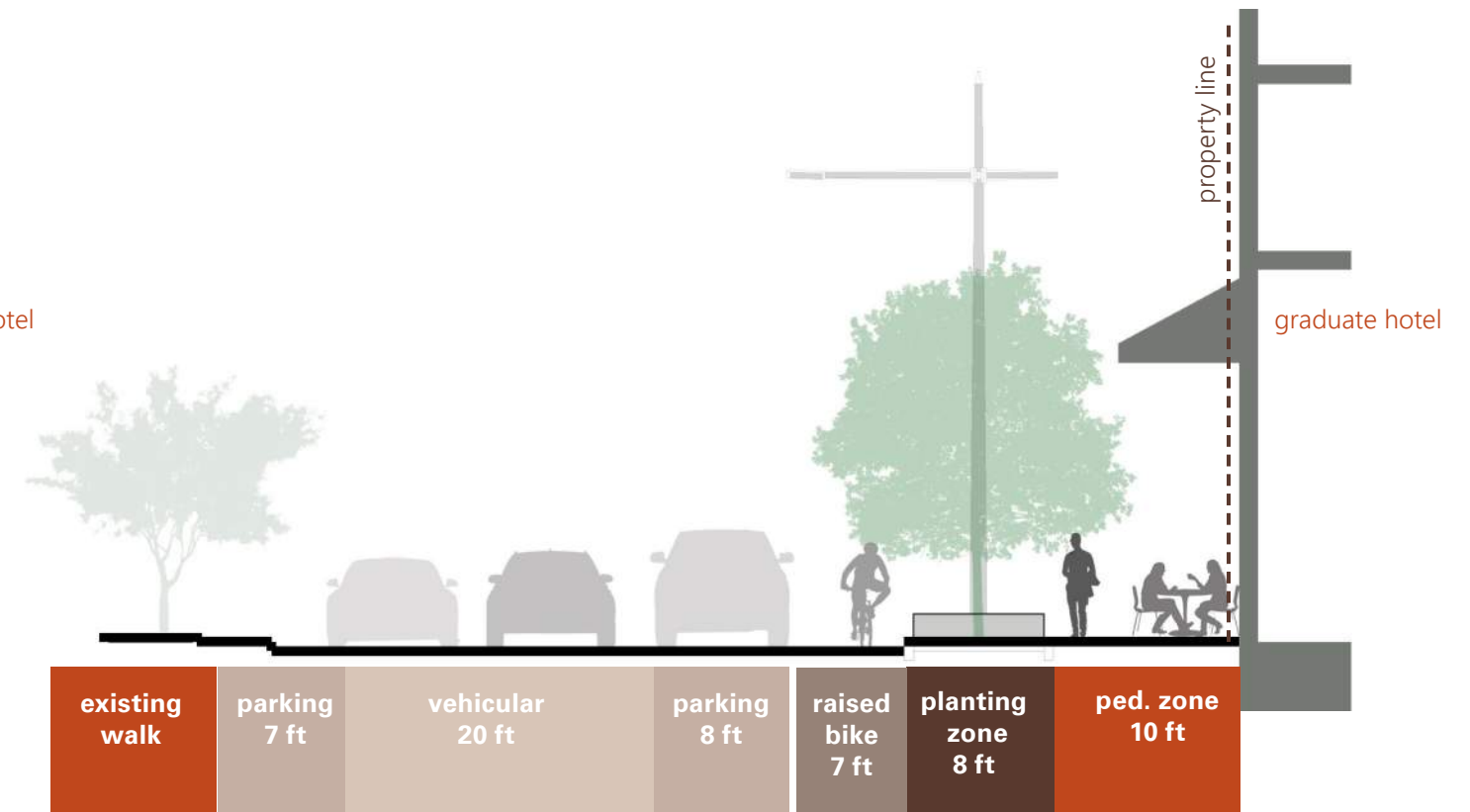
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streetscape design



proposed guadalupe street section facing south



proposed san antonio street section facing northwest

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streetscape materiality



view of 18th Street looking northwest

proposed material palette



paver 1
concrete paver



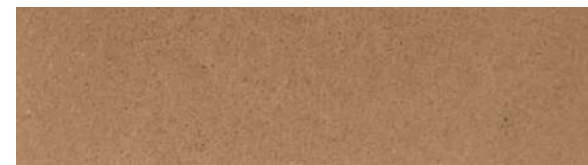
stone
oklahoma chop rock



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

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