



The Graduate Austin

Design Commission

December 11, 2023

Site Aerial





Property Details and Existing Conditions

Address: 408 West 18th Street

- Northwest corner of Guadalupe Street and West 18th Street

Size: 0.9733 acres / 42,396 square feet

Current Use: Vacant structure and surface parking lot

Zoning: DMU – Downtown Mixed Use

Property Details and Existing Conditions



1. View of Guadalupe Street looking northwest

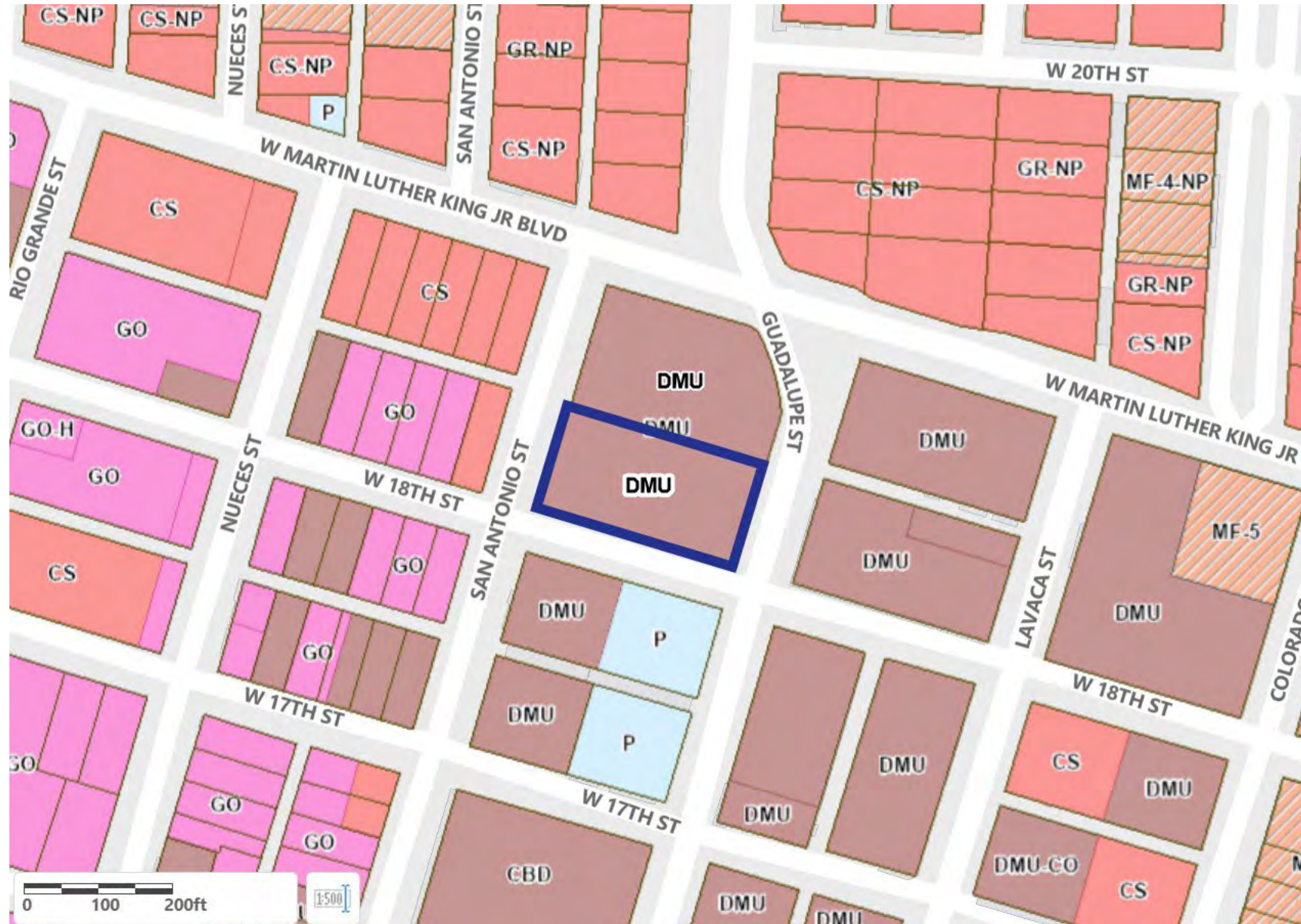


2. View of 18th Street looking east



3. View of San Antonio Street looking south

Zoning Exhibit





Project Details

DMU Zoning Entitled Height: 120 feet

DDBP Max. Height: 200 feet

Proposed Height: 200 feet / 19 floors

DMU Zoning Entitled FAR: 5:1

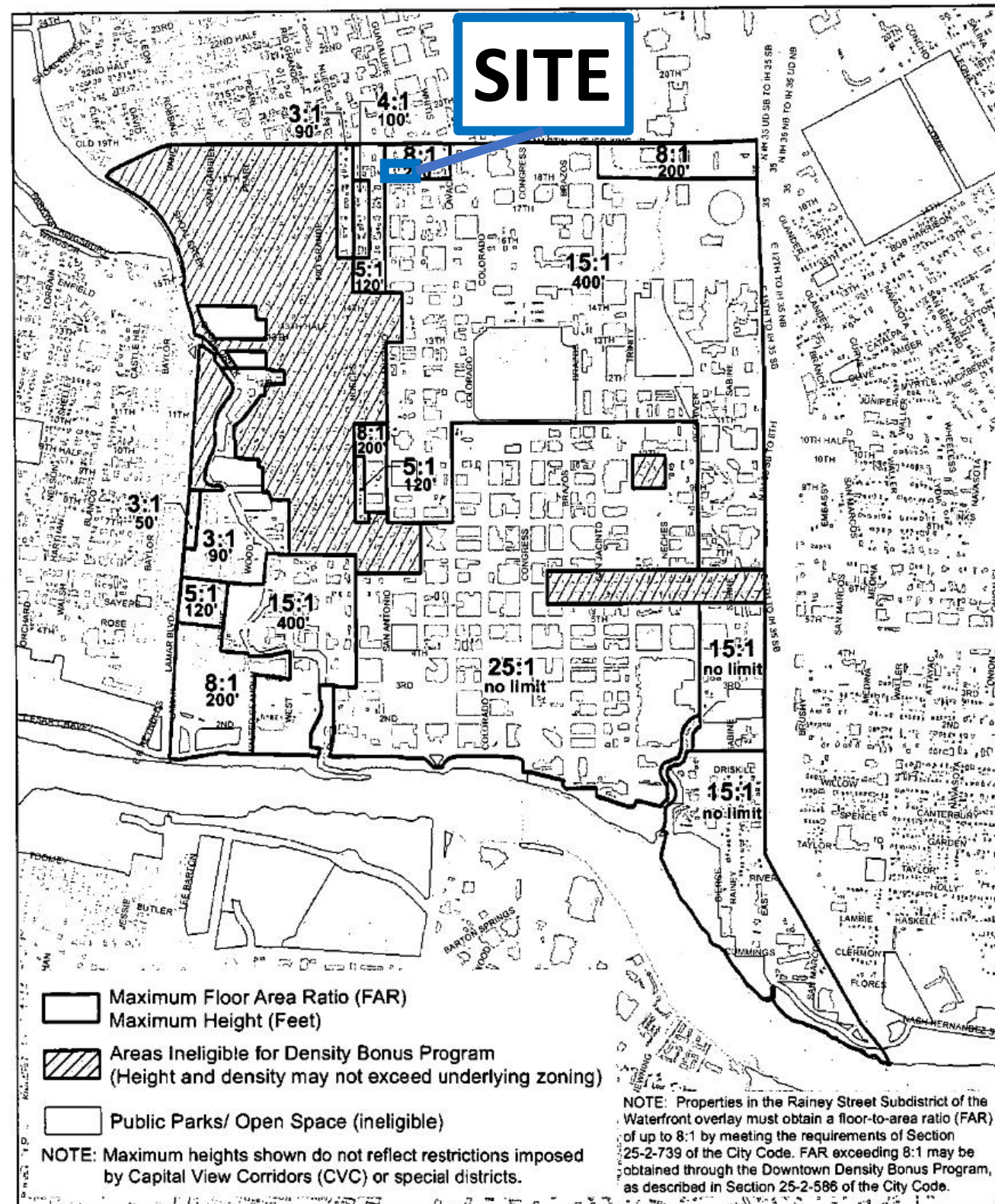
DDBP Allowable FAR: 8:1

Proposed Project Size: 339,088 square feet

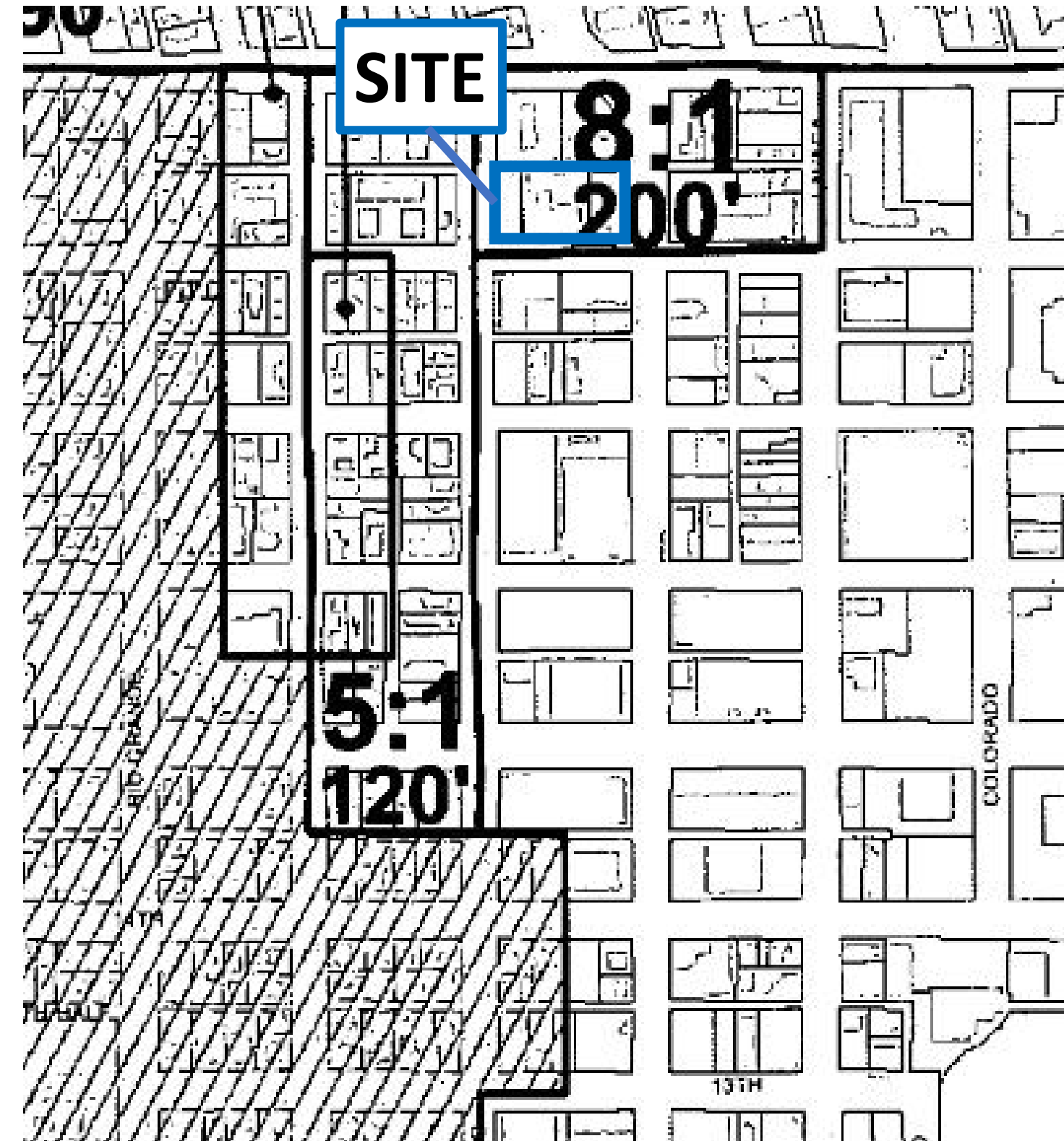
Proposed Uses:

Residential	228 units / 211,938 square feet
Hotel:	194 keys / 127,510 square feet
Pedestrian-Oriented Uses:	3,762 square feet (ground floor) 4,371 square feet (rooftop)

DDBP Eligibility



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1



Community Benefit Bonus Area

By-right DMU Floor-to-Area Ratio – Up to 5:1

DDBP Community Benefits Compliance – 5:1 to 8:1

- Development Bonus Fee For Affordable Housing

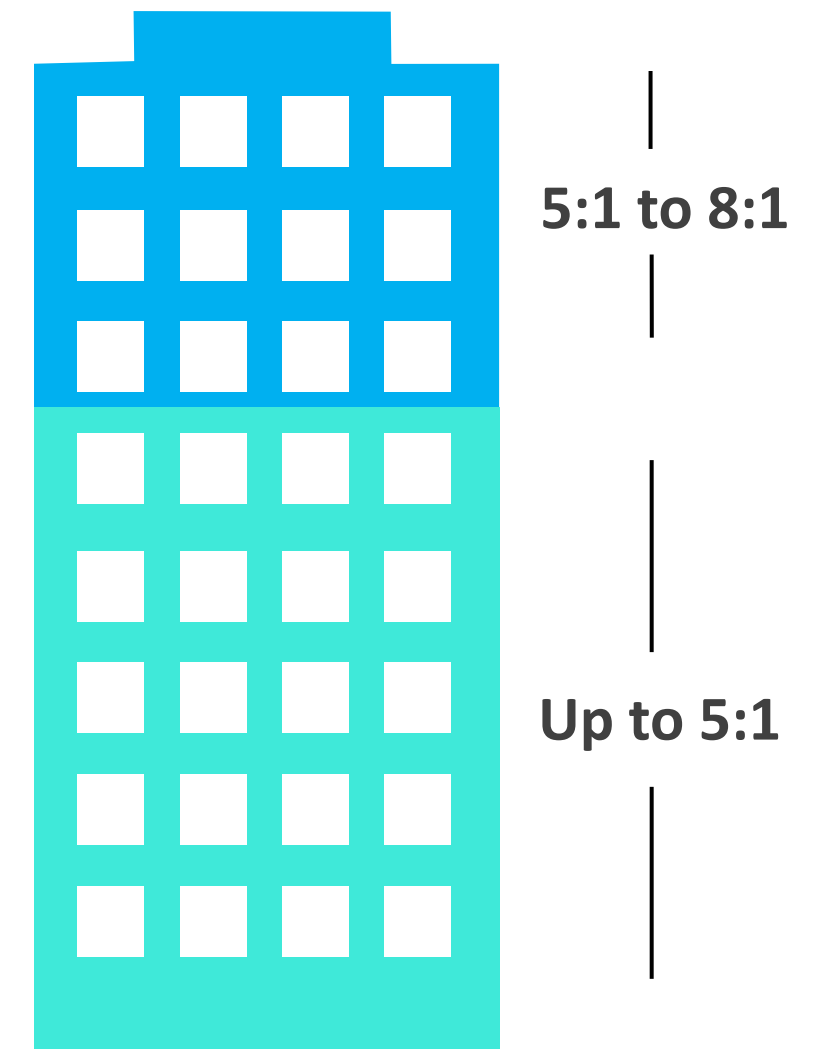
Residential Portion of Project: 62.5% (211,938 SF)

Commercial Portion of Project: 37.5% (127,150 SF)

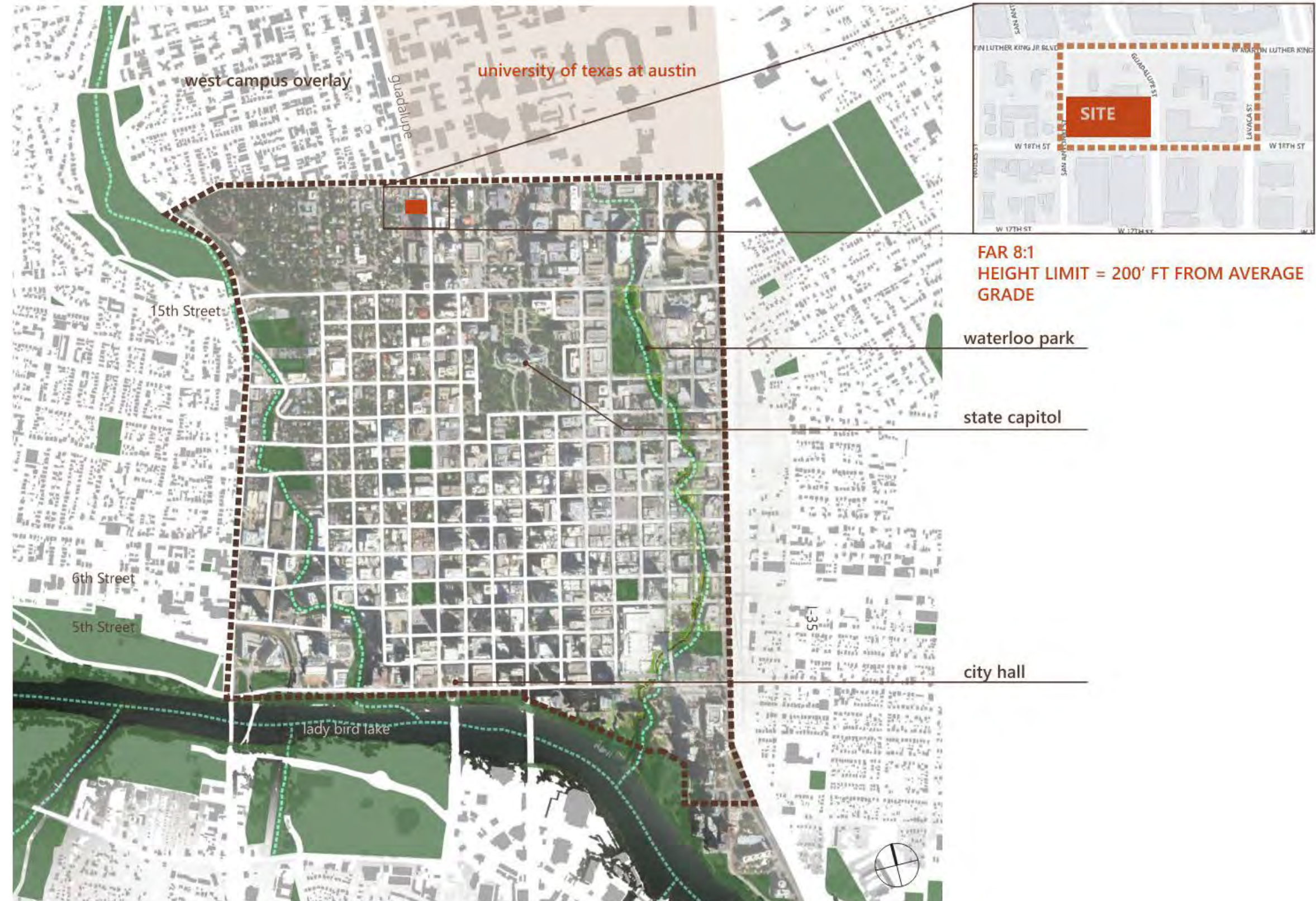
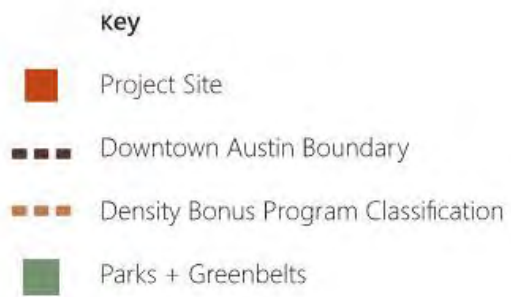
Residential fee: \$10/bonus square foot * 62.5%
= \$794,425.00 **plus**

Commercial fee: \$6/bonus square foot * 37.5%
= \$285,993.00

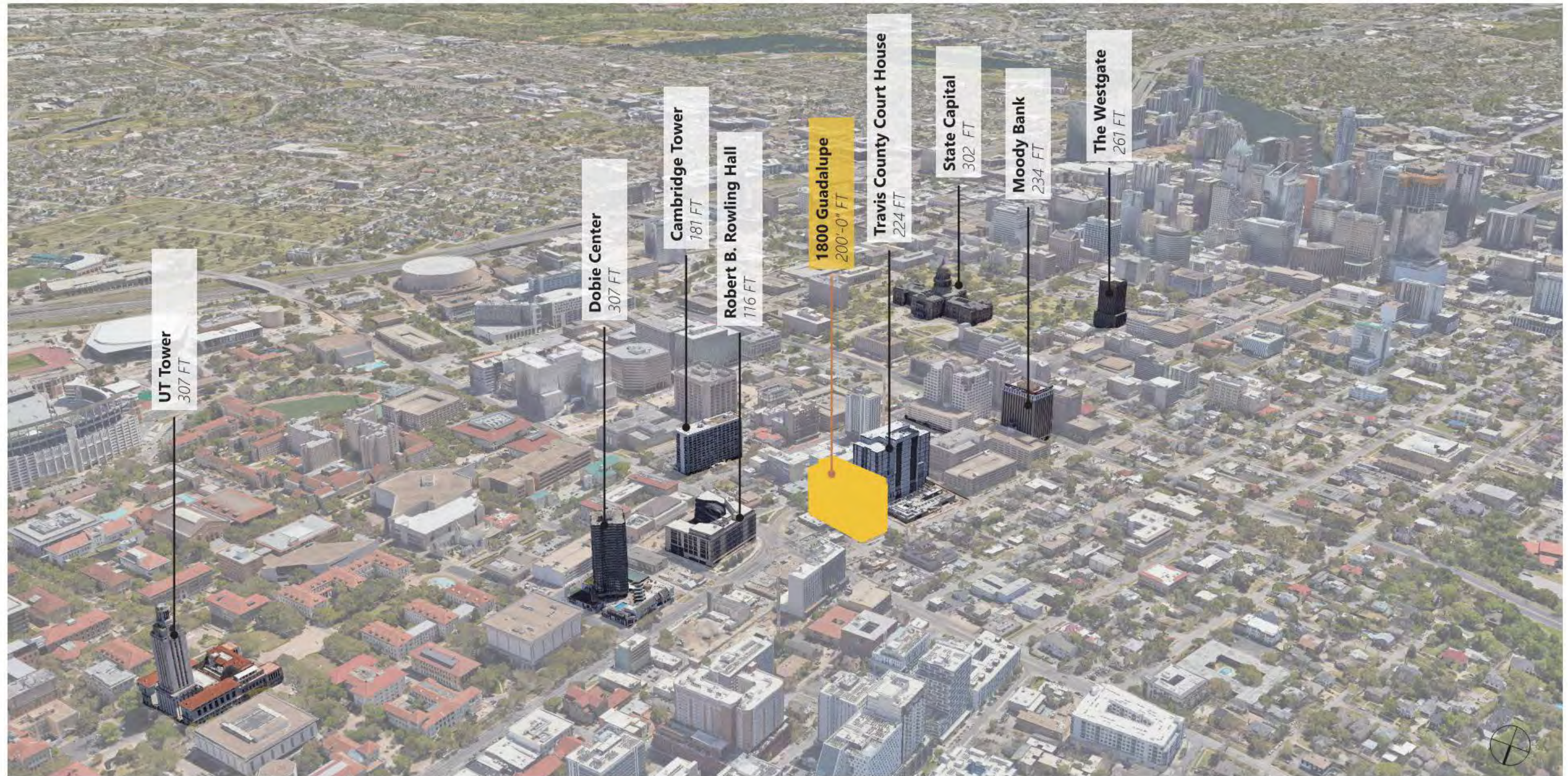
Total: \$1,080,418.00



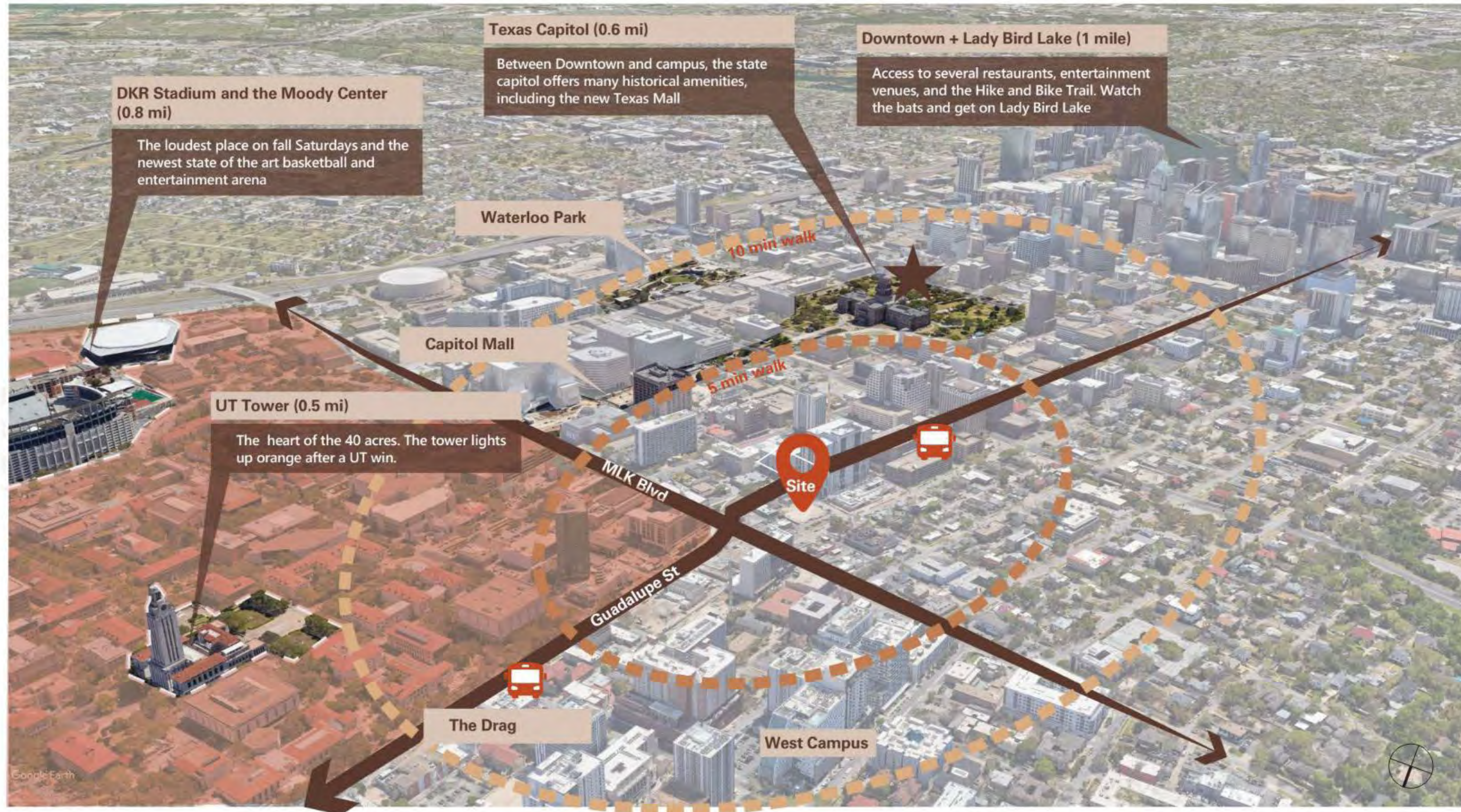
city context map



The Project in Context



The Project in Context





DDBP Gatekeeper Requirements

1. AEGB 2-Star Compliance
2. Great Streets compliance
3. Substantial Compliance with the Urban Design Guidelines

1. AEGB 2-Star Rating

AEGB 2-star scorecard

CORE MEASURES - SITE AND TRANSPORTATION

- Walk score: 95
- Transit score: 76
- Bike Score: 90
- EV Charging
- Site Selection
- Site Engagement
- Parking Management

CORE MEASURES - ENERGY

- Energy analysis on entire building using ASHRAE 90.1-2019
- Thermal Envelope Commissioning
- Implementing a no leak tolerance for refrigerants
- Smart thermostats will be implemented in all areas of the building

CORE MEASURES - WATER

- Providing project-level water metering of each source of potable water supplied to building for indoor/outdoor separately.
- Water bottle filling stations in public areas

CORE MEASURES - IEQ

- Multiple stairs and signage encouraging stair use
- Construction Indoor IAQ plan + routine inspections
- Acoustic quality

CORE MEASURES - MATERIALS

- Lifecycle Assessment
- Environmental Product Declarations

CORE MEASURES - EDUCATION & EQUITY

- Educational outreach

CORE MEASURES - PRIORITY

- Reducing sprawl and transportation burden

CORE MEASURES - ELECTIVE, INNOVATIVE, AND PERFORMANCE

- AIA 2030 Commitment
- Green housekeeping
- Exemplary Performance measures
- Artwork accessible to all building occupants
- Inclusive signage
- Equitable performance - site engagement, potable water

2022 COMMERCIAL RATING SCORECARD PLANNER

PROJECT NAME The Graduate Hotel - 18th and Guadalupe

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points

SUMMARY	
TOTAL POINTS ANTICIPATED	38
RATING ANTICIPATED	2 STARS

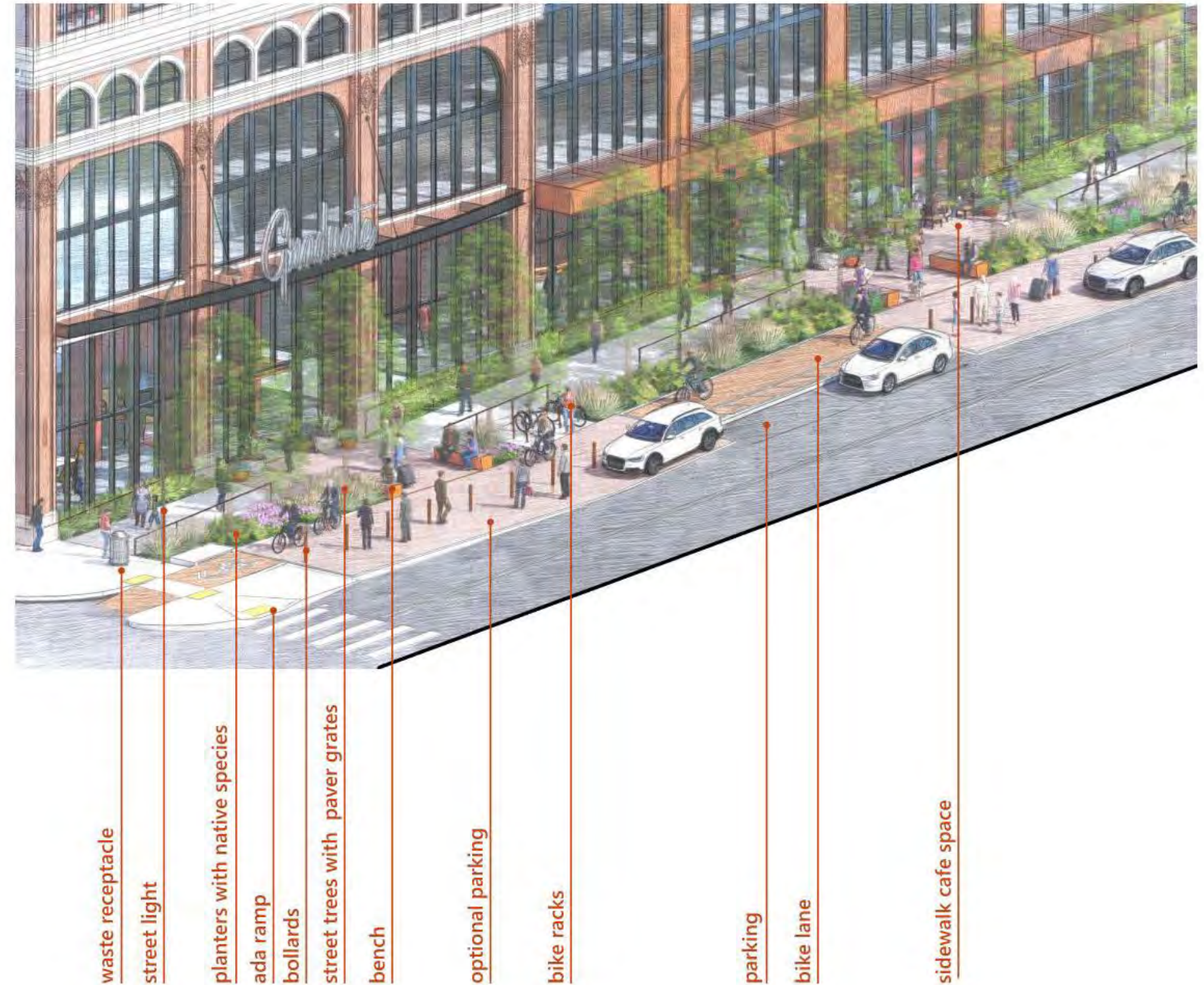
MEASURE	POINTS AVAILABLE	PURSING
BASIC REQUIREMENTS		
1. Goal Setting	Req'd	YES
2. Codes and Regulations	Req'd	YES
3. Bicycle Parking	Req'd	YES
4. Electric Vehicle Charging	Req'd	YES
5. Commissioning	Req'd	YES
6. Energy Performance	Req'd	YES
7. Potable Water Use Reduction	Req'd	YES
8. Interior Paints and Coatings	Req'd	YES
9. Material Quantities	Req'd	YES
10. Tenant and Residential Requirements	Req'd	YES
CORE MEASURES - SITE AND TRANSPORTATION		8
CORE MEASURES - ENERGY		6
CORE MEASURES - WATER		2
CORE MEASURES - INDOOR ENVIRONMENTAL QUALITY (IEQ)		6
CORE MEASURES - MATERIALS & RESOURCES		5
CORE MEASURES - EDUCATION & EQUITY		1
PRIORITY		1
ELECTIVE, INNOVATION, AND PERFORMANCE MEASURES		3
GRAND TOTAL POINTS		38

2. Great Streets Compliance

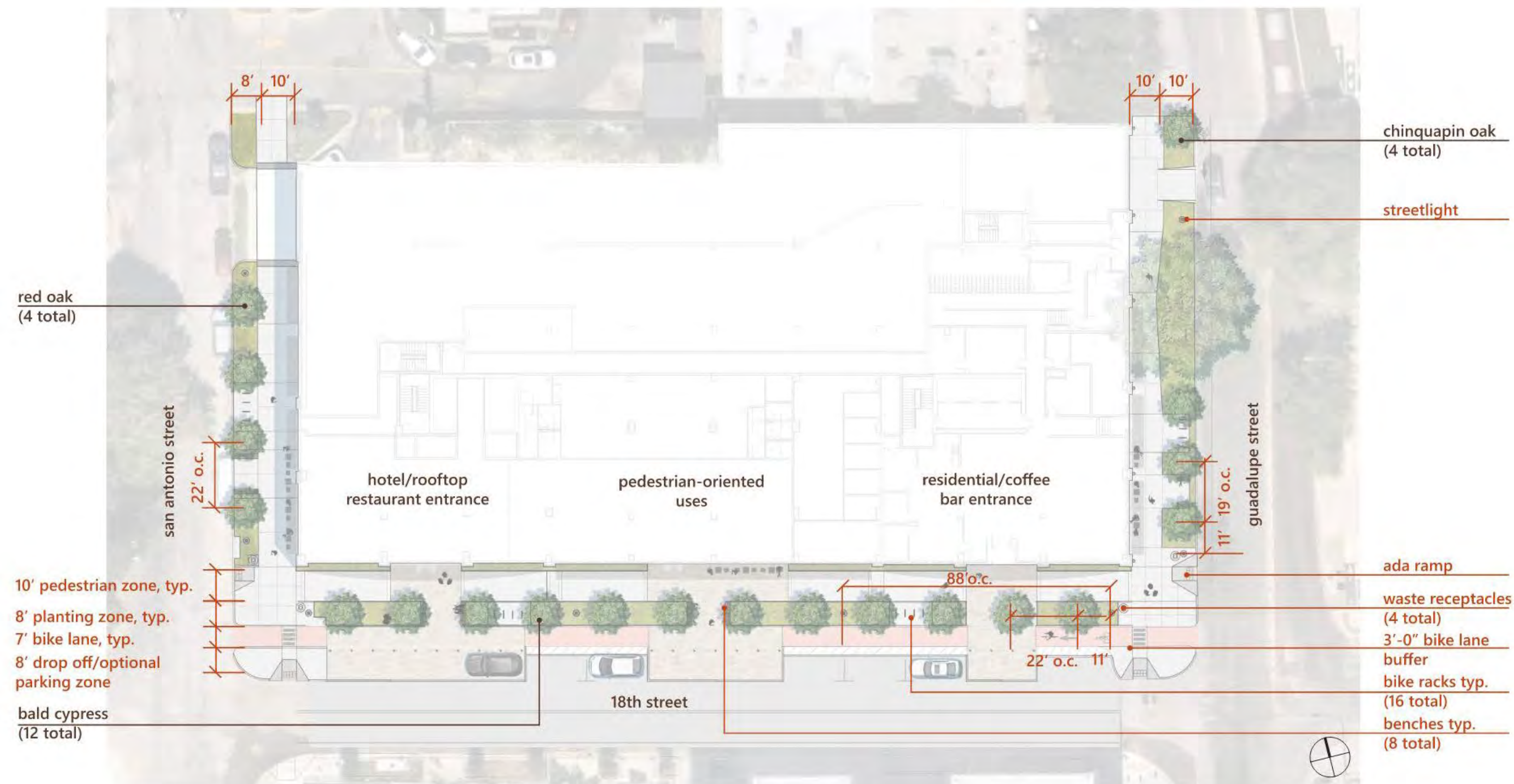
great streets compliance

review process: currently in review

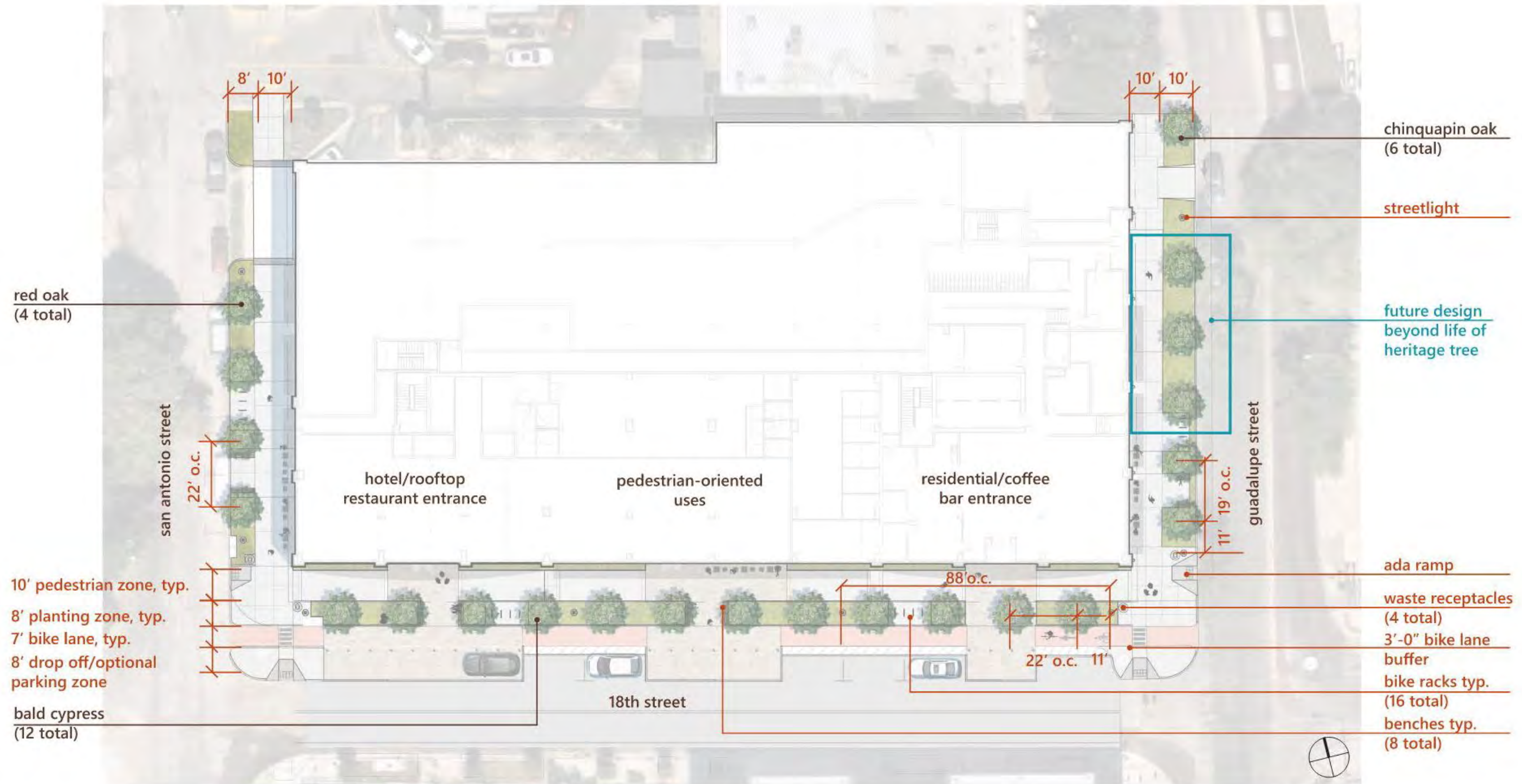
- ☒ tree size, species, and spacing
- ☒ corner curb and radius
- ☒ accessible curb ramps and tactile warning strips
- ☒ on-street parking layout
- ☒ street lighting
- ☒ bike racks - 4 per block face
- ☒ benches - 2 per block face
- ☒ waste bins - 2 per block face at corners
- ☒ 18 ft sidewalk widths



Technical Site Plan



Technical Site Plan with Replacement Trees



3. Substantial Compliance with Urban Design Guidelines

AW.1	Create dense development	✓
AW.2	Create mixed-use development	✓
AW.3	Limit development which closes Downtown streets	✓
AW.4	Buffer neighborhood edges	N/A
AW.5	Incorporate civic art in both public and private development	✓
AW.6	Protect important public views	✓
AW.7	Avoid historical misinterpretations	✓
AW.8	Respect adjacent historic buildings	N/A
AW.9	Acknowledge that rooftops are seen from other buildings and the street	✓
AW.10	Avoid the development of theme environments	✓
AW.11	Recycle existing building stock	✓

PZ.1	Treat the four squares with special consideration	N/A
PZ.2	Contribute to an open space network	✓
PZ.3	Emphasize connections to parks and greenways	✓
PZ.4	Incorporate open space into residential development	✓
PZ.5	Develop green roofs	✓
PZ.6	Provide plazas in high use areas	N/A
PZ.7	Determine plaza function, size, and activity	✓
PZ.8	Respond to the microclimate in plaza design	N/A
PZ.9	Consider views, circulation, boundaries, and subspaces	N/A
PZ.10	Provide an appropriate amount of plaza seating	✓
PZ.11	Provide visual and spatial complexity in public spaces	N/A
PZ.12	Use plants to enliven urban spaces	✓
PZ.13	Provide interactive civic art and fountains in plazas	N/A
PZ.14	Provide food service for plaza participants	✓
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	✓
PZ.16	Consider plaza operations and maintenance	N/A

PS.1	Protect the pedestrian where the building meets the street	✓
PS.2	Minimize curb cuts	✓
PS.3	Create the potential for two-way streets	✓
PS.4	Reinforce pedestrian activity	✓
PS.5	Enhance key transit stops	N/A
PS.6	Enhance the streetscape	✓
PS.7	Avoid conflicts between pedestrian 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	✓

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 inclusion of local character	✓
B.5	Control on-site parking	✓
B.6	Create quality construction	✓
B.7	Create buildings with human scale	✓

Graduate & Memoir Brand

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.



activated spaces

With each project, AJ Capital's mission is to create spaces that are worthy of their communities by providing unique, one-of-a-kind experiences rich with local history. Every property commemorates and cultivates the spirit of each community in a bright new way through richly activated spaces.

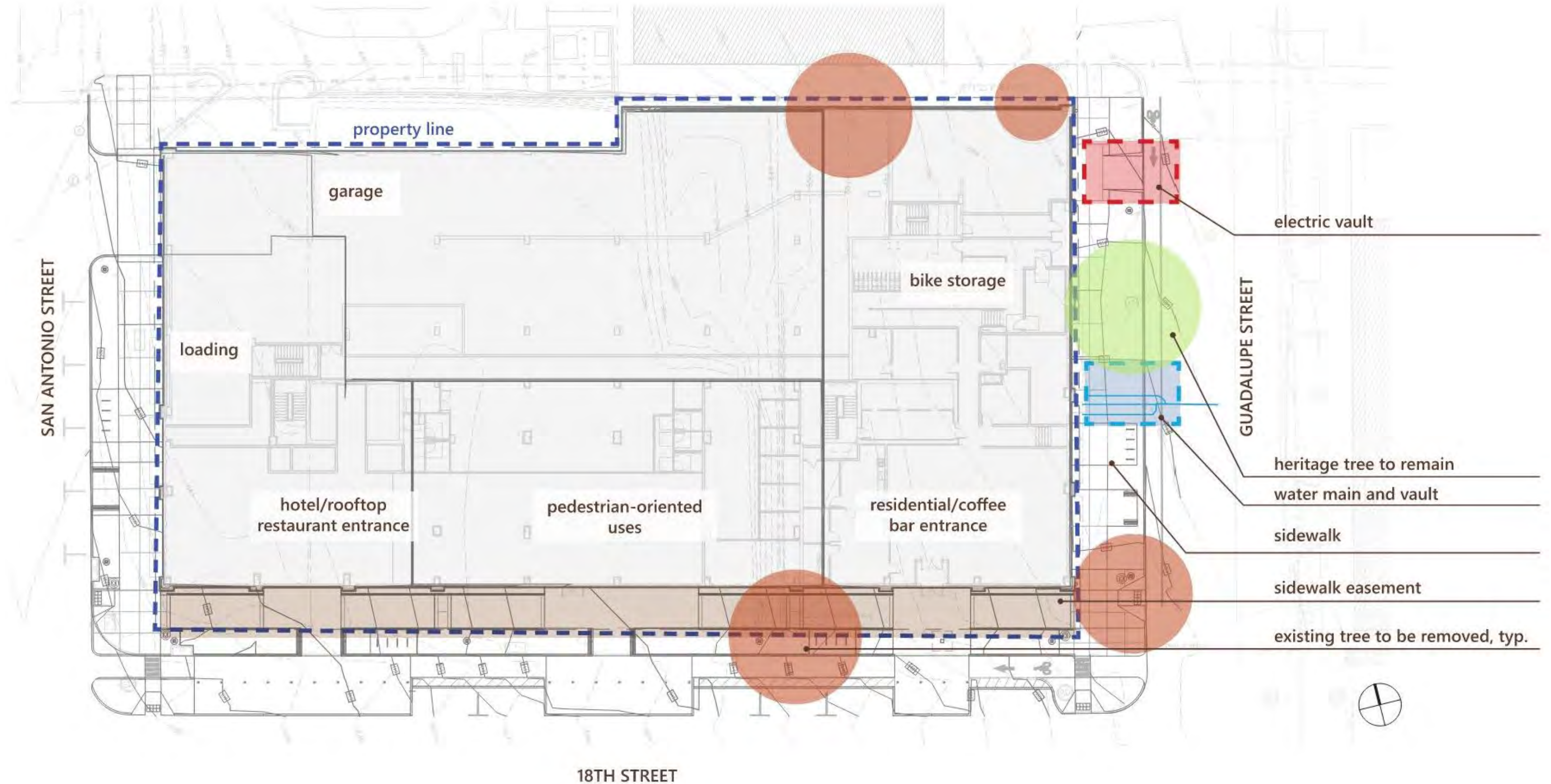


open space

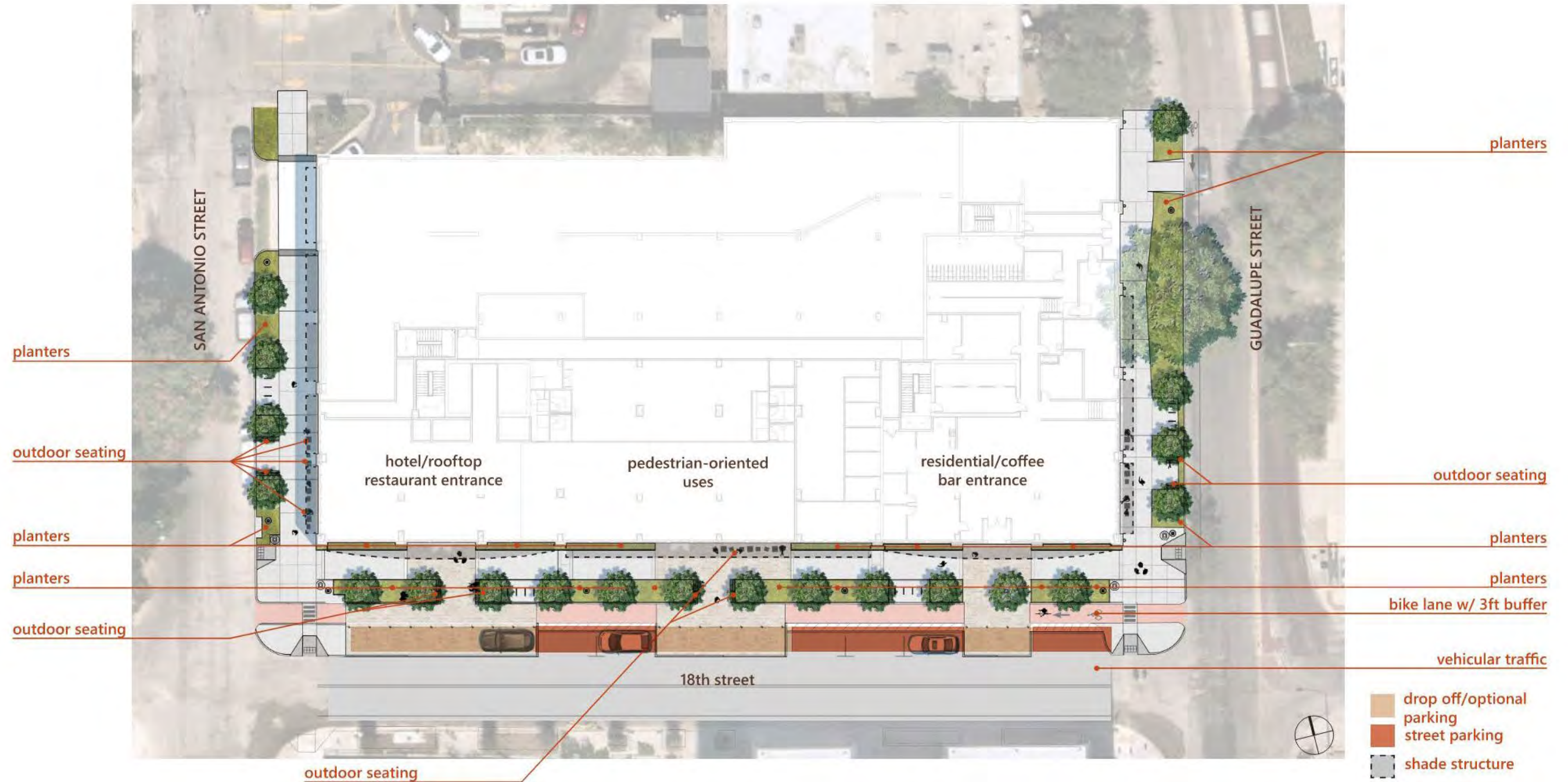
Graduate restaurants and rooftops are destinations in themselves. With regionally-inspired menus, handcrafted drinks, and breathtaking views all thoughtfully designed to celebrate the best of our hometowns.



Proposed Site Conditions



Proposed Streetscape



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



Project Inspiration

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

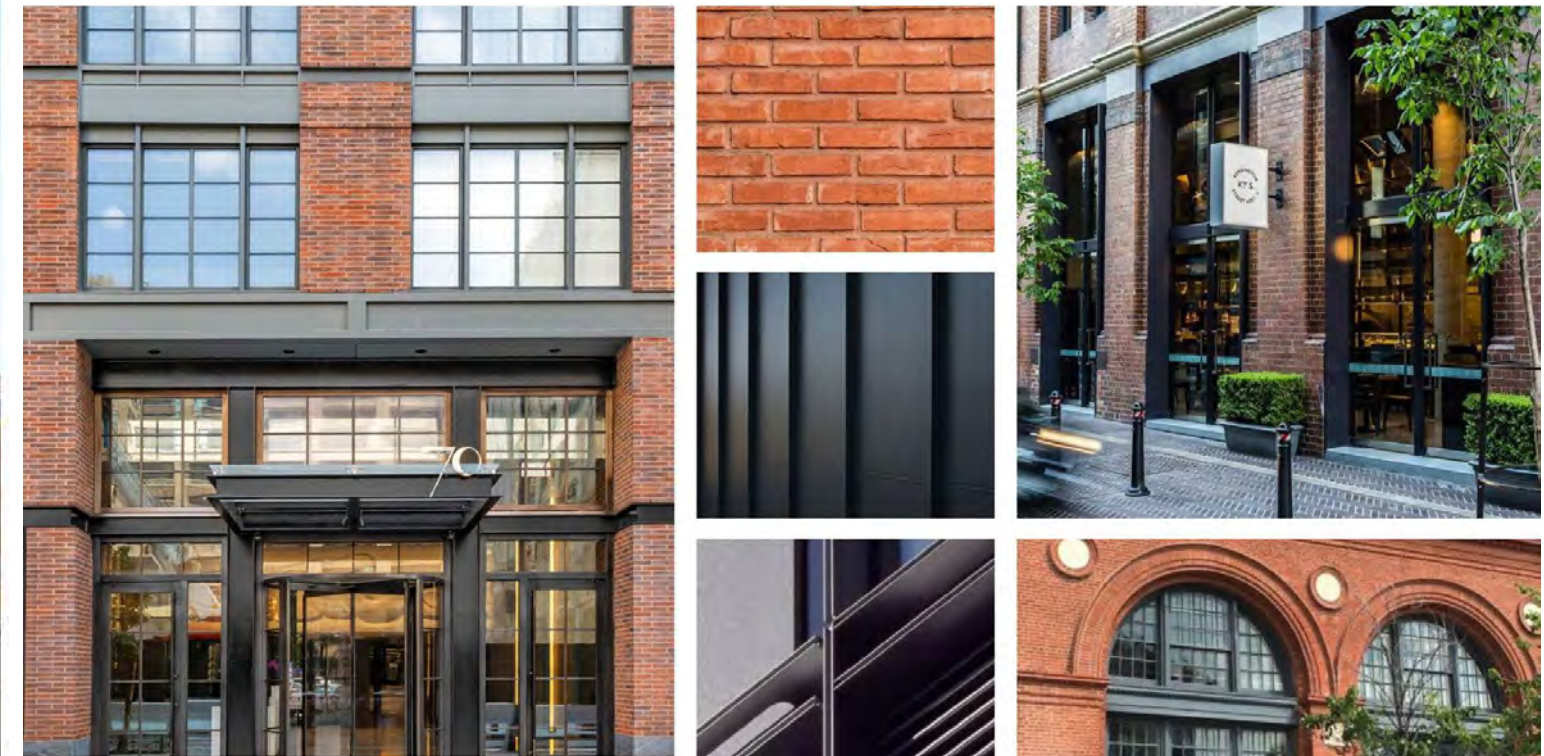


UT Main Building

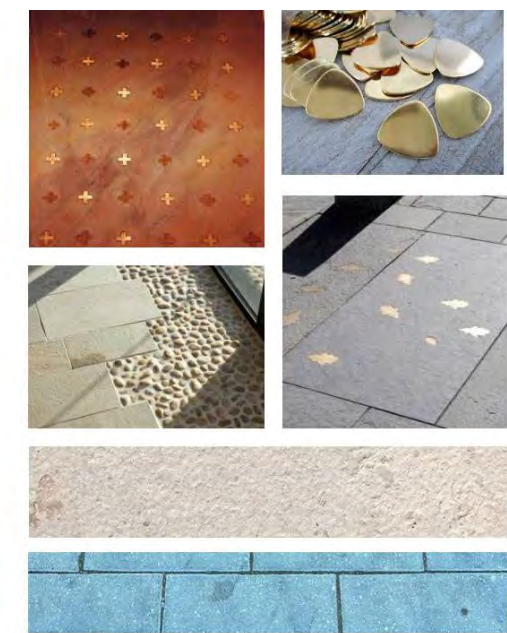
Project Inspiration



elevation along 18th street



view of 18th Street looking northwest



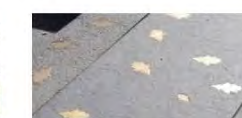
01 embedded signage

02 corten ribbon curbs between the rails

03 enhanced paving at entries

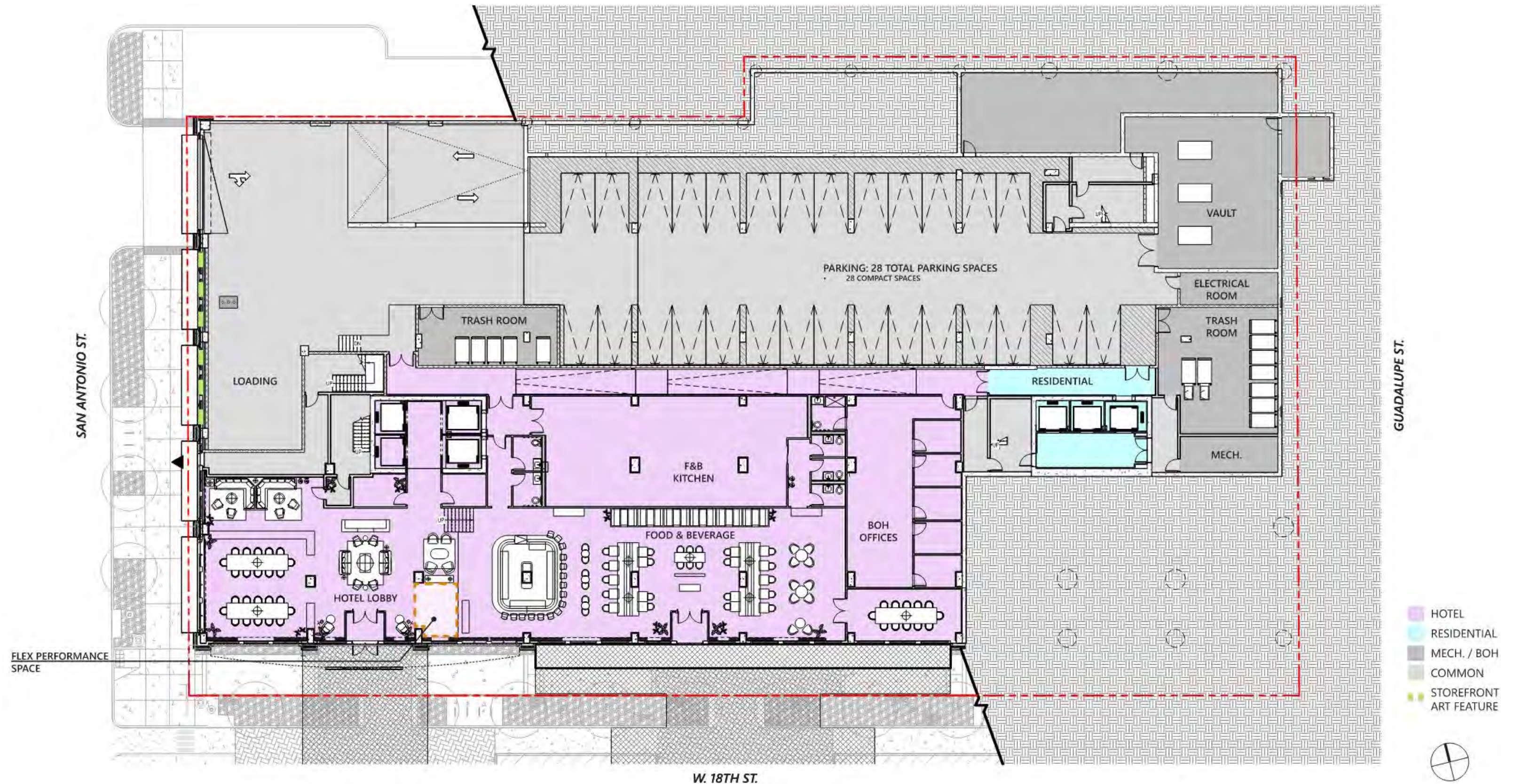
04 change of paving between rooms

05 tree grate in paving

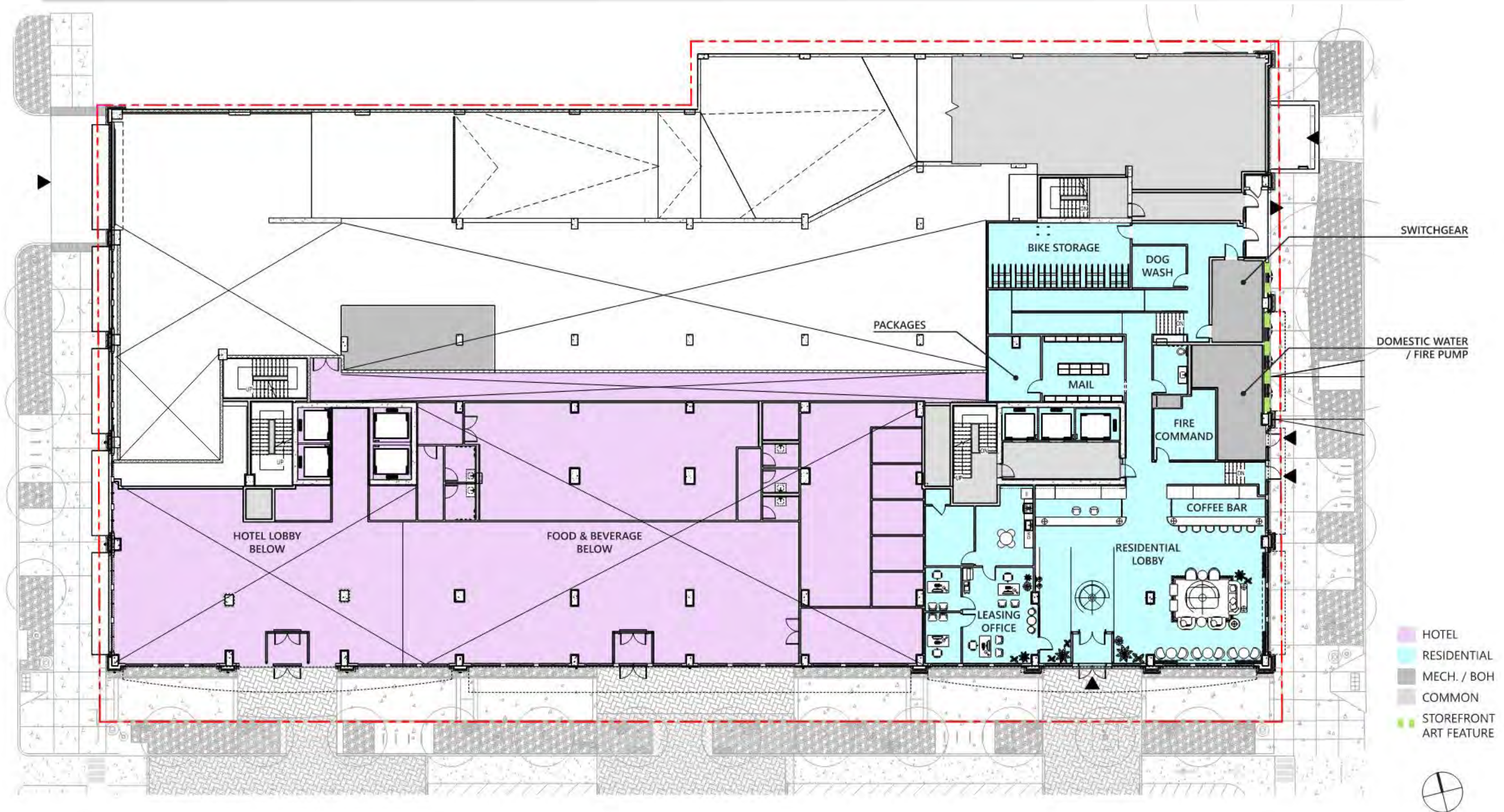


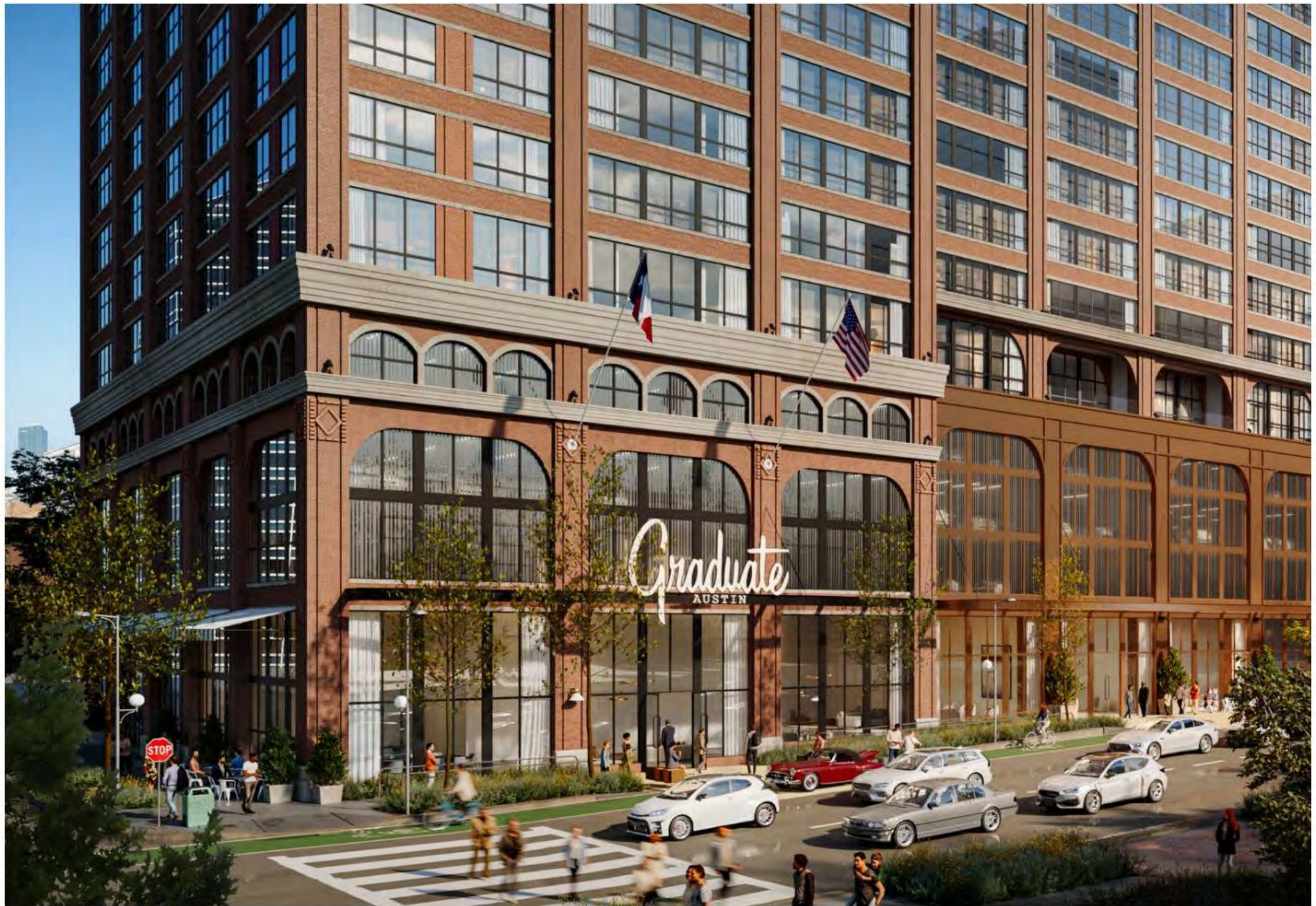
elevation along guadalupe street

Ground Floor Plan – 1st Floor



Ground Floor Plan – 2nd Floor





view of proposed streetscape from corner of san antonio and 18th street



corner of 18th street & Guadalupe street



aerial view from southwest corner



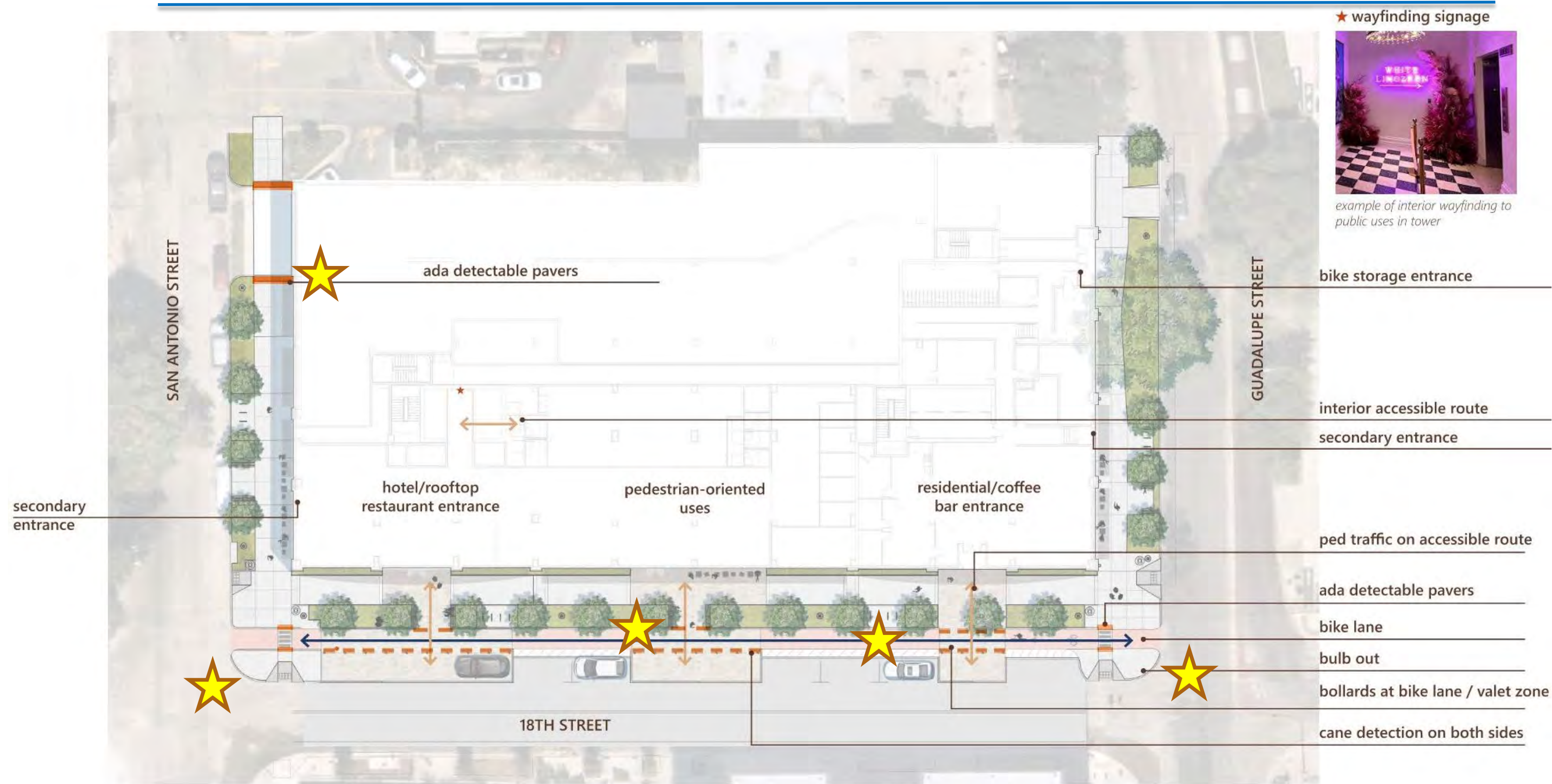


Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
PS 1: Protect the Pedestrian Where the Building Meets the Street	Provide more information at both San Antonio and Guadalupe streets for the street plazas, at the parking garage entry and address how pedestrian will be protected walk across driveway.
PS 10: Provide Protection From Cars/Promote Curbside Parking	Protect cyclist at raised curb drop-off by preventing vehicles from encroaching into bike lanes.

PS 1: Protect the Pedestrian Where the Building Meets the Street

PS 10: Provide Protection From Cars/Promote Curbside Parking



PS 1: Protect the Pedestrian Where the Building Meets the Street

PS 10: Provide Protection From Cars/Promote Curbside Parking



view of 18th street lobby

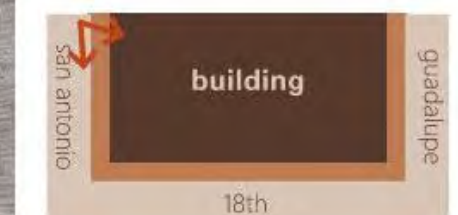
Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
PS 12: Provide Generous Street-Level Windows	Generous windows provided however, large portions of windows along San Antonio and Guadalupe are within loading and back of house areas. Applicant is encouraged to provide activated uses behind these large windows.

PS 12: Provide Generous Street-Level Windows



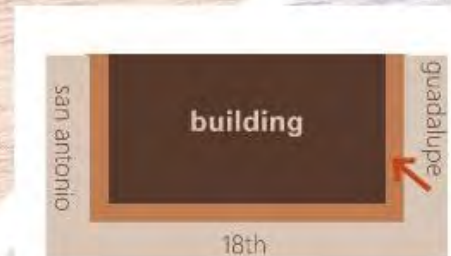
view of san antonio street at garage entrance - art by Emily Eisenhart



PS 12: Provide Generous Street-Level Windows



view of storefront art feature on gualadupe street



Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
PZ 5: Develop Green Roofs	No green roofs proposed for this project.

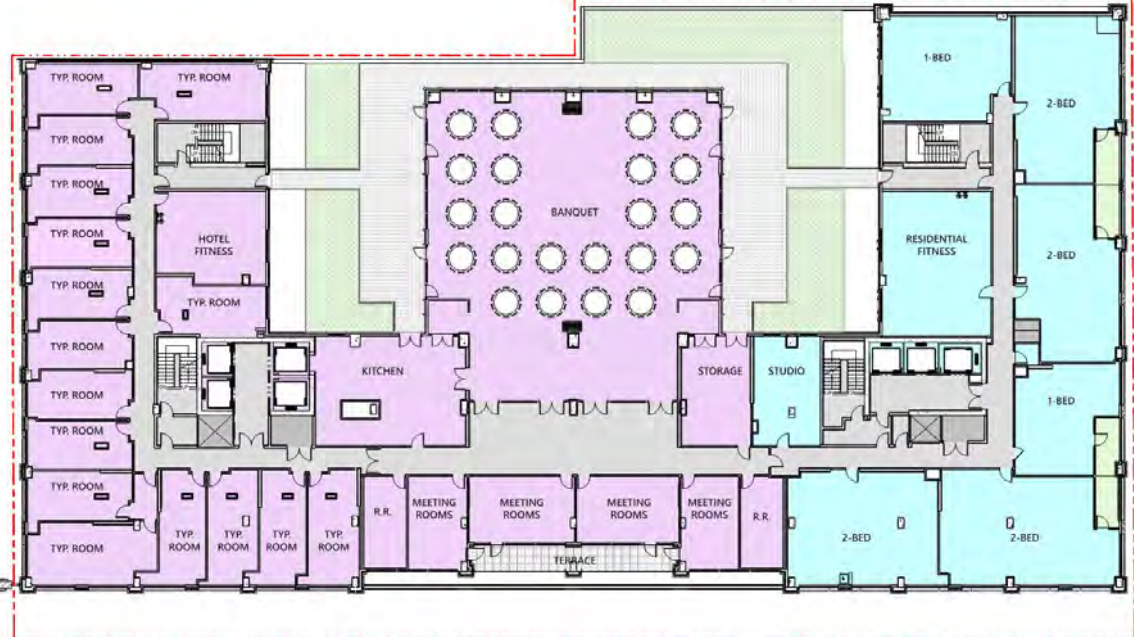
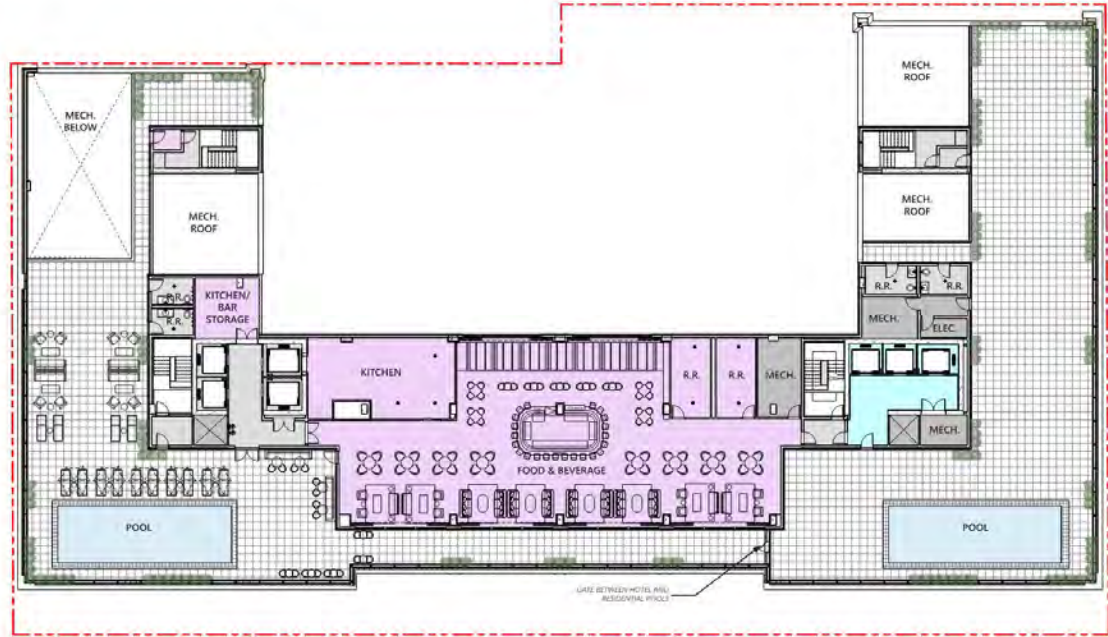
PZ 5: Develop Green Roofs



aerial view from southwest corner of rooftop



aerial view from northwest corner of L6 banquet space and terrace



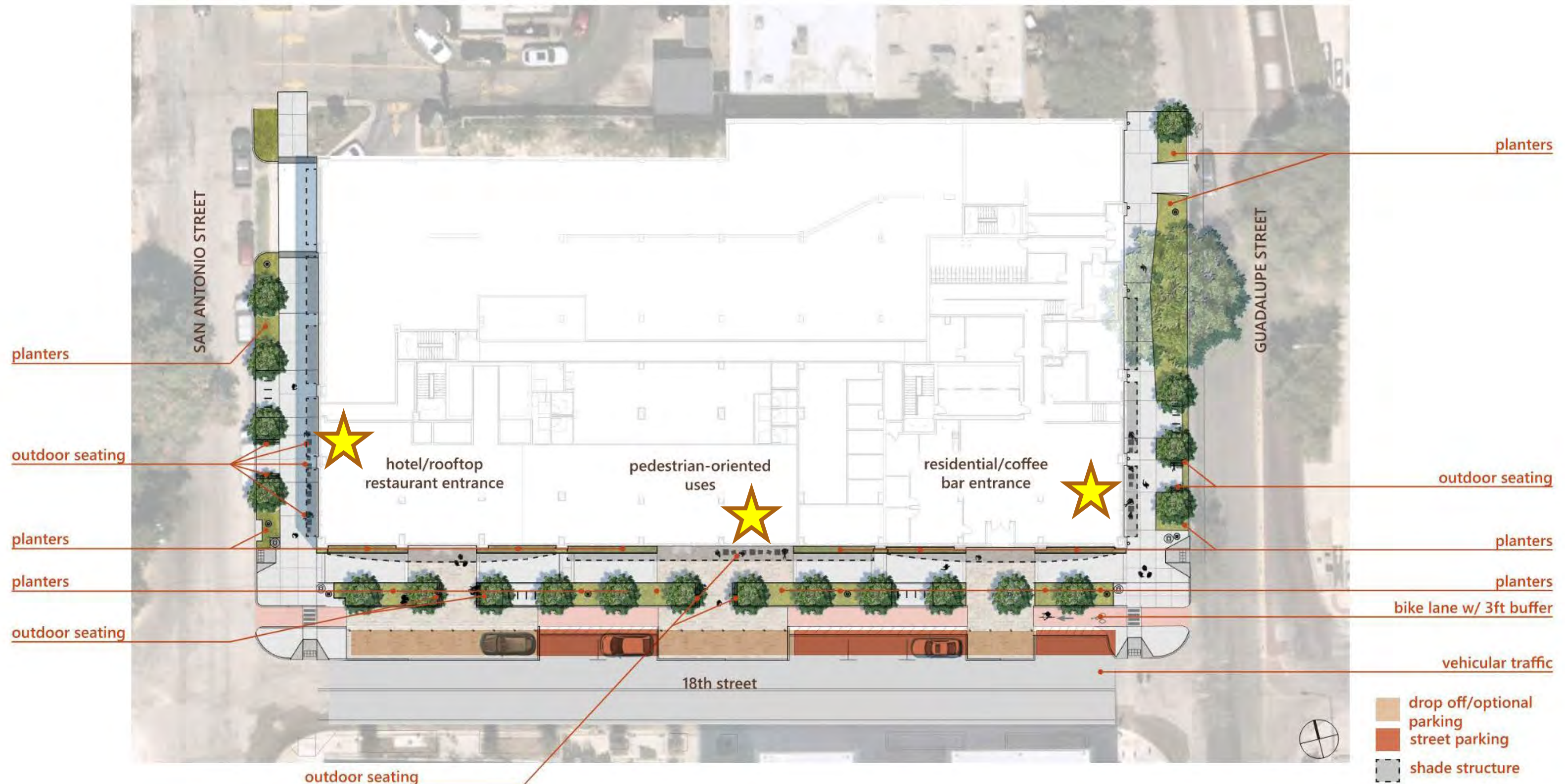
Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
PZ 7: Determine Plaza Function, Size and Activity	Street plazas appear to meet great street standards, however no connection to the interior activated uses exists. Tables and chairs do not directly connect or correlate to any interior use.
PZ 10: Provide an Appropriate Amount of Plaza Seating	Refer to the recommendations in the design guidelines to provide for a variety of seating locations which accommodate the needs of various sitters.
PZ 14: Provide Food Service for Plaza Participants	No direct food service or outdoor sitting area directly related to street plaza. Applicant is encouraged to provide more connectivity to first floor activated use.

PZ 7: Determine Plaza Function, Size and Activity

PZ 10: Provide an Appropriate Amount of Plaza Seating

PZ 14: Provide Food Service for Plaza Participants



PS 1: Protect the Pedestrian Where the Building Meets the Street

PS 10: Provide Protection From Cars/Promote Curbside Parking



view looking northeast on 18th street

PZ 7: Determine Plaza Function, Size and Activity
PZ 10: Provide an Appropriate Amount of Plaza Seating
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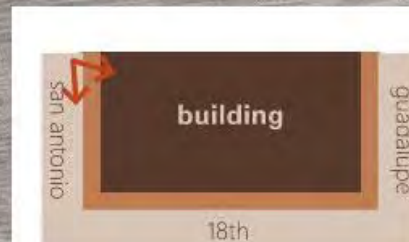


view of storefront art feature on guadalupe street

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



Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
PZ 15: Increase Safety in Plazas Through Wayfinding, Lighting and Visibility	Provide more information on wayfinding that would direct public to upper level terraces. Access from hotel lobby to F&B for person's with disabilities not clear. Applicant encouraged to show route for clarity.

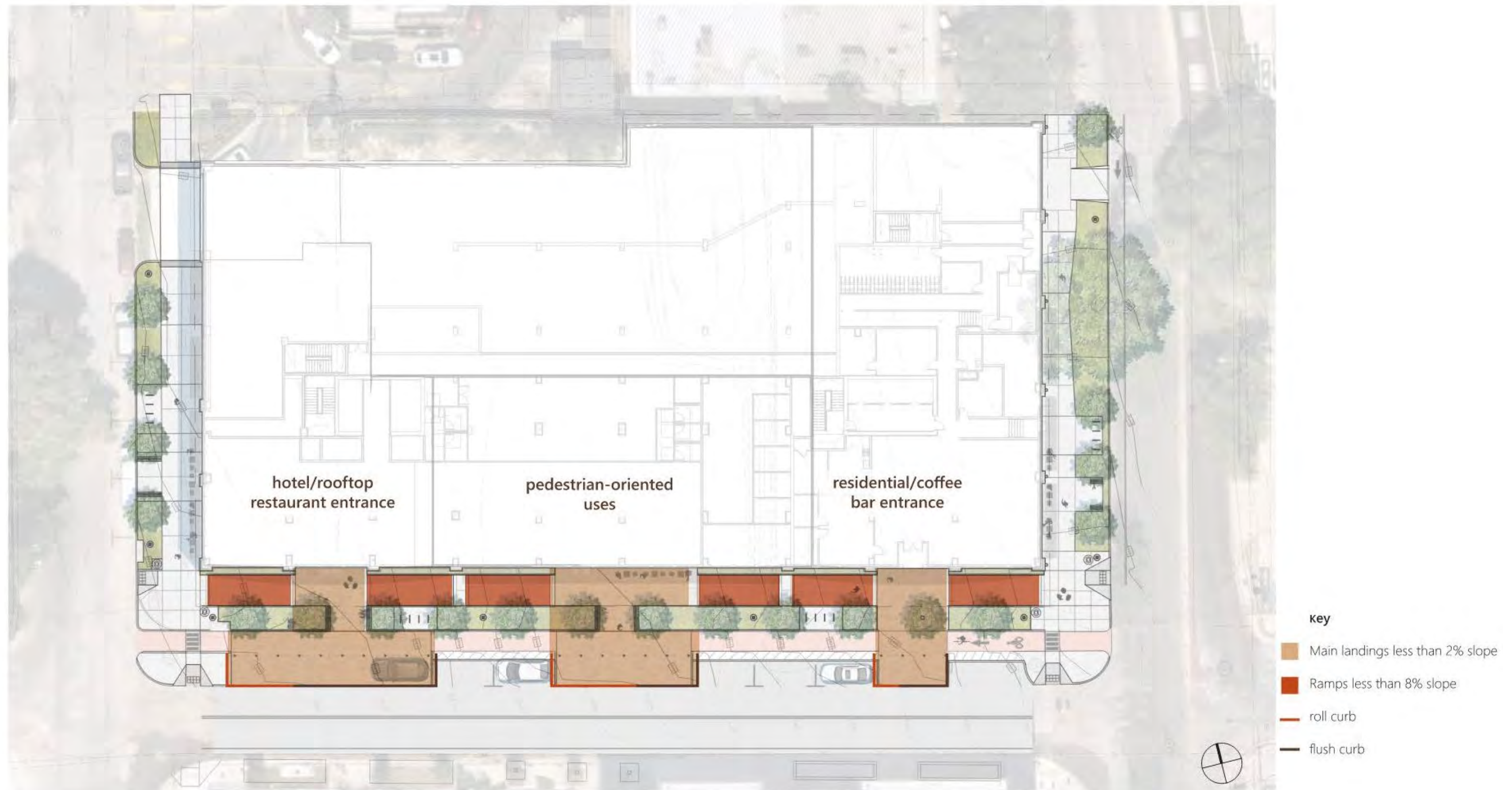
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proposed lighting conditions

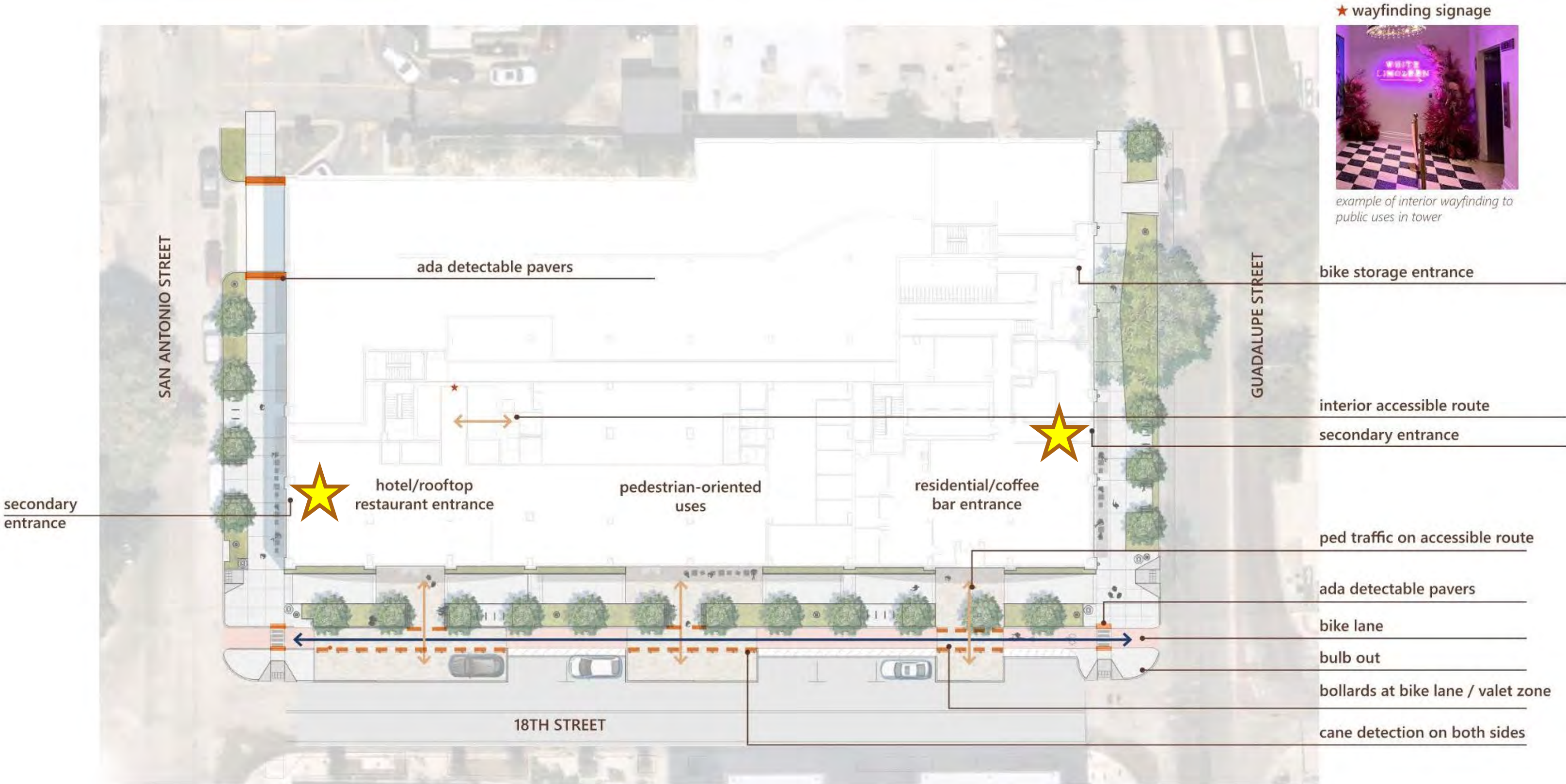


PZ 15: Increase Safety in Plazas Through Wayfinding, Lighting and Visibility

conceptual grading plan



PZ 15: Increase Safety in Plazas Through Wayfinding, Lighting and Visibility



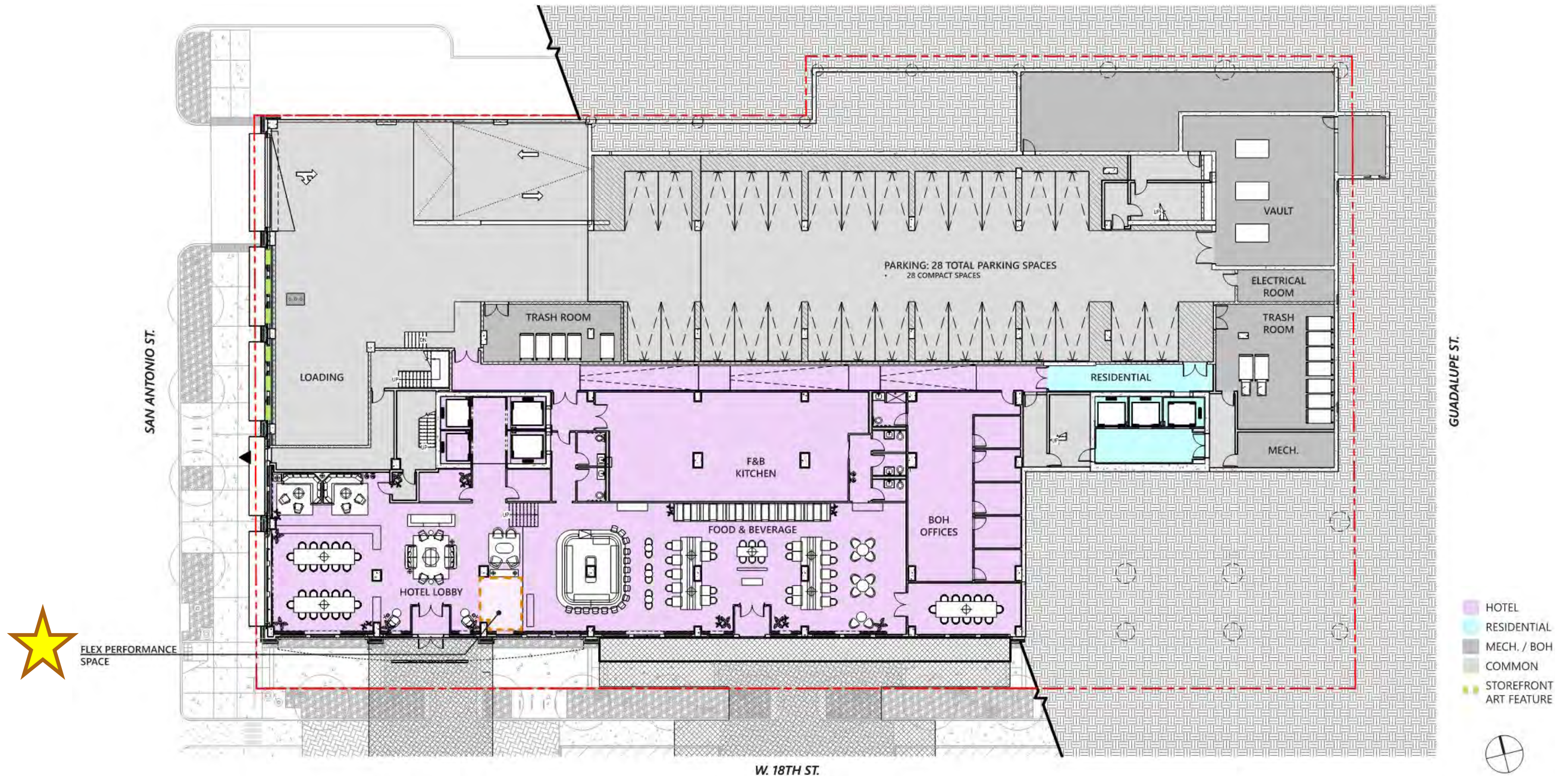
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Working Group Recommendations 11/8/2023

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Ground Floor Plan – 1st Floor





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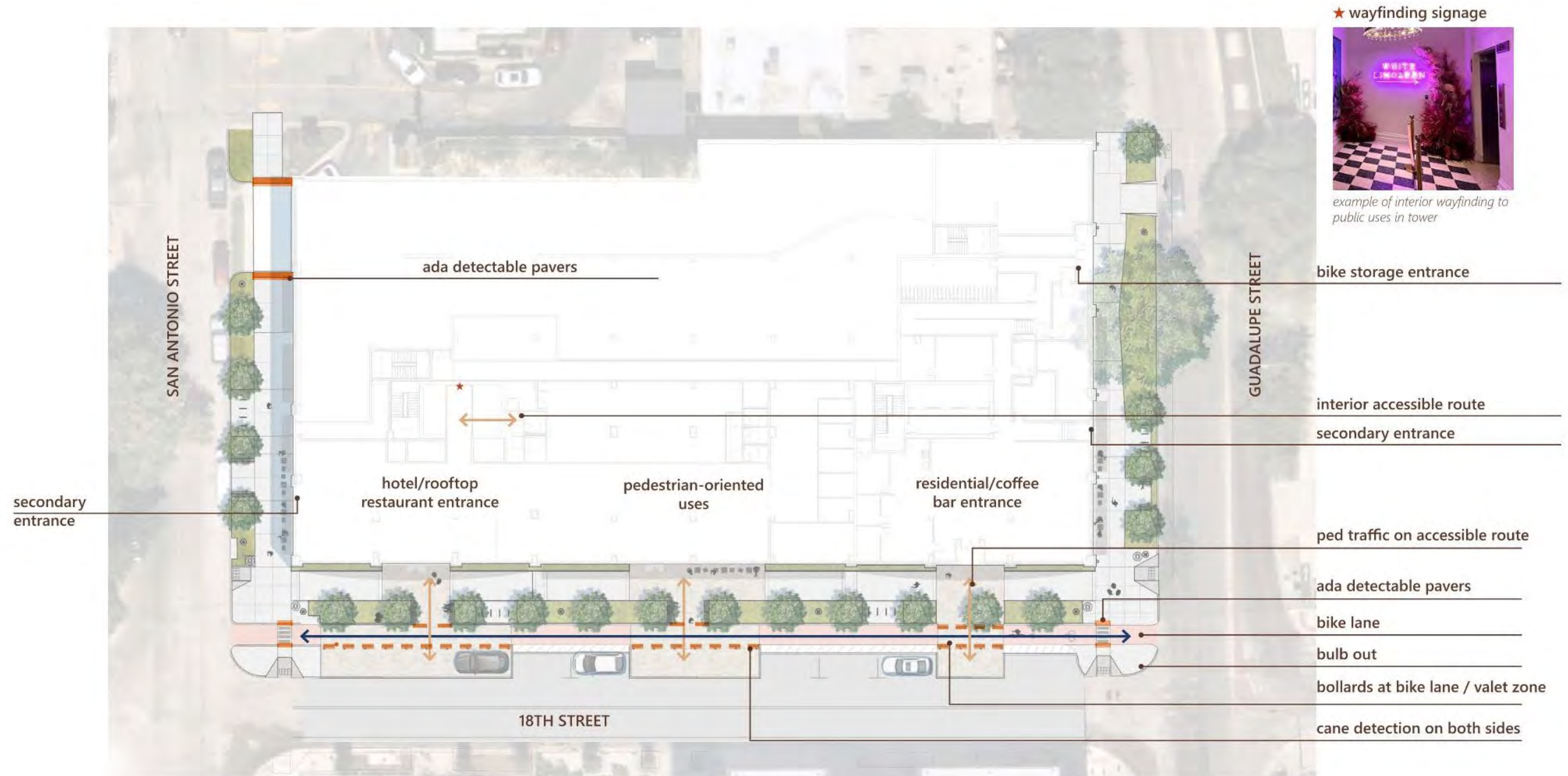


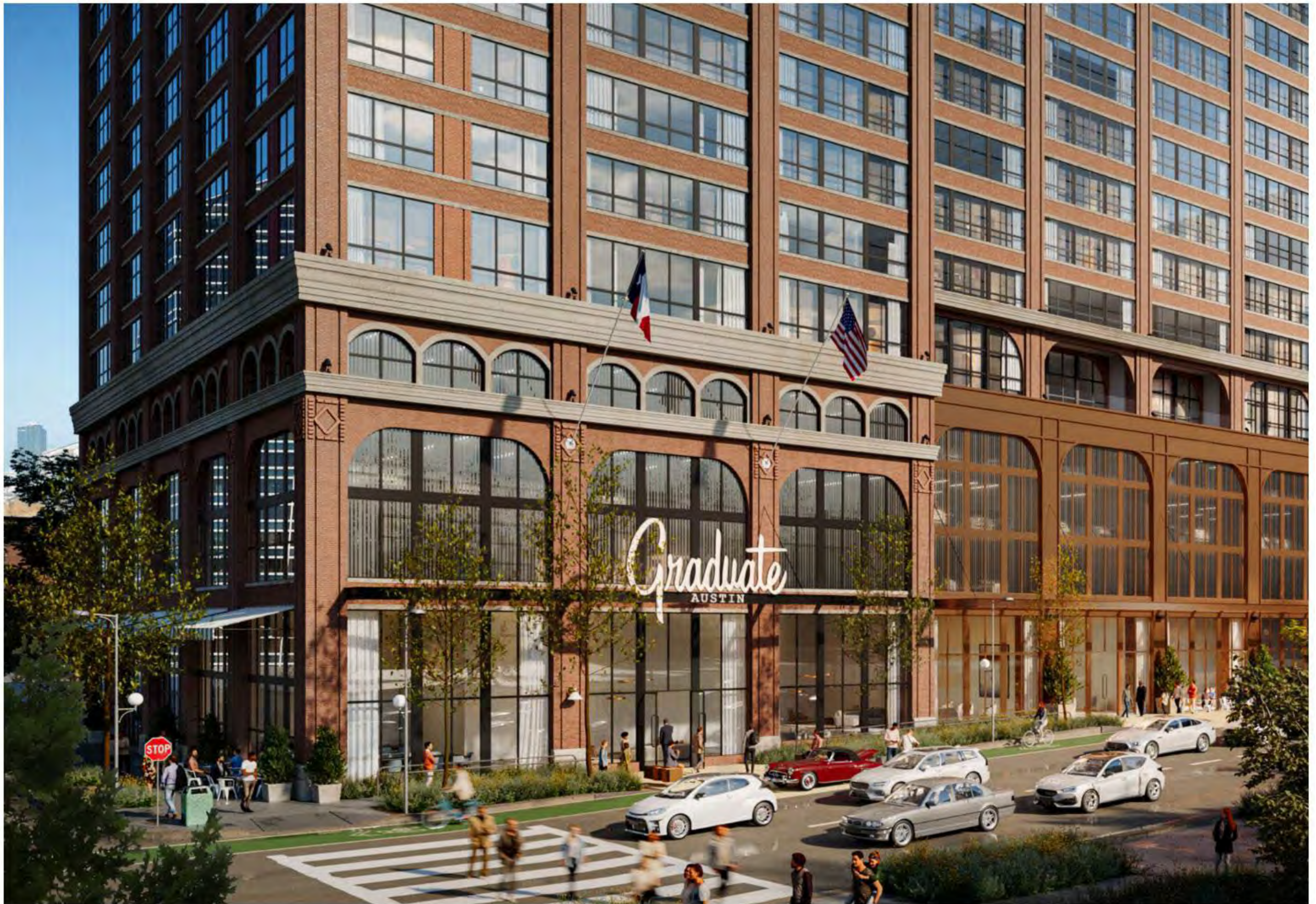
Working Group Recommendations 11/8/2023

Urban Design Guideline	Working Group Recommendation
B 5: Control On-Site Parking	Refer to PS.10 comment above.



B5: Control On-Site Parking





view of proposed streetscape from corner of san antonio and 18th street



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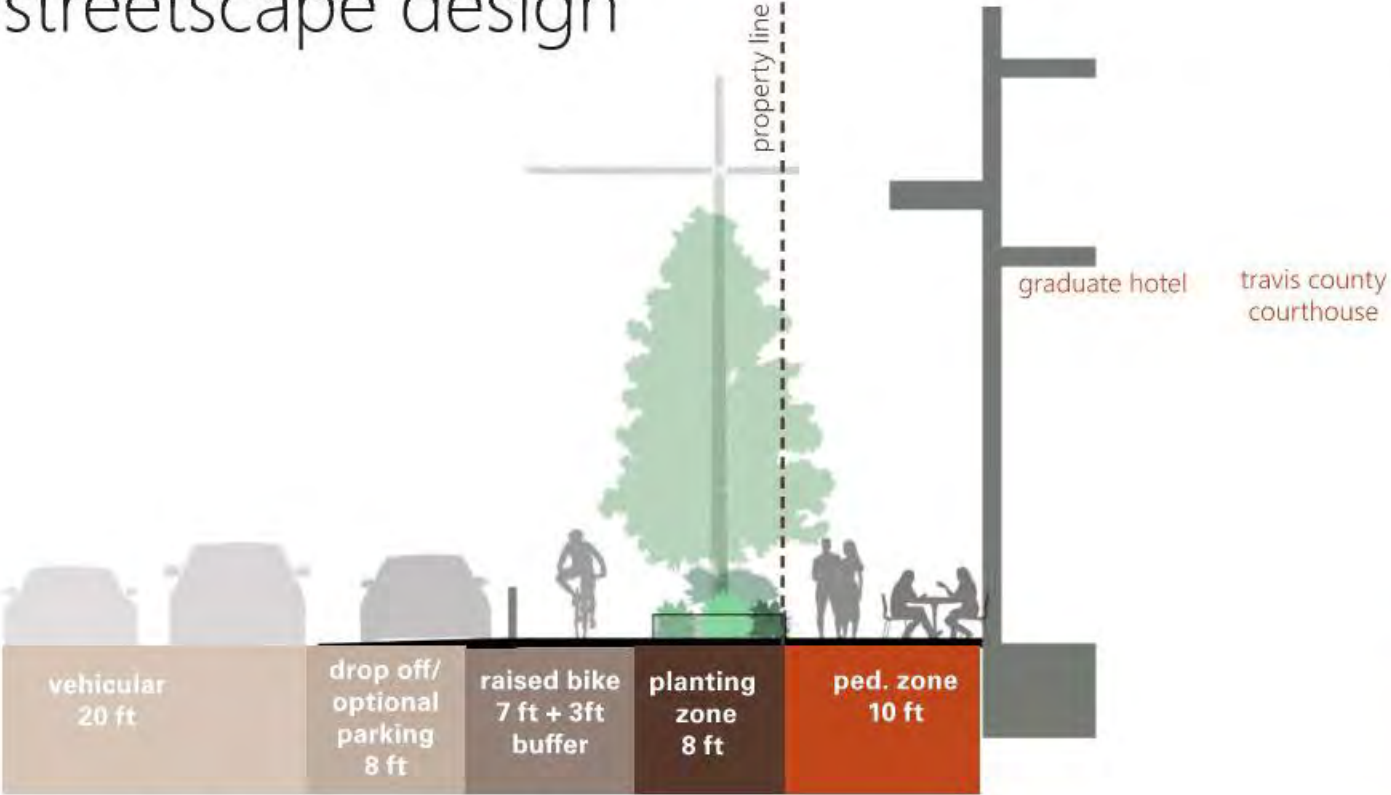
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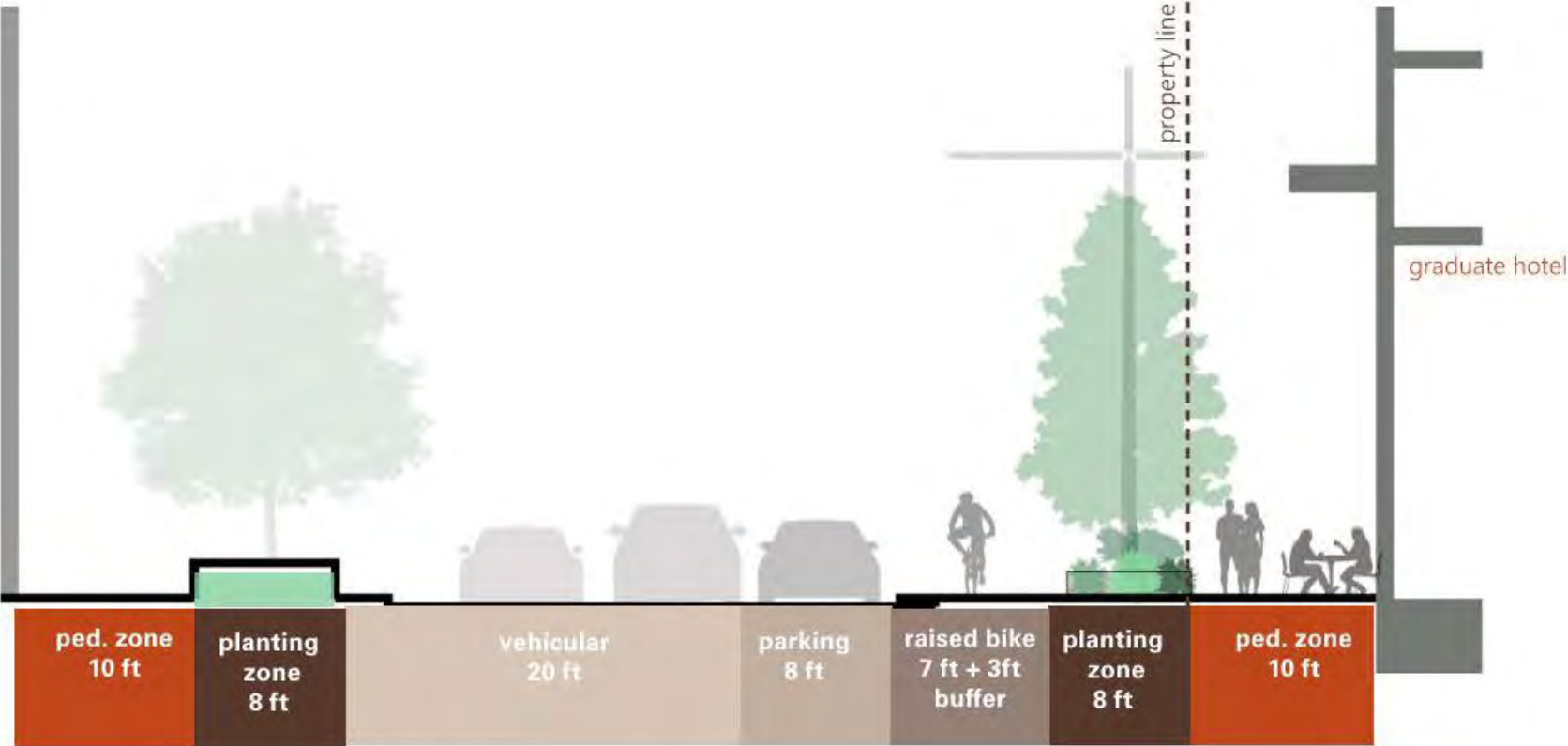
PS 1: Protect the Pedestrian Where the Building Meets the Street

PS 10: Provide Protection From Cars/Promote Curbside Parking

streetscape design



proposed 18th street section at optional parking



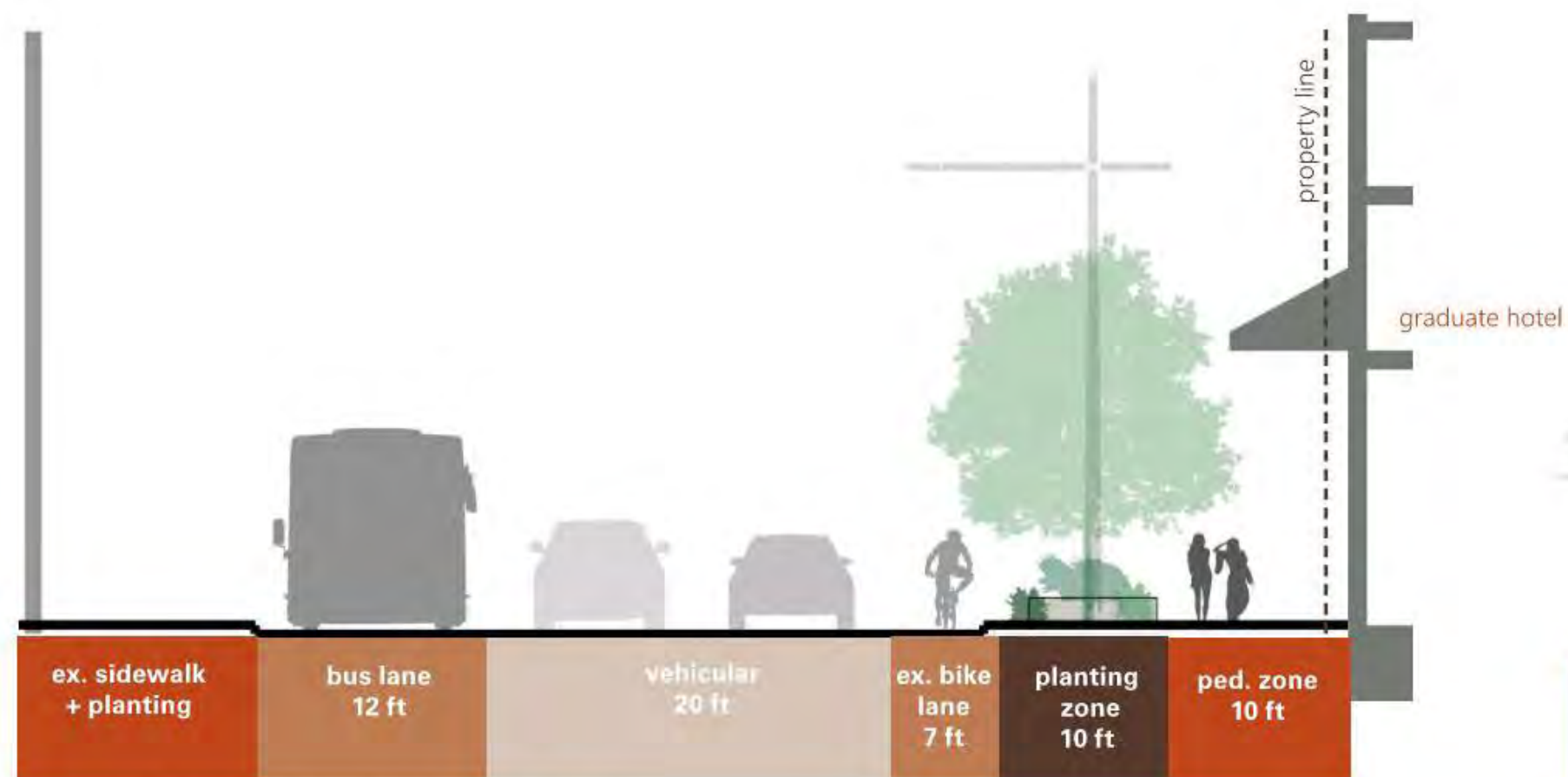
proposed 18th street section facing west



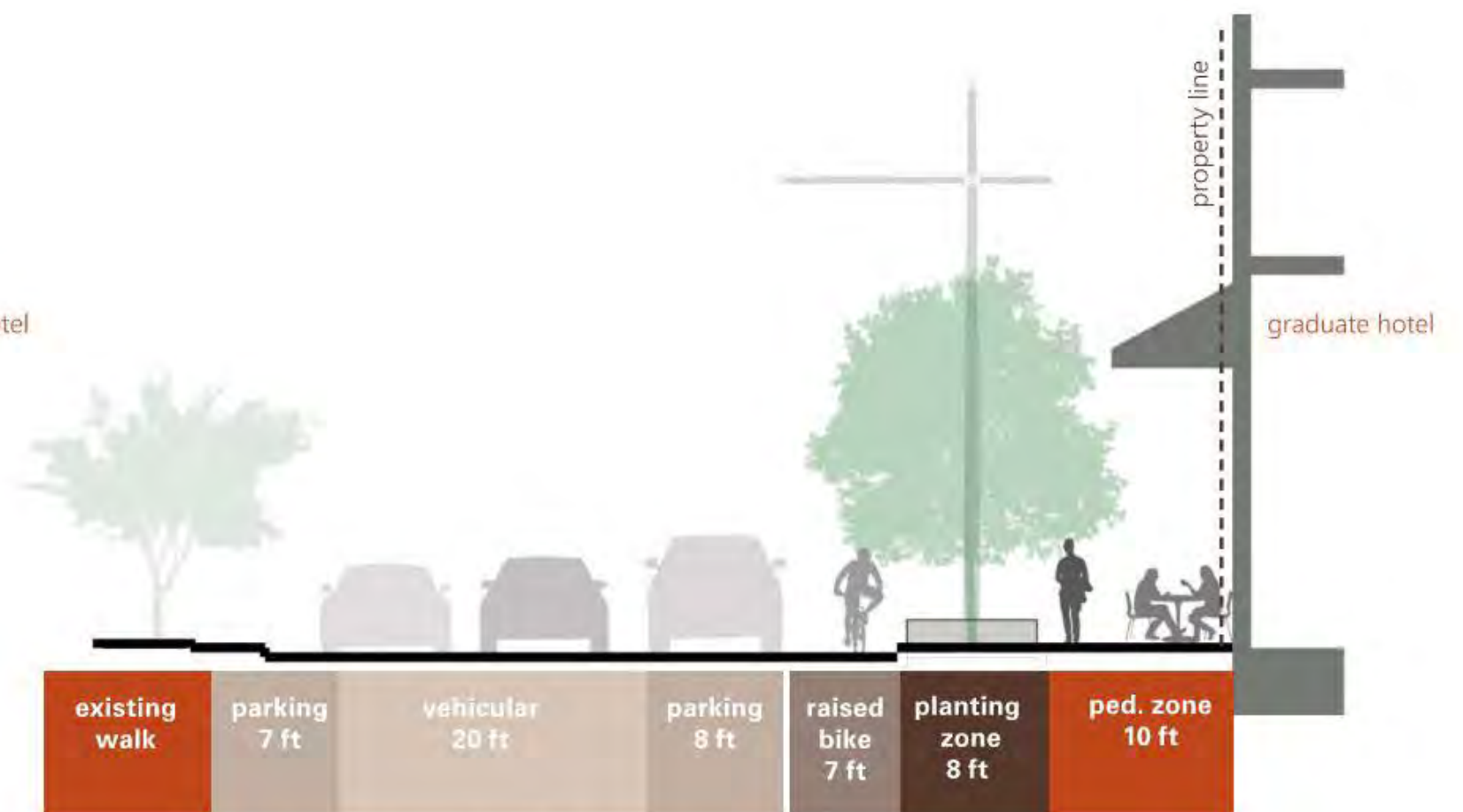
proposed 18th street section facing north

PS 1: Protect the Pedestrian Where the Building Meets the Street

PS 10: Provide Protection From Cars/Promote Curbside Parking

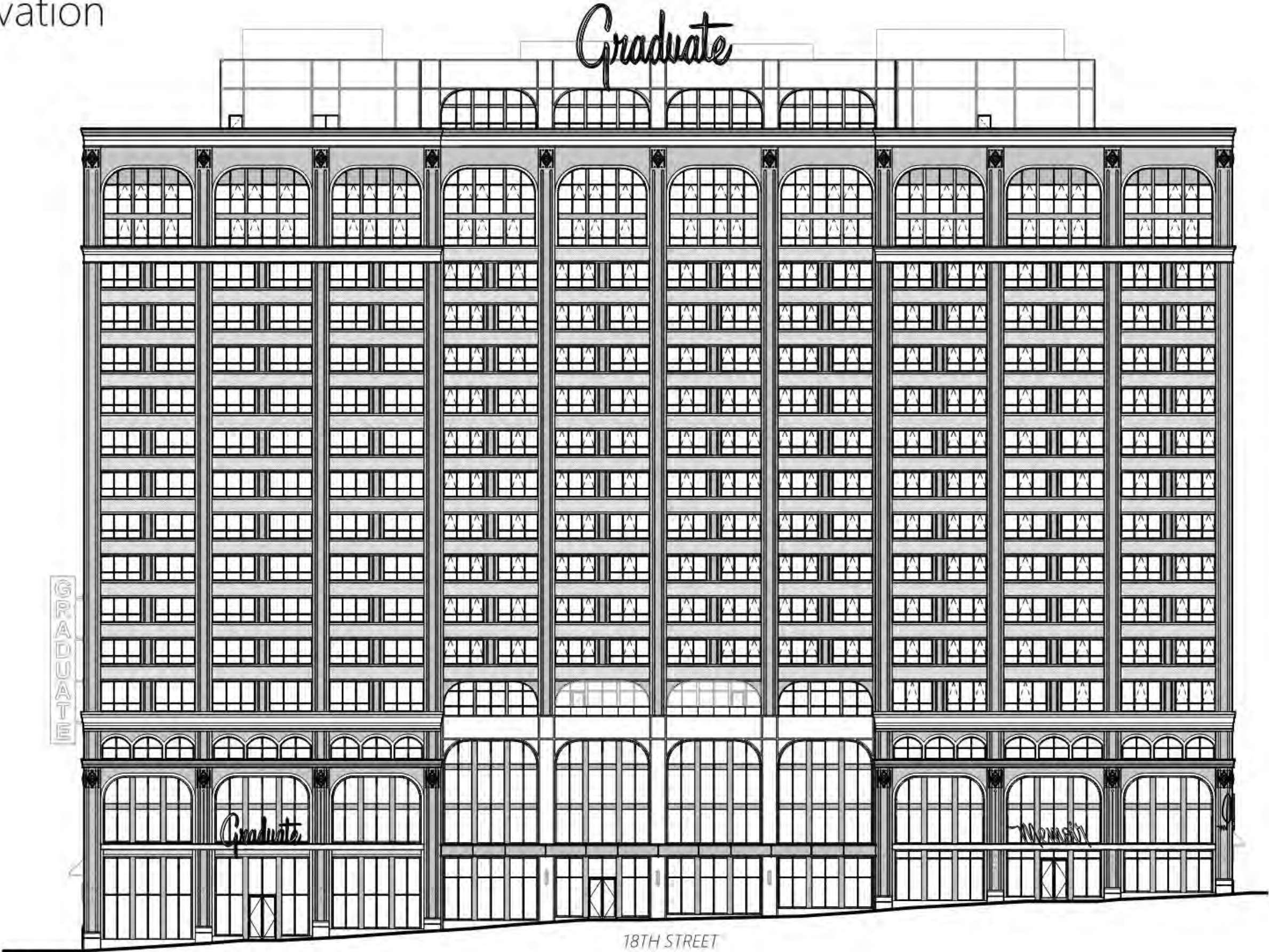


proposed guadalupe street section facing south

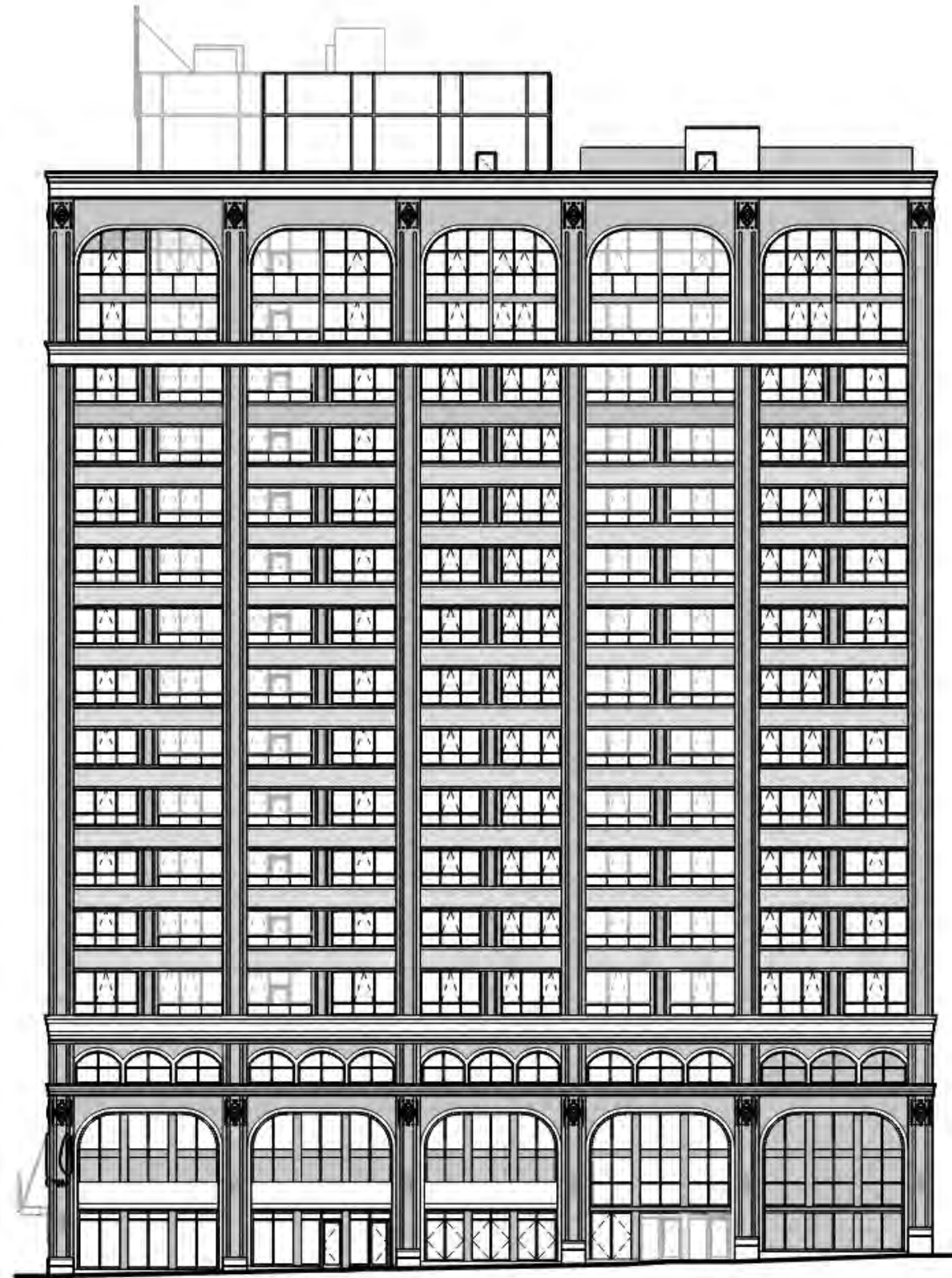


proposed san antonio street section facing northwest

south elevation

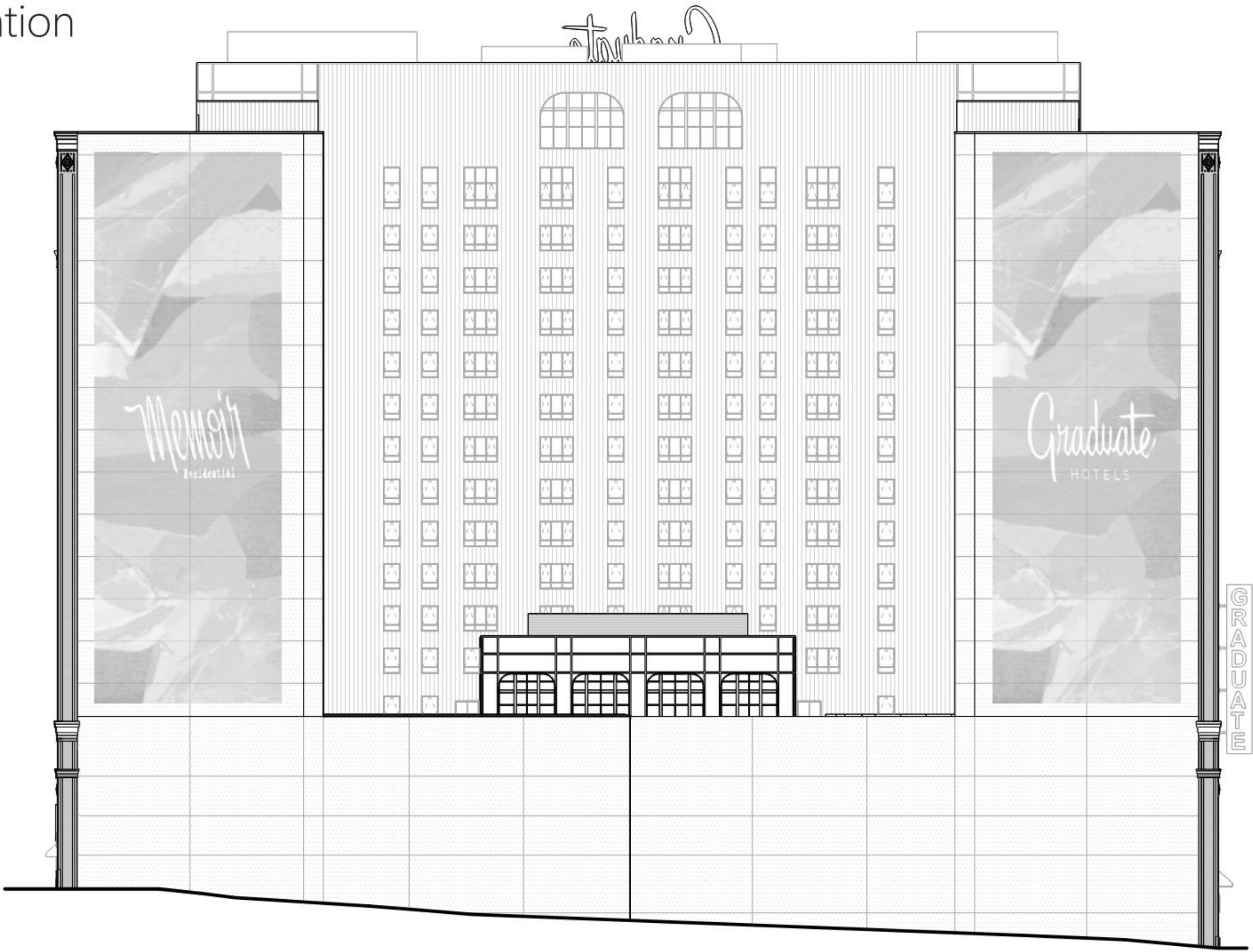


east elevation

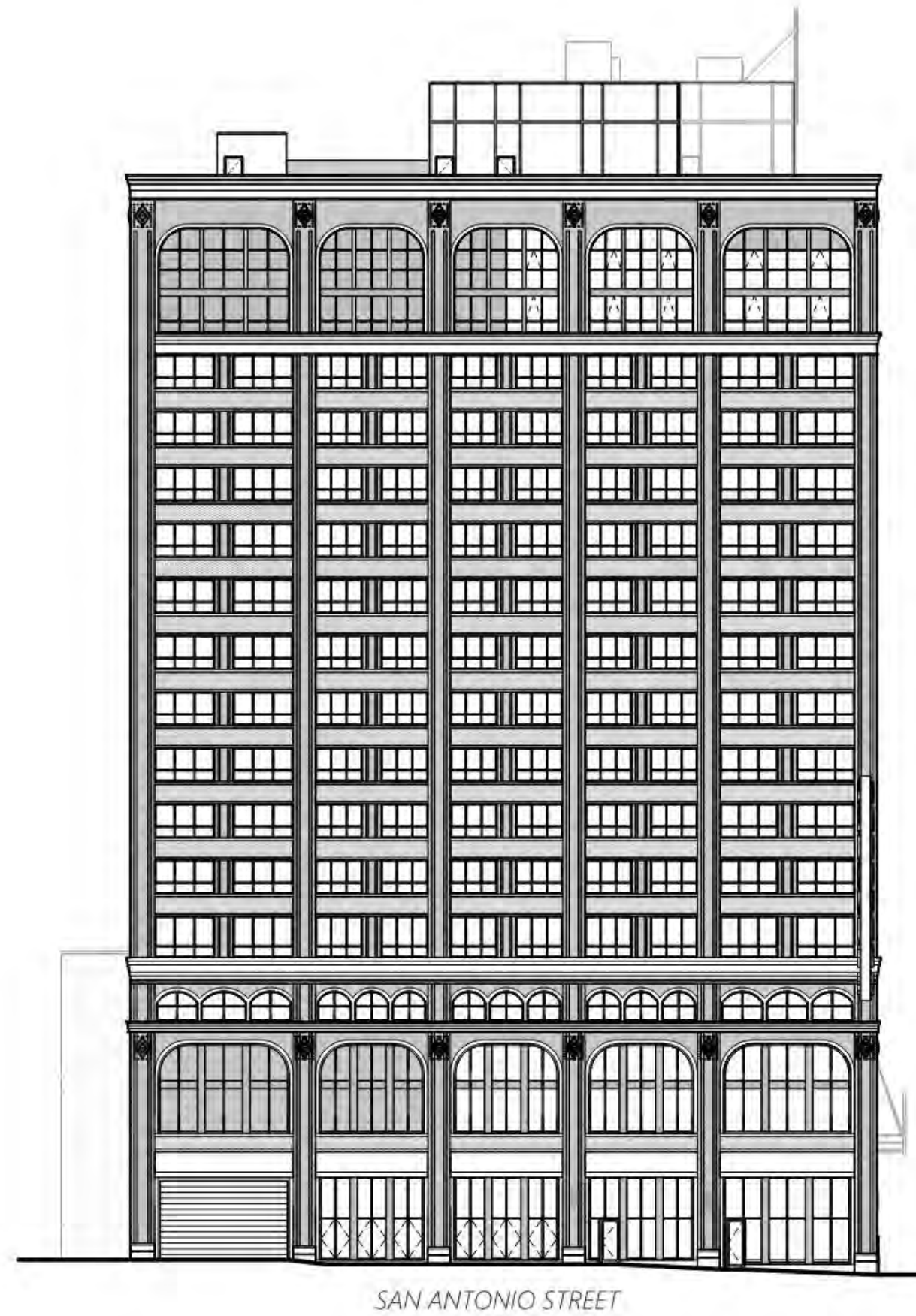


GUADALUPE STREET

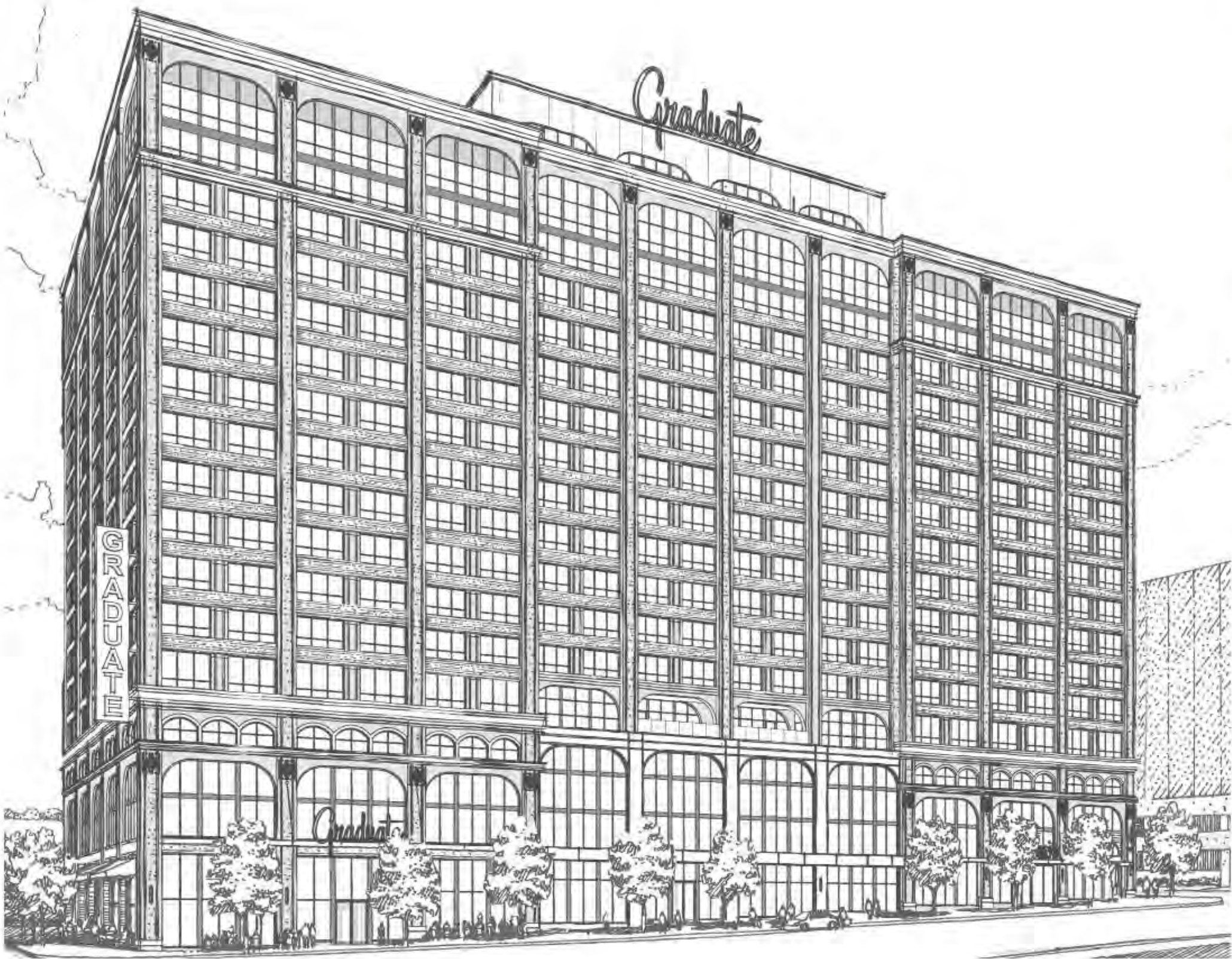
north elevation



west elevation



gross building area



TOTAL BUILDING 339,088 SF

RESIDENTIAL 211,938 SF

228 Units 172,067 SF
Amenities 39,871 SF

*(Residential amenities include: gym,
bike storage, dog wash, mail/packages/
storage, leasing office, etc.)*

HOTEL 127,150 SF

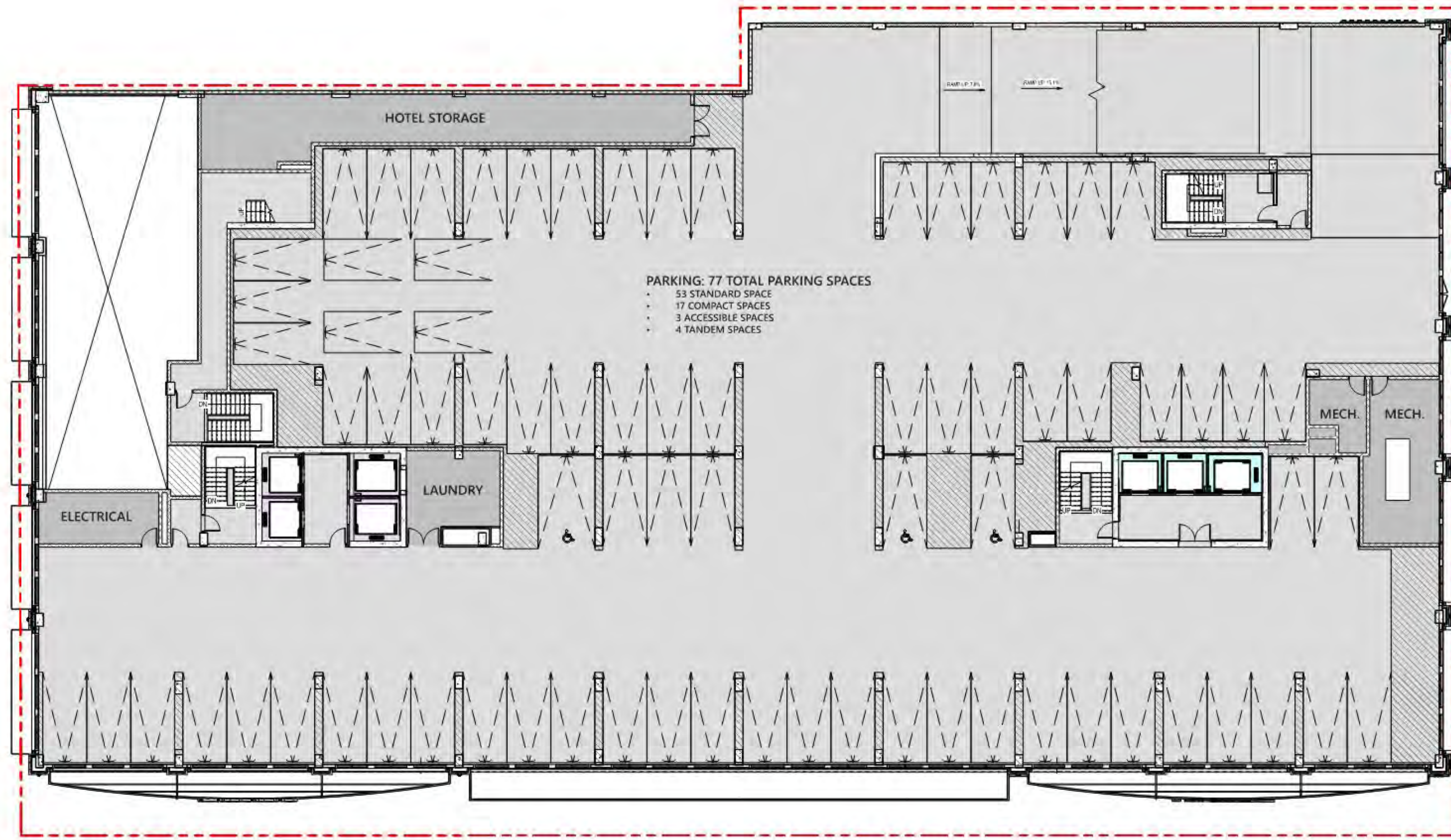
194 Keys 73,740 SF
Amenities 53,410 SF

*(Hotel amenities include: lobby, ground
floor restaurant, rooftop restaurant, gym,
meeting rooms, banquet space, etc.)*

PARKING

277 Parking Spots Total
262 standard/compact
8 valet
7 ADA

3rd Floor Plan



HOTEL
RESIDENTIAL
MECH. / BOH
COMMON

