

701 W. 6TH STREET



TBG

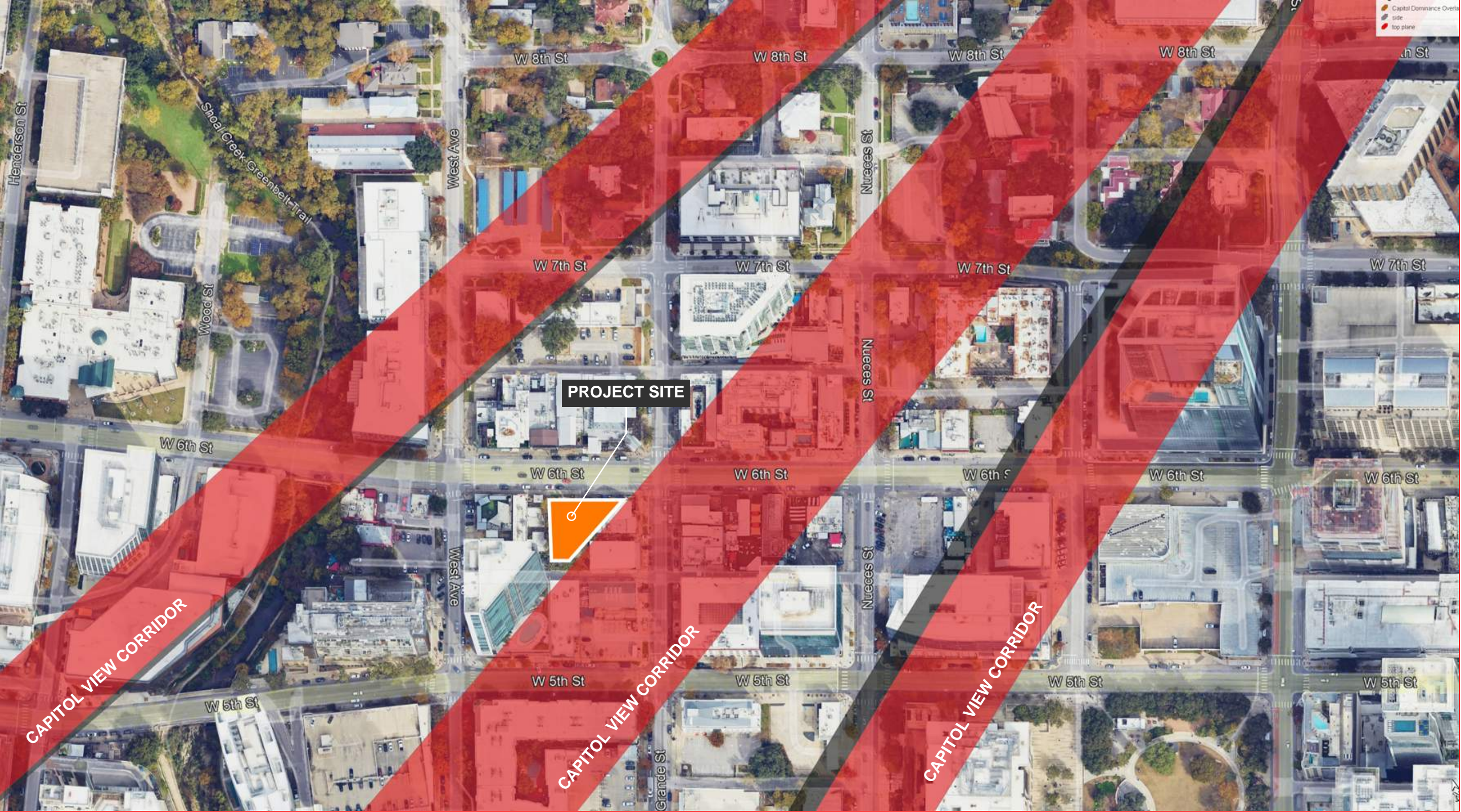


09.11.2024



701 W. 6TH | AERIAL MAP

Austin, Texas



701 W. 6TH | SITE MAP

Austin, Texas



701 W. 6TH | 3D RENDERING | LOOKING NORTH FROM CESAR CHAVEZ

Project Summary/Highlights:

SITE AREA: 18,996 SQUARE FEET → 18,996 SQUARE FEET

FAR AREA: → 567,331 SQUARE FEET

FAR PROPOSED: → 29.86:1

PROPOSED USES: → RETAIL (F&B), MULTI-FAMILY

NUMBER OF FLOORS: → 66 LEVELS

701 W 6th STREET
URBAN DESIGN GUIDELINES MATRIX

AREAWIDE URBAN GUIDELINES			
#	DESIGN GUIDELINE	MET	DISCUSSION
AW.1	Create dense development	YES	The project is requesting additional density through Downtown Density Bonus program to increase density to an FAR of 30:1.
AW.2	Create mixed-use development	YES	The project will span a quarter block and proposes approximately 394 multi-family residential units with approximately 4,547 square feet of F&B/retail and multi-family lobby/amenity at the ground level in the northeast corner of the proposed building with frontage along W. 6 th Street and Rio Grande Street.
AW.3	Limit development which closes downtown streets	YES	The project does not propose to close any existing city streets.
AW.4	Buffer neighborhood edges	N/A	The project is located within the Central Business District and does not border any residential neighborhoods.
AW.5	Incorporate civic art in both public and private development	NO	The project does not anticipate any civic art.
AW.6	Protect important public views	YES	The project is partially located in a Capitol View Corridor (CVC) and will comply with the applicable CVC regulations. The project will not obscure existing views through public right-of-way and does not propose pedestrian bridges or building flyovers.
AW.7	Avoid historical misrepresentations	YES	The project features a contemporary building and does not mimic past architectural or historical styles.

#	DESIGN GUIDELINE	MET	DISCUSSION
AW.8	Respect adjacent historical buildings	N/A	The project is not adjacent to any historical or historically zoned buildings.
AW.9	Acknowledge that rooftops are seen from other buildings and the street	YES	The rooftop of the parking garage/lower levels will be amenitized with a pool and amenity deck for residents of the building. All mechanical equipment located on the rooftop of the high-rise (over 700-ft from the street elevation) will be appropriately screened.
AW.10	Avoid the development of theme environments	YES	The project is not a themed building.
AW.11	Recycle existing building stock	NO	The project does not propose to recycle the existing building stock into the proposed development.

GUIDELINES FOR THE PUBLIC STREETSCAPE			
#	DESIGN GUIDELINE	MET	DISCUSSION
PS.1	Protect the pedestrian where the building meets the street	YES	The building is pulled back from the property line along W. 6 th Street to provide a supplemental zone which is covered by a building overhang. In addition, a 5-ft wide overhang/balcony zone will provide overhead cover along the right-of-way/pedestrian realm of W. 6 th Street. Overhead cover will be provided along Rio Grande Street via four (4) street trees proposed in accordance with great streets standards.
PS.2	Minimize curb cuts	YES	The project will retain the existing driveway along W. 6 th Street and proposes a secondary driveway along Rio Grande Street. Both driveways are located midblock and the driveway along W. 6 th will be covered via a 5-ft building overhang. Specialty/contrasting paving is provided at all curb cuts.
PS.3	Create a potential for two-way streets	YES	The proposed driveways off of W. 6 th Street and Rio Grande Street are designed perpendicular to the right-of-way to allow for two-way traffic flow.

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.4	Reinforce pedestrian activity	YES	A 13-ft covered supplemental zone will be provided along W. 6 th Street adjacent to the retail/restaurant space at the northeast corner of the building. The space is intended to be used as a patio space which will reinforce pedestrian activity at the ground level. A covered supplemental zone is also provided at the lobby entrance at the northwest corner of the building along W. 6 th Street. Along Rio Grande Street café seating is provided within the furniture zone to prioritize pedestrians at the street level. The project will provide sidewalks consistent with great streets standards along both W. 6 th Street and Rio Grande Street.
PS.5	Enhance key transit stops	N/A	There are no existing transit stops on or adjacent to the property.
PS.6	Enhance the streetscape	YES	The project will enhance the streetscape along W. 6 th Street and Rio Grande Street by providing streetscape improvements consistent with Great Streets Standards.
PS.7	Avoid conflicts between pedestrians and utility equipment	X	No utility poles/equipment on 6 th street. No low utility on Rio Street. Building transformers will be enclosed within building in vaults. Waterline connections proposed from W. 6 th Street. All appurtenances associated with the water line are located in the furniture zone to avoid conflict with pedestrian movement. Wastewater connections proposed from Rio Grande. All wastewater appurtenances are located within the furniture zone.
PS.8	Install street trees	YES	Street trees are planned along W. 6 th Street and Rio Grande Street consistent with Great Street Standards. The site plan currently provides for six (6) Cedar Elm trees along W. 6 th Street and four (4) Red Oak Trees along Rio Grande Street.
PS.9	Provide pedestrian-scaled lighting	X	Great Streets Streetscape/design elements are utilized on 6 th Street and Rio Grande Street. Two light poles along 6 th and Rio Grande. Light poles are maxed 80-ft apart.
PS.10	Provide protection from cars/promote curbside parking	YES	The pedestrian realm is protected along W. 6 th Street via four (4) bollards located adjacent to the valet parking space and street trees/furnishings and planting areas along the remainder of the right-of-way. The parallel parking spaces proposed along Rio Grande Street will create a buffer between the street and the streetscape area.

#	DESIGN GUIDELINE	MET	DISCUSSION
PS.11	Screen mechanical and utility equipment	YES	All mechanical and utility equipment will be screened or enclosed and trash dumpsters will be located inside the building envelop.
PS.12	Provide generous street-level windows	Yes	A majority of the lower two levels of the building along W. 6 th street and a portion of the lower two levels of the building along Rio Grande Street will have storefront glazing and tall windows.
PS.13	Install pedestrian-friendly materials at street level	YES	At grade, the building will be finished with a mixture of non-reflective/clear glass, masonry, metal, and decorative tile to provide richness, texture, color, and character.

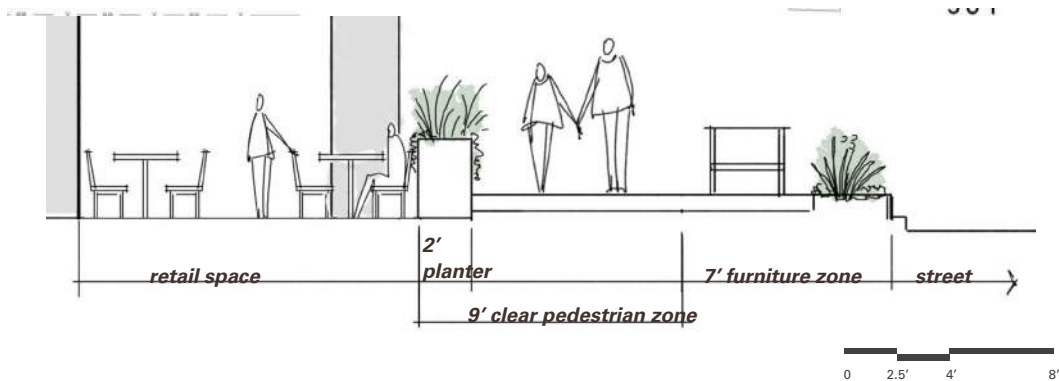
GUIDELINES FOR PLAZAS AND OPEN SPACE			
#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.1	Treat the four squares with special consideration	N/A	The property is not adjacent to any of downtown Austin's four squares.
PZ.2	Contribute to an open space network	YES	While there are no major open spaces in the vicinity of the proposed development, the project will provide enhanced sidewalks along both W. 6 th Street and Rio Grande Street to maximize human comfort and improve pedestrian connections to open spaces. Project will contribute 50% to affordable housing & 50% to Shoal Creek Improvements
PZ.3	Emphasize connections to parks and greenways	N/A	No parks or greenways are immediately adjacent to the site.

#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.4	Incorporate open space into residential development	YES	The project proposes an outdoor amenity space and pool deck with tiered planting and vegetation above level seven. The outdoor amenity space will be accessible to residents of the building and will include dining and grill areas, a raised wood deck, a pool and cabanas.
PZ.5	Develop green roofs	Yes	The project proposes an outdoor amenity space and pool deck with tiered plantings and vegetation. Due to the CVC restriction, plantings are limited to shorter bushes, lawn and groundcover.
PZ.6	Provide plazas in high-use areas	N/A	The building is recessed along W. 6 th Street to create more open space and maximize human comfort at the pedestrian realm.
PZ.7	Determine plaza function, size, and activity	N/A	
PZ.8	Respond to the microclimate in plaza design	N/A	
PZ.9	Consider views, circulation, boundaries, and subspaces in plaza design	N/A	
PZ.10	Provide an appropriate amount of plaza seating	N/A	Although a plaza is not provided, the site plan proposes café seating along Rio Grande Street and a covered patio along W. 6 th Street.
PZ.11	Provide visual and spatial complexity in public spaces	N/A	
PZ.12	Use plants to enliven urban spaces	N/A	

#	DESIGN GUIDELINE	MET	DISCUSSION
PZ.13	Provide interactive civic art and fountains in plazas	N/A	
PZ.14	Provide food service for plaza participants	N/A	
PZ.15	Increase safety in plazas through wayfinding, lighting, and visibility	N/A	
PZ.16	Consider plaza operations and maintenance	N/A	

GUIDELINES FOR BUILDINGS			
#	DESIGN GUIDELINE	MET	DISCUSSION
B.1	Build to the street	YES	The first 6 levels of the building are built to the property line with the exception of the first two levels along W. 6 th Street which are recessed to create a patio area adjacent to the retail/restaurant use and accentuate the multi-family lobby entry at the northwest corner of the building. At level 7, the building is recessed to comply with the Capitol View Corridor requirements.
B.2	Provide multi-tenant, pedestrian-oriented development at the street level	YES	The project will span a quarter block and proposes approximately 394 multi-family residential units with approximately 4,547 square feet of retail at the ground level in the northeast corner of the proposed building with frontage along W. 6 th Street and Rio Grande Street. The multi-family lobby is situated at the northwest corner of the building.

#	DESIGN GUIDELINE	MET	DISCUSSION
B.3	Accentuate primary entrances	YES	The entrance to the residential lobby off of W. 6 th Street is recessed to limit conflicts between swinging doors and pedestrians. The entrances are accentuated with ornamental canopies and decorative materials.
B.4	Encourage the inclusion of local character	X	Local retail and art are anticipated to occupy spaces at street level. Local materials will be used. A portion of the building is recessed along W. 6 th Street to create a covered outdoor space and respond to the local climate. Elements such as wood soffits, décor, and furniture will be sourced from local/regional craftsmen and manufacturers.
B.5	Control on-site parking	YES	A majority of the parking is located below grade. All above-grade parking will be screened with materials that harmonize with the rest of the façade and do not adversely impact neighboring buildings by headlights. Parking provided will be provided to support multi-family's needs only.
B.6	Create quality construction	YES	The project will be constructed using durable long-lasting materials such as masonry, glass, and metals panels. The project will utilize concrete for the primary framing of the building to create a building that will have a long life span.
B.7	Create buildings with human scale	YES	The project proposes an outdoor covered patio on the ground level along W. 6 th Street to welcome pedestrians in. Levels 1-5 will have architectural articulation and rich texture to promote visual interest at the pedestrian scale.



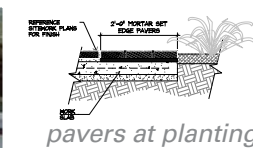
hardscape details / materials

The chosen pavers aim to clearly define pedestrian and vehicular routes. A darker paver was selected for use in the entry drive and valet drop-off to increase visibility at vehicular crossing.

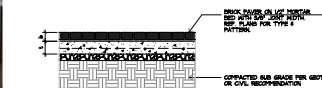


character images

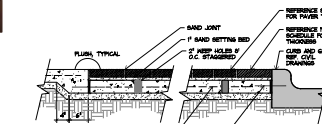
retail breakout patio space to be flexible and appropriately designed to selected tenant with comfortable and accessible dining seating for users.



pavers at planting



pavers at grade



pavers at concrete curb



01 sidewalk paver
plankstone hannover natural



02 driveway pavers
plankstone hannover limestone grey



08 trash receptacle
city of austin standard



09 bike racks
city of austin standard



10 benches
city of austin standard



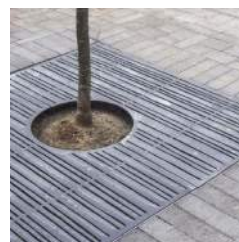
11 chair seating
Landscape Forms Neoliviano 24" backed



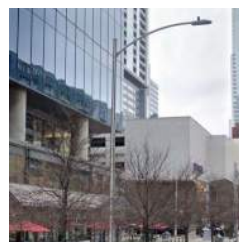
12 cafe tables + chairs
table: forms + surfaces column table
chairs: landscape forms catana



13 duplex
gard-n-post arlington
19.5" Low Profile Enclosure with Built-In Cover



14 tree grate
streetlife



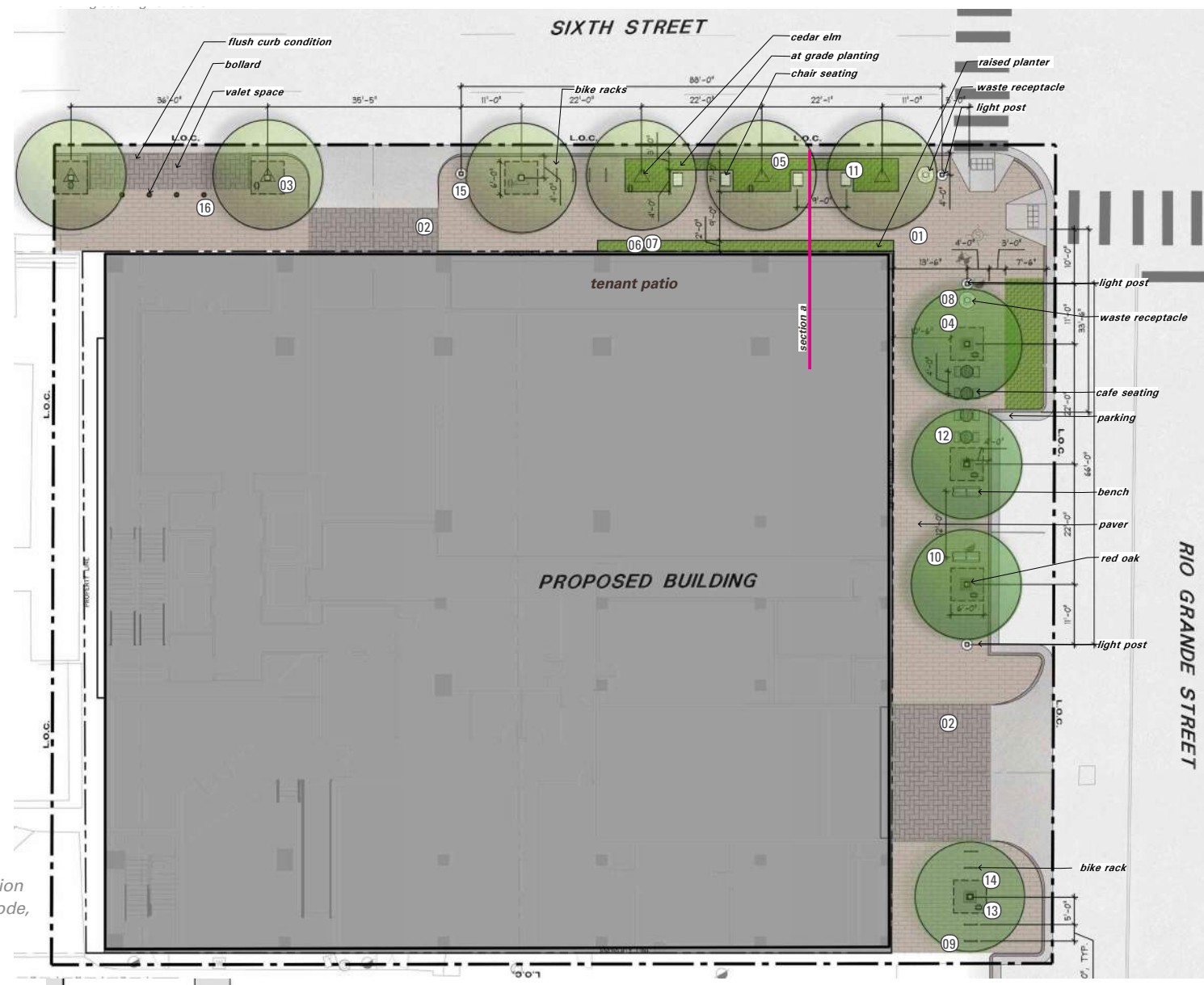
15 light pole
city of austin standard



16 vehicular strength bollards
city of austin standard

furniture and lighting

All streetscape furniture and lighting is prescribed by Great Streets code. The inclusion of cafe tables falls outside of Great Streets code, but can be approved with a cafe overlay.



planting materials

The planting palette shall include Great Streets prescribed shade trees along 6th Street and Rio Grande Street to provide shade and create a comfortable pedestrian experience. Hardy, Austin-native and adapted plant material will create a sense of place and bring a brightness to accentuate the dark architecture materials.



03 red oak
Quercus buckleyi



04 cedar elm
Ulmus crassifolia



05 bicolor iris
Dietes bicolor



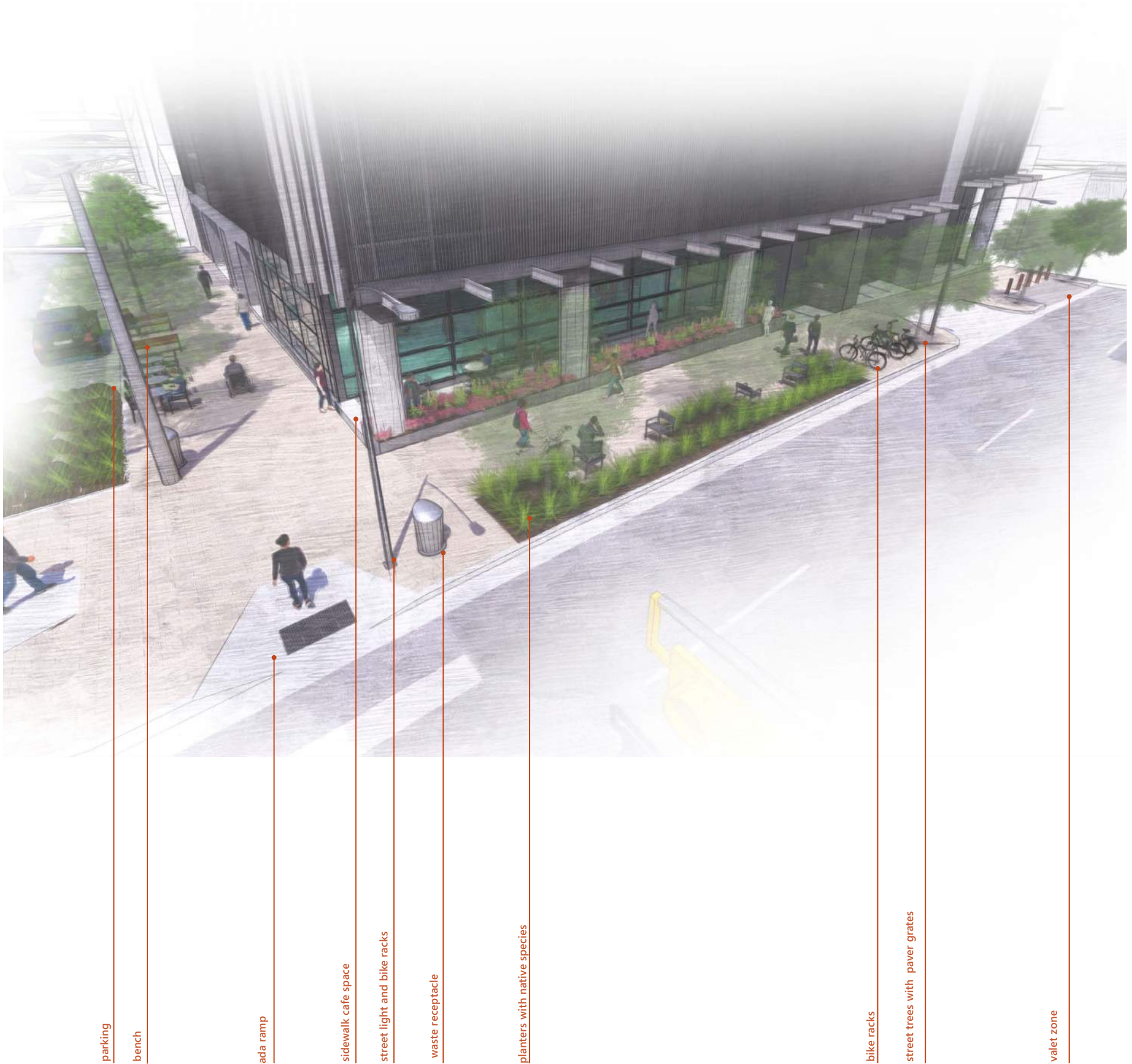
06 foxtail fern
Asparagus aethiopicus

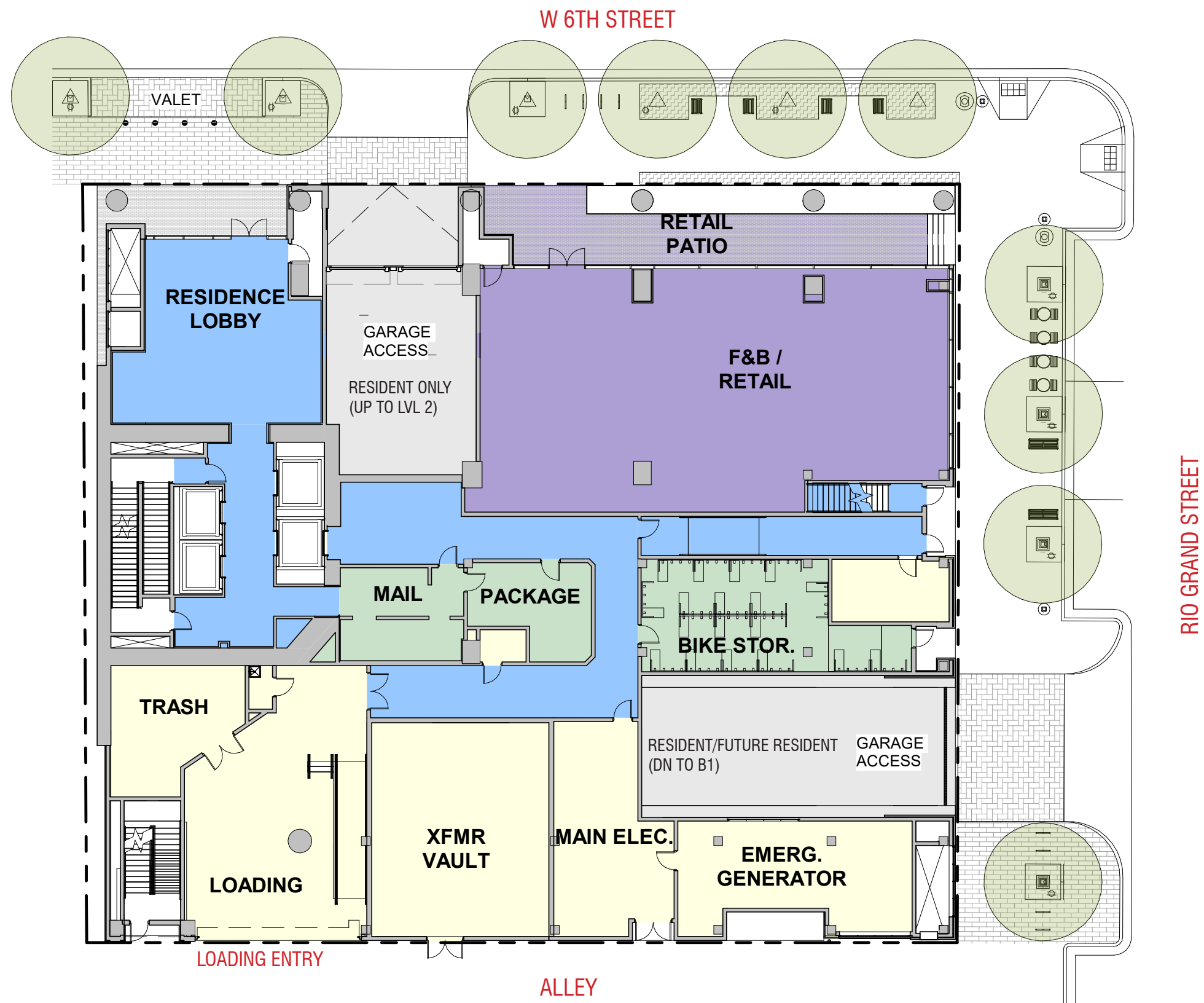


07 purple heart plant
Tradescantia pallida

Review Process: U0 in review

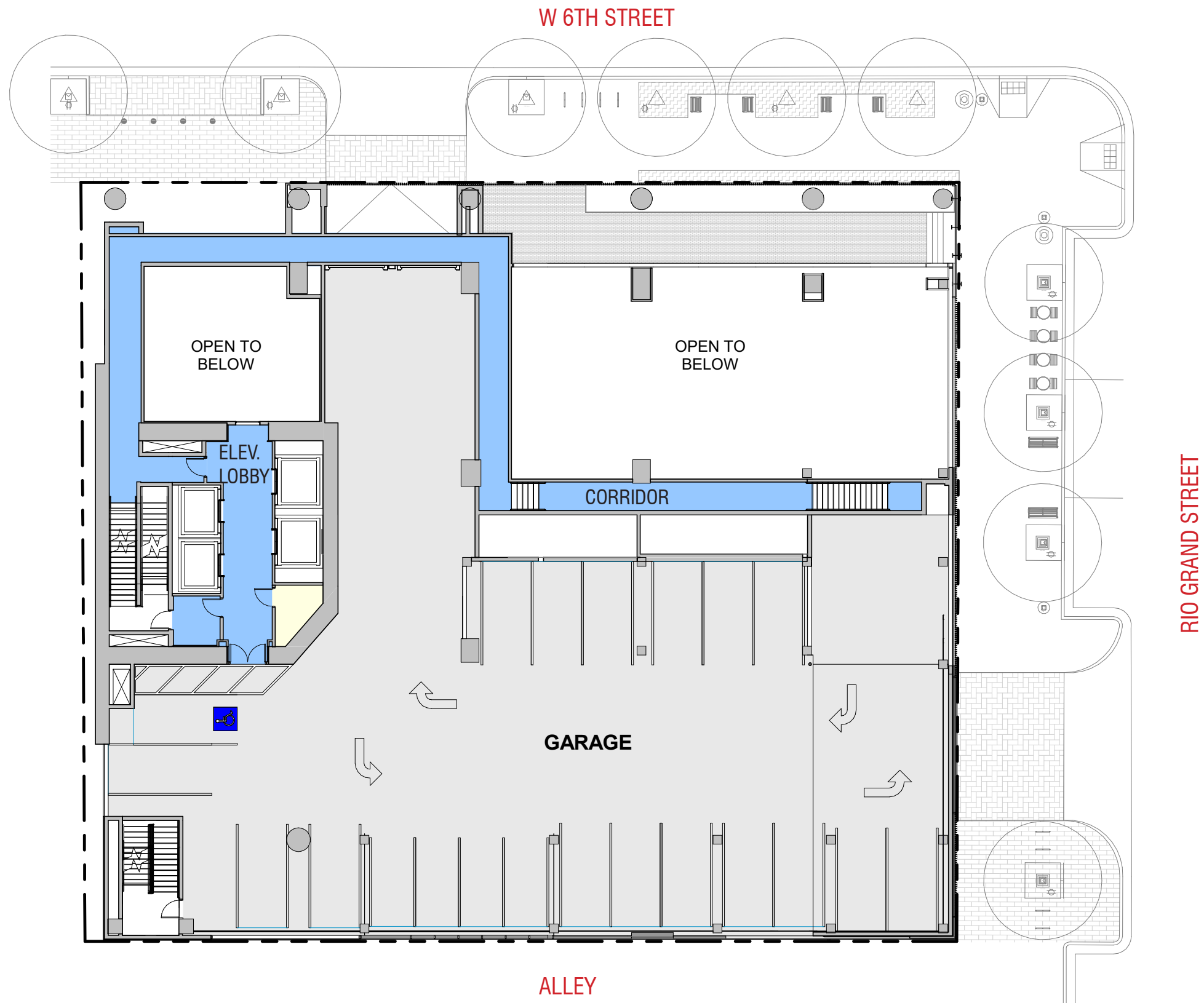
- ✓ Tree Size, Species, and Spacing
- ✓ Corner Curb and Radius
- ✓ Accessible curb ramps and tactile warning strips
- ✓ On-Street Parking layout
- ✓ Street Lighting
- ✓ Bike Racks - 4 per block face
- ✓ Benches - 2 per block face
*on 6th alternate compliance with x4 seat versions
- ✓ Waste Bins - 2 per block face at corners
- ✓ 18 ft Sidewalk Widths, minimum 9' clear pedestrian zone





701 W. 6TH | LEVEL 1 - GROUND LEVEL FLOOR PLAN

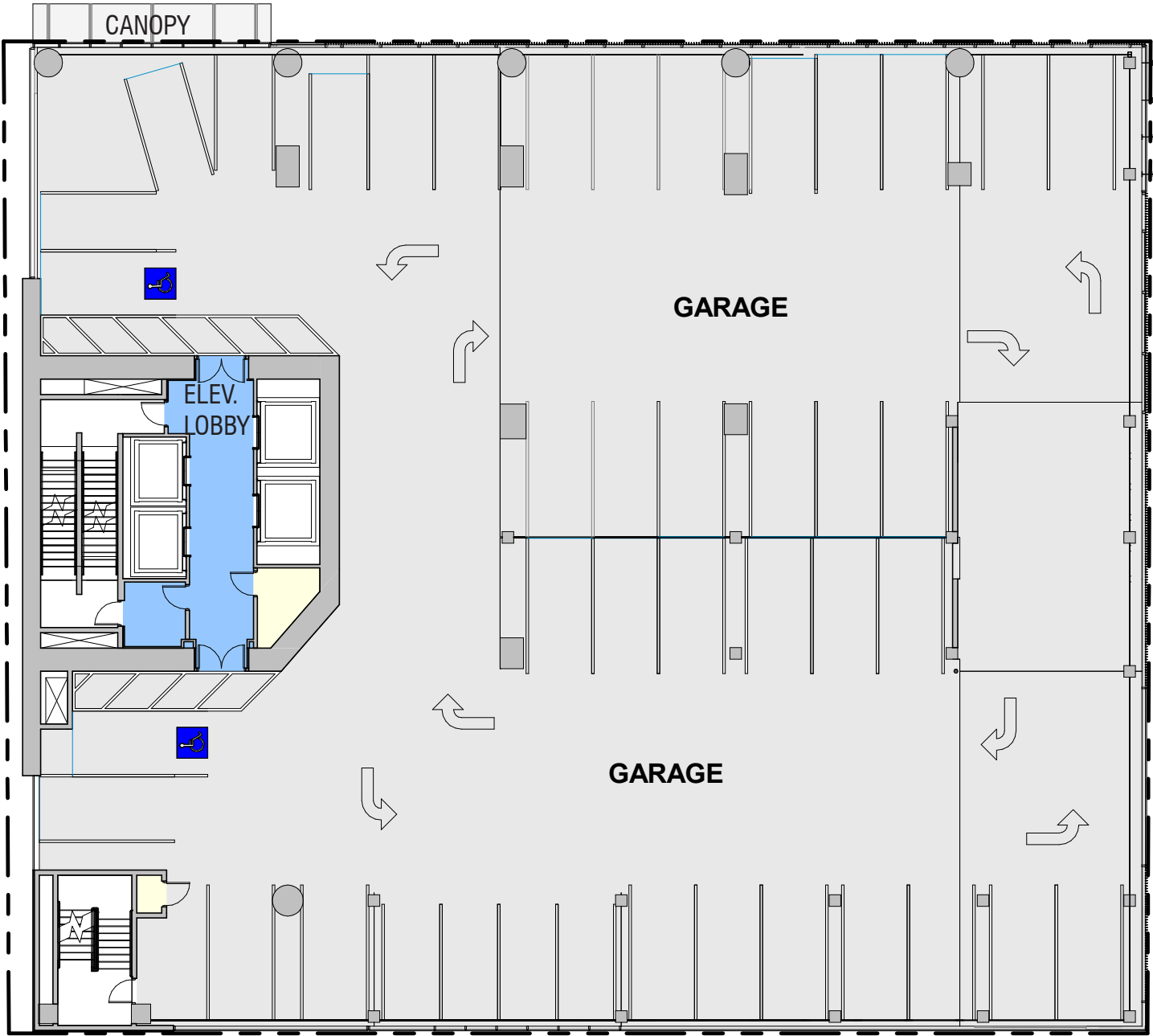
Austin, Texas



701 W. 6TH | LEVEL 2 PARKING FLOOR PLAN

Austin, Texas

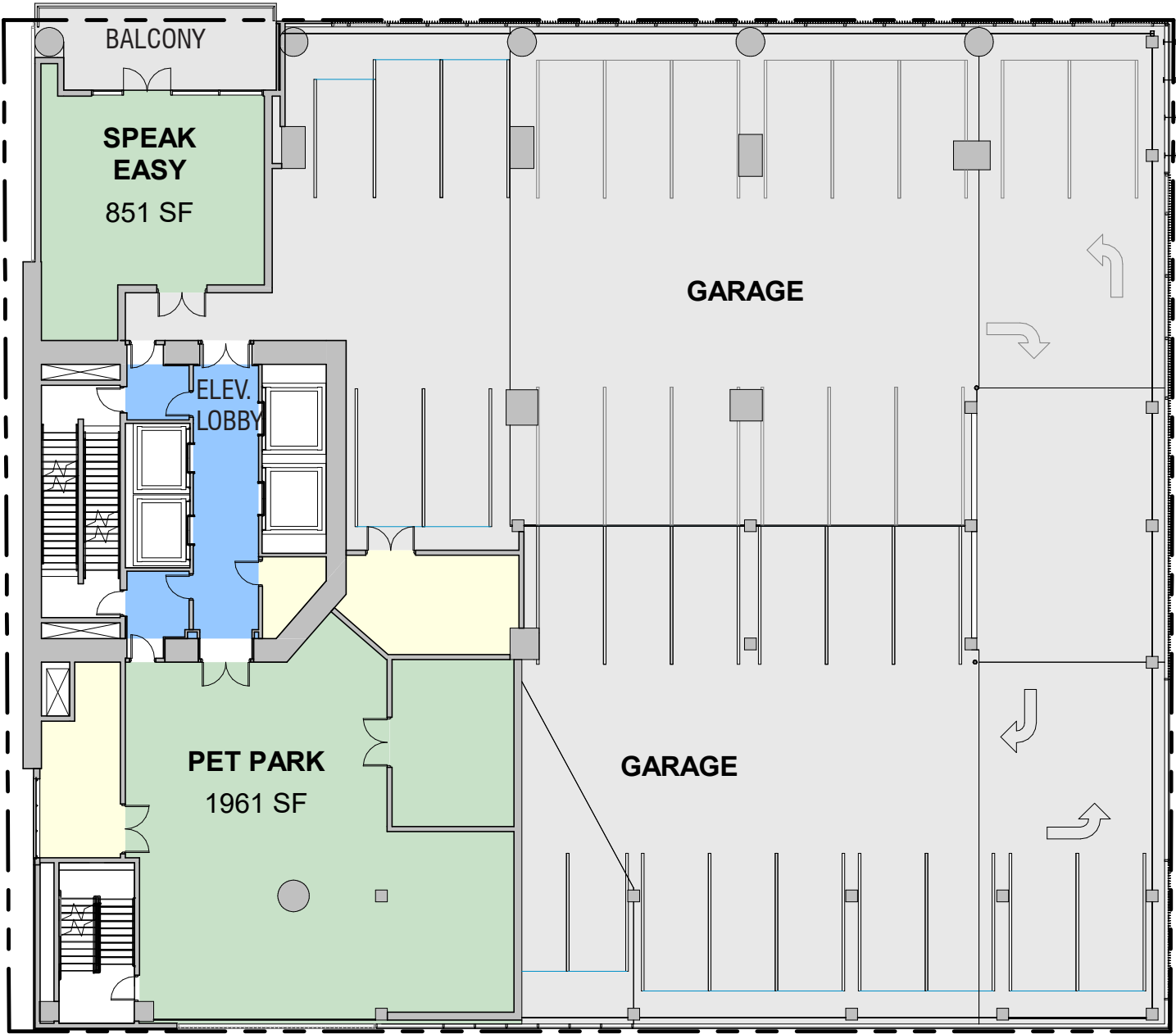
W 6TH STREET



RIO GRAND STREET

ALLEY

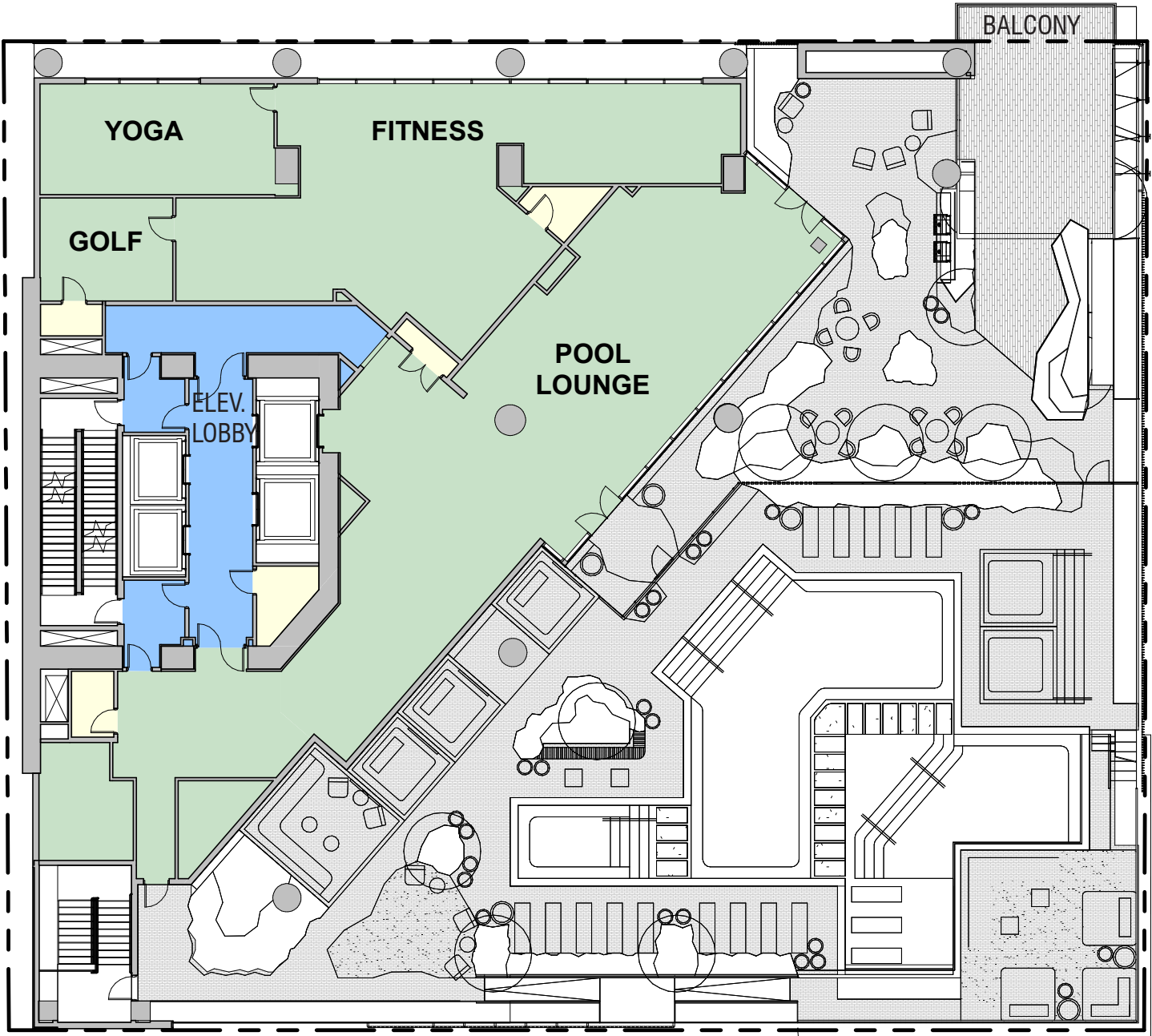
W 6TH STREET



RIO GRAND STREET

ALLEY

W 6TH STREET

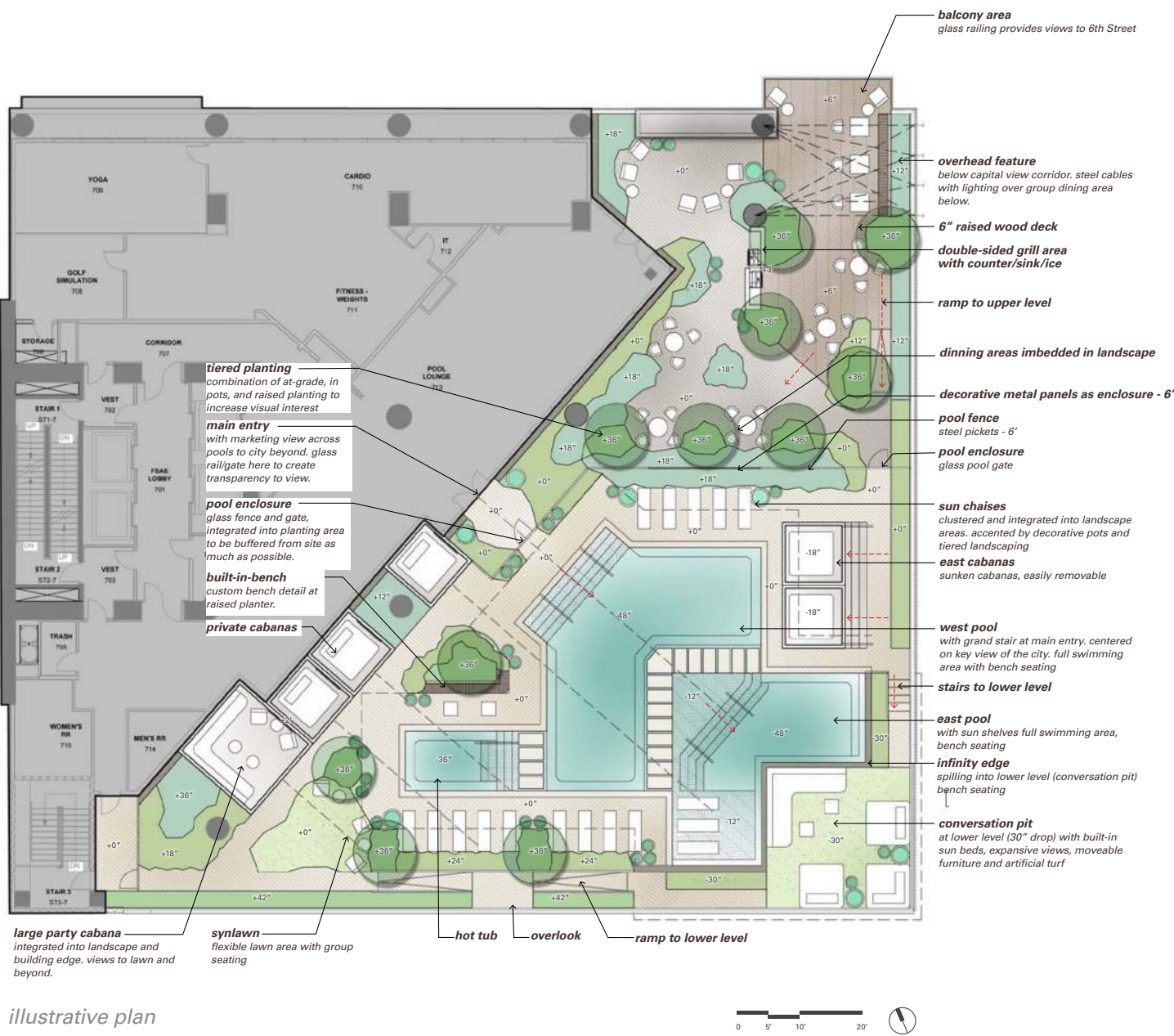


RIO GRAND STREET

ALLEY

701 W. 6TH | LEVEL 7 OUTDOOR AMENITY SPACE

Austin, Texas



pool



12
pool tile

Fireclay Tile
1"x6" white mosaic pool tile
herringbone pattern

Fireclay Tile
1"x6" white mosaic pool tile
double stack
herringbone pattern



13
warning tile

NPT Pool Tile
1"x1" non slip pool tile
raven black



14
pool shell

PebbleTec, PebbleFina
sapphire grey, smooth finish

PebbleTec, PebbleFina
steel grey, smooth finish




15
brick pool coping

Acme Brick, Marion Ceramics
bullnose coping, cobblestone


Acme Brick, Marion Ceramics
bullnose coping, academy grey

pool enclosure




16
mesh panel /
pool enclosure

custom detail
(example image)




15
glass pool gate

Zahner
(example image)



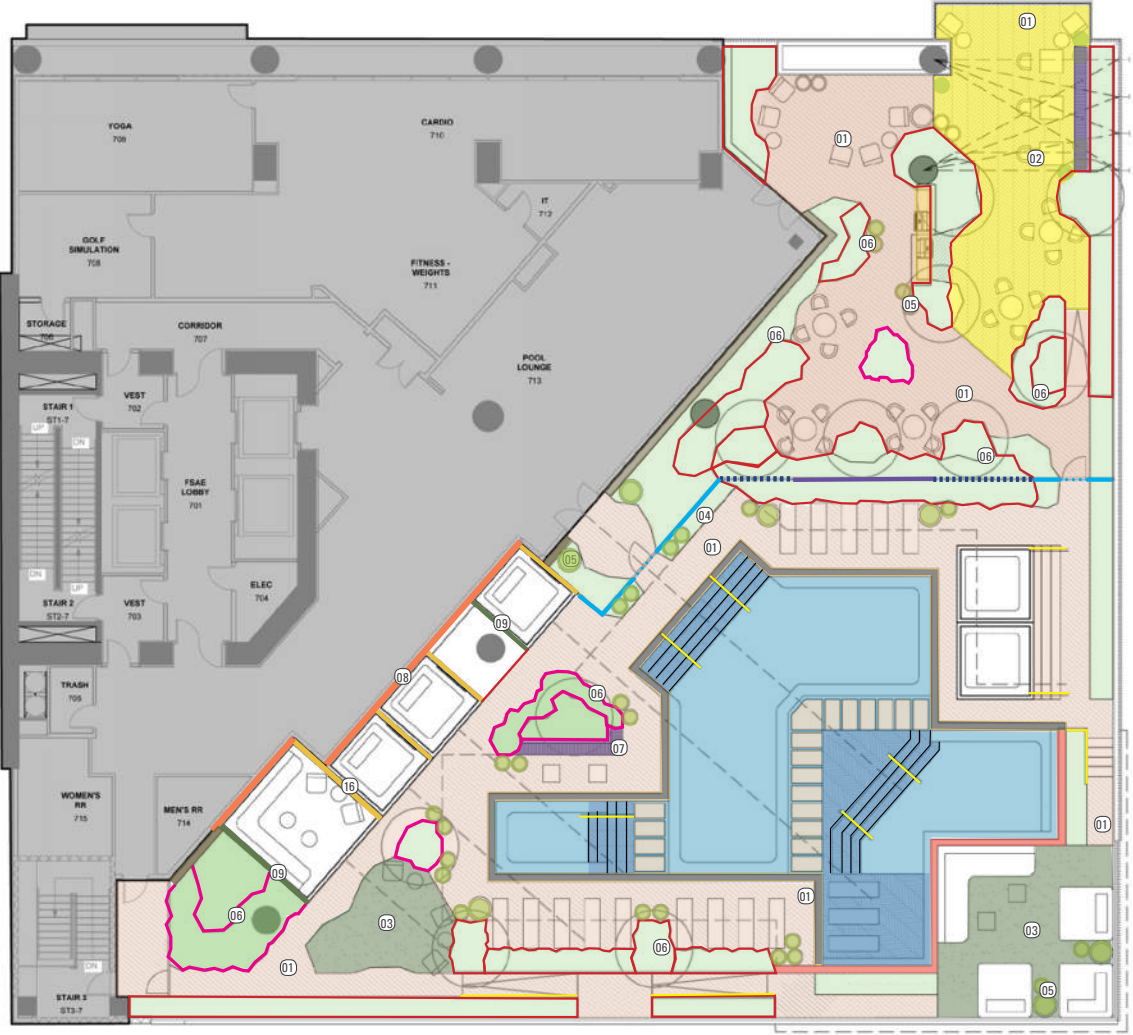
16
pool gate pickets

steel to match planters
(example image)



17
hand rail


stainless steel to match
pool enclosure



hardscape diagram




groundplane



01
pavers

Materials Marketing
limestone paver
color: charcoal finish: antico


Materials Marketing
limestone paver
color: white finish: antico



02
wood decking

Delta Millworks
thermo ash decking

Delta Millworks
kabony smooth decking




03
fine aggregate

Whittlesey
5/8" santa fe gravel

Whittlesey
5/8" blackstar screenings


(+base of steel planters)



04
coarse aggregate

Whittlesey
1"-2" santa fe gravel

Whittlesey
1"-2" moonstone




05
synthetic turf

K9Grass
classic


ForeverLawn
select EL

planter



06
planter pots


Korngay
quartz



07
steel planter

local source
weathered steel


Delta Millworks
blackened steel



08
custom wood bench

local source
(example image)


cabanas



09
cabana tiled
backdrop wall


Clay Imports
2"x4" matte tile
colors: 317, 318, 328

Clay Imports
2"x4" matte tile
colors: 312, 311, 303



10
cabana side wall
with vines

local source
(example image)



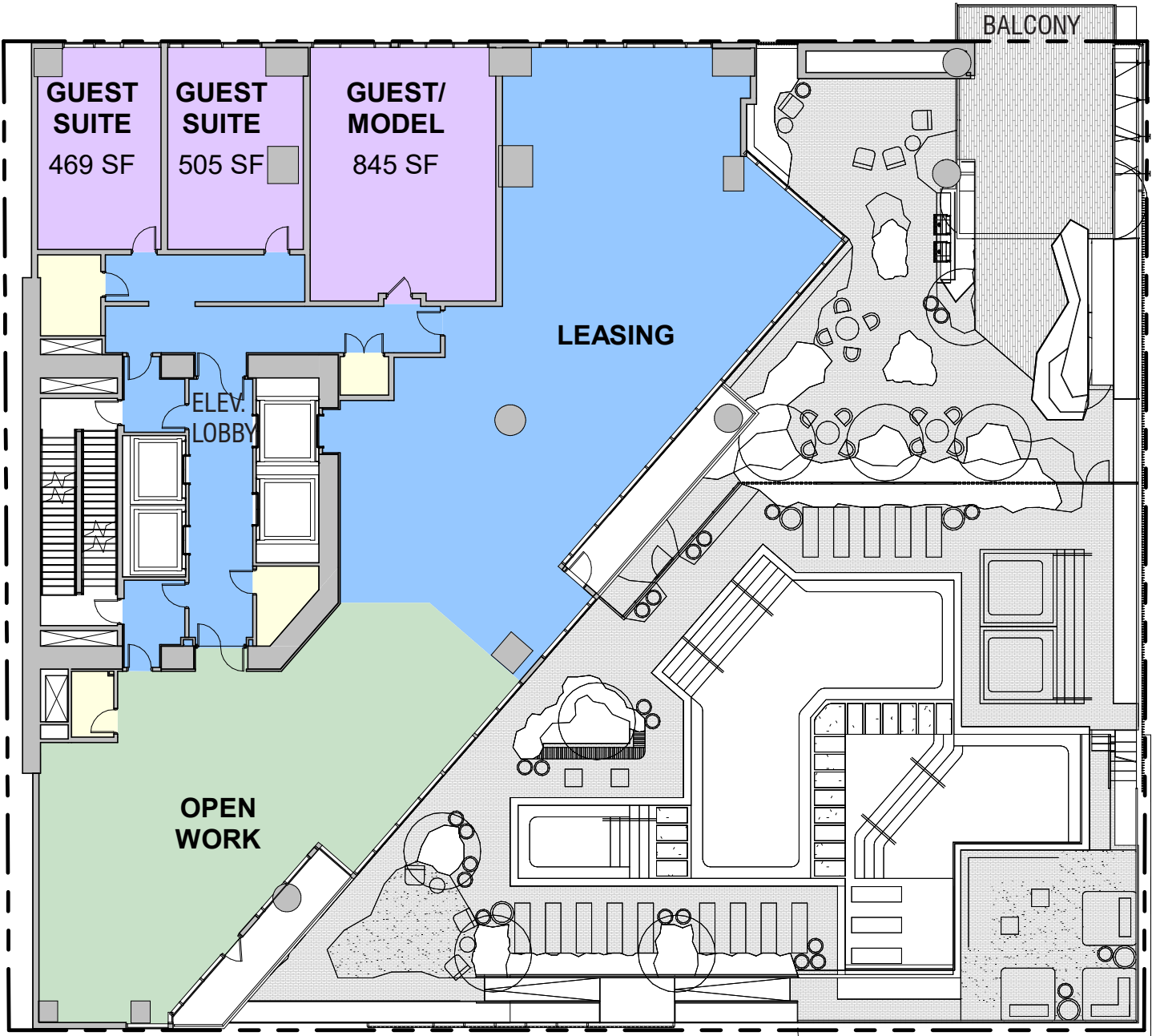
11
cabana tv wall

local source
(example image)

hardscape materials

The selected materials will ground the space with soft tones and natural textures. Occasional nods to the architectural material palette within the landscape bring refined details of a high end residential amenity.

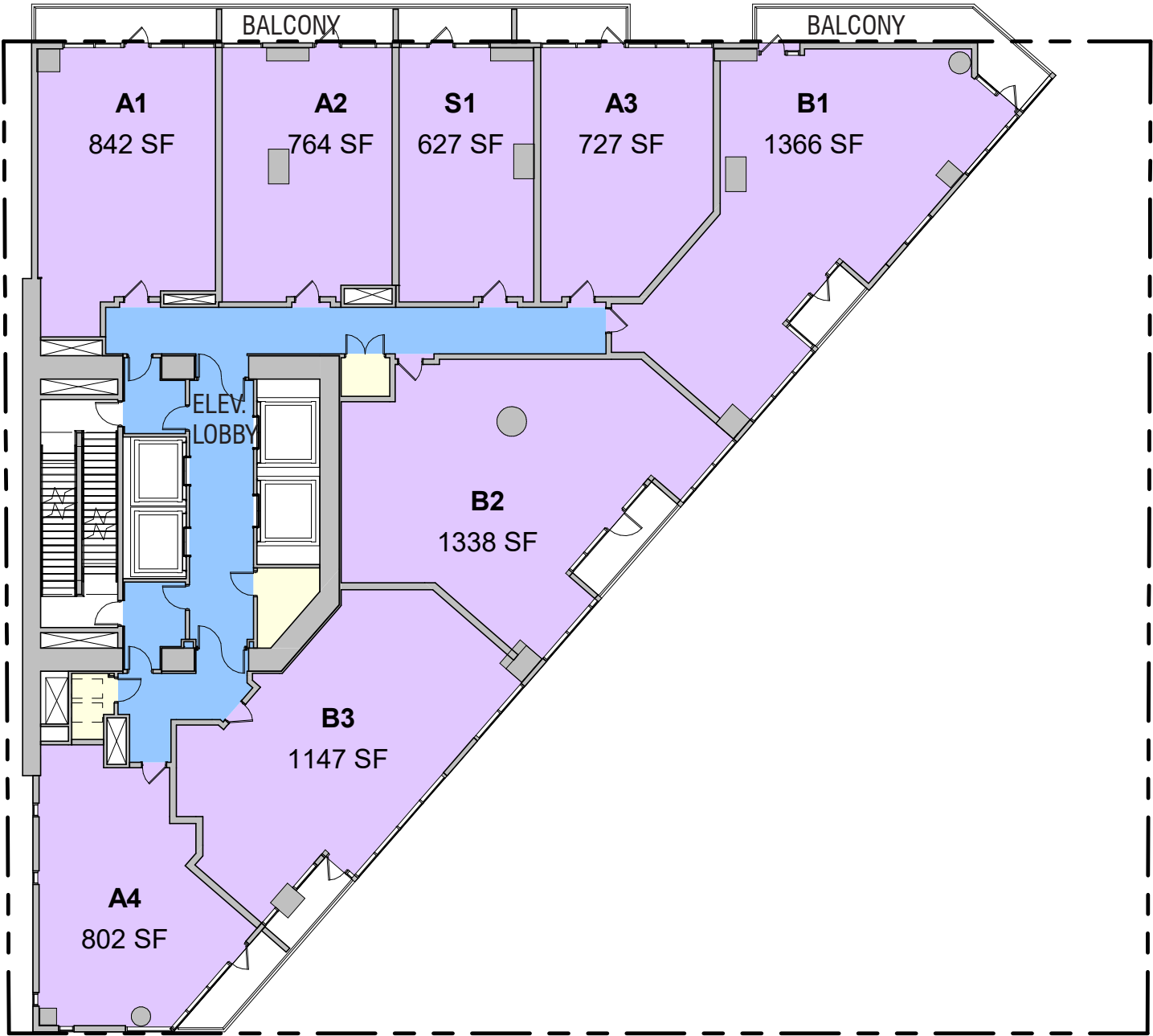
W 6TH STREET



RIO GRAND STREET

ALLEY

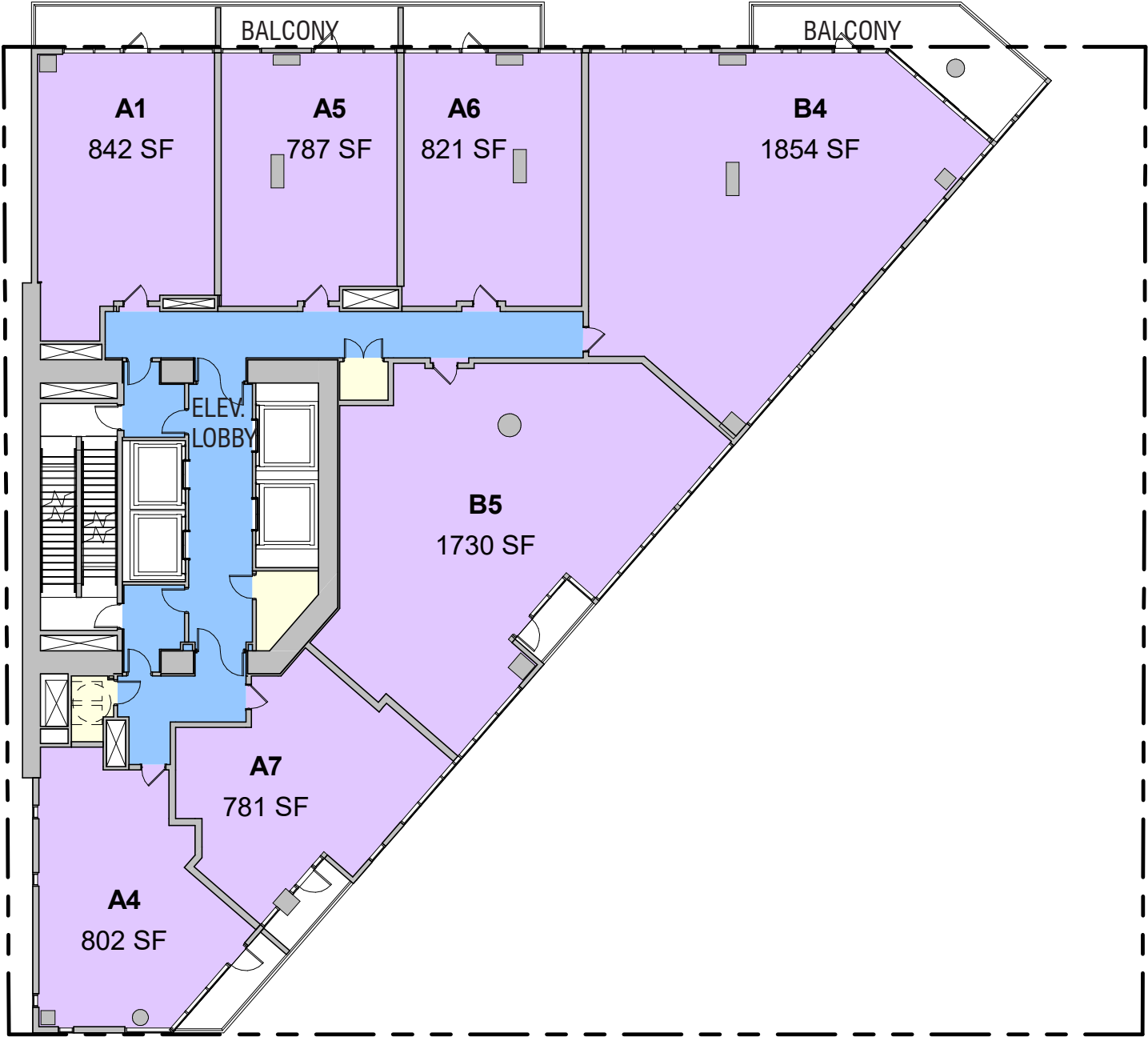
W 6TH STREET



RIO GRAND STREET

ALLEY

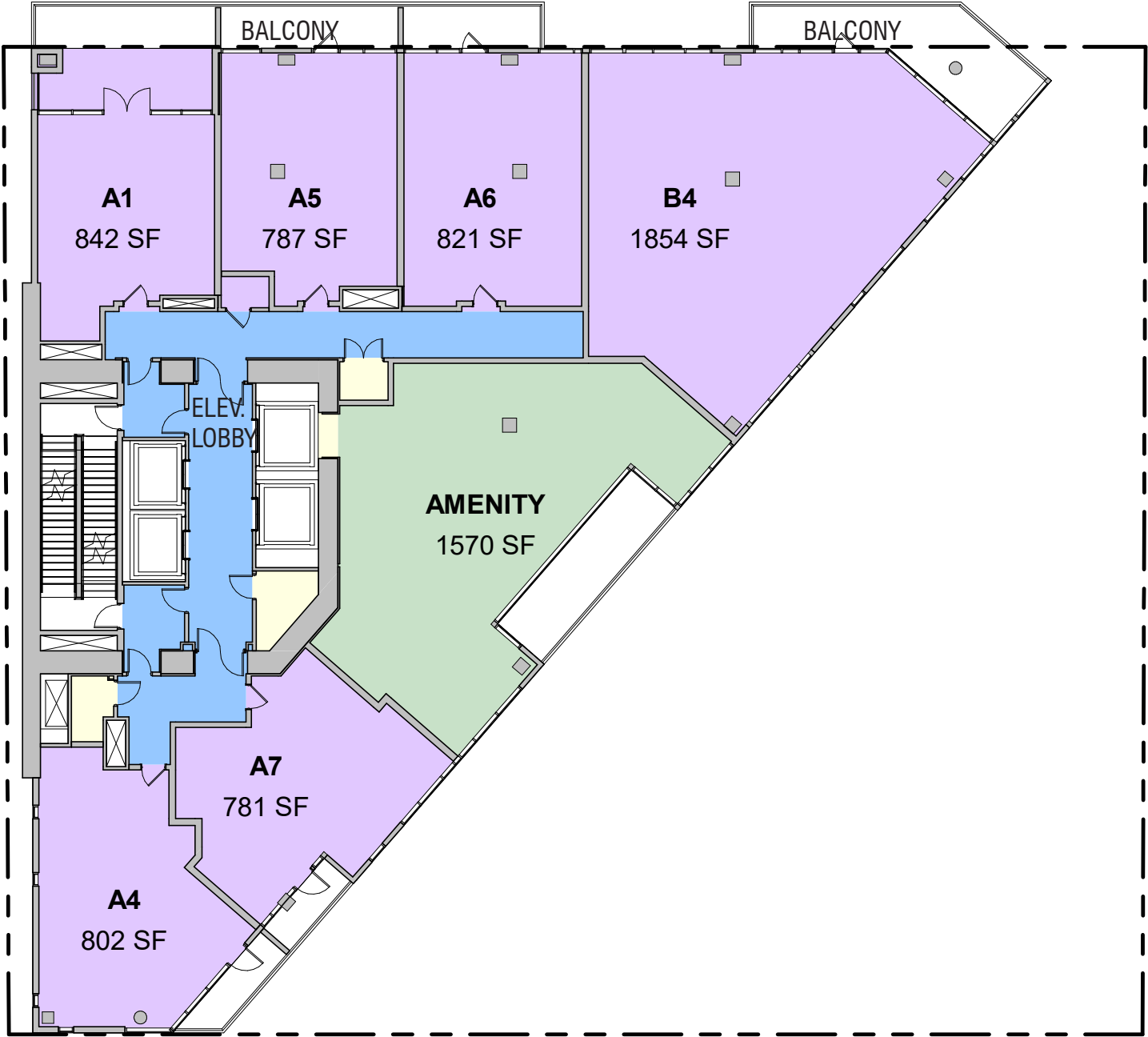
W 6TH STREET



RIO GRAND STREET

ALLEY

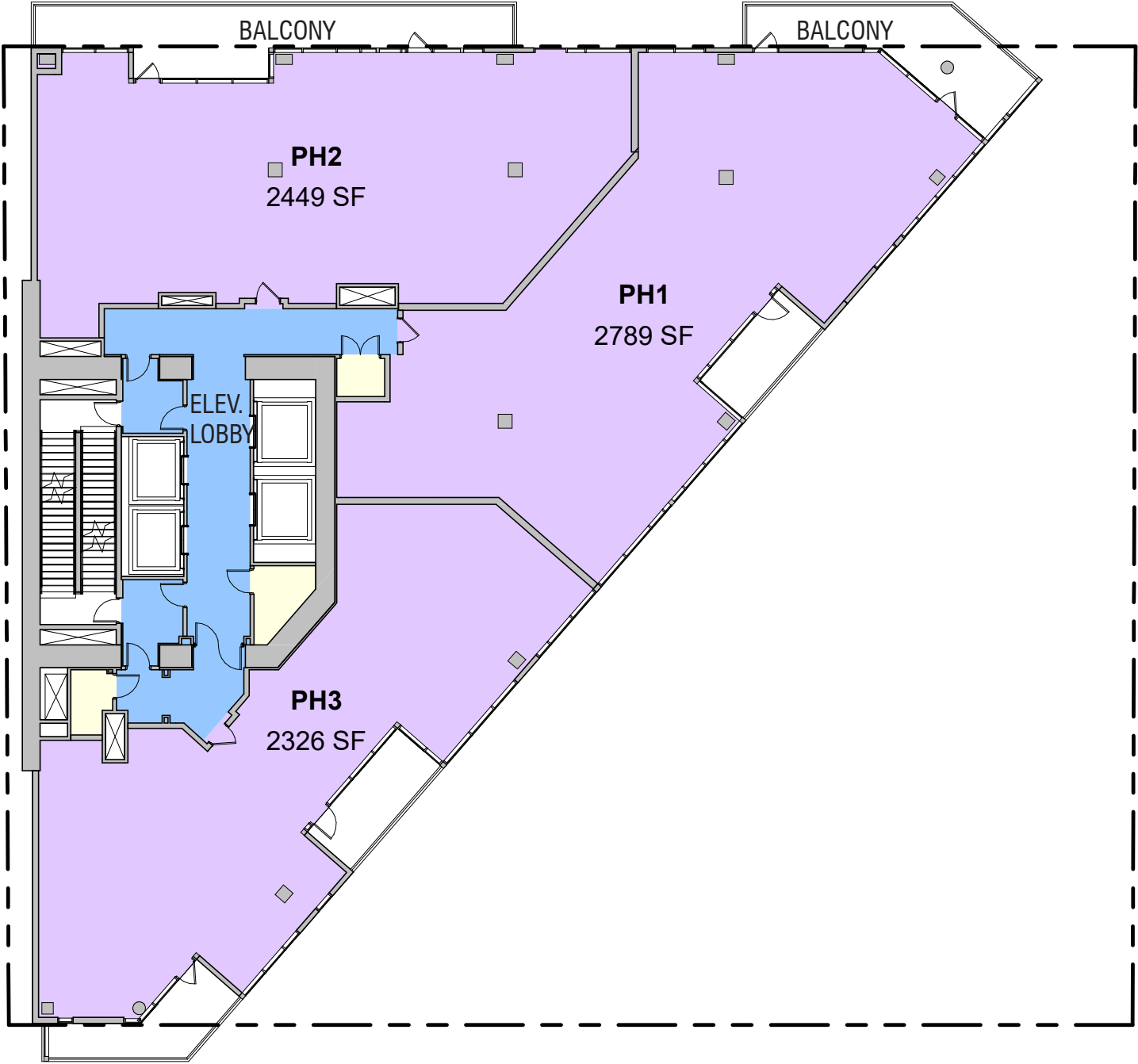
W 6TH STREET



RIO GRAND STREET

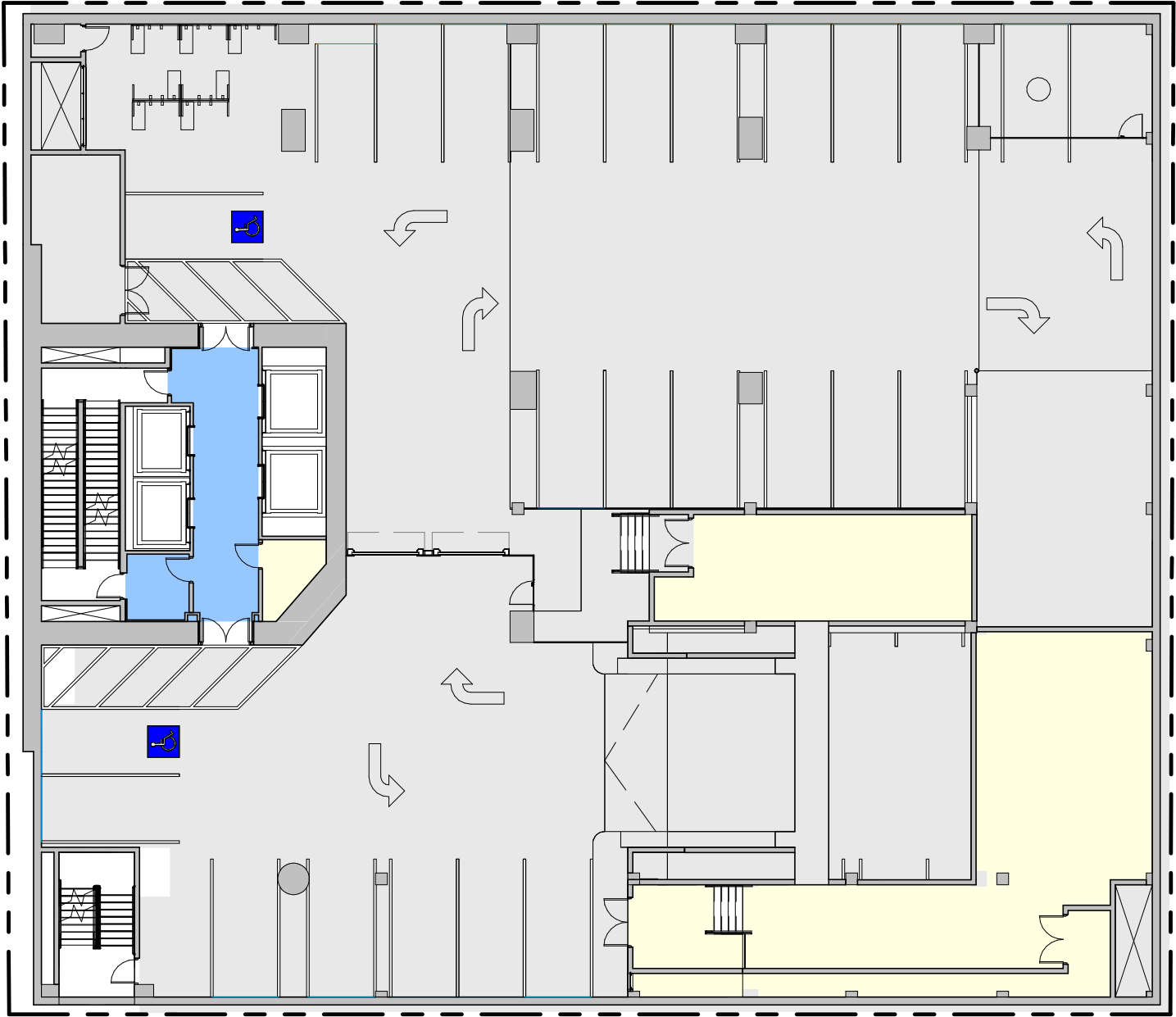
ALLEY

W 6TH STREET



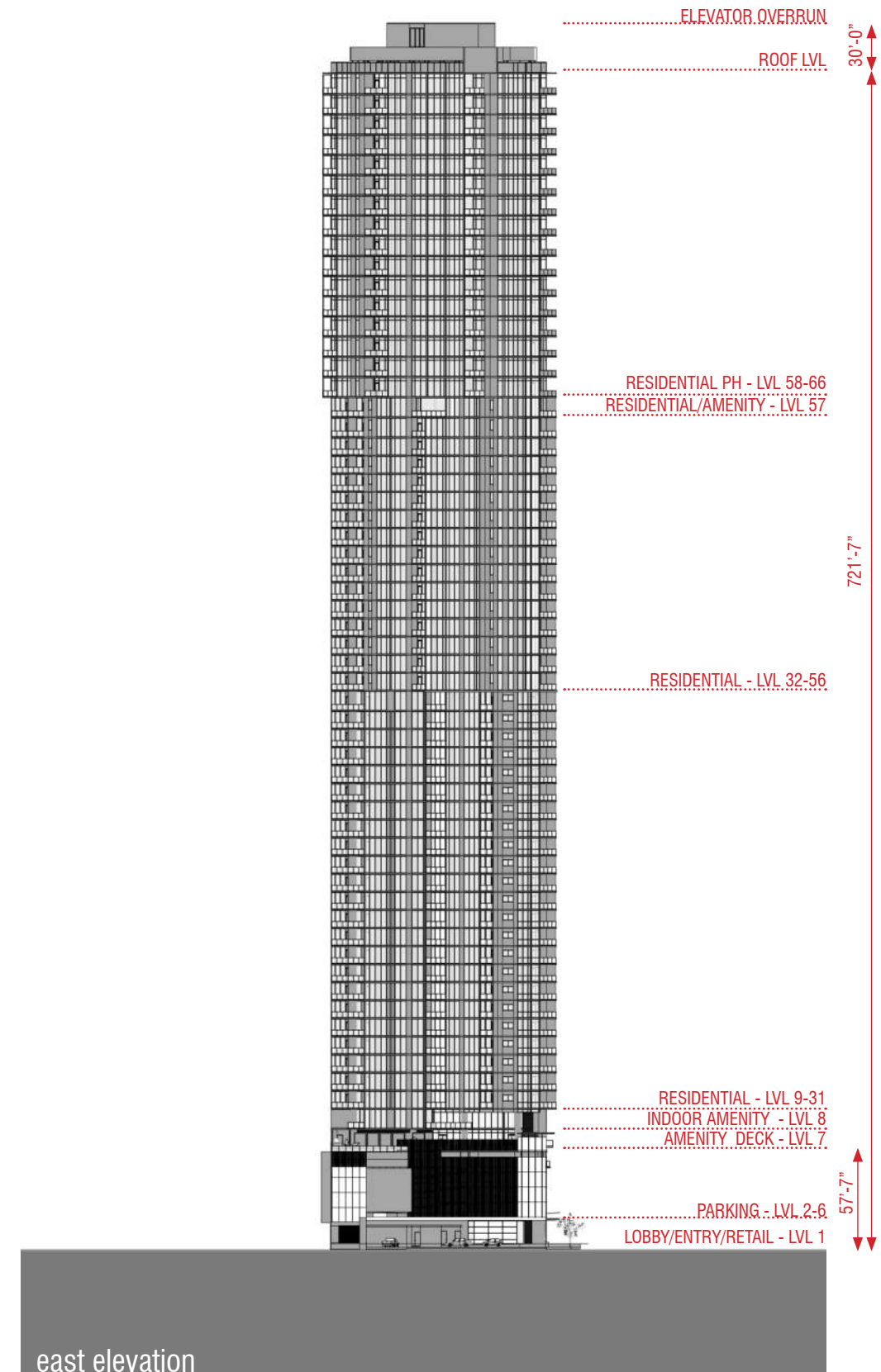
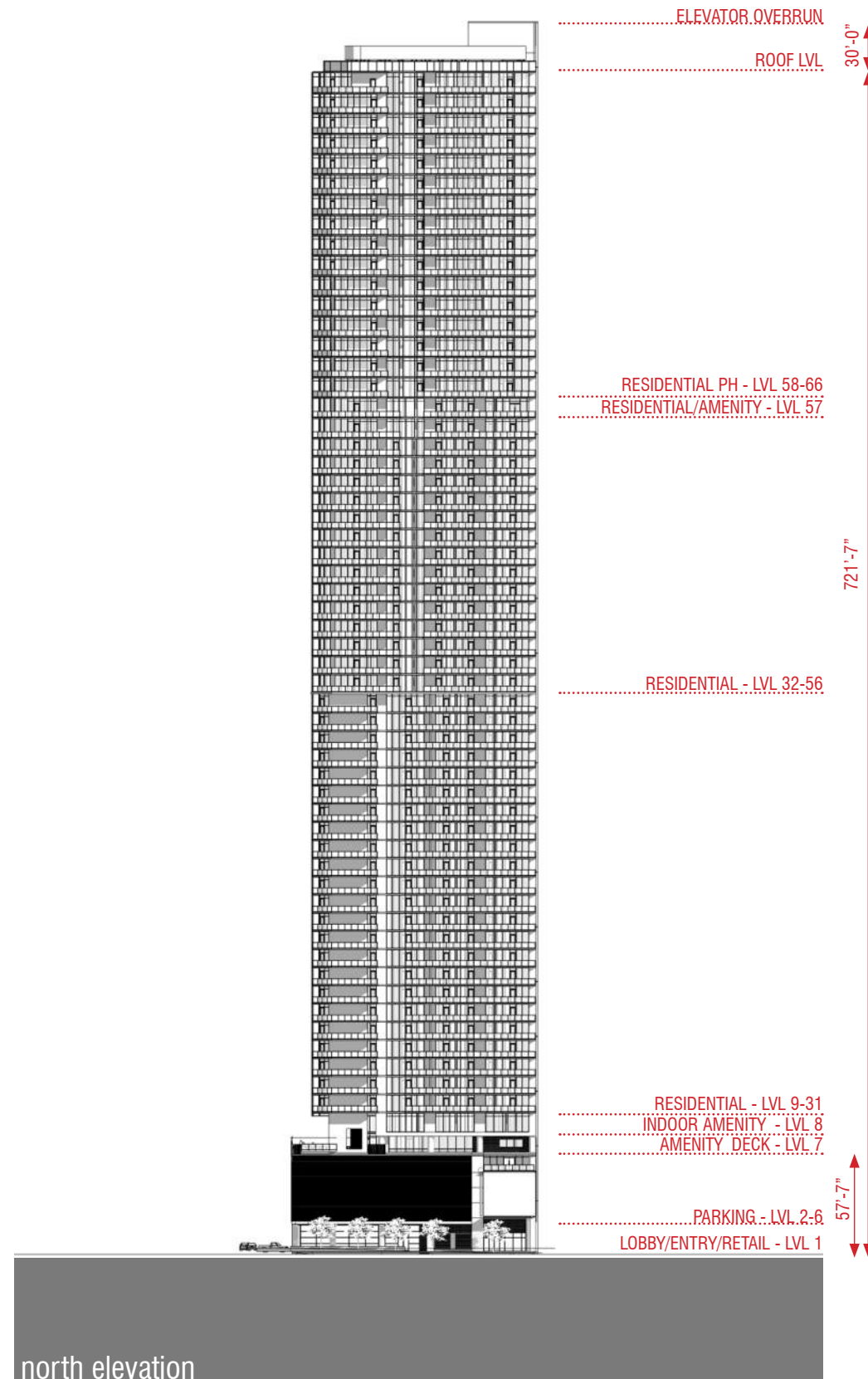
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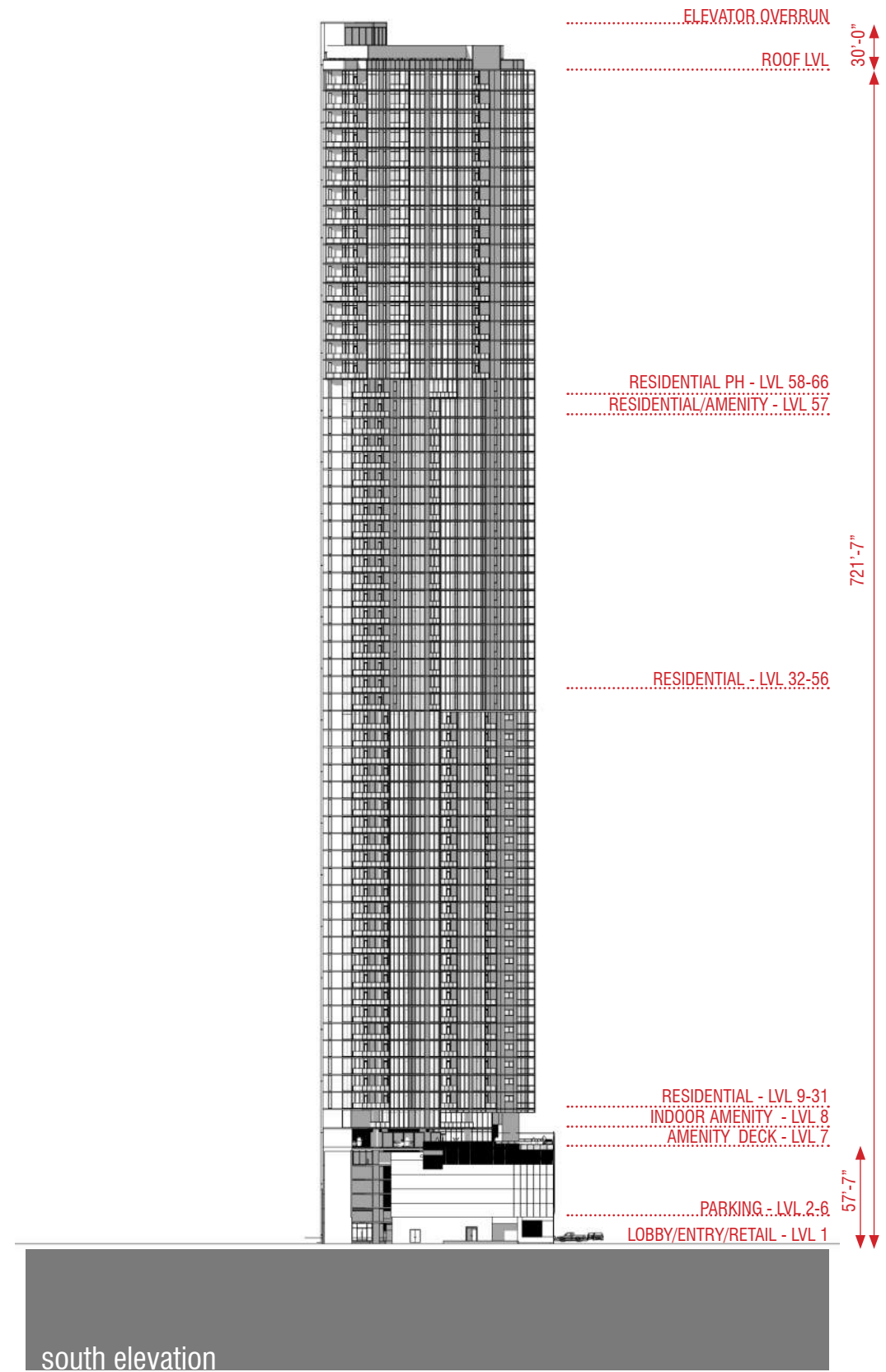
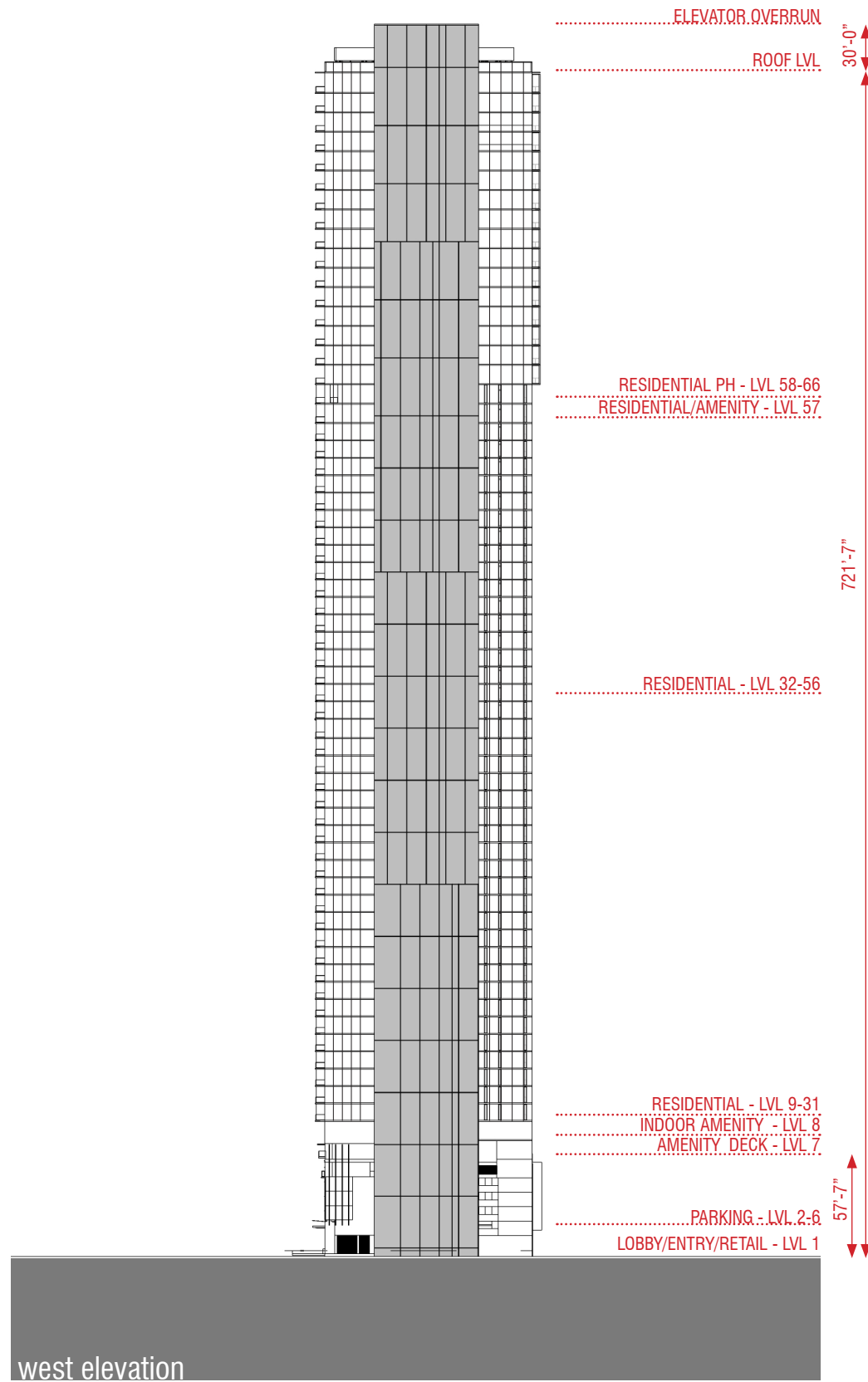
ALLEY

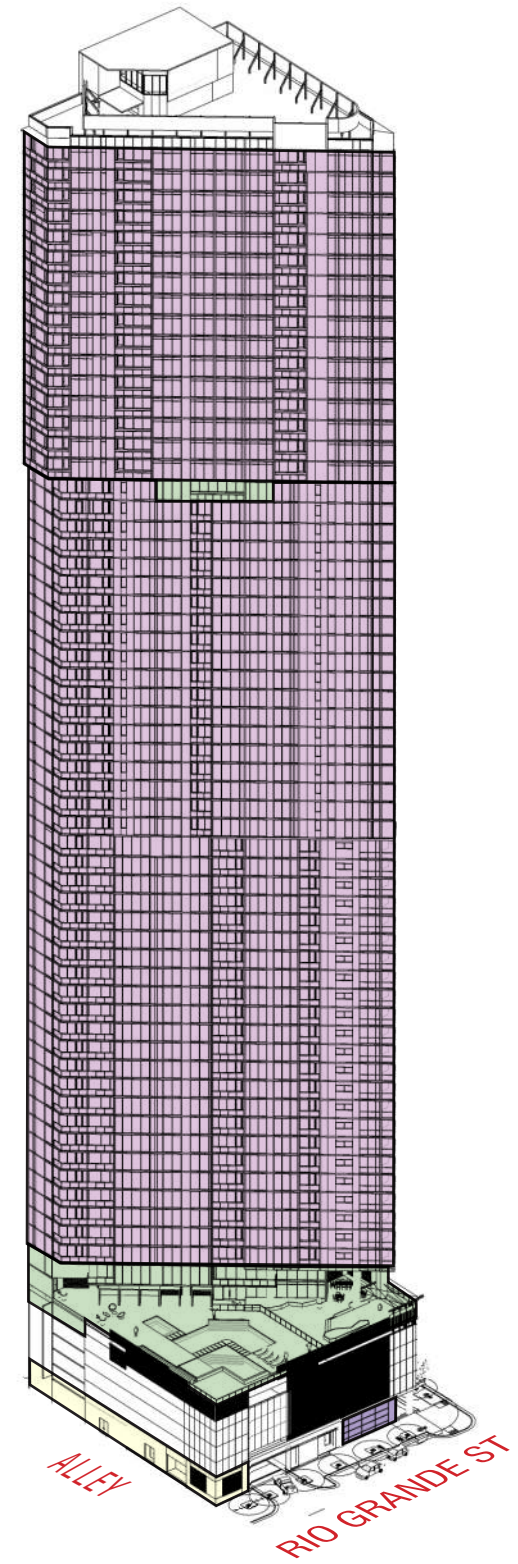
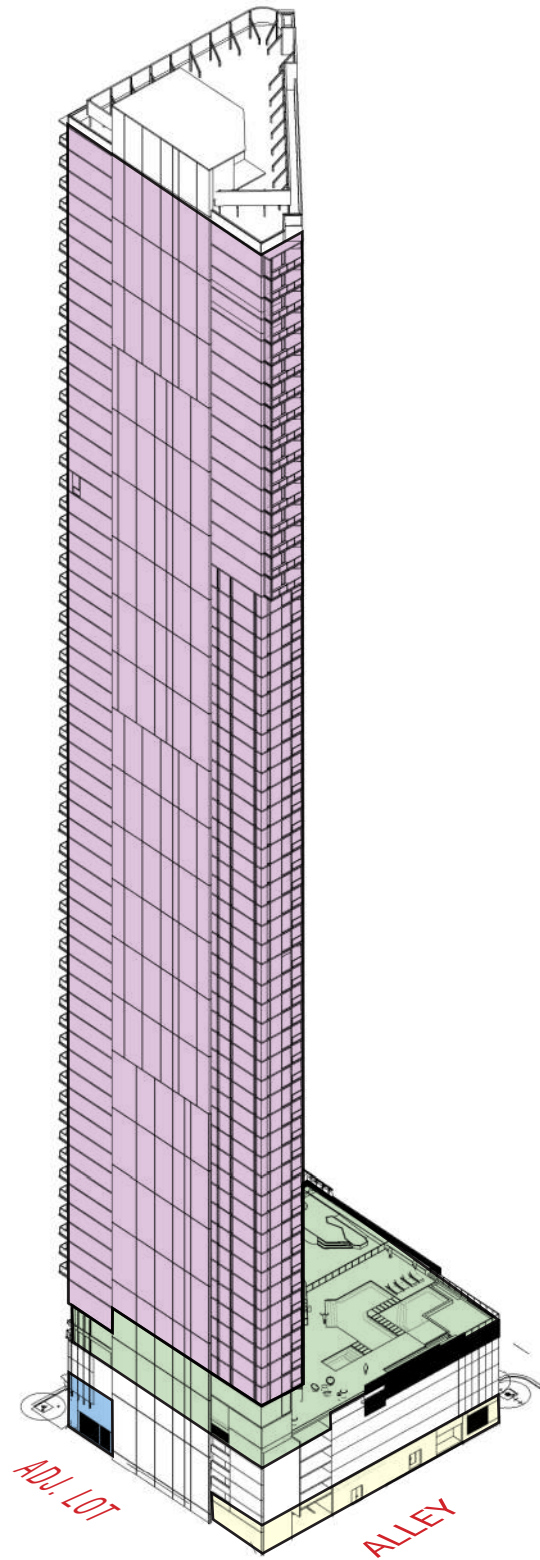
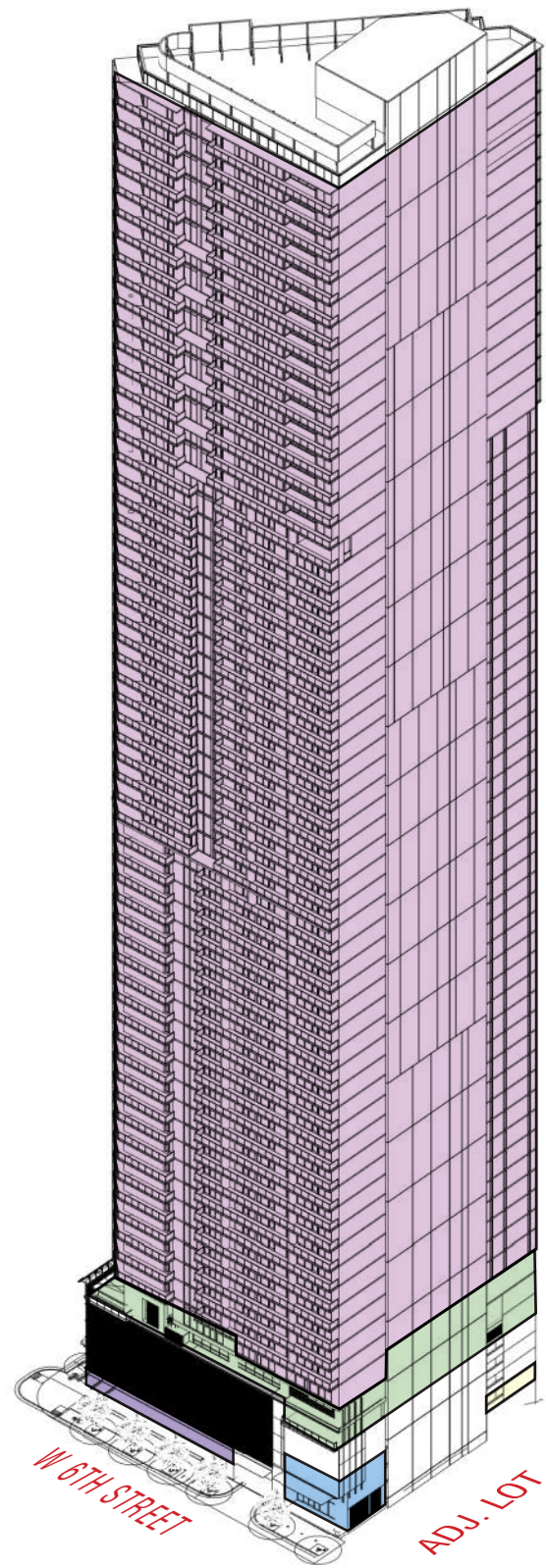
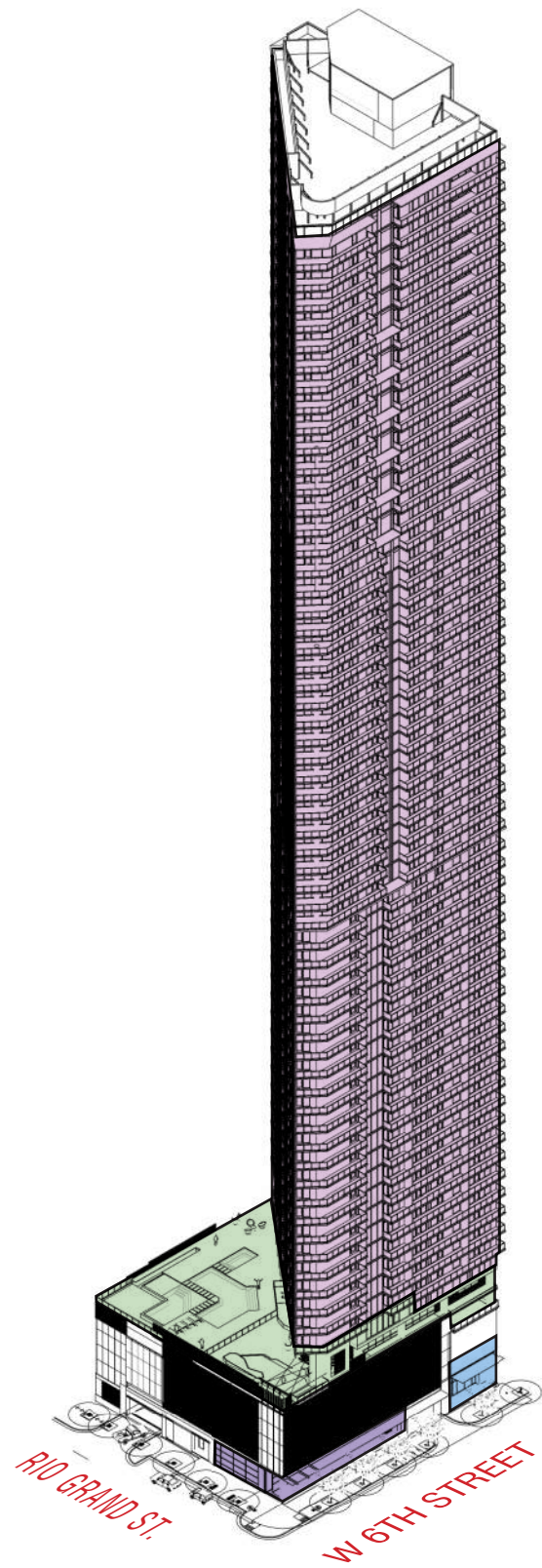


701 W. 6TH | BELOW GRADE PARKING PLAN

Austin, Texas







701 W. 6TH | 3D VIEWS

Austin, Texas

KAIROI
RESIDENTIAL



09.11.2024



701 W. 6TH | RENDERINGS

Austin, Texas

KAIROI
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701 W. 6TH | RENDERINGS

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THANK YOU