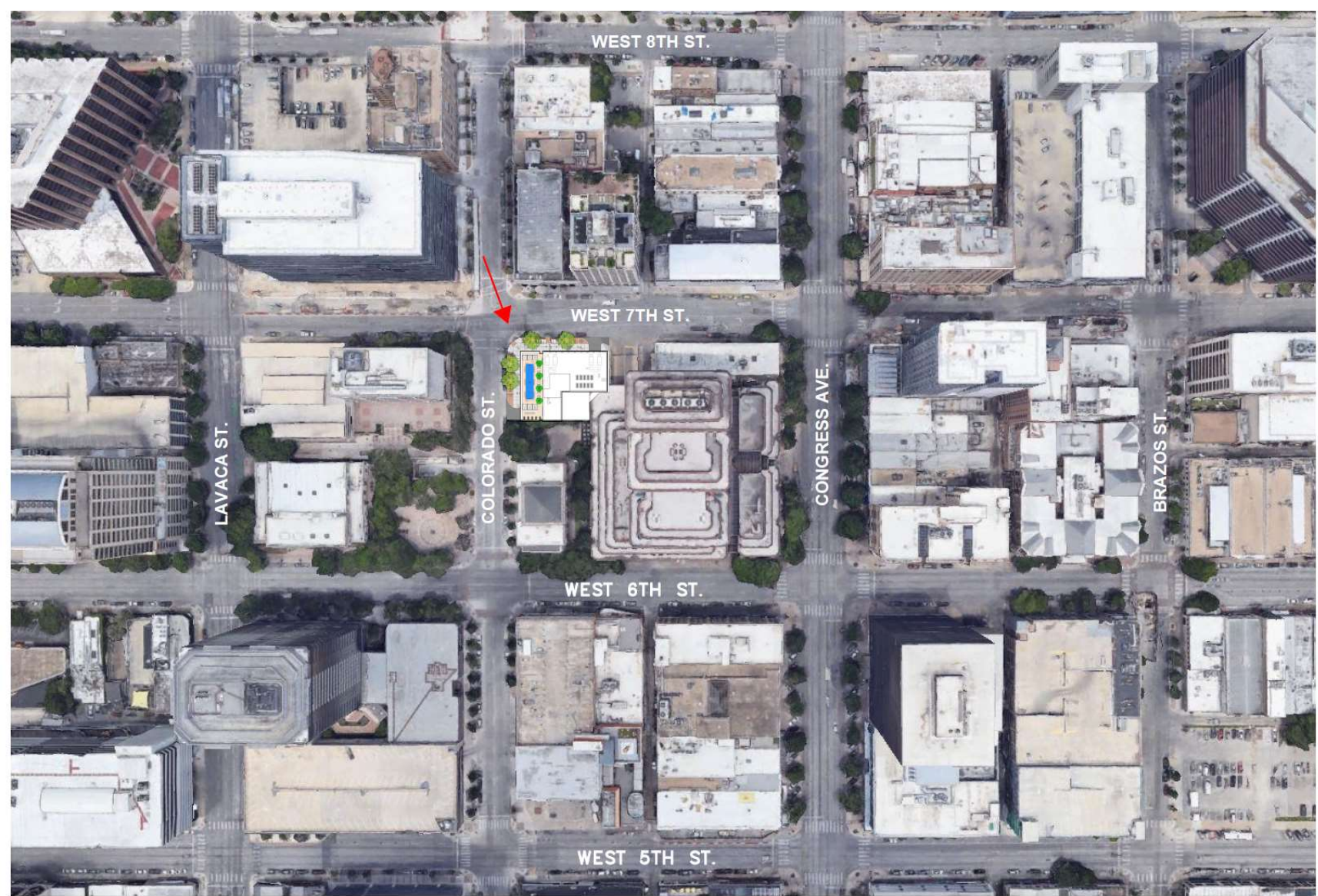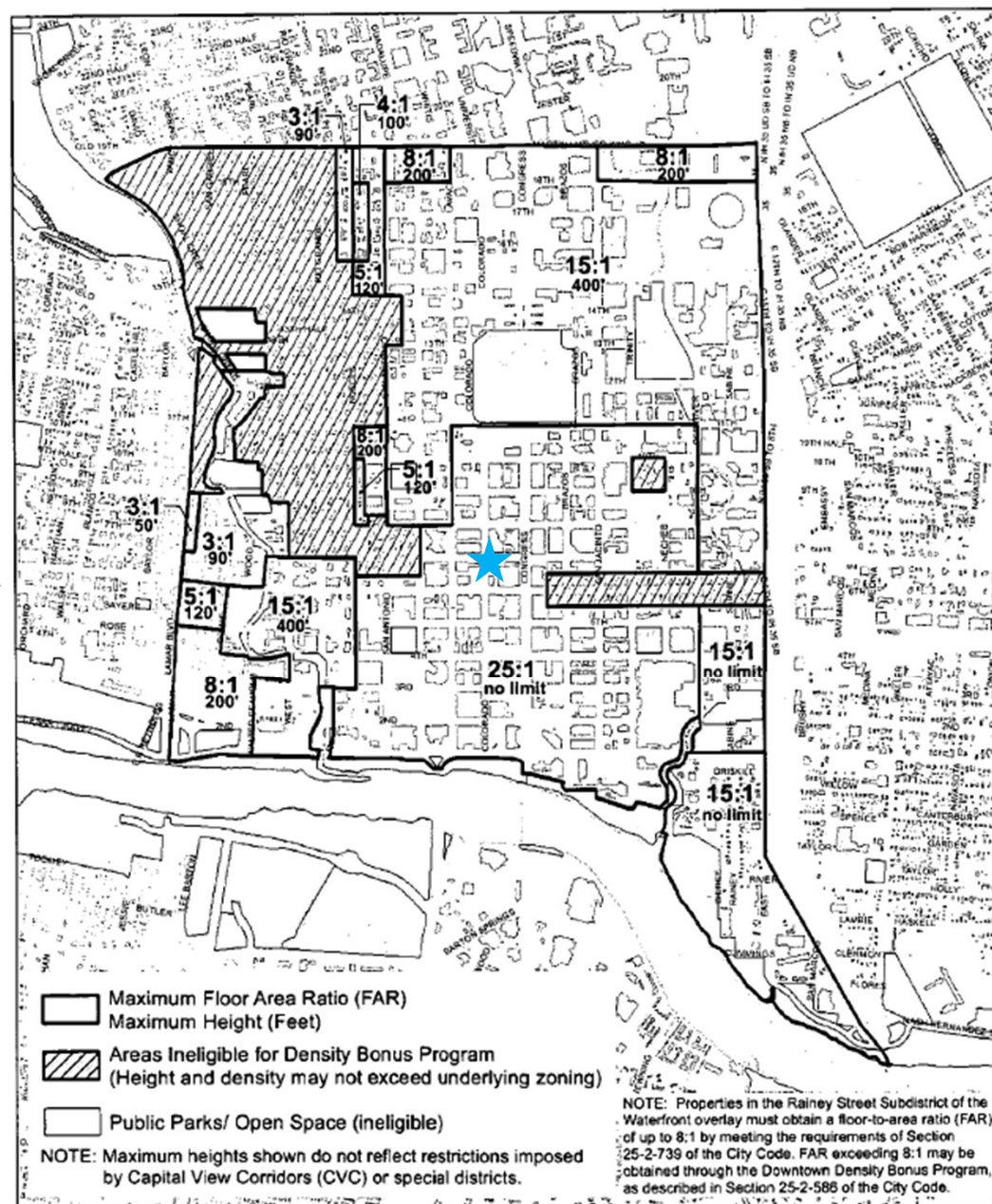# 617 Colorado

Design Commission

September 30, 2020

Aerial – Site Vicinity

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

Current Use

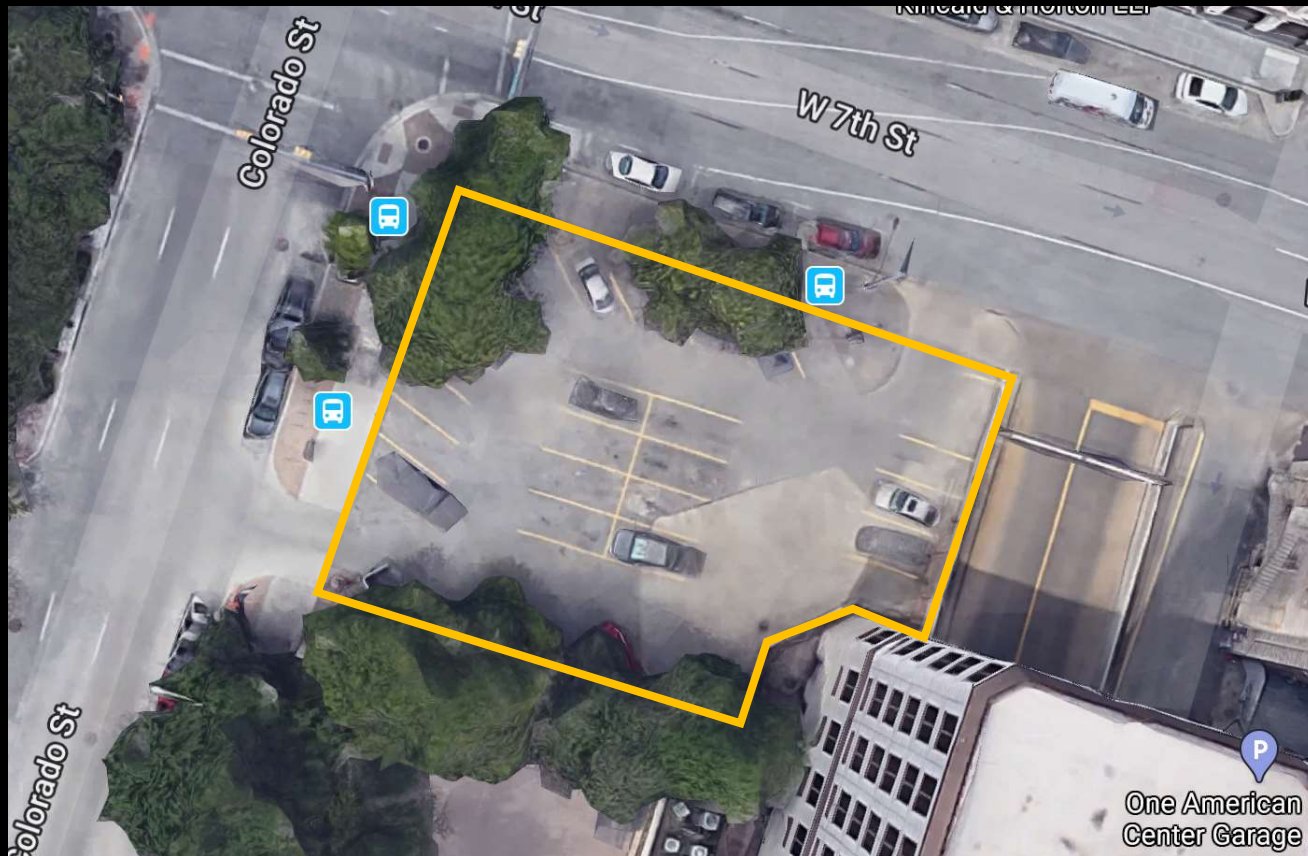Surface parking lot

Zoning

CBD
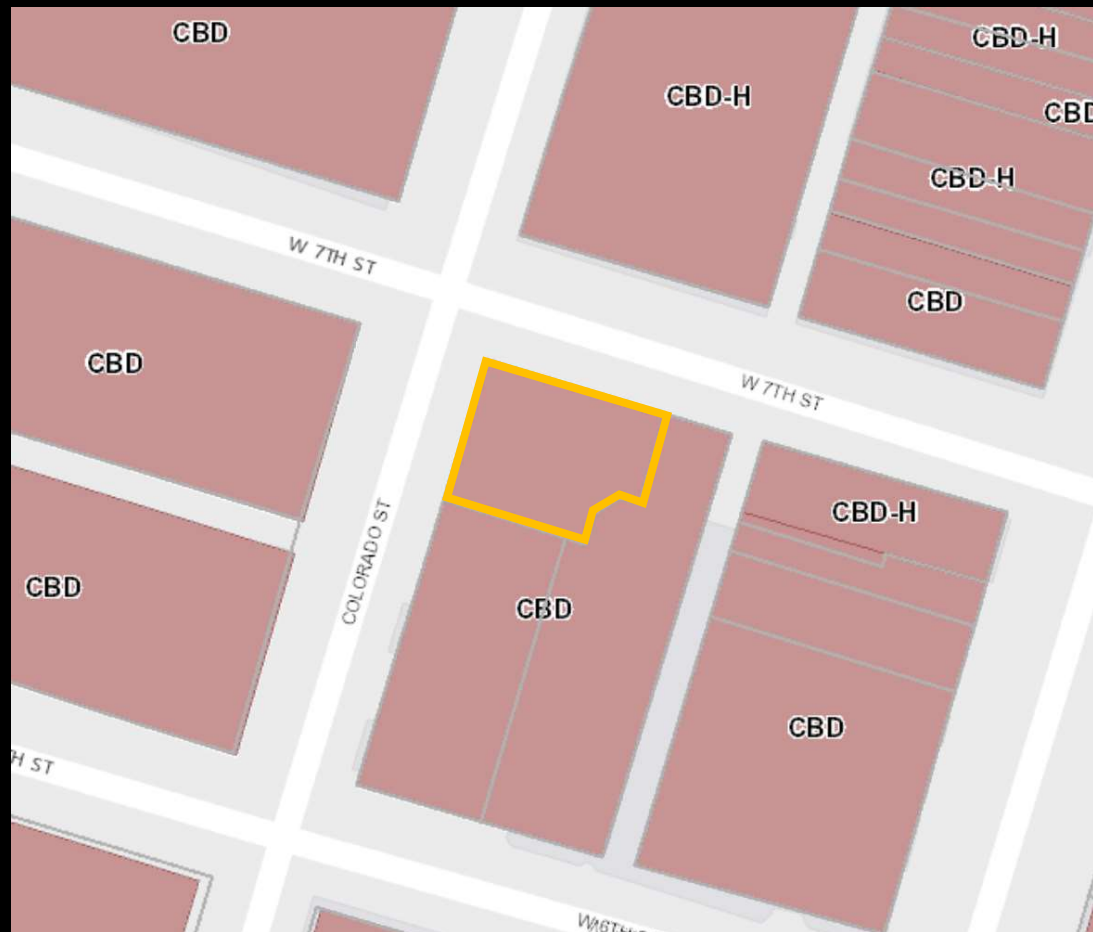
Property Facts

Address: 617 Colorado Street

Lot Size: 0.23 acres / 10,018 square feet

CBD Entitled Height: Unlimited

Proposed Height: 192 feet / 17 floors

CBD Zoning Entitled FAR: 8:1

Proposed DDBP FAR: 13:1

Project Facts

132,655 total Gross Square Feet (GSF)
- Bonus Area = 52,511 GSF

Hotel: 119,401 GSF
- Includes lobby space
- 344 rooms

Cocktail Lounge/Community Amenity Space: 4,827 GSF

Outdoor Terrace: 482 SF

Gatekeeper Requirements

1. 2-Star AE Green Building
   - Project plans to achieve 3-Star AE Green Building Status

2. Great Streets Compliance

3. Substantial Compliance with Downtown Design Guidelines

WEST 7TH STREET   ONE-WAY

(1) CAP METRO BUS SHELTER

(1) COA BIKE RACKS 710S-3 TYP.

EXISTING TRAFFIC LIGHT

COA TRASH RECEPTACLE 432S-8A TYP.

22'-0" TYP.

COA SIDEWALK AMENITY PAVER MIN 8' ZONE, 480S-5 TYP

(2) COA BENCH DETAIL432S-9A TYP.

(3) COA PAVER TREE GRATE DETAIL 437S-1 TYP.
GREAT STREETS TREE
(3) 5" CALIPER DARKE ELM TREE
TREE CANOPY HEIGHT 14-16 FT

(1) COA BIKE RACKS, 710S-3 TYP.

COA DRIVEWAY WITH PAVER APRON. 433S-2B TYP.

EXISTING STREET LIGHT

(2) COA BIKE RACKS, 710S-3 TYP.

COA TRASH RECEPTACLE 432S-8B TYP.
FIRE HYDRANT
EXISTING STREET LIGHT
BUS STOP SIGN

4'-0"

8'-0" AMENITY ZONE

10'-0" CLEAR ZONE

EXISTING ELECTRICAL BOX. RE:CIVIL FOR FURTHER INFORMATION.
(2) COA PAVER TREE GRATE DETAIL 437S-1 TYP.
GREAT STREETS TREE
(2) 5" CALIPER TEXAS RED OAK TREE CANOPY HEIGHT 14-16 FT

REQUIRED CLEARANCE ZONE FOR AUSTIN ENERGY. RE: CIVIL AND ARCH

FUEL FILL STATION

GENERATOR

TRANSFORMER VAULT

STAIR 2

UP

WALK-OFF MATT

FIRE COMMAND 217 SF

PASSENGER LOADING AND DROP OFF ZONE

20'-0"

VESTIBULE

LOBBY

CORRIDOR

(2) COA BENCH DETAIL432S-9A TYP.

8'-0" AMENITY ZONE

4'-0"

22'-0" TYP.

BUS STOP ZONE

41'-8"

UP

ELEV 5

DN

ELEV 3

ELECTRICAL DISCONNECT

ELEVATOR LOBBY

ELEV 6

ELEV 4

TRASH / RECYCLE

3'-0" TYP.

VESTIBULE 1

BOH

(5) COA BIKE RACKS 710S-3 TYP.

EXISTING ELECTRICAL BOX. RE:CIVIL FOR FURTHER INFORMATION.

FIRE PUMP

UP

STAIR 1

COLORADO STREET

COA SIDEWALK AMENITY PAVER MIN 8' ZONE 480S-5 TYP.

GARAGE

N

0'   4'   8'   16'

Urban Forests

Street Trees

120 cf
Street Type A - Option A - 12 ft Trees

193 cf
Street Type C, D, E - 15 ft Trees

DMS - Landscape area dimensions shown in sections provided by DMS

324 cf
Street Type B - PUD & Option A - 30 ft Trees

Note: This is the only section that meets recommendations for soil volume
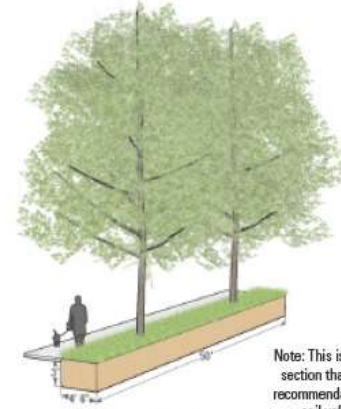
675 cf
Street Type F1 / F2 - 40 ft Trees
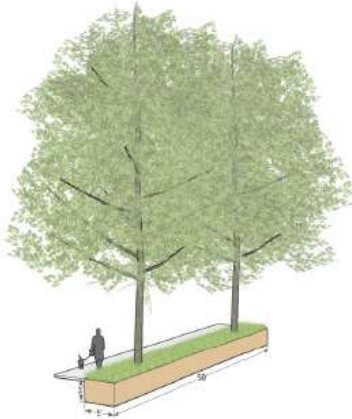
750 cf
Ideal - Option A - 45 ft Trees

Recommended landscape area dimensions for maximum tree health

Note: By increasing the width by 1 ft the volume of soil increases by 225 cf

900 cf
Ideal - Option B - 55 ft Trees

Benefits of Urban Forests

- 700 - 1200 cf of soil per tree recommended for healthy growth[1]

- Street trees with 1000 cf of soil can absorb up to 20,000 gallons of storm water in 1 hour[2]

1: University of Florida IFAS Extension; Athens-Clark Country, GA Planning Department; City of Emeryville, CA Planning Department; Cleveland Species Planting Guide; North Carolina Planning Manual; 2: The Southern Group of State Foresters; Human-Environment Research Laboratory at University of Illinois at Urbana Champaign

vestibule

lobby

LEVEL 01 PARTIAL PLAN
SCALE: 1:80

living room 02

central seating area

window seating

bar

high tables

living room 03

check-in area

communal table

bakery

outdoor terrace

living room 01

work area

LEVEL 02 PLAN
SCALE: 1:80

617 Colorado Hotel - Public Space Floorplans

working day passes

working day pass includes:

- superfast free Wi-Fi
- meeting rooms at a discounted hourly rate (if available)
- water with unlimited free refills from the bar
- access to events on the day
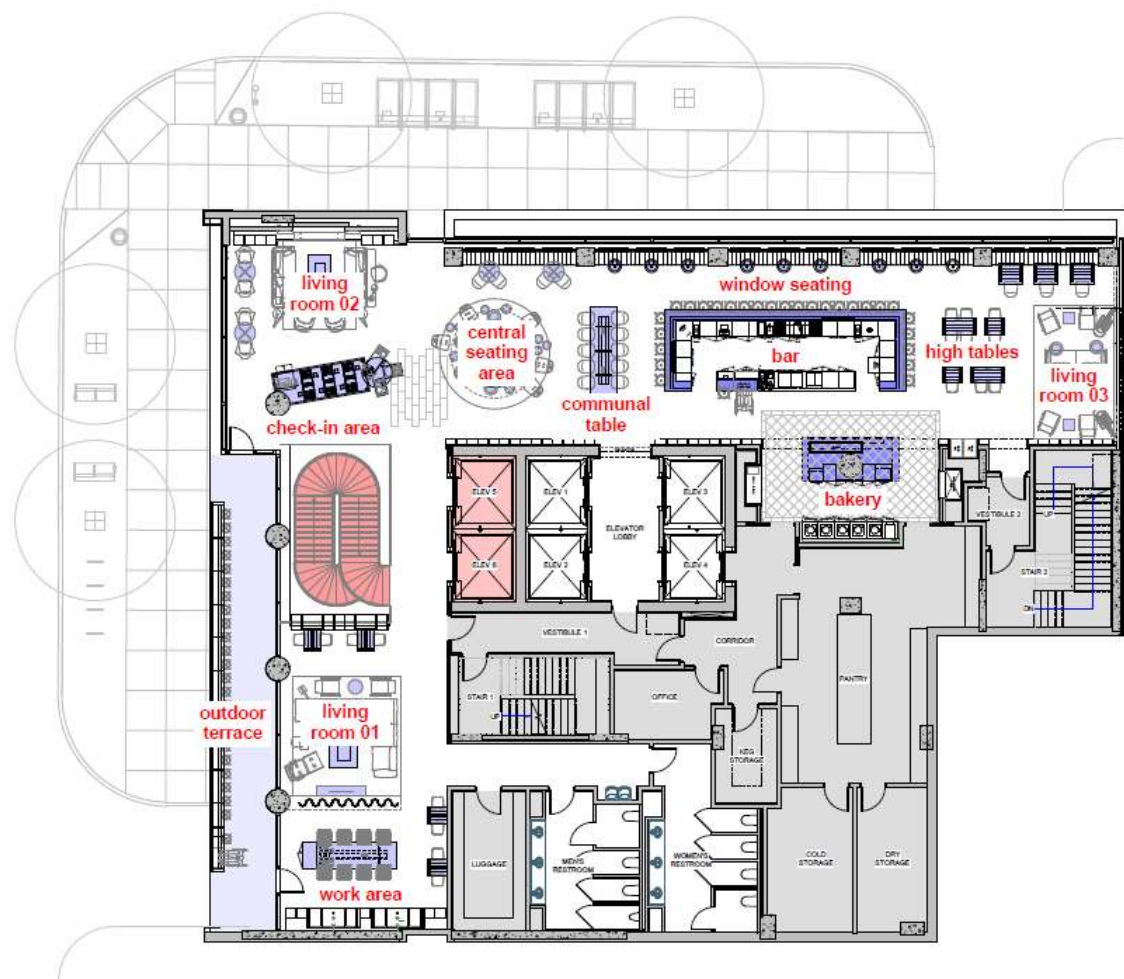
free passes for teachers:

- 5 passes each day
- must show ID as an Austin area teacher

Area Wide 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	☑
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	☑
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	N/A

NORTH VIEW

AW 1: Create Dense Development
AW 2: Create Mixed-Use Development
AW 3: Limit Development Which Closes Downtown Streets
AW 4: Buffer Neighborhood Edges
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AW 10: Avoid The Development Of Theme Environments

WEST VIEW

AW 1: Create Dense Development

AW 2: Create Mixed-Use Development

AW 3: Limit Development Which Closes Downtown Streets

AW 4: Buffer Neighborhood Edges

AW 5: Incorporate Civic Art in Public and Private Development
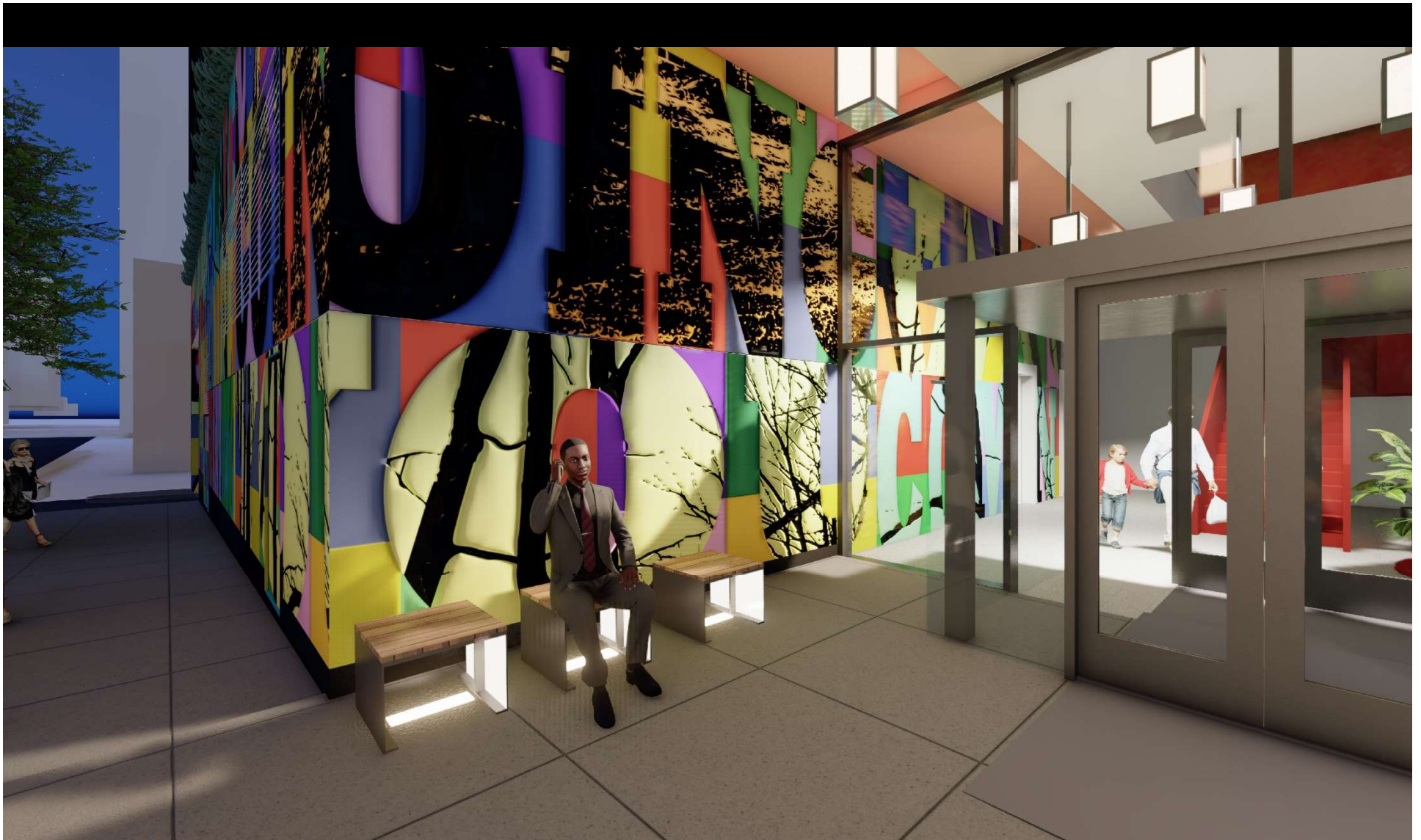
AW 6: Protect Important Public Views

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Public Streetscape Guidelines

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	☑
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	☑

WEST VIEW

PS 1: Protect The Pedestrian Where The Building Meets The Street
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Building Guidelines

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	☑

PASSENGER LOADING AND

20'-0"

41'-8"

BUS STOP ZONE

FUEL FILL STATION

VESTIBULE

FIRE COMMAND 217 SF

GENERATOR

TRANSFORMER VAULT

STAIR 2

UP

LOBBY

CORRIDOR

UP

ELEV 5

DN

ELEV 3

ELECTRICAL DISCONNECT

ELEVATOR LOBBY

ELEV 6

ELEV 4

TRASH / RECYCLE

VESTIBULE 1

BOH

FIRE PUMP

STAIR 1

UP

N

0' 5' 10' 20'

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 Inclusion Of Local Character

B 5: Control On-Site Parking
B 6: Create Quality Construction
B 7: Create Buildings With Human Scale

25

Request

We respectfully request your recommendation that we substantially comply with the Urban Design Guidelines in conjunction with our Downtown Density Bonus Program application.

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AW.11	Recycle existing building stock	N/A

AW 1: **Create Dense Development**

AW 2: **Create Mixed-Use Development**

AW 3: **Limit Development Which Closes Downtown Streets**

AW 4: **Buffer Neighborhood Edges**

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AW 6: **Protect Important Public Views**

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AW 10: **Avoid The Development Of Theme Environments**

NORTHWEST VIEW

AW 1: Create Dense Development	**AW 7: Avoid Historical Misinterpretations**
AW 2: Create Mixed-Use Development	**AW 8: Respect Adjacent Historic Buildings**
AW 3: Limit Development Which Closes Downtown Streets	AW 9: Acknowledge that Rooftops are Seen from Other Buildings and the Street
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living room & terrace

communal table

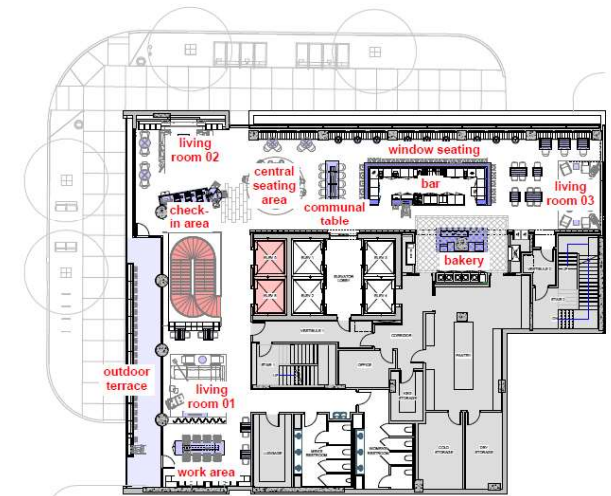central seating area & communal table

lobby

bar

work area
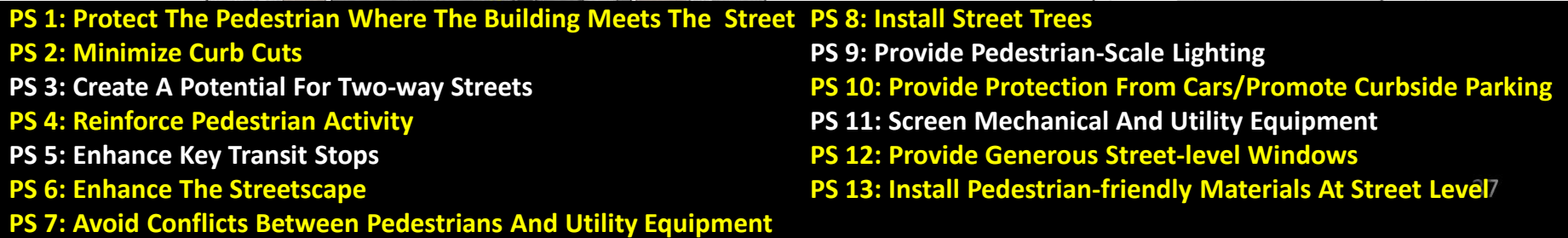

living room

2nd floor key plan

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PS.11	Screen mechanical and utility equipment	☑
PS.12	Provide generous street-level windows	☑
PS.13	Install pedestrian-friendly materials at street level	☑

WEST VIEW LOOKING NORTH

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The site plan includes the following labeled elements:

- EXISTING TRAFFIC LIGHT
- COA TRASH RECEPTACLE 432S-8A TYP.
- COA TRASH RECEPTACLE 432S-8B TYP.
- EXISTING LIGHT POLE
- EXISTING ELECTRICAL BOX RE:CIVIL FOR FURTHER INFORMATION.
- (2) COA PAVER TREE GRATE DETAIL 437S-1 TYP.
- (2) COA BENCH DETAIL 432S-9A TYP.
- GREAT STREETS TREE (2) 5" CALIPER TEXAS RED OAK TREE TREE CANOPY HEIGHT 14-16 FT
- (5) COA BIKE RACKS 710S-3 TYP.
- EXISTING ELECTRICAL BOX. RE:CIVIL FOR FURTHER INFORMATION.
- (2) CAP METRO BUS SHELTER
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- EXISTING LIGHT POLE
- 12'-0" CLEAR ZONE
- 8'-0" AMENITY ZONE
- PASSENGER LOADING AND DROP OFF ZONE
- COLORADO STREET

Floor plan labels: FUEL FILL STATION, VESTIBULE, FIRE COMMAND 217 SF, GENERATOR, TRANSFORMER VAULT, WALK-OFF MATT, LOBBY, CORRIDOR, UP, ELEV 5, ELEV 6, DN, ELEVATOR LOBBY, ELEV 3, ELEV 4, ELECTRICAL DISCONNECT, TRASH / RECYCLE, VESTIBULE 1, BOH, FIRE PUMP, STAIR 1, STAIR 2, GARAGE

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Plazas and Open Space Guidelines

PZ.1	Treat the four squares with special consideration	**N/A**
PZ.2	Contribute to an open space network	**N/A**
PZ.3	Emphasize connections to parks and greenways	**N/A**
PZ.4	Incorporate open space into residential development	**N/A**
PZ.5	Develop green roofs	**N/A**
PZ.6	Provide plazas in high use areas	**N/A**
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	**N/A**
PZ.10	Provide an appropriate amount of plaza seating	**N/A**
PZ.11	Provide visual and spatial complexity in public spaces	☑
PZ.12	Use plants to enliven urban spaces	☑
PZ.13	Provide interactive civic art and fountains in plazas	☑
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**

PZ 11: Provide Visual and Spatial Complexity in Public Spaces
PZ 12: Use Plants to Enliven Urban Spaces
PZ 13: Provide Interactive Civic Art and Fountains

40

PZ 11: Provide Visual and Spatial Complexity in Public Spaces

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NORTH VIEW

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NORTHWEST VIEW

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617 Colorado Hotel | Austin, TX

DESIGNWORKSHOP

617 Colorado Hotel | Austin, TX
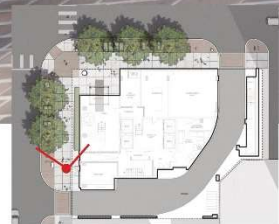
DESIGNWORKSHOP

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DESIGNWORKSHOP

NORTH VIEW

NORTHWEST VIEW

WEST VIEW