

Tall Buildings?



HYDE PARK

**PANORAMIC VIEW OF
AUSTIN, TEXAS.**

Published by the
Austin History Center
1000 Red River Street
Austin, Texas 78701
© 1998
All rights reserved. No part of
this publication may be
reproduced without
the prior written consent
of the publisher.

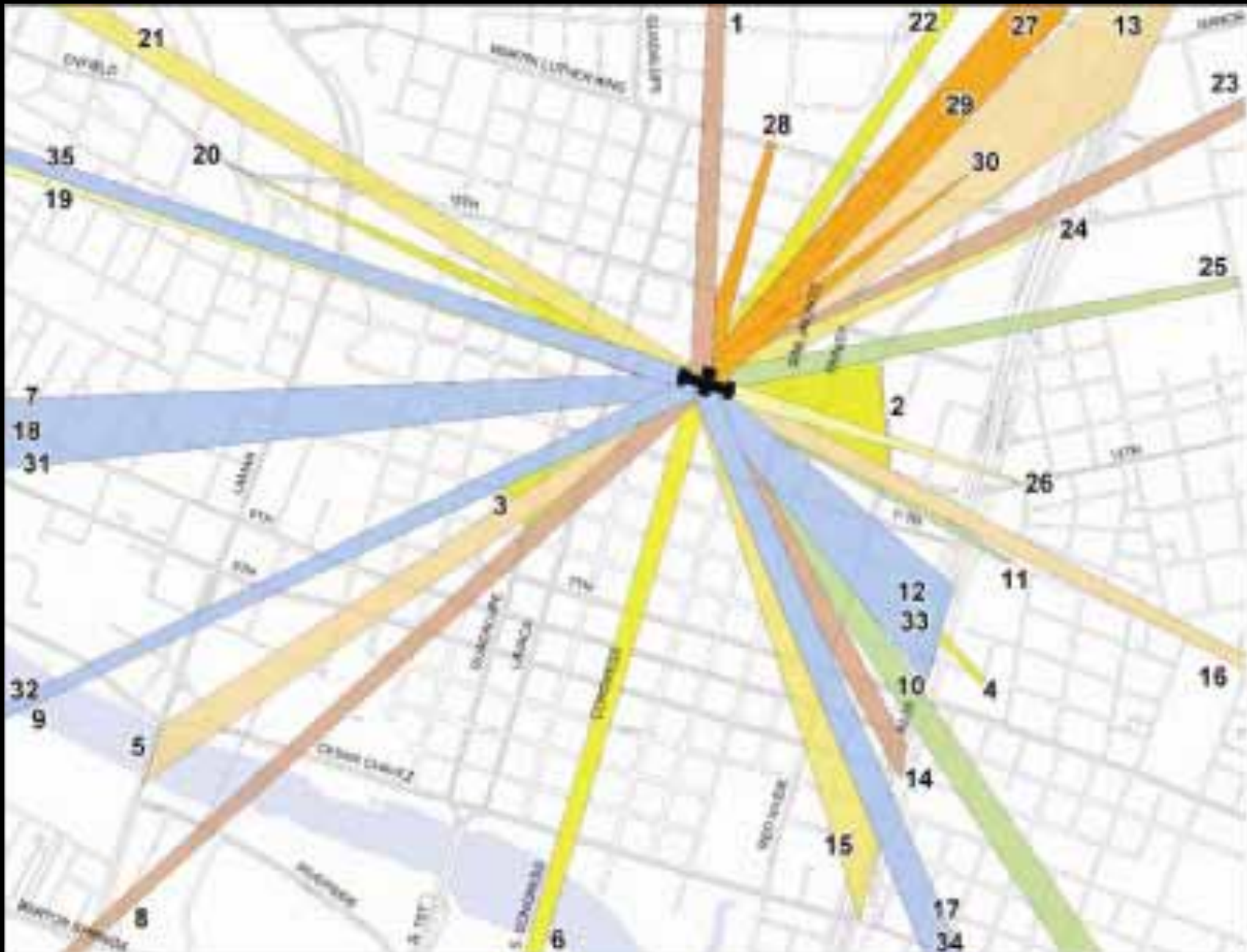
PICA 22984, Austin History Center, Austin Public Library





















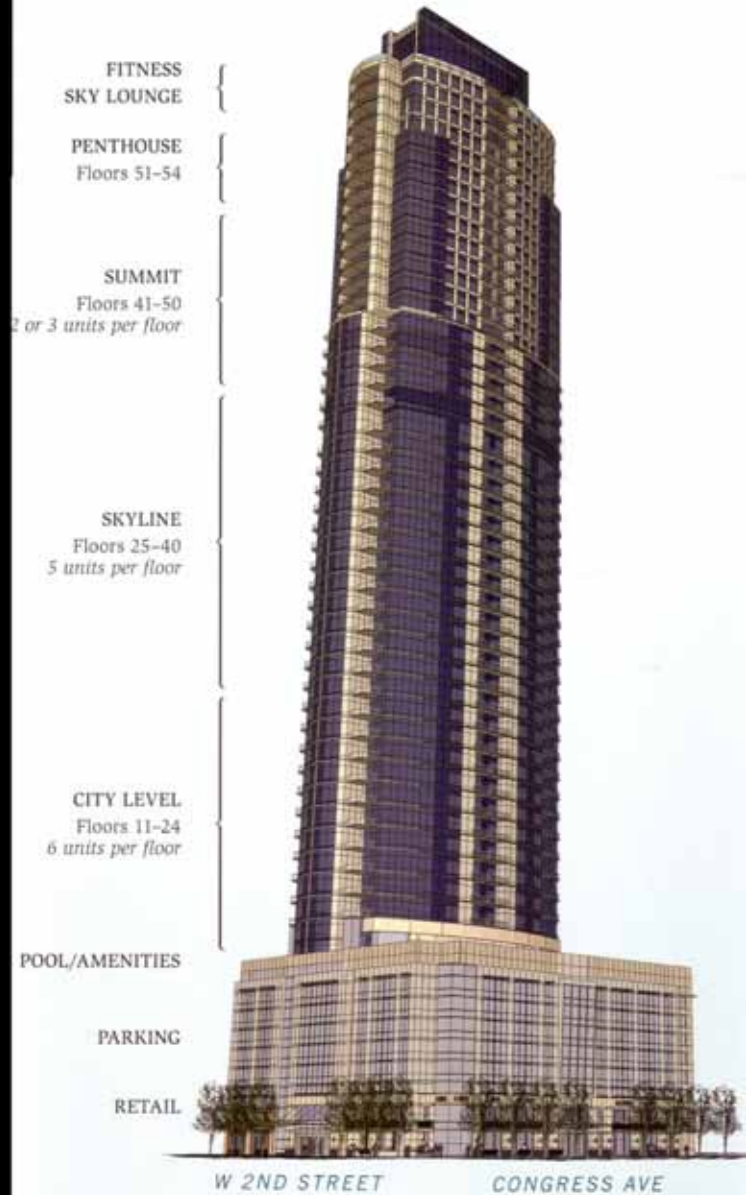








While The Austonian offers a higher level of living to all its residents, a variety of floor configurations are available to accommodate every individual lifestyle.





© Austin Fit Magazine



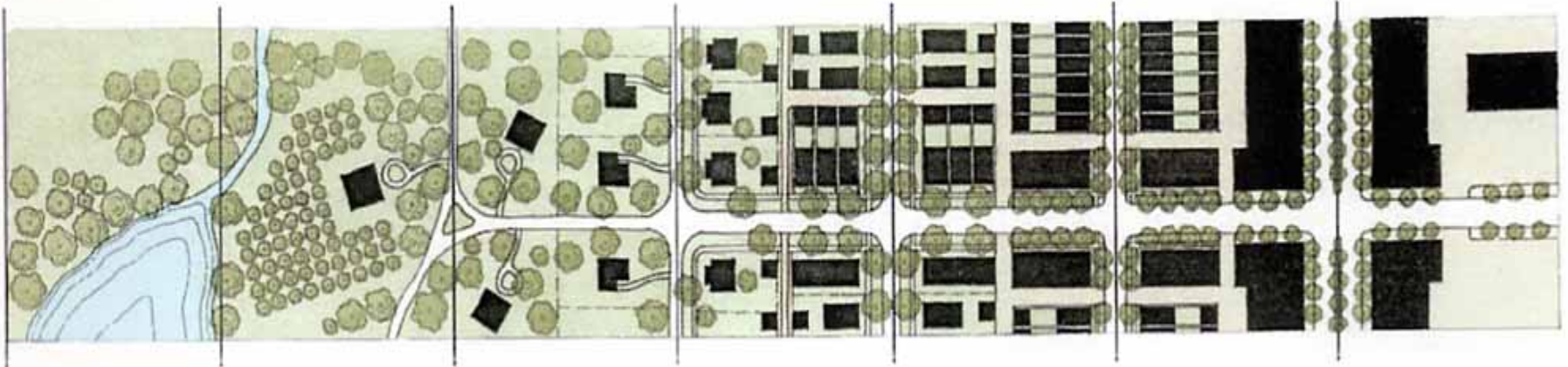










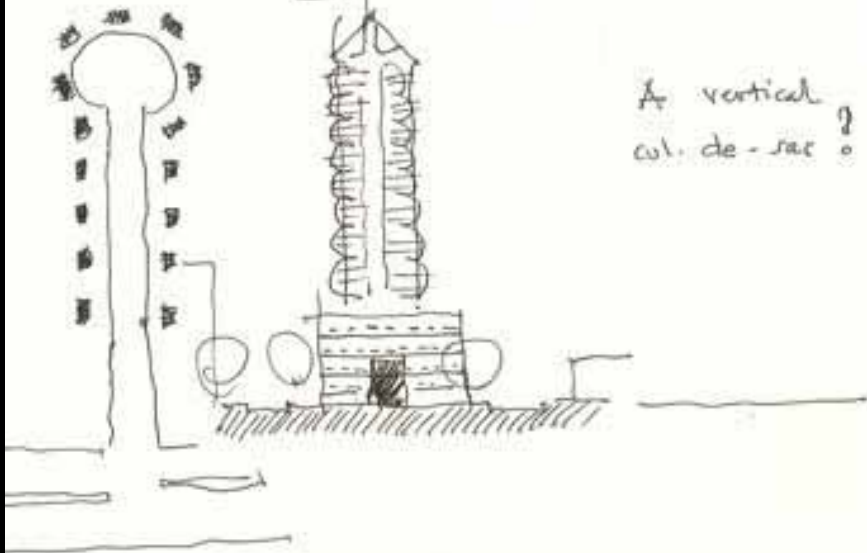


THE HIGH RISE

Is it sprawl or is it the city?

6 easy questions:

1. Collective Form: Clustered, Isolated,
2. Block Form: lot, street + alley
3. Massing: Compatible or not
4. Ground Floor: Accessible or Blank
5. Public Space: Figural positive or
6. Parking/Transit: Car dependent or



A vertical
col. de-ser?

BUILDING IN AMERICA

or Random
dependent or not

- DT Los Angeles, CA
- DT Irvine, CA
- DT Austin, TX

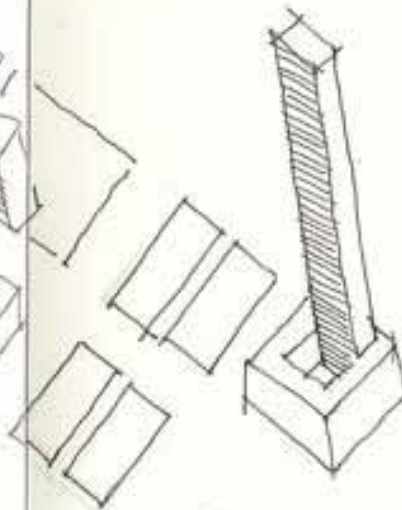
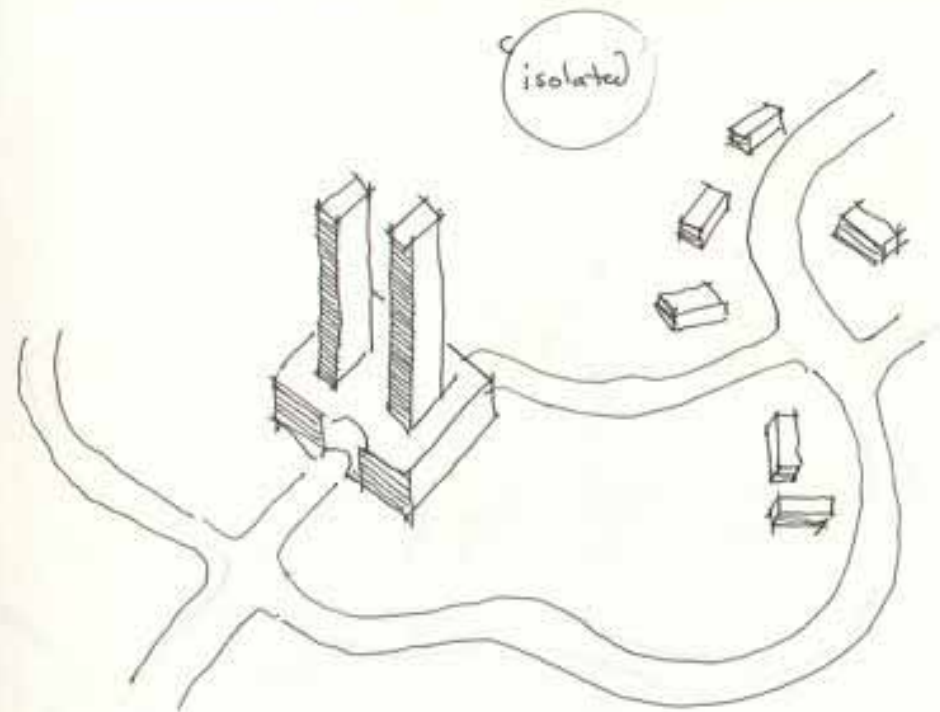
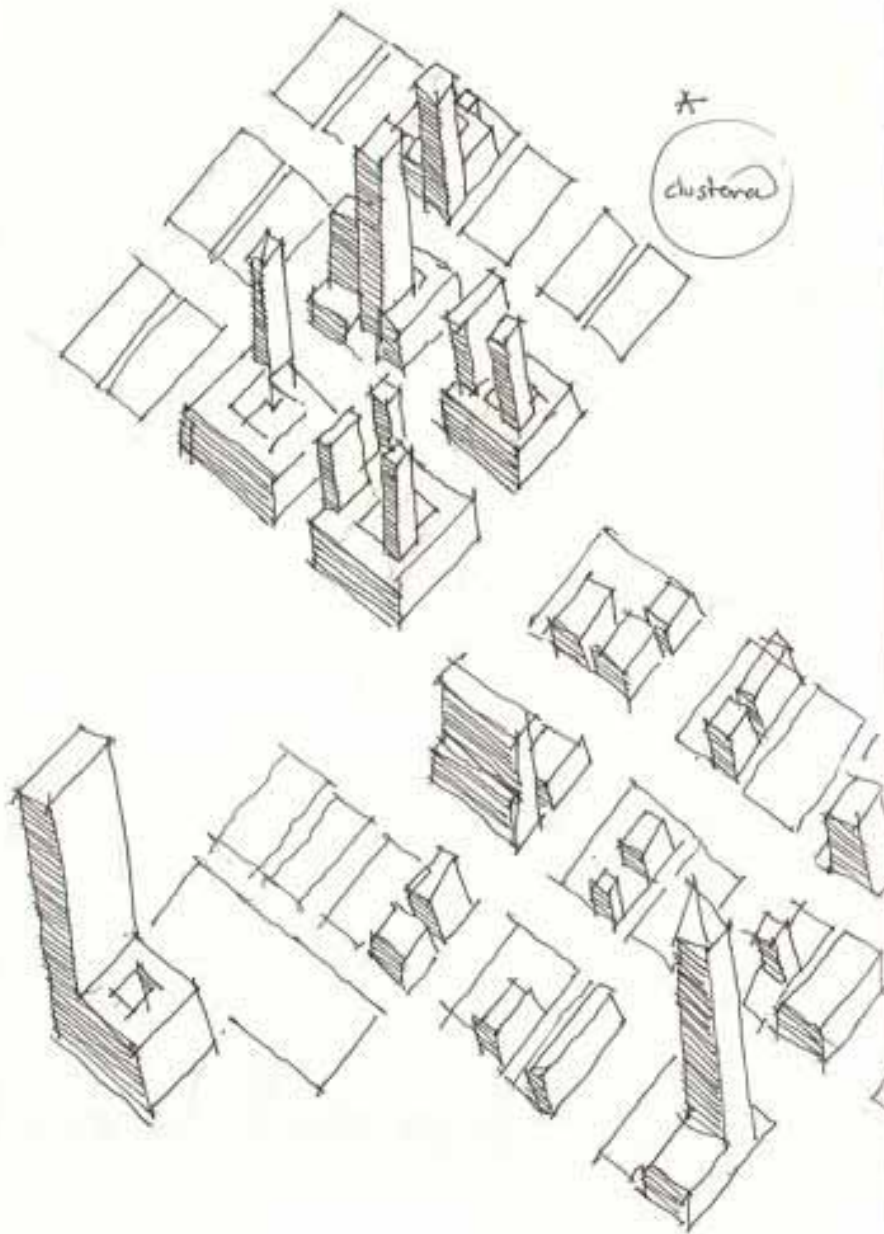
left over? (Streetwall)
transit dependent

a healthy, legitimate
urban building
type for TO zones

vs



1. Collective Form



- A. Buildings that together generate a coherent skyline.
- B. Buildings that are scattered on the chessboard of the city.
- C. Buildings that are sailing in the deep sea of sprawl.

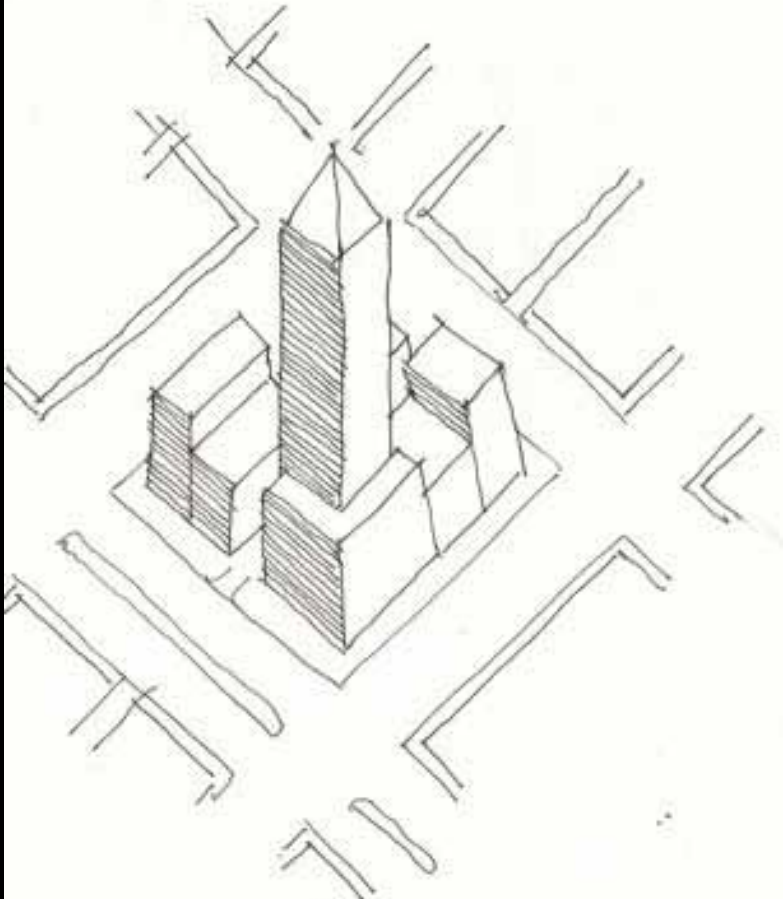
B (random)



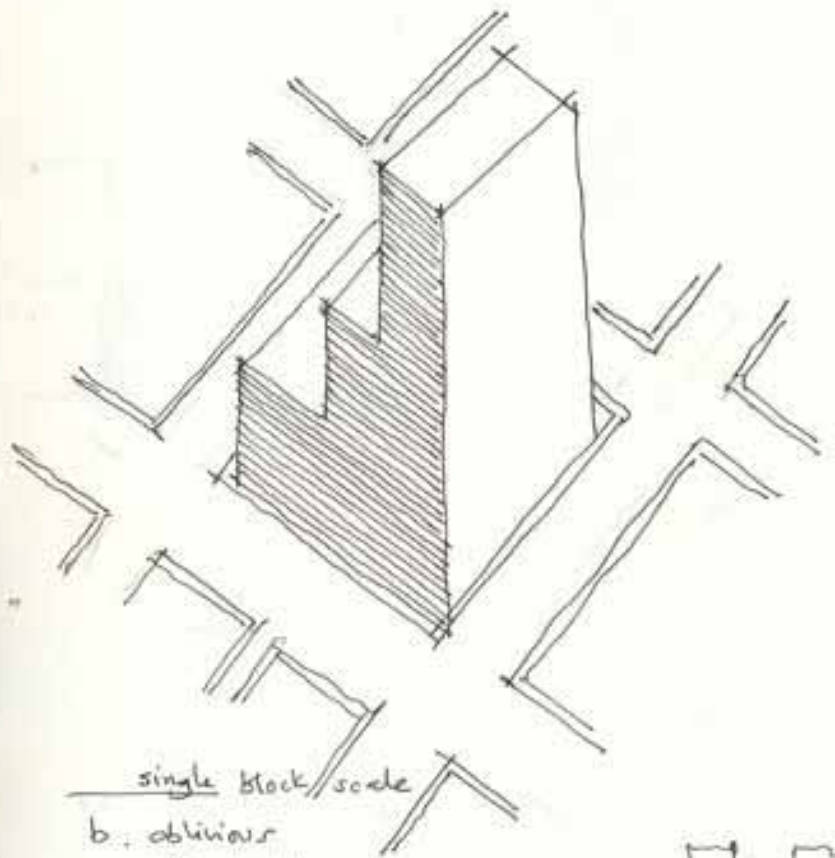




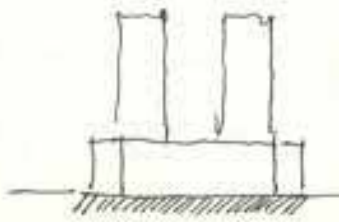
2. Block Form



1. incremental + respectful of existing buildings & existing ~~urban~~ ^{lot} structure



single block/scale
b. oblivious of all but itself. all traces of erasing urbanity. in time.



c. NO block at all!!









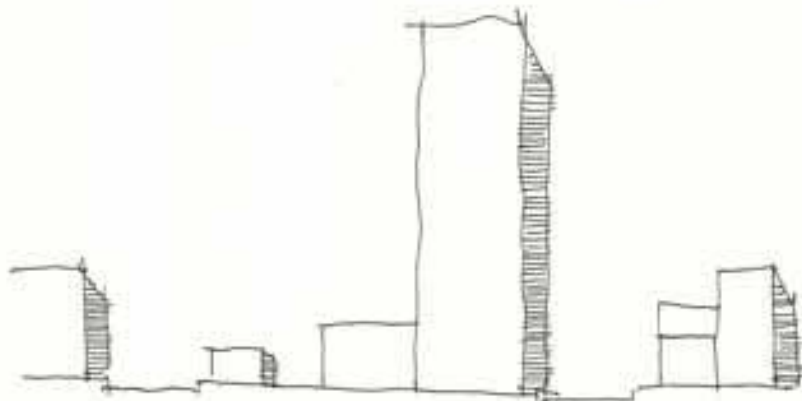








3. Massing

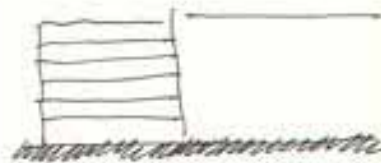


Incompatible

Every building on its own lot with no vertical datum held in common

- ① total chaos of vertical structuring based on variable floor to floor heights and no ^{max} height measured in floors or feet.

also profile issues

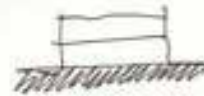


6 stories - max perimeter block height that can be serviced by parking, considering the size of a typical urban block (300x300?)

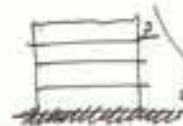


Compatible

two or three base ^{building} blocks held in common between all city blocks in the BT



2 stories is the ^{max} min commercial block



4 stories is a maximum height where a relationship (visual or audio) can be had from the building to the street



12 stories - Beaux Arts max American metropolitan center to height for perimeter block







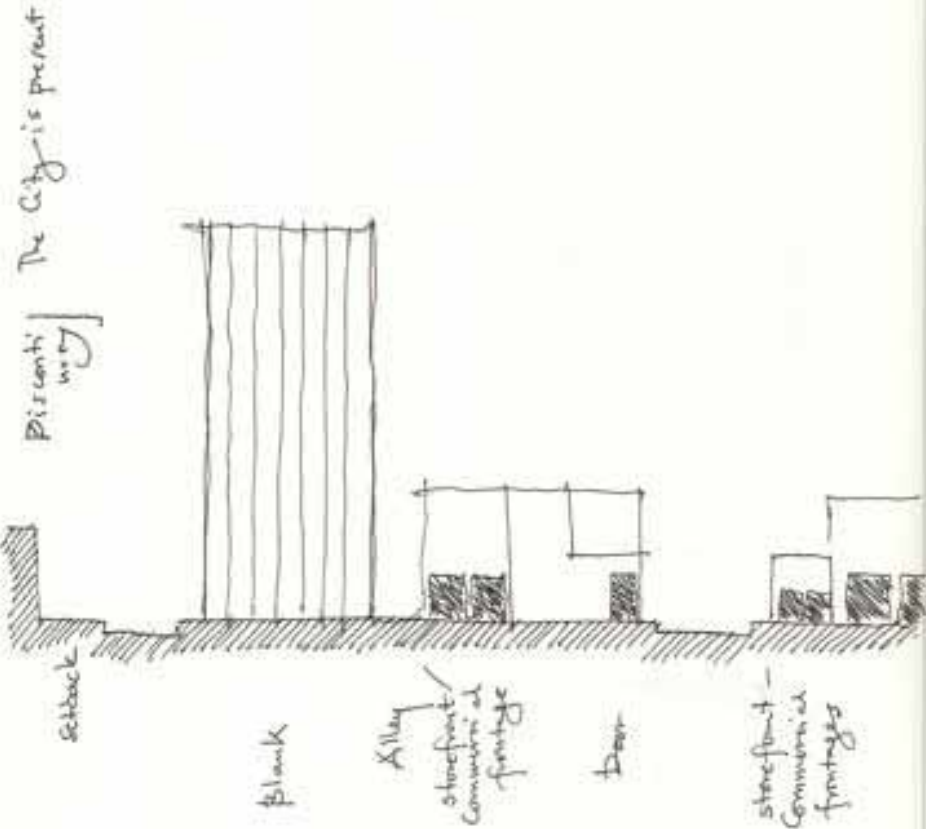




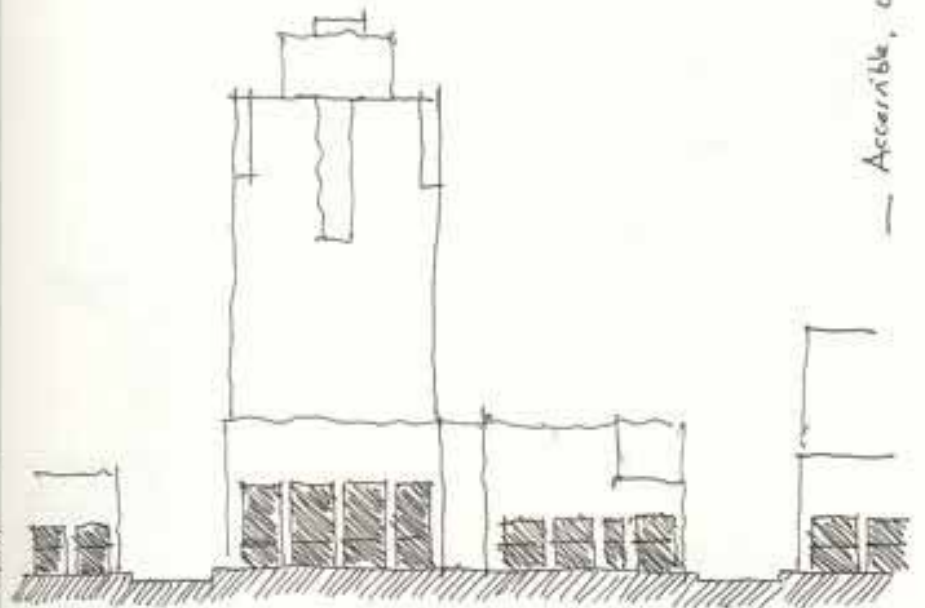




4. Ground floor

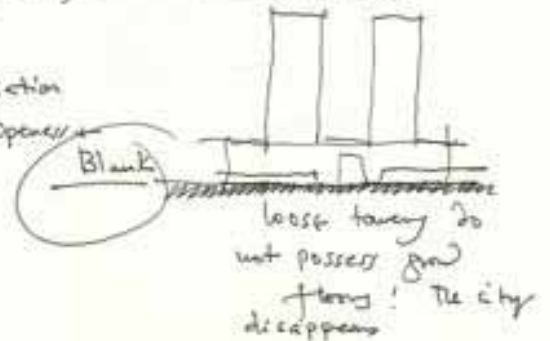


- Building frontages that disrupt the natural porosity of streetscape at the ground floor are deadly - they interrupt and discourage continuous pedestrian circulation and commercial viability + activity.



- Continuous open commercial ground floor on the exterior elevation of the street. Space + building at the ground floor have a co-dependent relationship.

= Style, type etc variation does not matter - Openness Proper frontage is essential!



























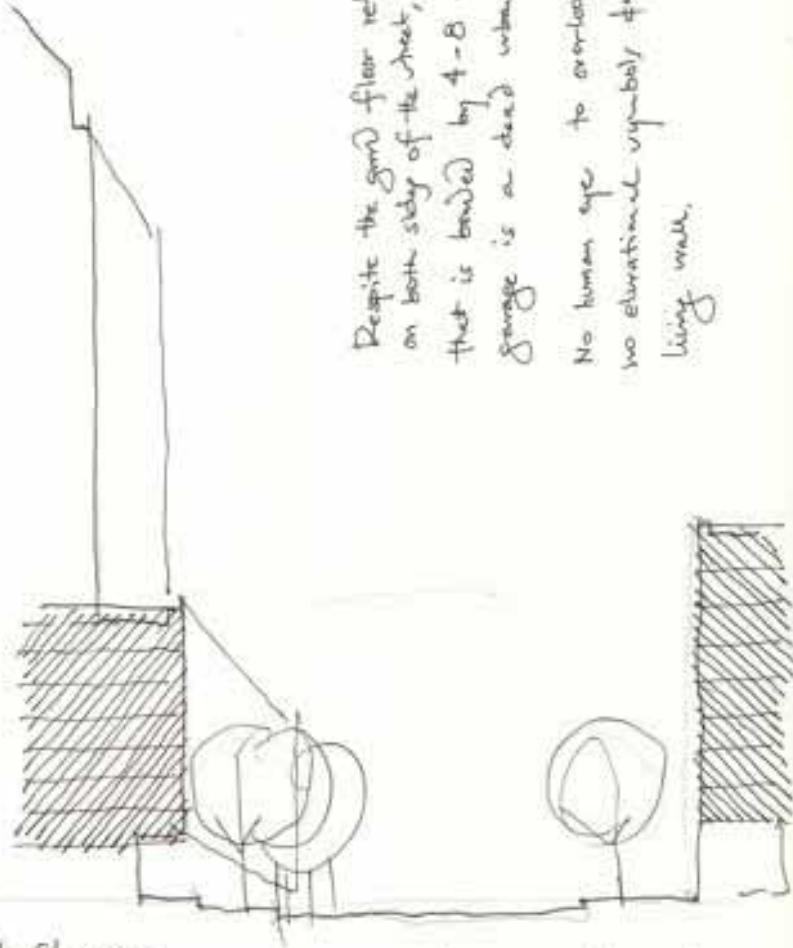






5 Public space

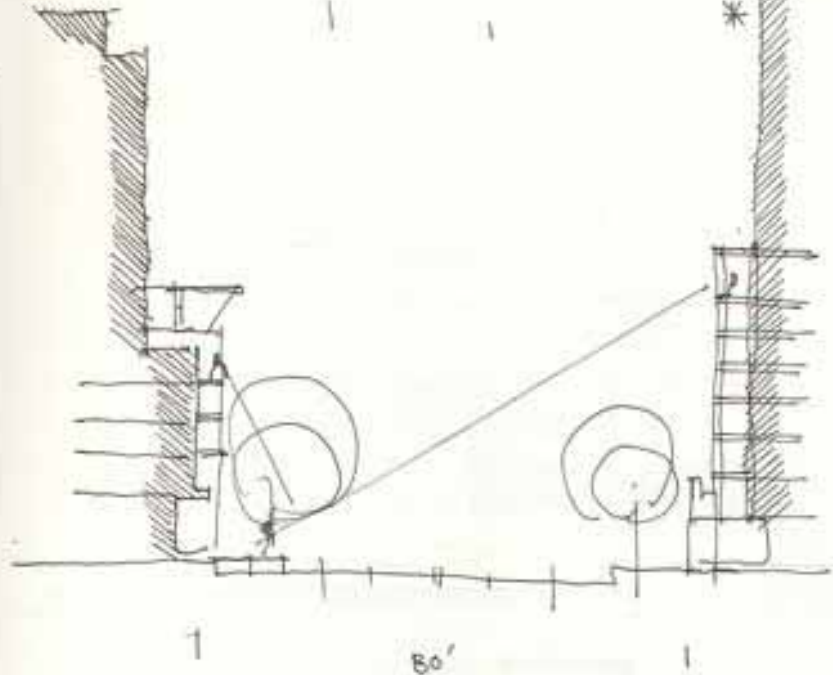
Despite the good floor retail on both sides of the street, an 80' ROW that is bounded by 4-8 floors of garage is a dead urban space. No human eye to overlook to street, no educational symbols to denote a living walk.



- left view

The existing streets of Austin are too big - A great streets section is not sufficient to make a great city!

- balconies, living units facing the street are essential ingredients of urban form.
- the presence of people + windows + balconies representing them located in space provide the theatrical space that is the very essence of vibrancy.
- * Seeing being observed is both a burden and a relief. The beginning of community!









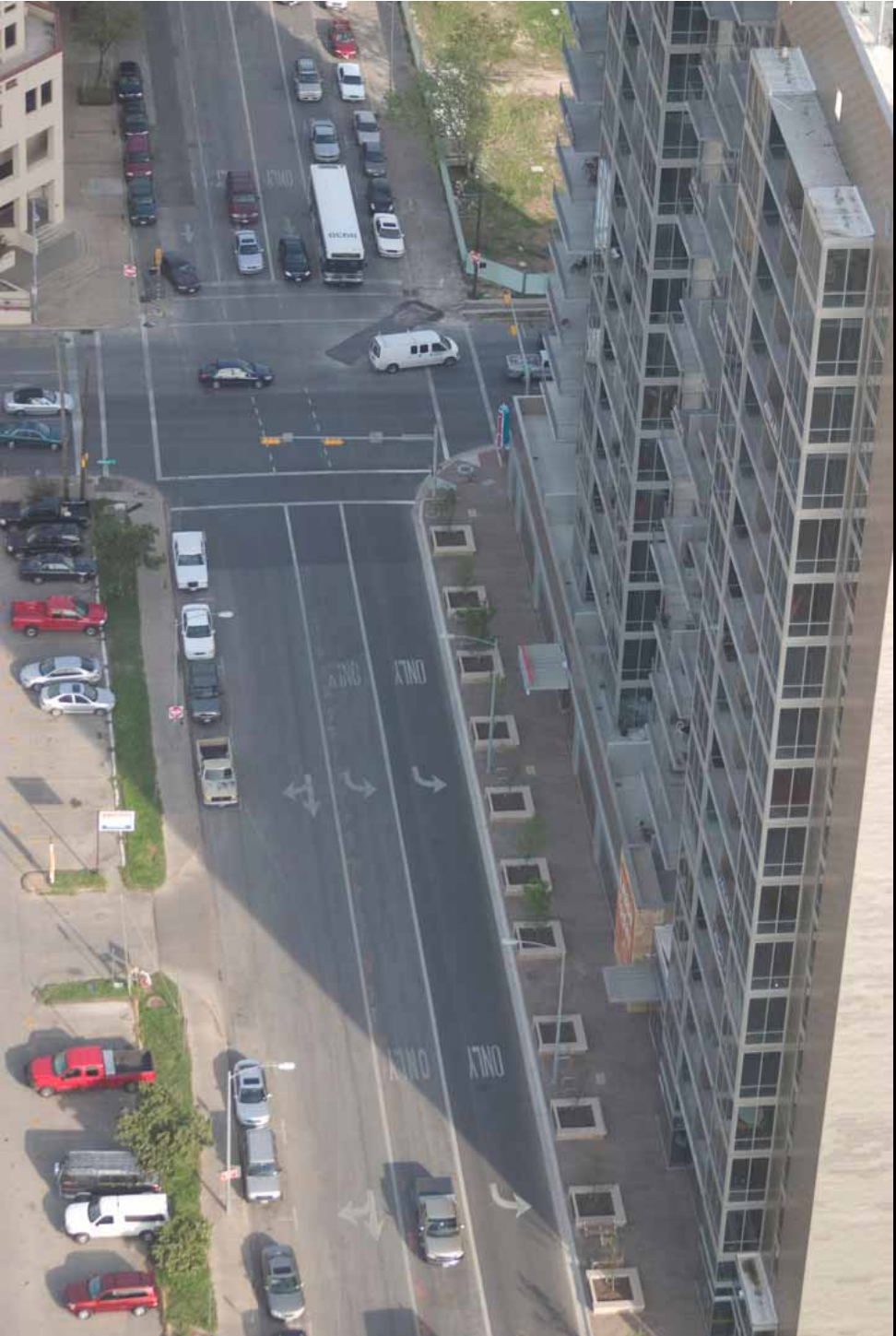








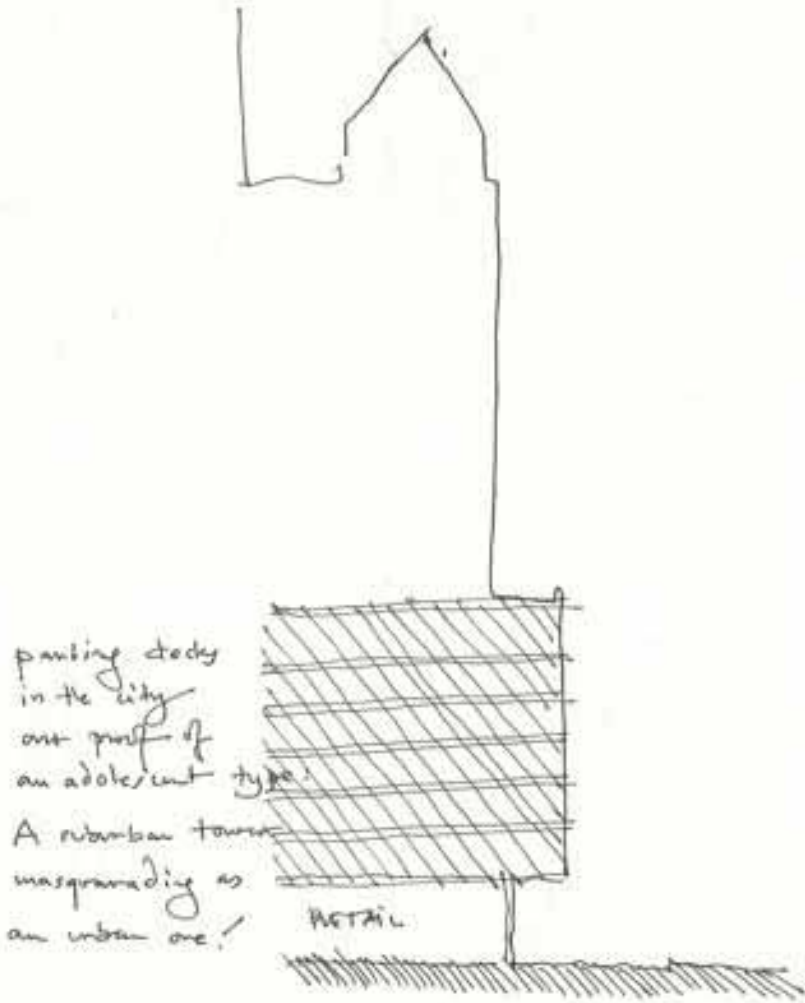








8 Parking/transit



parking deck
in the city
out proof of
an adolescent type.

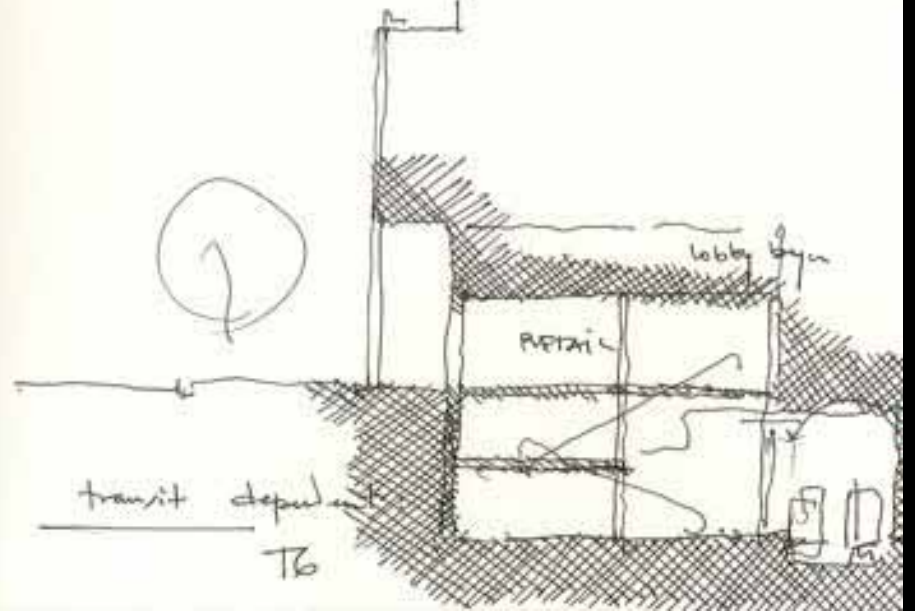
A ribbon tower
masquerading as
an urban one!

RETAIL

Car dependent: sprawl

The density of a downtown setting can become a catalyst for urban form + life, only when supported by transit ↓

If there is no transit - density should be limited to perimeter block types!



transit dependent

T6

Lobby

RETAIL







7th/Metro Center

7th/Metro Connections

1-800-COMMUTE
metro.net

Bus Routes City Routes Bikes Walk (20-30 min)

M Metro







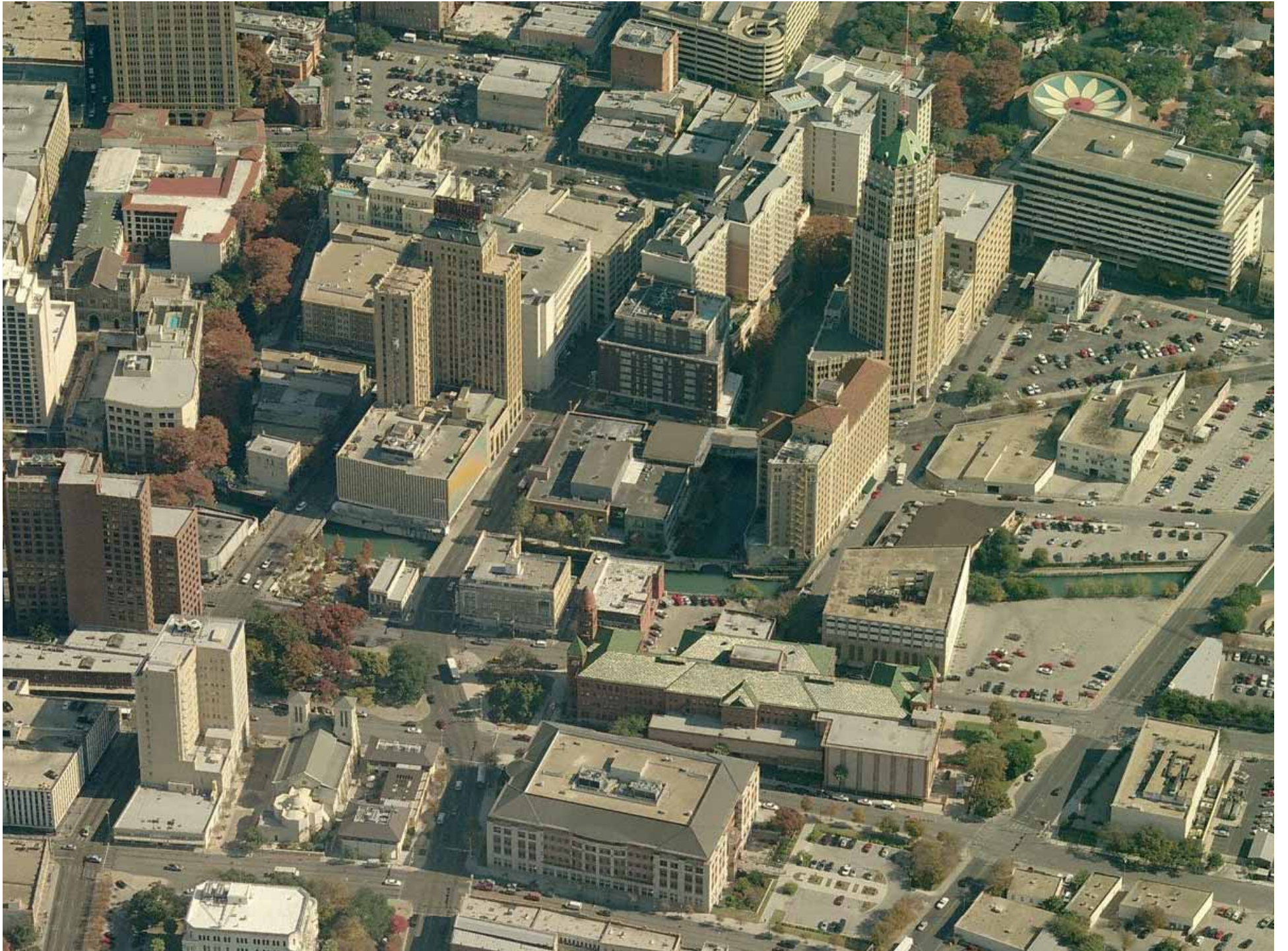








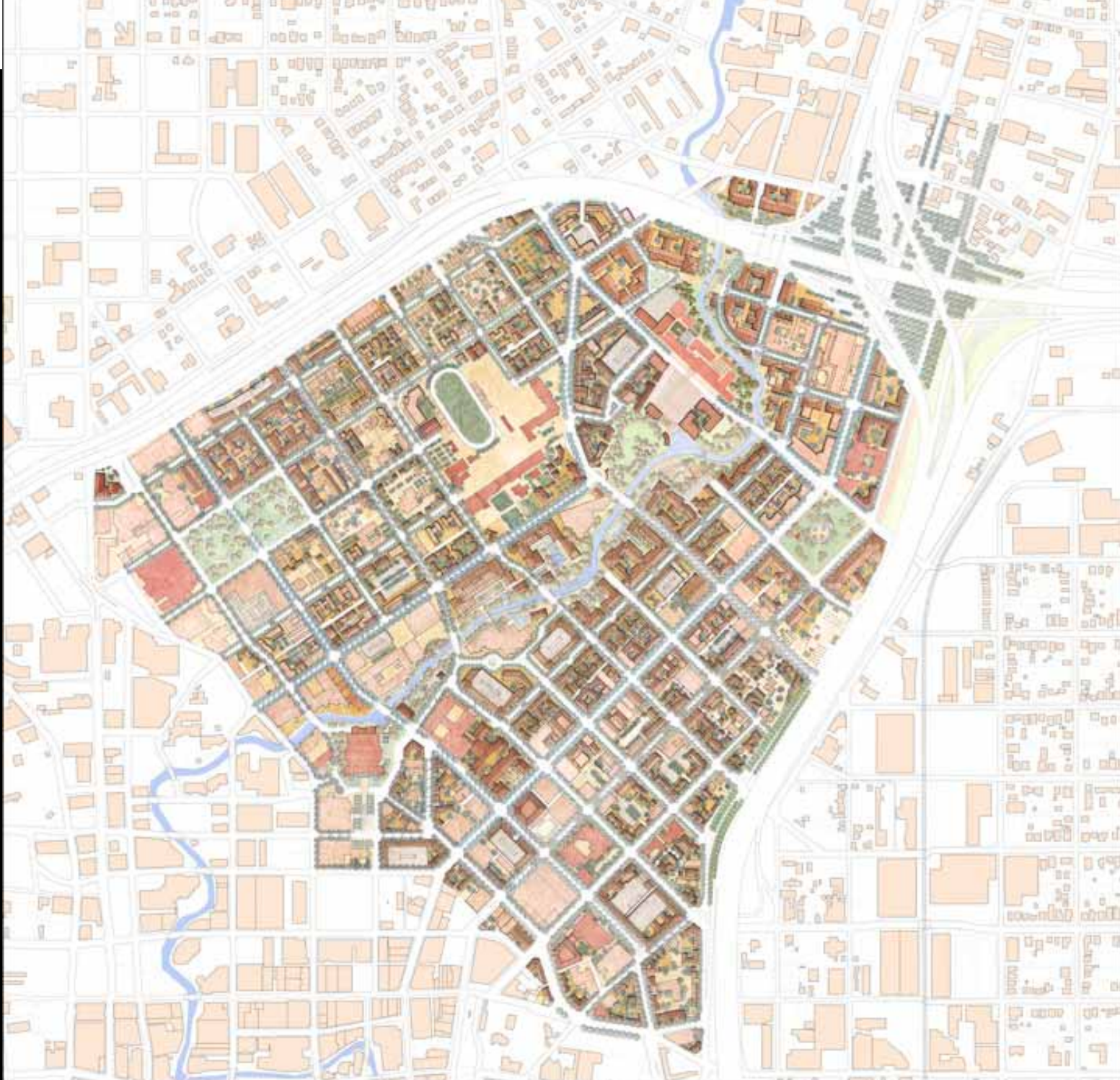




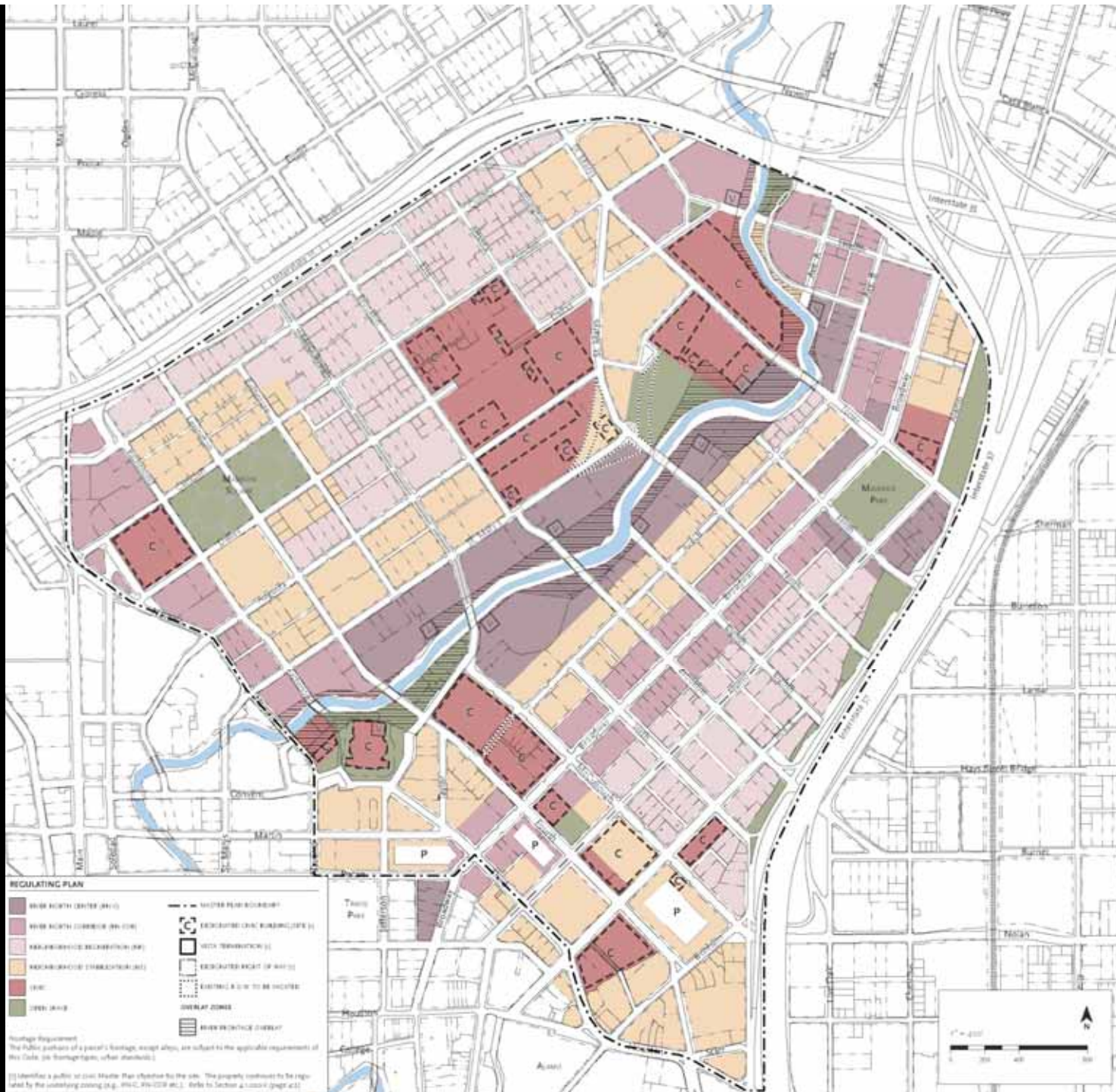


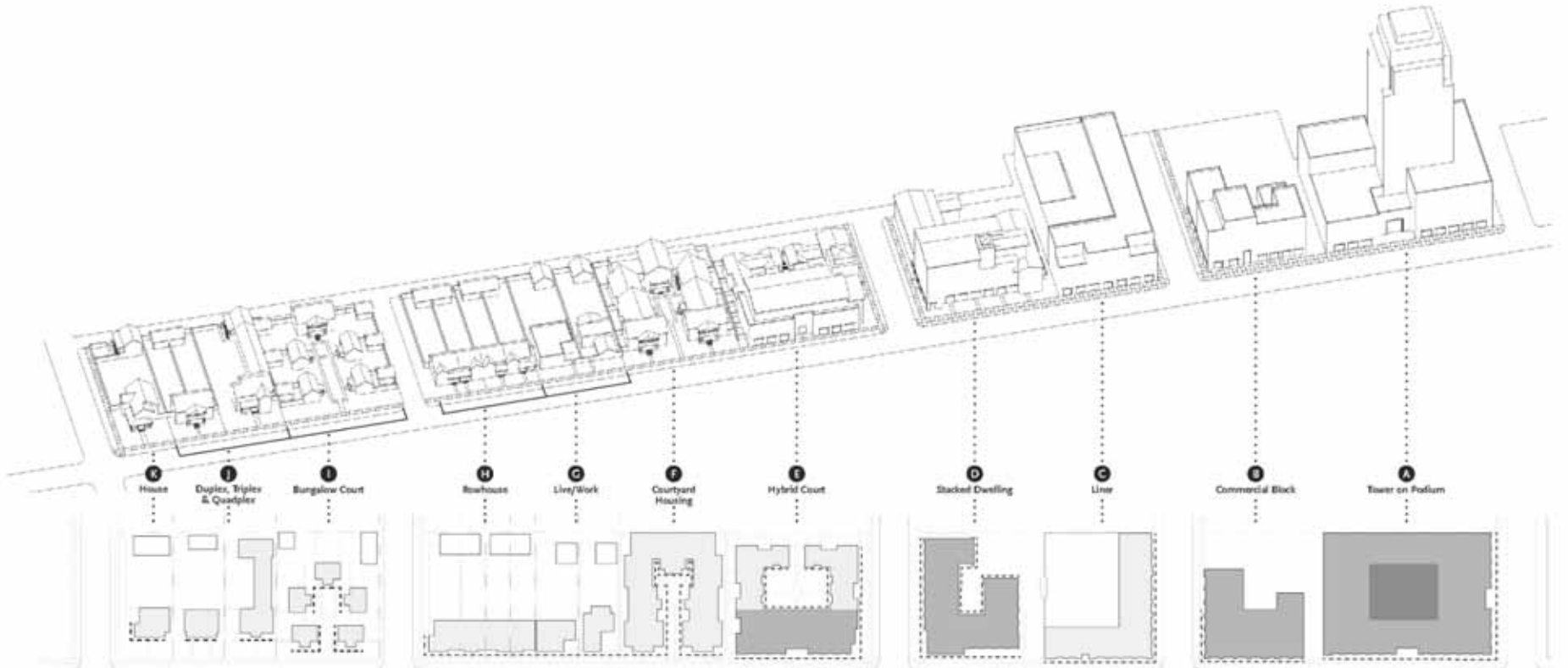






ILLUSTRATIVE MASTER PLAN





BUILDING TYPES AND ADJACENCIES
 This diagram identifies the range of building types allowed in the Master-Plan area. The individual types are arranged on a continuum of intensity with the least intense at left and the most intense at right. Each type is allowed as identified (in Table 4.5-1) and its requirements are described on the following pages.

TABLE 4.5-1 BUILDING TYPES ALLOWED BY ZONE

Building Type	Max	Density Range [1]	Lot Width [2]	Building Types Allowed by Zone [3]					
	Stories [4]			BN-C	BN-COB	NB	NS	OE	SFO
A. Tower-on-Podium	30+	30+	125'-250'	Y	—	—	—	—	Y
B. Commercial Block	45-50	45-50	35'-250'	Y	Y	Y	—	—	Y
C. Linear	30-35	30-35	35'-250'	Y	Y	—	—	—	—
D. Stacked Dwelling	40-60	40-60	125'-200'	Y	Y	Y	—	—	Y
E. Hybrid Court	40-35	40-35	125'-250'	Y	Y	Y	—	—	Y
F. Courtyard Housing	30-35	30-35	125'-250'	Y	Y	Y	—	—	—
C. Live/Work	12-15	12-15	25'-150'	—	Y	Y	Y	Y	—
H. Rowhouse	3-8	3-8	25'-150'	Y	Y	Y	—	—	—
I. Bungalow Court	10-15	10-15	100'-180'	—	—	Y	Y	Y	—
J. Duplex/Triplex/Quadplex	10-15	10-15	30'-100'	—	—	—	Y	—	—
K. House	0-10	0-10	40'-80'	—	—	—	—	Y	—

Y = Allowed — = Not Allowed

[1] Density ranges represent the typical density of each building type and the range of densities that can accommodate while maintaining the particular characteristics for the type as described in this chapter. These figures are derived through the combination of each type's operational characteristics as to configuration in plan and section.

[2] Measured along the front of the lot.

[3] Each type is subject to the maximum stories allowed in each zone.



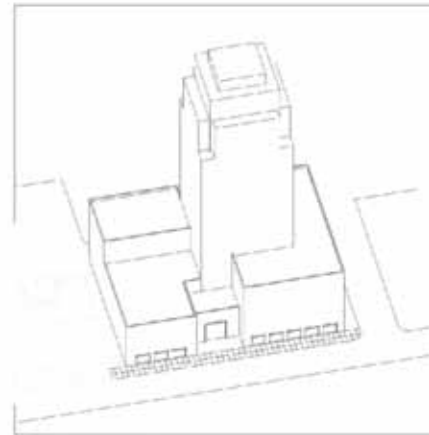
4.5.010 ARCHITECTURAL STANDARDS: BUILDING TYPES

- A. Tower-on-Podium:** A multi-level building organized around a central core with the first five floors expressed as a Podium building.
- 1. Lot Width:** Minimum: 350 ft (¾ acres); Maximum: 400 ft.
- 2. Access Standards**
- Entrance to the tower is through a street level lobby.
 - The entrance to each ground floor tower unit is directly from the street every 50 feet at a minimum. The entrance to each podium floor unit is directly from the podium.
 - Access to all other units is through a lobby and elevator.
 - Interior circulation to each above the third level is through a central corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.
 - Where an alley is present, parking may be accessed through the alley.
 - Where an alley is not present, parking is accessed from the street through the building.
 - For corner lots without alley-access, parking is accessed from the side street through the building.
 - Elevator access is provided between the garage, and every one of the levels of the tower.
- 3. Parking Standards**
- Required parking shall be in a completely covered garage. If the garage is partially or wholly on the ground, then it shall be lined by a commercial or residential units.
 - Dwellings shall have indirect access to their parking stall(s).
 - Entrances to garages and/or driveways are located as close as possible to the side/rear of each lot.
 - Driveways to parking shall be between 12 and 25 feet in width.
- 4. Service Standards**
- Services, including all utility access and above ground equipment and trash are located on alleys.
 - Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.
- 5. Open Space Standards**
- A quadrangle-sized space shall be located on the ground, on a podium or on a roof garden of a size of at least 20% of the lot.
 - Minimum dimensions for such a space shall be 60 feet. Frontages and architectural projections allowed within each urban zone are permitted on the sides of the quad.
 - Private patios may be provided at side yards, rear yards and balconies.

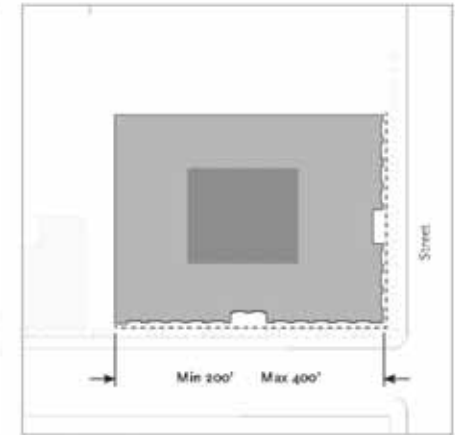
- 6. Landscape Standards**
- All yards shall be landscaped.
 - Four 36-inch box canopy trees per quad.
 - One 36-inch box canopy tree in each rear yard for shade and privacy.
 - When side yards are present, one 24-inch box tree per 30 linear feet to protect privacy of neighbors. The trees can be placed in groups in order to achieve a particular design.
 - Quads shall be designed as inviting outdoor rooms.
 - Smaller quads in interior courtyards will require shade tolerant plant materials.
 - Six, five-gallon size shrubs, ten one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover is required for every required tree.
- 7. Frontage Standards**
- Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
 - No frontage types may encroach into the required minimum width of a quad.
 - The applicable frontage requirements apply per Chapter 4.5.020.
 - See the requirements of the applicable zone for allowed encroachments into required setbacks.
- 8. Building Size and Massing Standards**
- Buildings shall be composed of bases and towers. Bases shall be 2 to 5 stories, designed to house scale, and not necessarily representing in their massing a single dwelling. Towers shall be composed as bundles of different heights and they shall enrich the skyline of the City.
 - The base relates to the pedestrian scale, connecting the large building to its surroundings.
 - Buildings may contain any of three types of dwellings; flats, townhouses and lofts.
 - Dwellings may be as repetitive or unique as deemed by individual designs.
 - Buildings may be composed of one dominant volume, flanked by secondary ones.

Scenario (in stories)	Ratio of each story (see page 4.58 for height definition)			
	1-5	6-10	11-15	16-20
10	100%	80%	—	—
15	100%	60%	40%	—
20	100%	50%	40%	30%

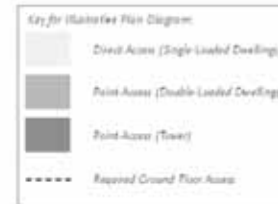
- 9. Accessory Dwellings**
Not Allowed



Illustrative Axonometric Diagram



Illustrative Floor Diagram



Illustrative Photo: Tower with steep frontages

The new architecture program...
The project will have 140 units,
with some street level retail space.
The Residences will be managed
by the Four Seasons Hotel and
residents will have access to the
services and amenities at the Four
Seasons hotel.

block that includes the 11-story Hyatt Regency
and an office building that houses the Greater Austin Chamber of Commerce. The
land is now being used for parking.

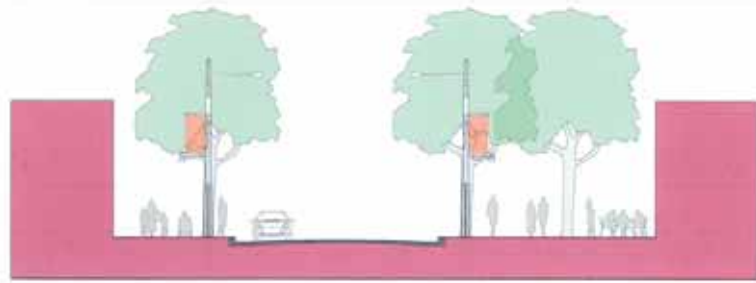


transmission architecture, museum program.
The project will have 146 studios,
with some street level retail space.
The Residences will be managed
by the Four Seasons Hotel and
residents will have access to the
services and amenities at the Four
Seasons hotel.
The
parking
structure
will
be
located
at
the
end
of
the
block.

block that includes the 11-story Hyatt Regency
and an office
building that houses the Greater Austin Chamber of Commerce. The
land is now being used for parking.





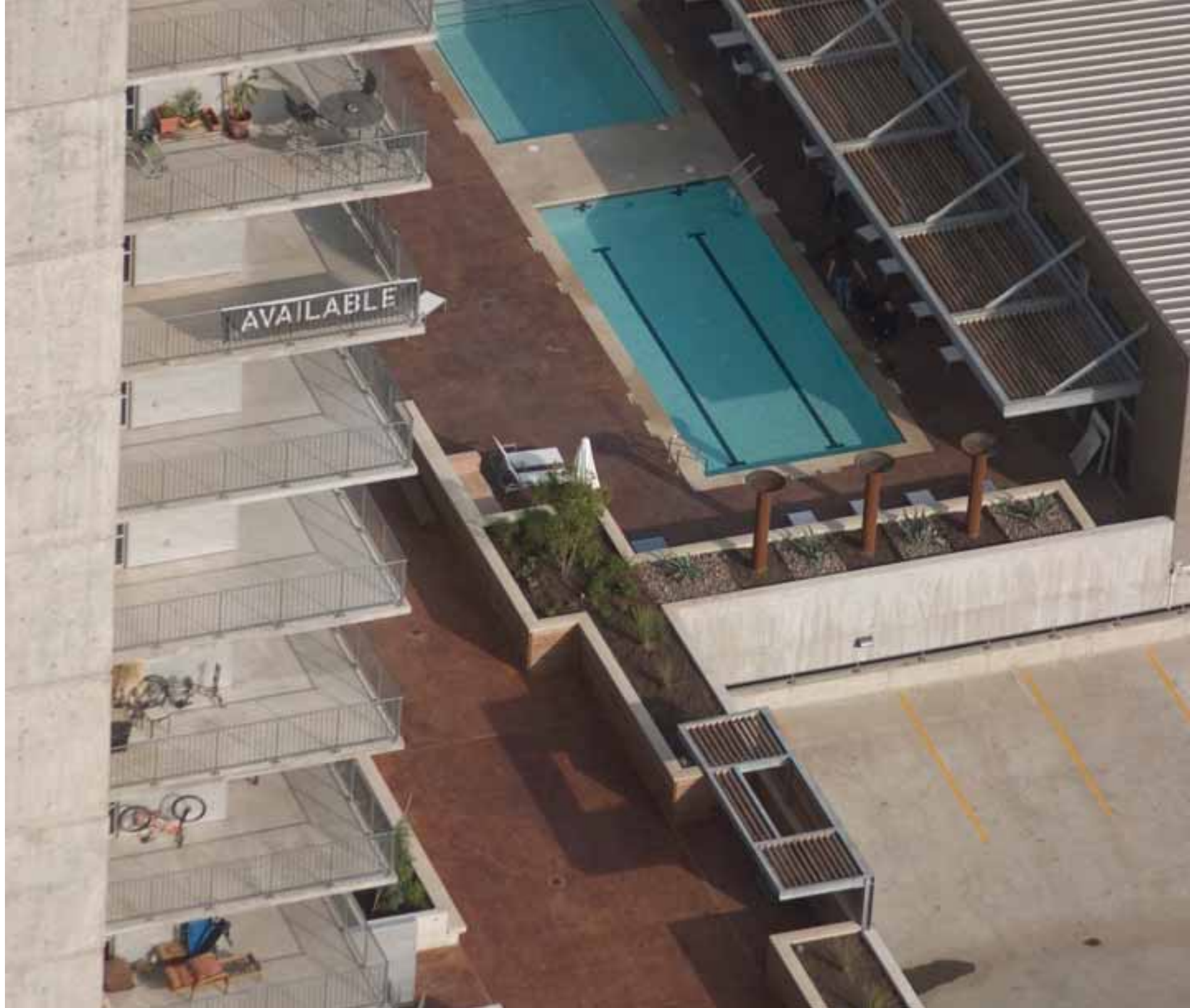


TRANSVERSE STREET SECTION
PEDESTRIAN DOMINANT STREET









AVAILABLE













