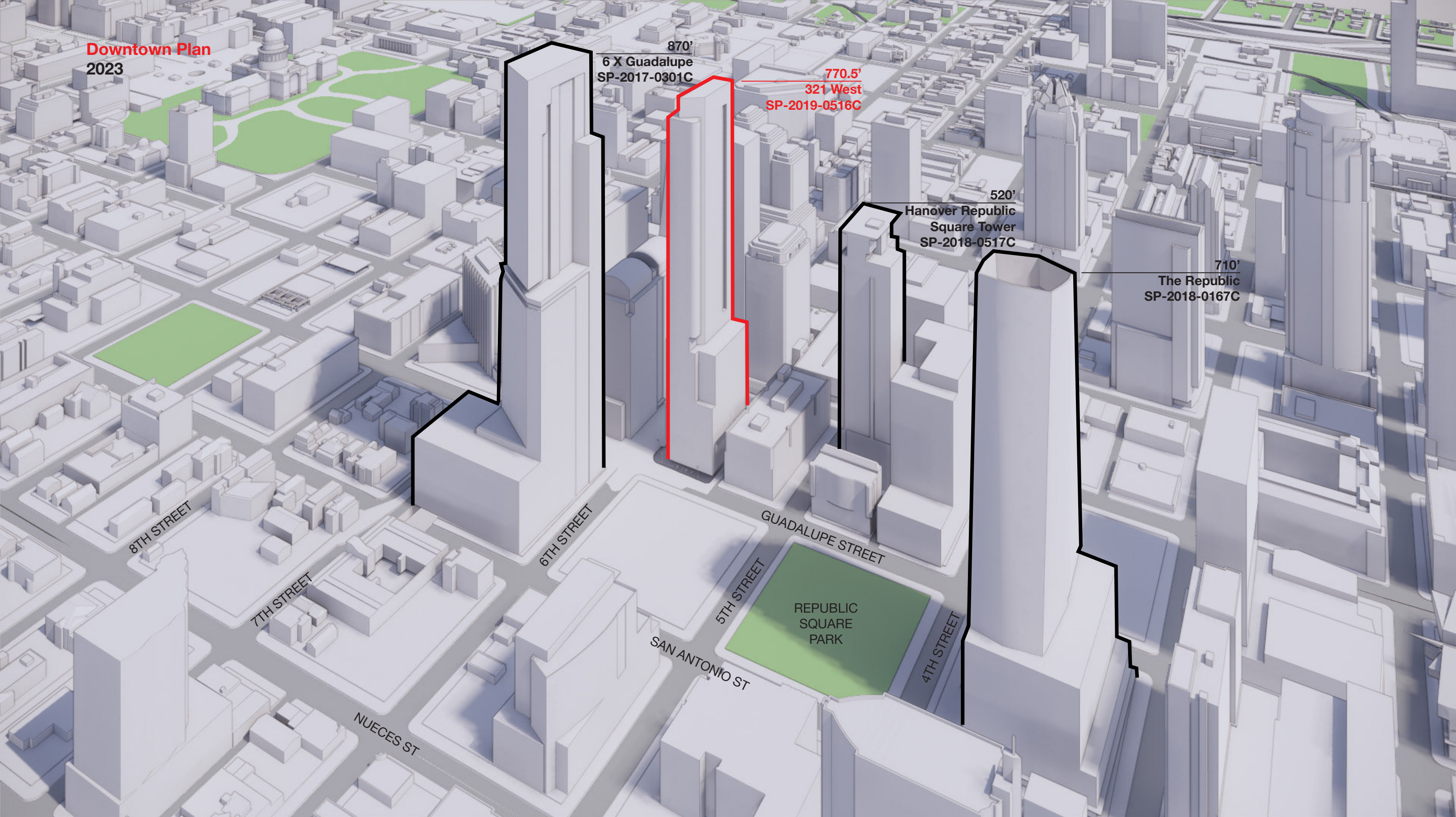


Page/

321 W 6th and Guadalupe
Downtown Density Bonus Application
22 June 2020 - Design Commission

Downtown Plan
Current / Future Development





870'
6 X Guadalupe
SP-2017-0301C

770.5'
321 West
SP-2019-0516C

520'
Hanover Republic
Square Tower
SP-2018-0517C

710'
The Republic
SP-2018-0167C

8TH STREET

7TH STREET

6TH STREET

5TH STREET

GUADALUPE STREET

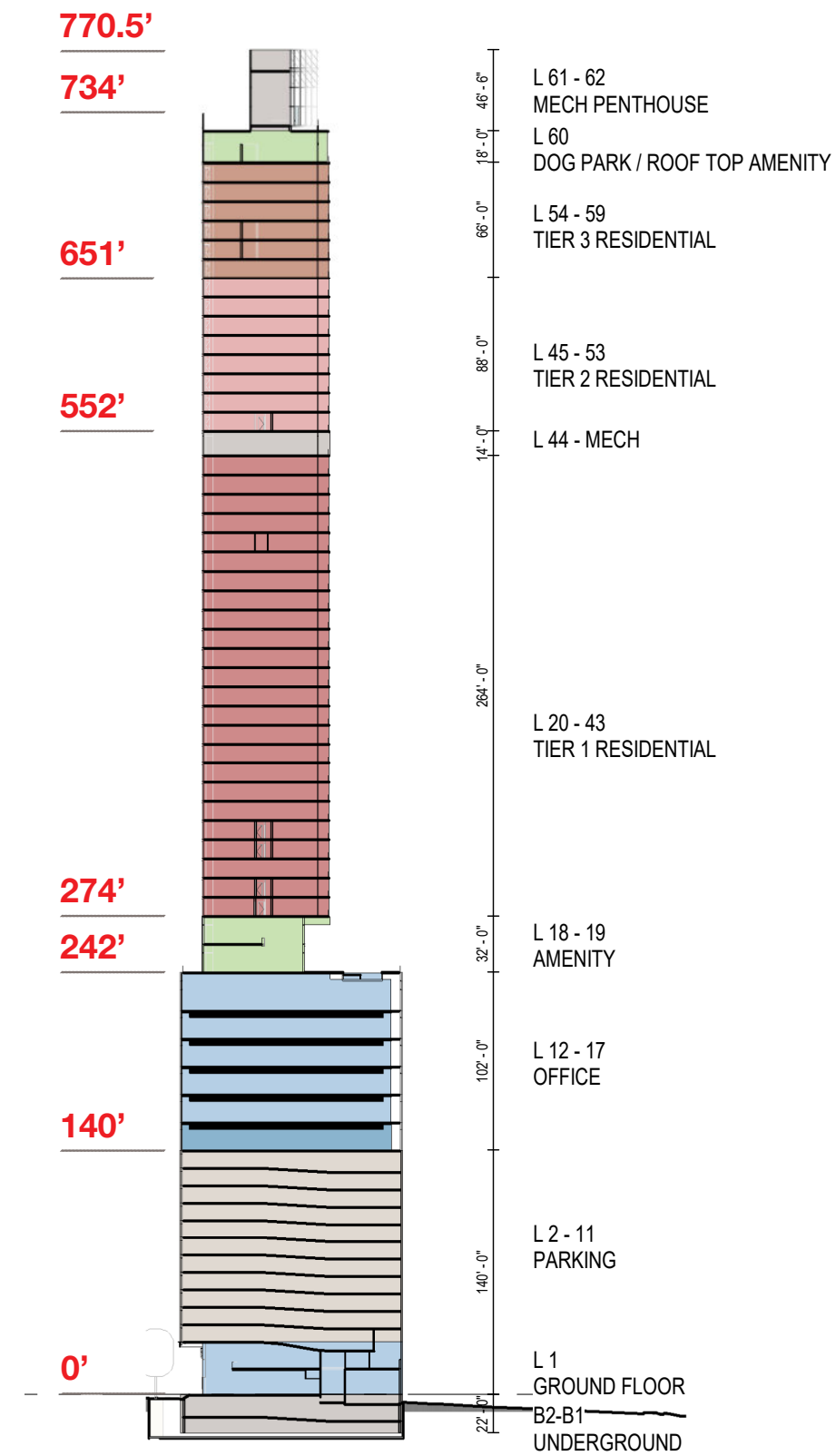
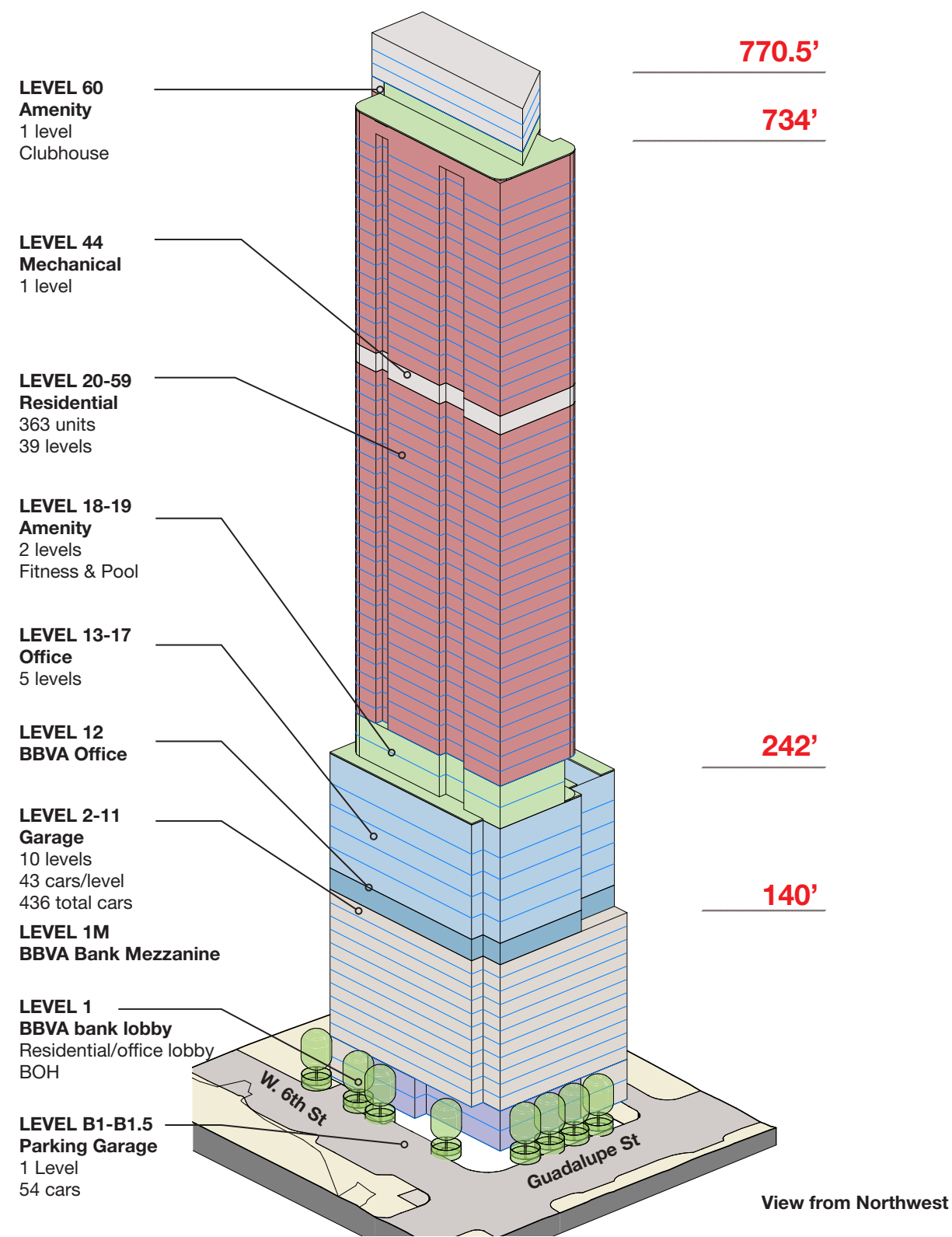
SAN ANTONIO ST

4TH STREET

NUECES ST

REPUBLIC
SQUARE
PARK

Project Program Diagram
Perspective & Section



- Lobby / Retail
- Parking
- Office
- Amenity
- Outdoor Amenity
- Pool
- Residential (Tier 1)
- Residential (Tier 2)
- Residential (Tier 3)
- Penthouse
- Core

Building Areas
Retail: 5,357 SF
Office: 110,435 SF

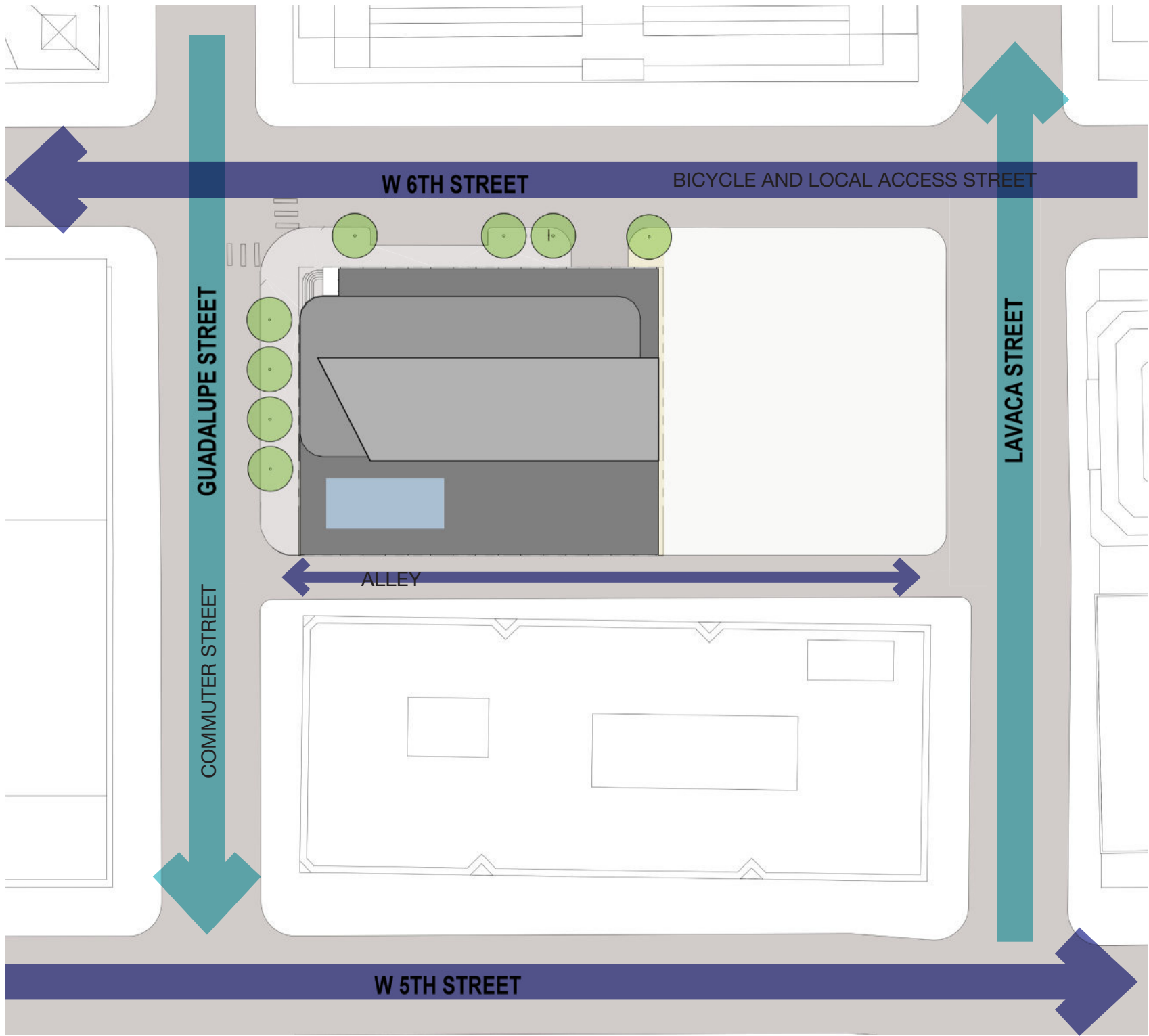
Residential Units: 363
Parking Spaces: 490

Existing Transit
Bus & Bike Routes



- Bus
- Bike
- Project Site
- Bus Stop
- Bicycle B-Cycle

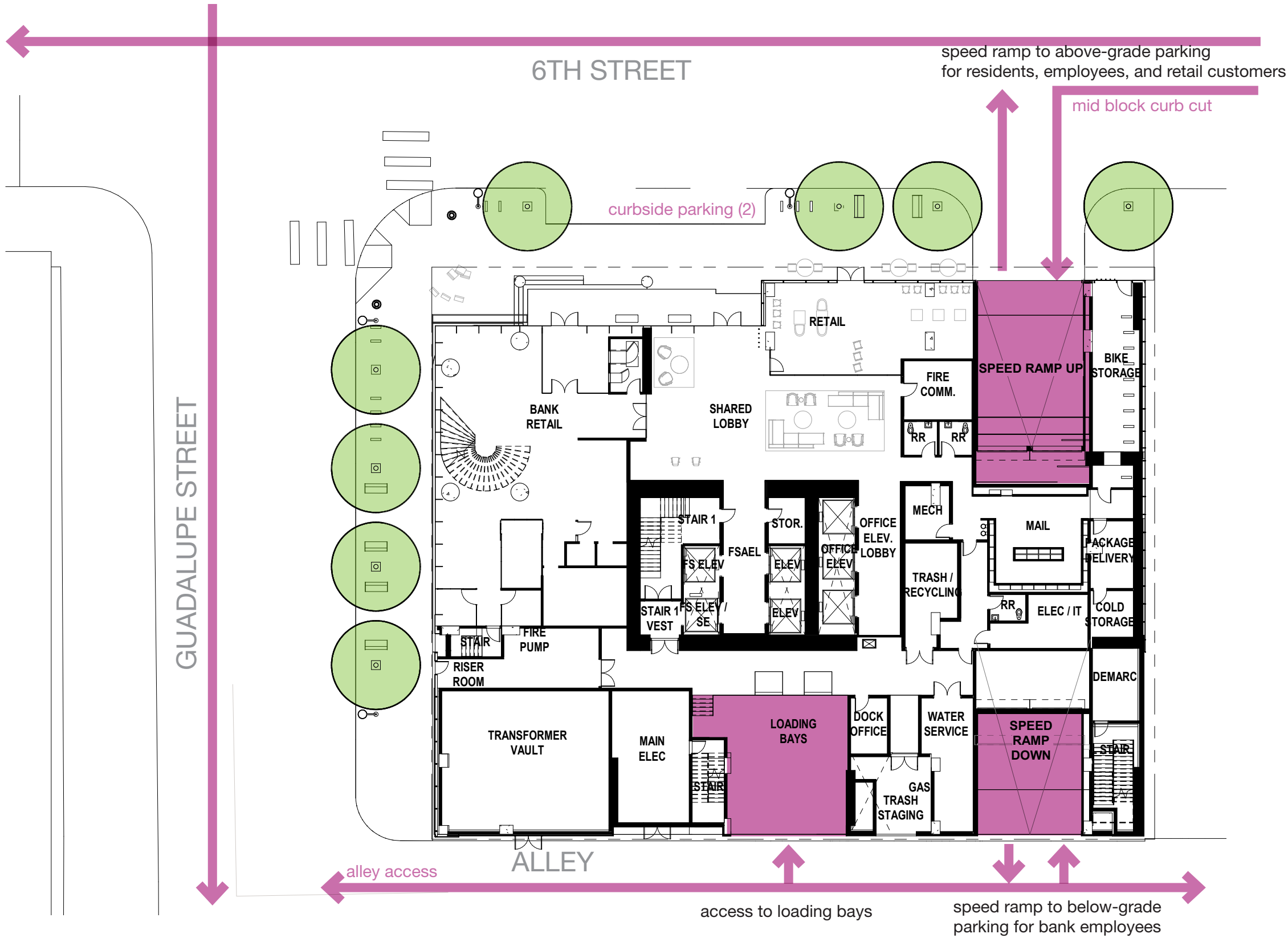
Block Plan
Vehicular Access



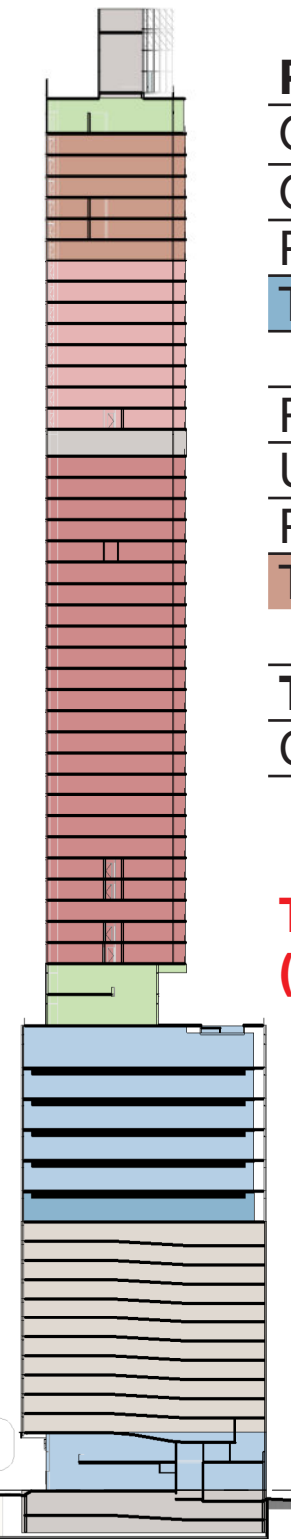
- Bicycle and Local Access Street**
- Intended for local downtown mobility rather than through traffic
 - Primary bicycle route
- Commuter Street**
- Provides major vehicular access into and through downtown
 - On-street parking generally not recommended

Ingress/Egress Diagram
Level 01

- Parking / Loading
- Neighboring Property

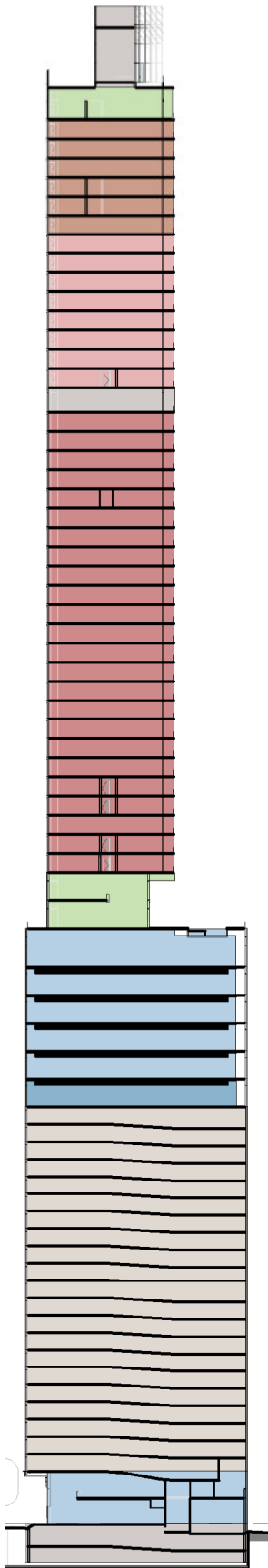


Parking Count
Proposed v Full Parked Scenario



Proposed Parking	
Office	
Office + Business	110,435 sf + 5,357 sf
Parking Ratio	2:1000
Total Office + Business	231
Residential	
Unit Count	363
Parking Ratio	1:1
Total Residential Parking	401
Total Required Parking	632
Crossover Parking	31%

Total Provided Parking
(10 levels above grade) 490



Parking Calculations per LDC Chapter 25-6, Appendix A	
Office	
Office + Business	110,435 sf + 5,357 sf
Parking Ratio	1:275
Total Office + Business	421
Residential	
Unit Count	363
Parking Ratio	Blended per LDC Ratios
Total Residential Parking	564
Total Required Parking	985

Total Parking
per LDC Chapter 25-6,
Appendix A
(21 levels above grade) 985

Utilities / Parking Diagram

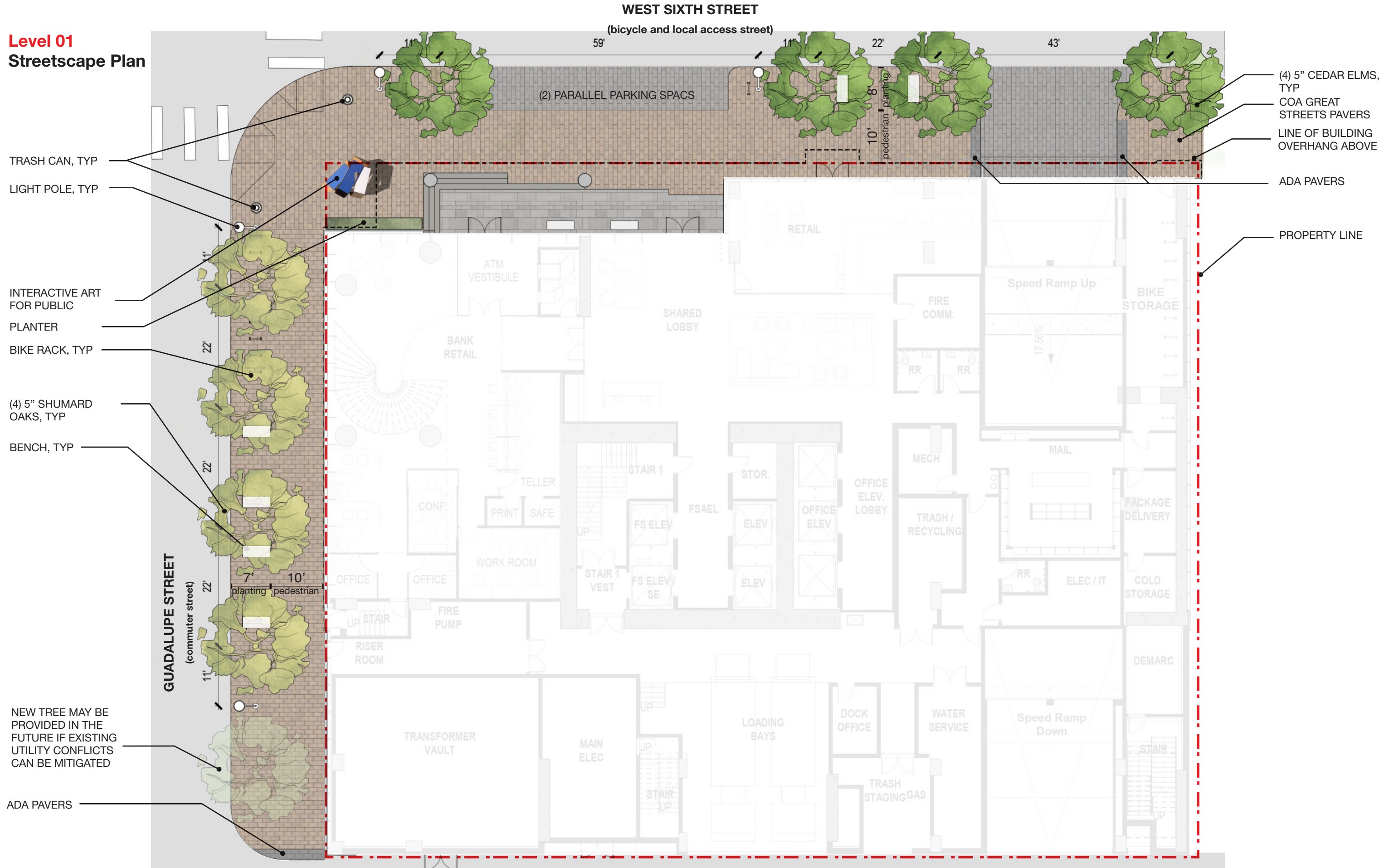
Level 01





Level 01

Streetscape Plan





Corner of Guadalupe and W. 6th



East on W. 6th







Interactive Art
Precedents



Intuitive Approach



Technological Approach



Transitive Approach

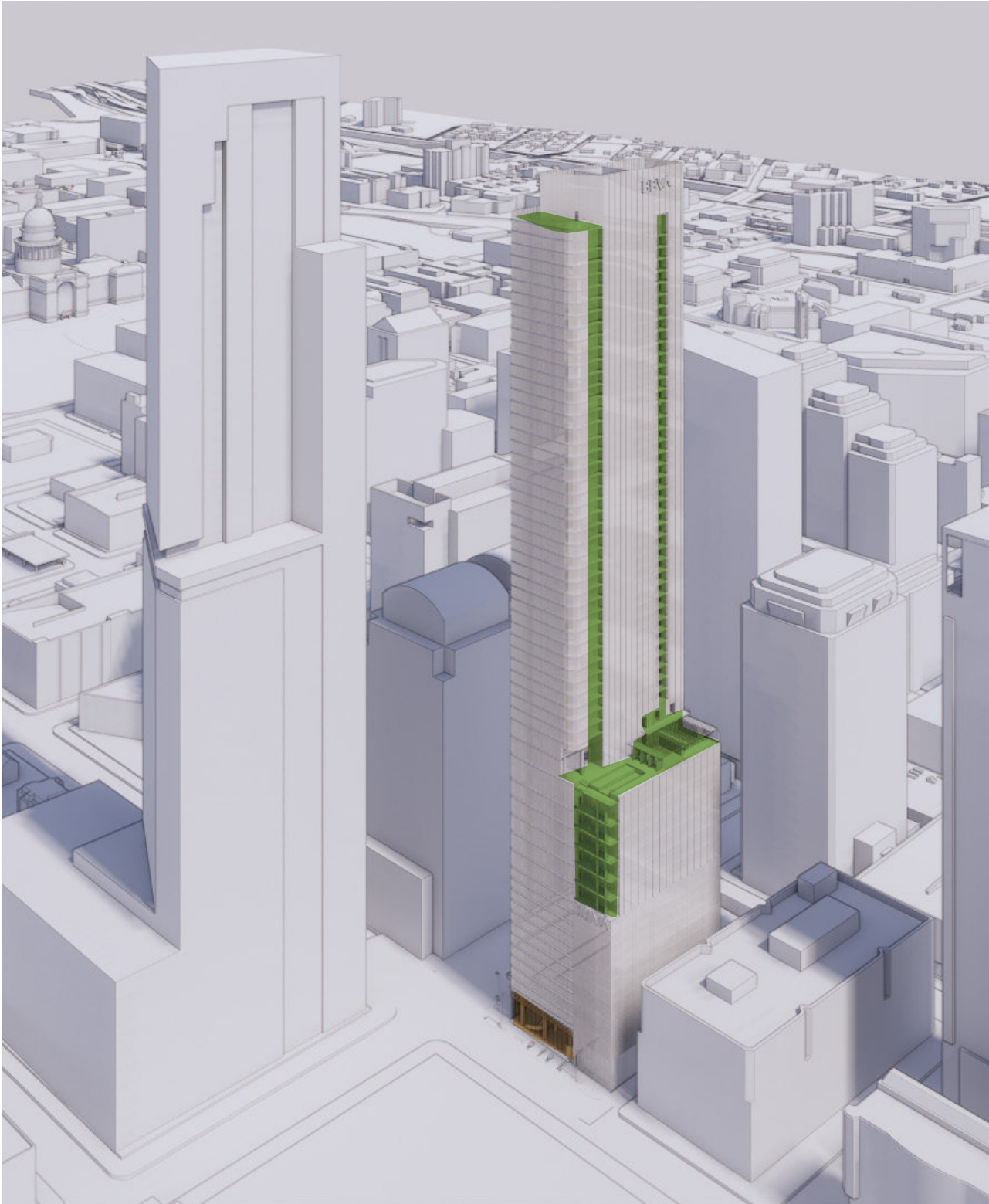
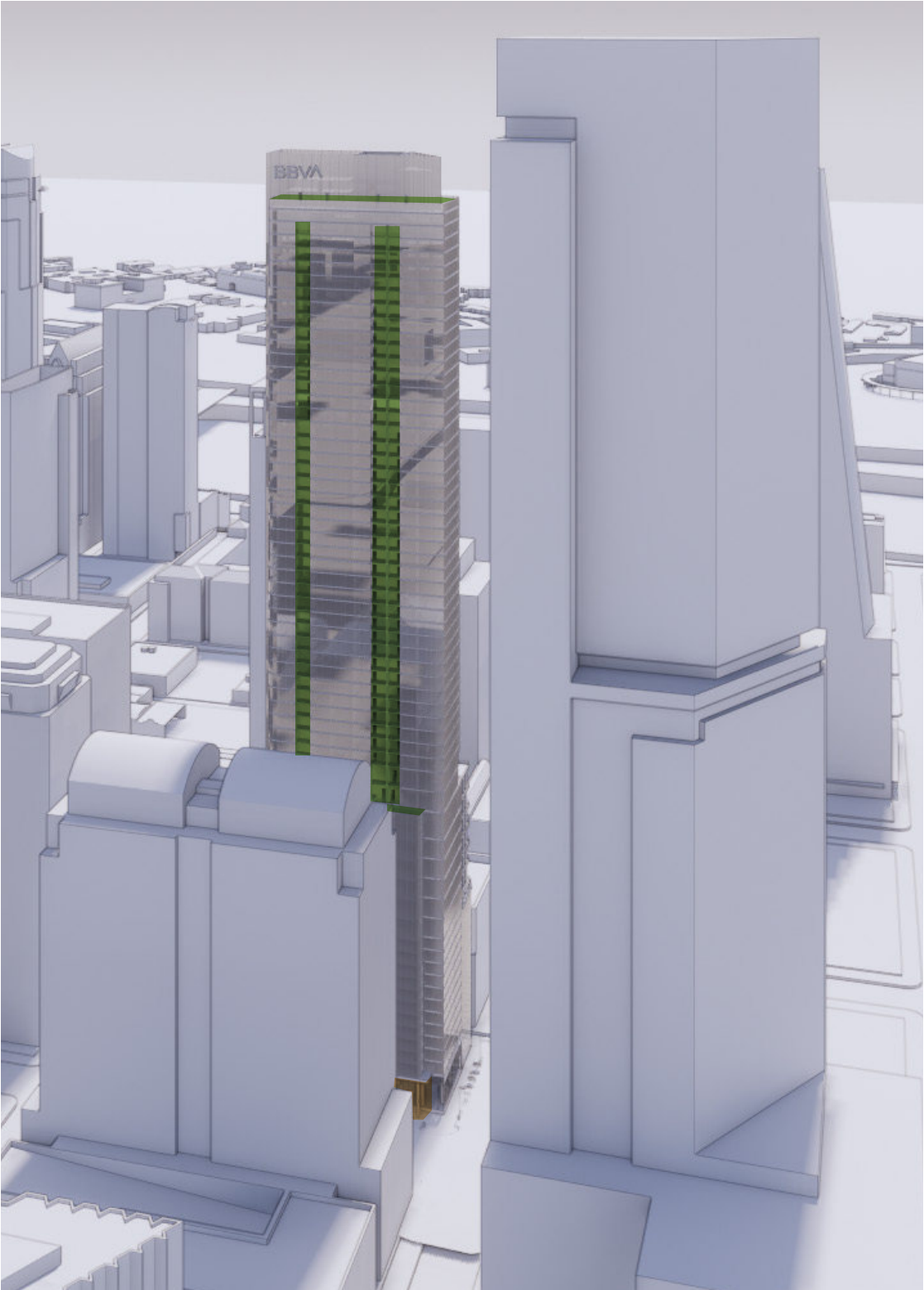
Ground Level Street Shading



Building Elevations

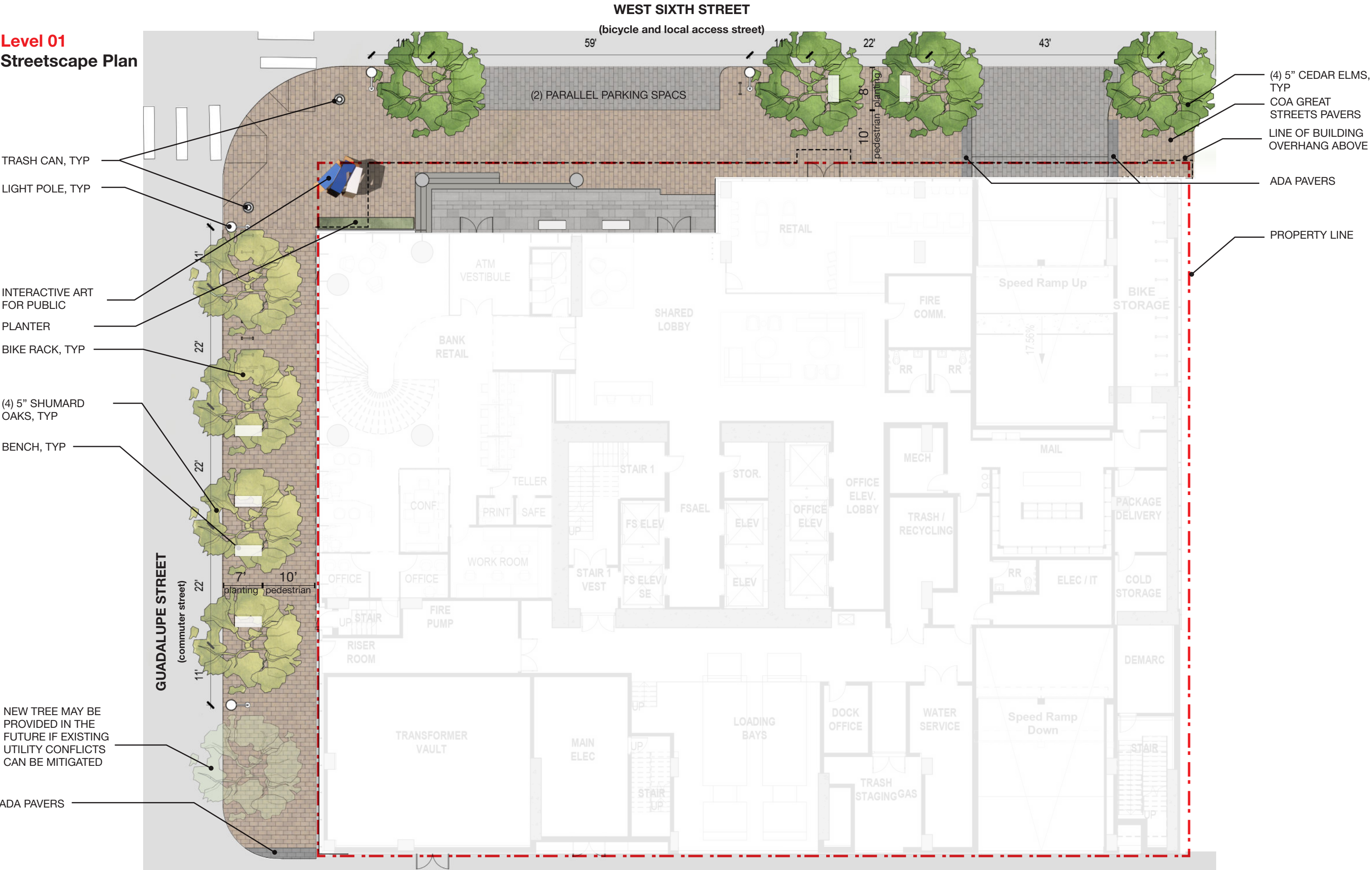


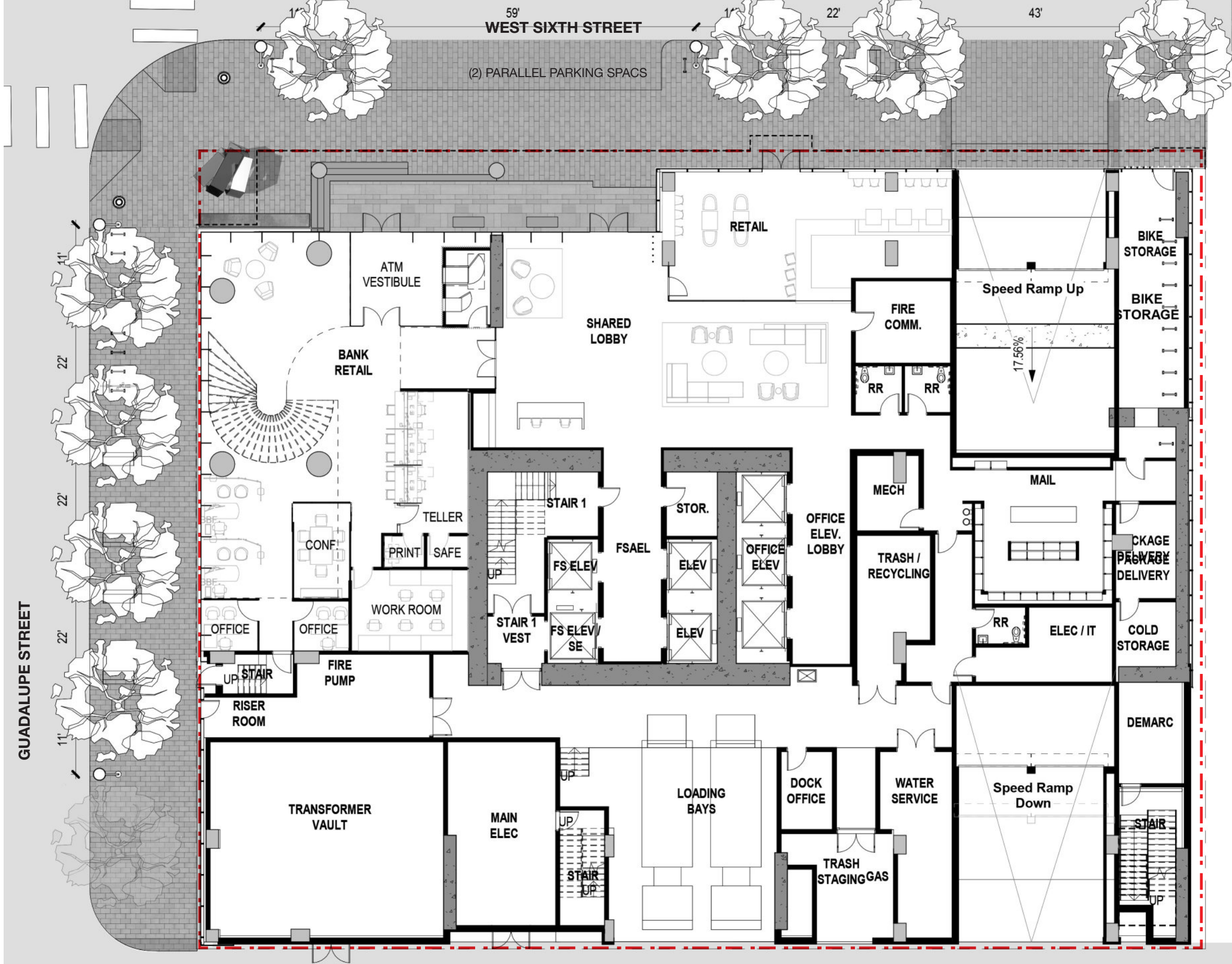
Activated Terraces
Perspectives

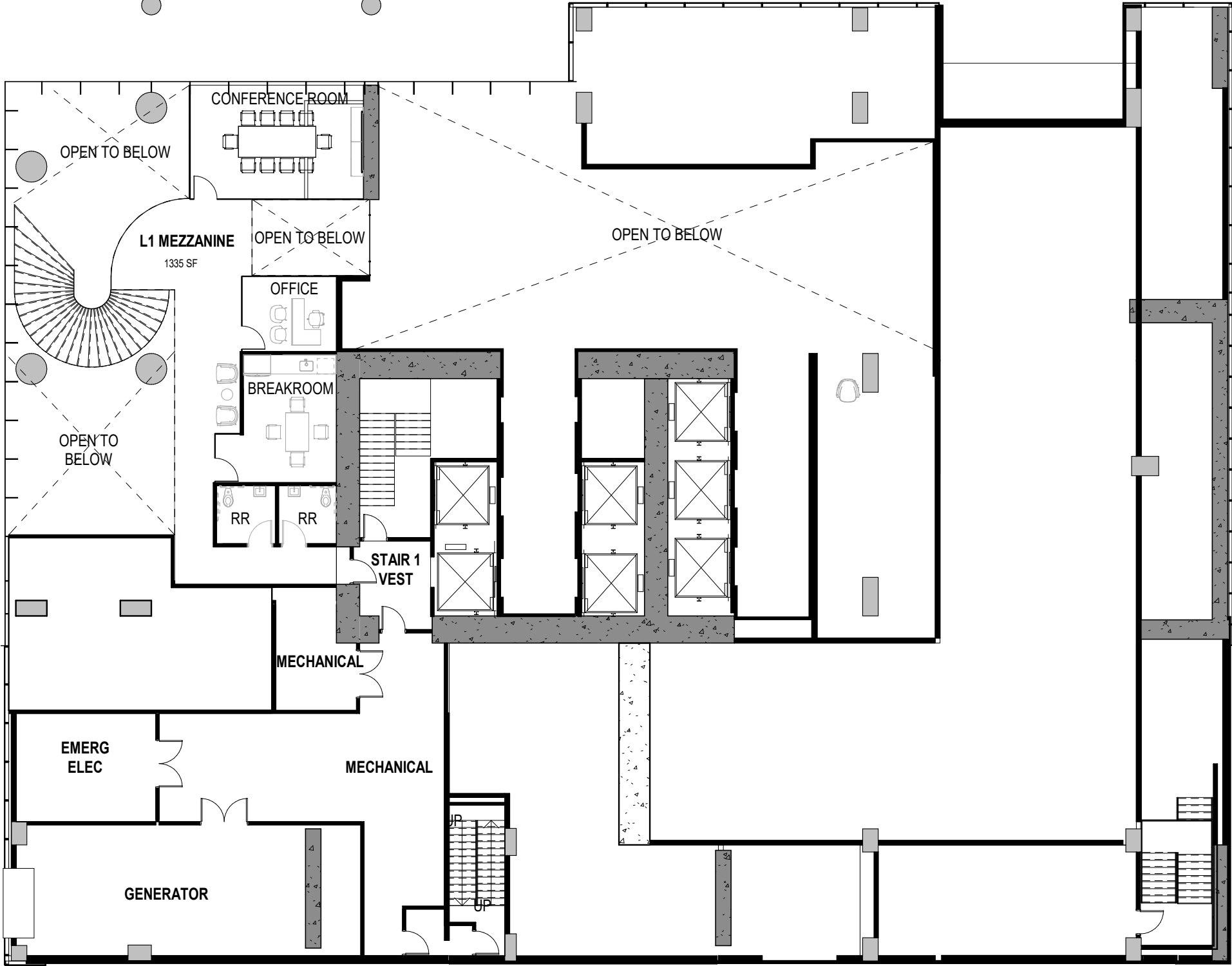


Activated Terraces

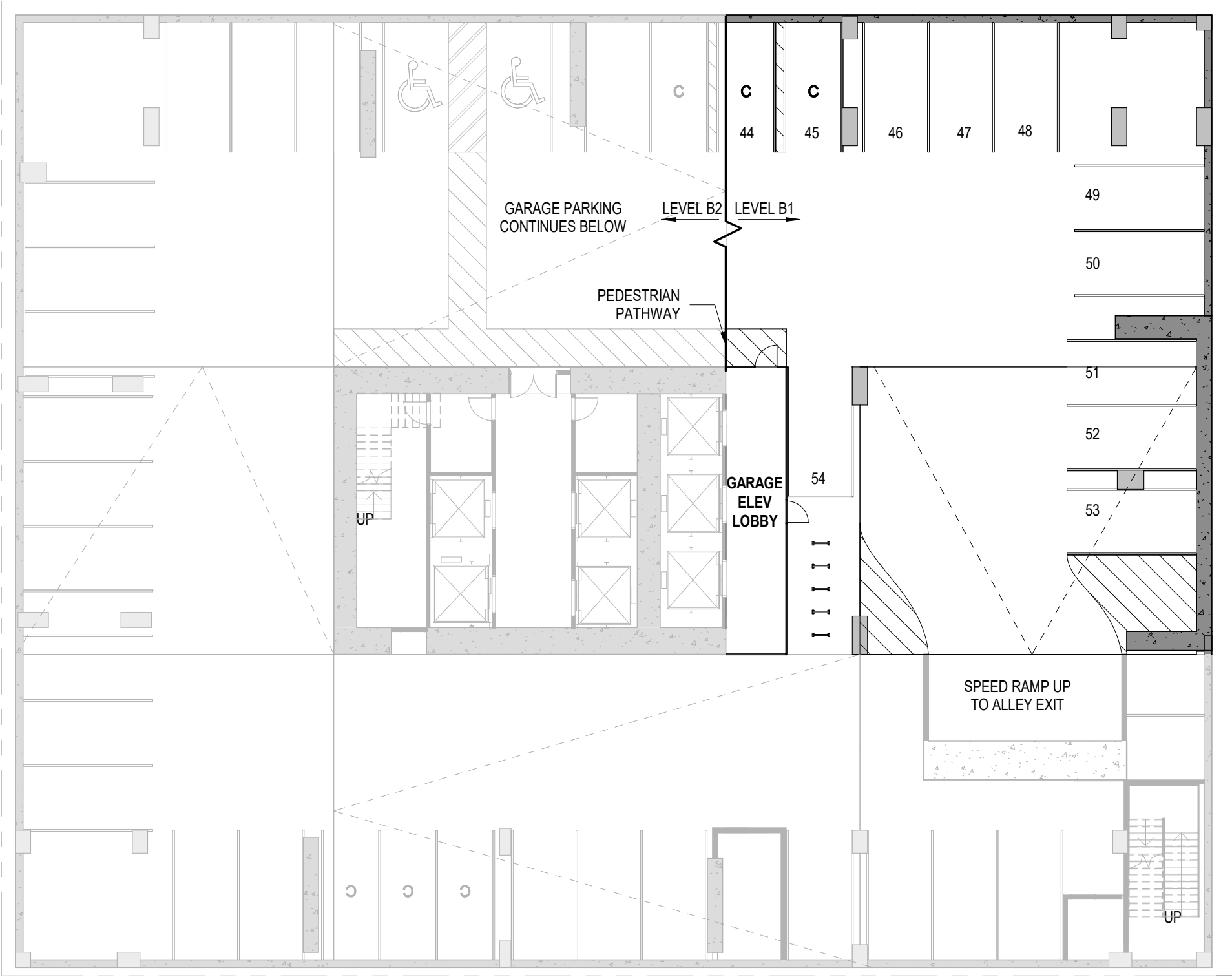
Level 01
Streetscape Plan



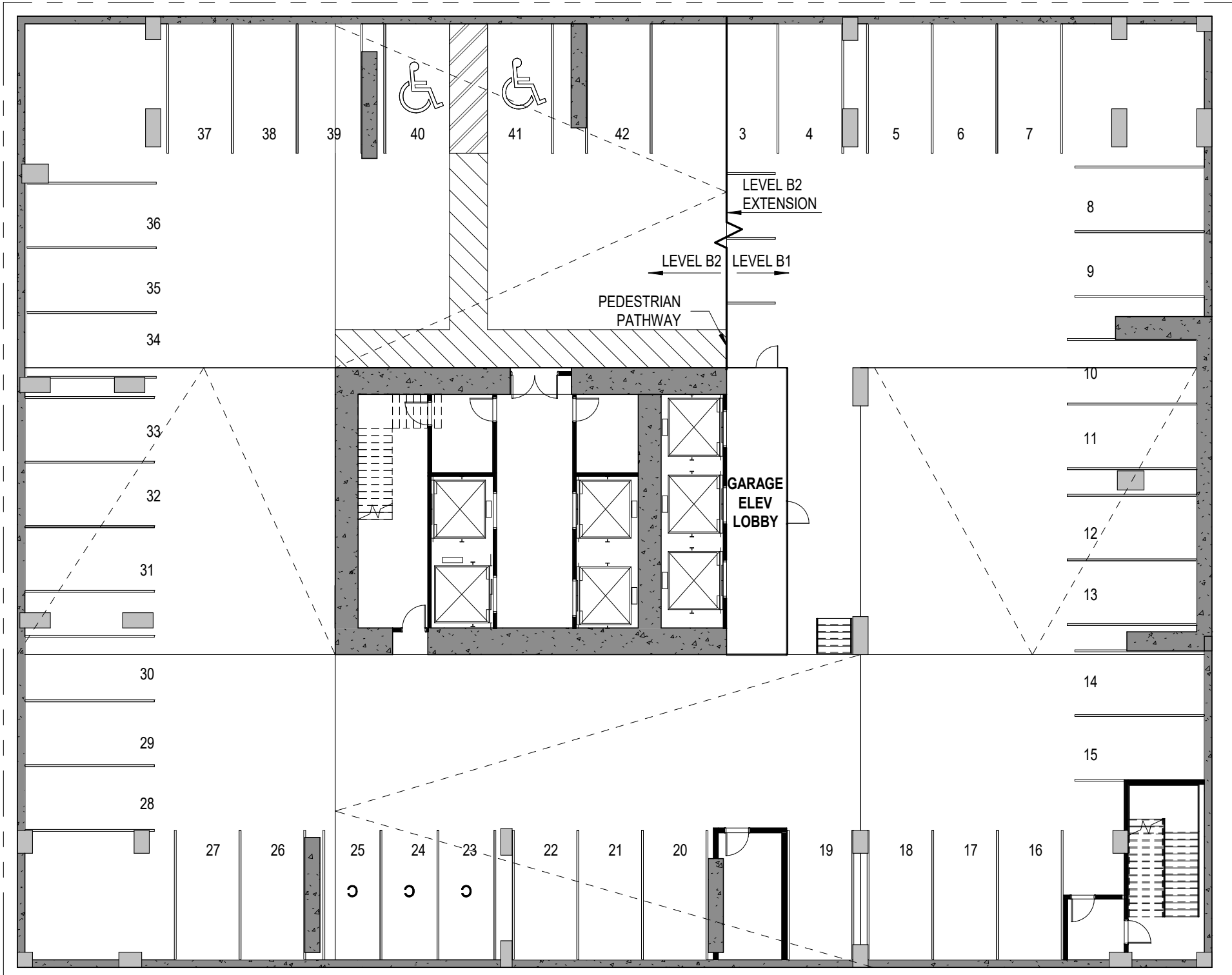


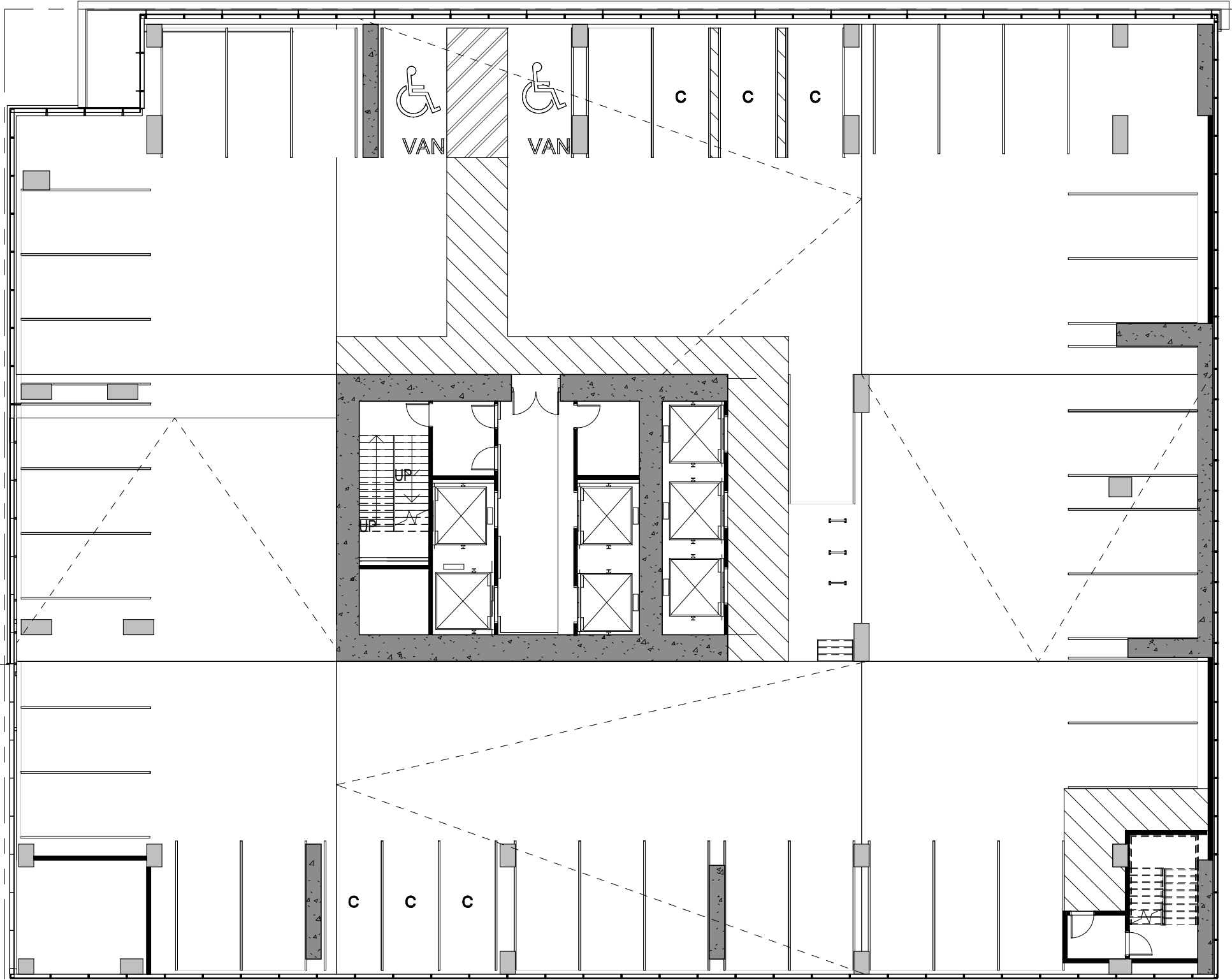


Level B1
Underground Parking



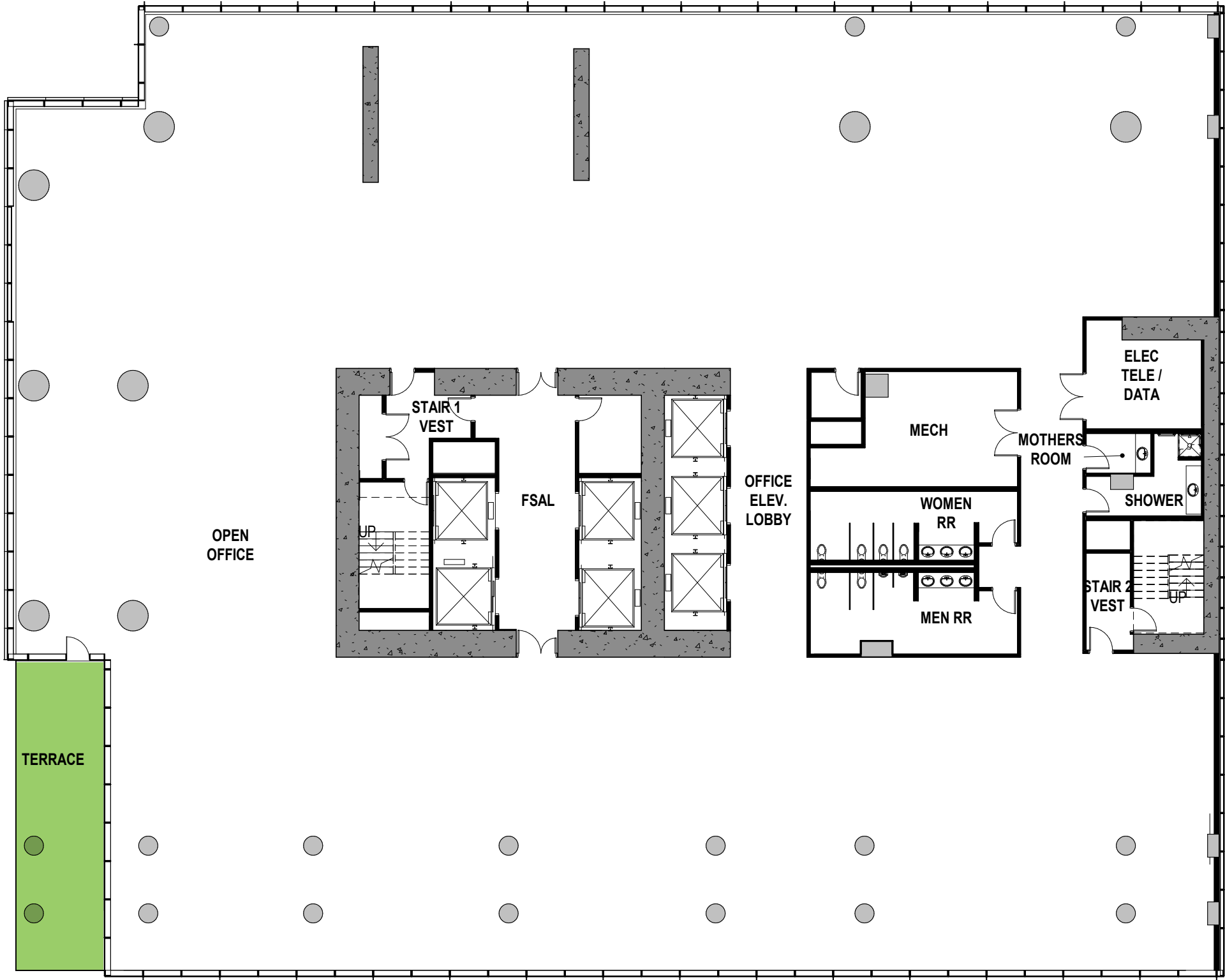
Level B2
Underground Parking





Level 12 - 17
Typical Office Floor

Activated Terraces



Level 18
Amenity - Lounge and Pool Deck

Activated Terraces



Level 60
Amenity - Rooftop Lounge & Dog Park

Activated Terraces

