



# Block 21: The Right Mix

Trammell Crow Company



STRATUS



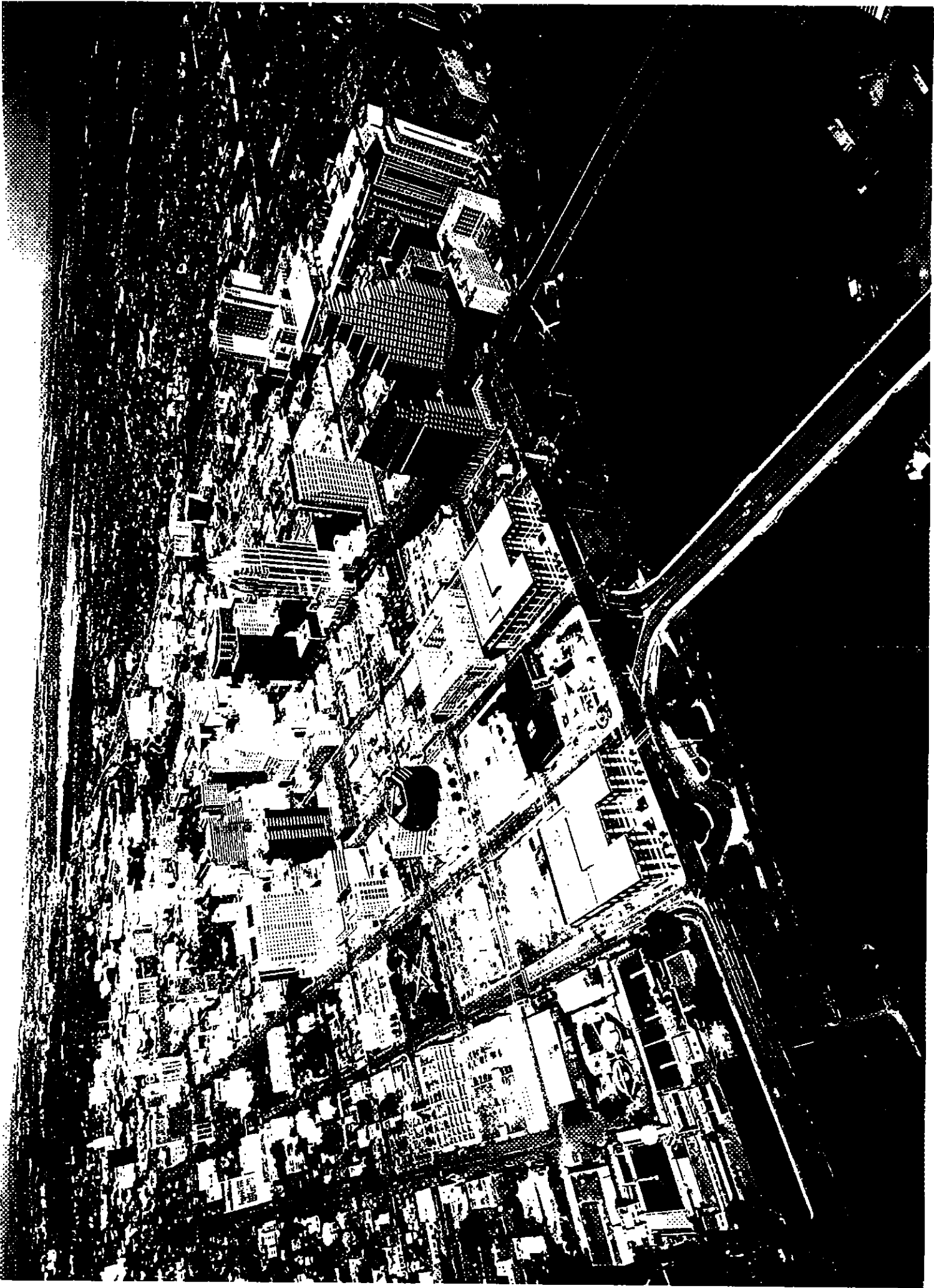
#2

**Trammell Crow  
Gables Residential  
Stratus Properties**

**Block 21 Proposal  
City Council February 10, 2005  
Item: 29**

1. Partners
2. Aerial
3. Aerial Close-up  
Four Step Grow Project
4. Aerial with Mock Building
5. Ground Floor  
Fifth -- Eighth Floor  
Eleventh -- Fifteenth Floor
6. Lasting Materials  
Contextual
7. Second Street Perspective
8. Second Street Map  
Second Street Map (expanded)
9. Project Chart
10. The Right Mix



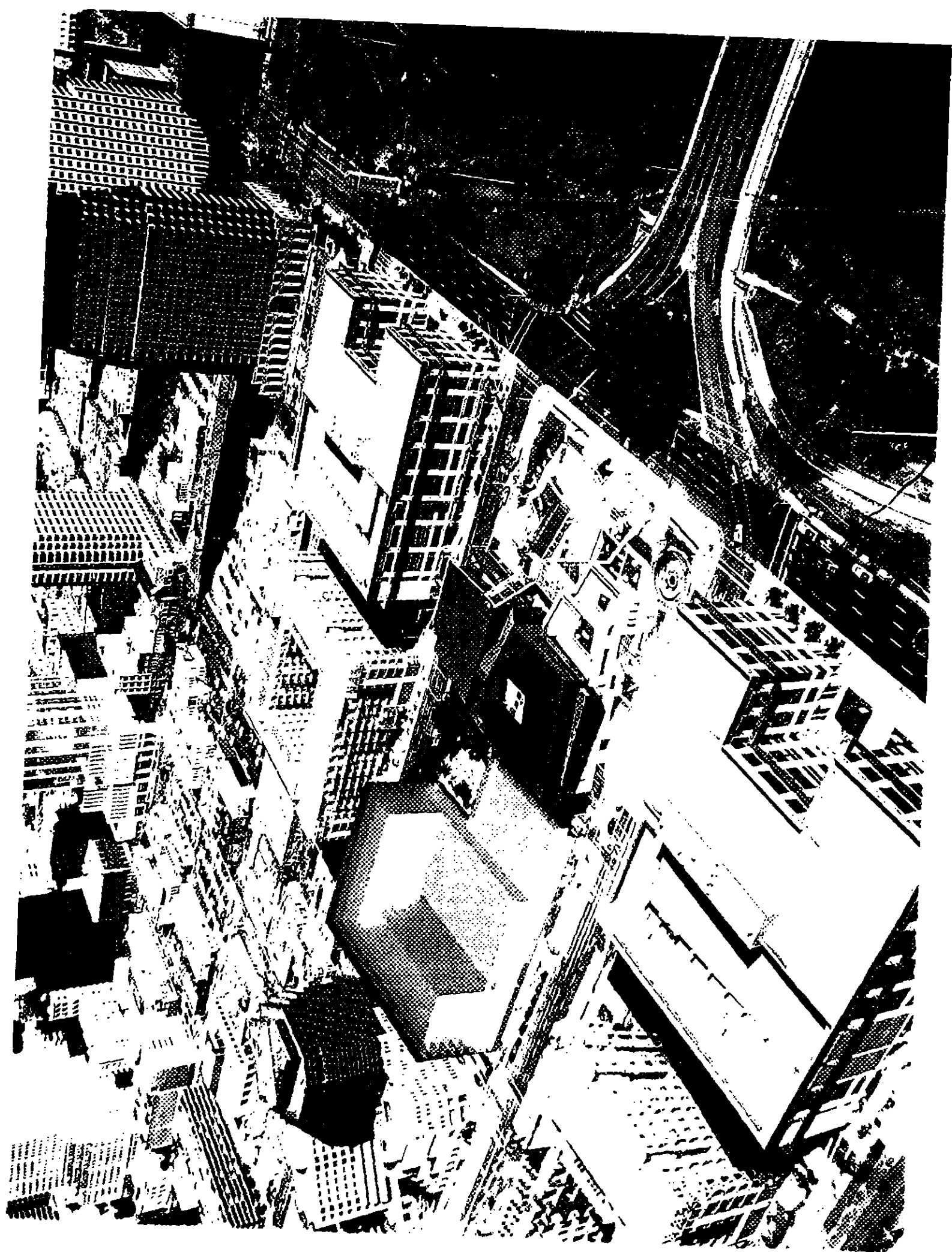












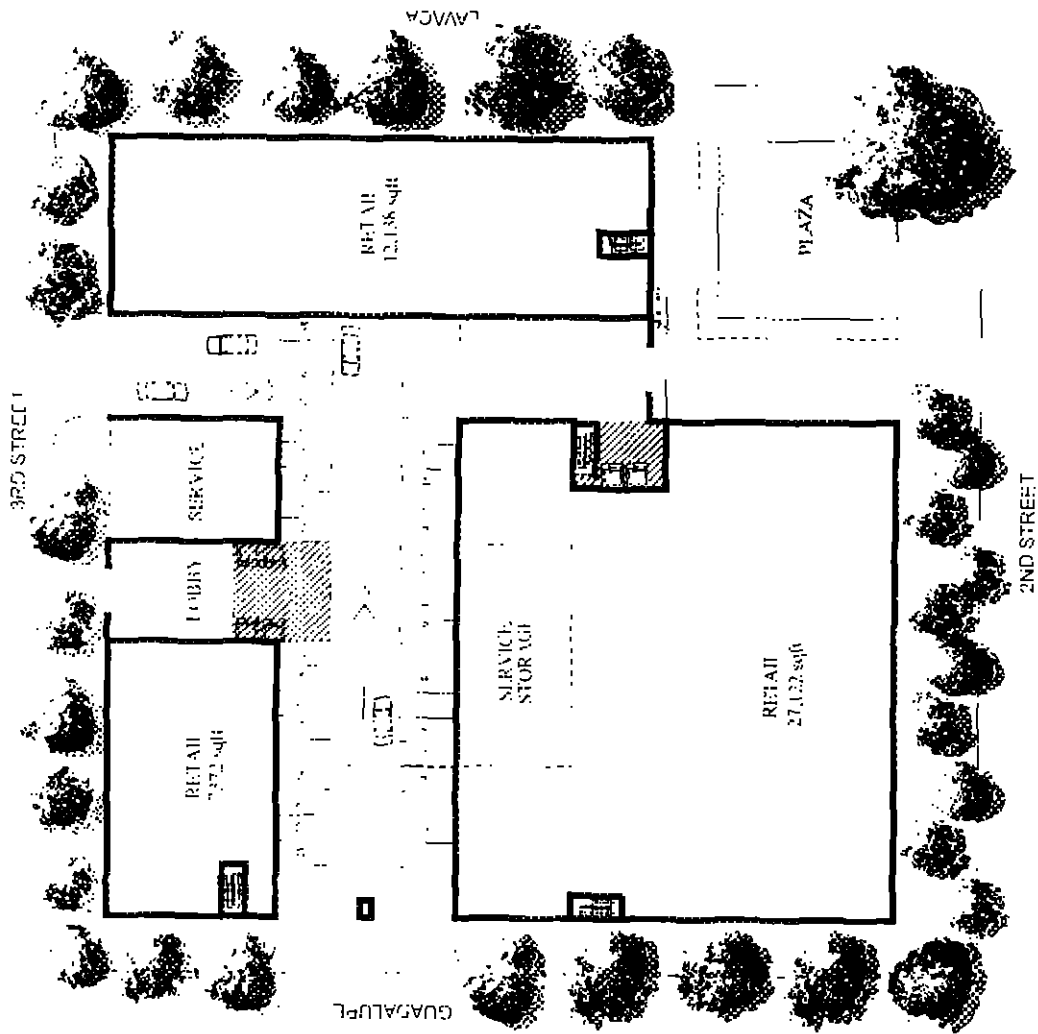












SEPARITY

Tammell Crow Company

ANGELUS IN WISE

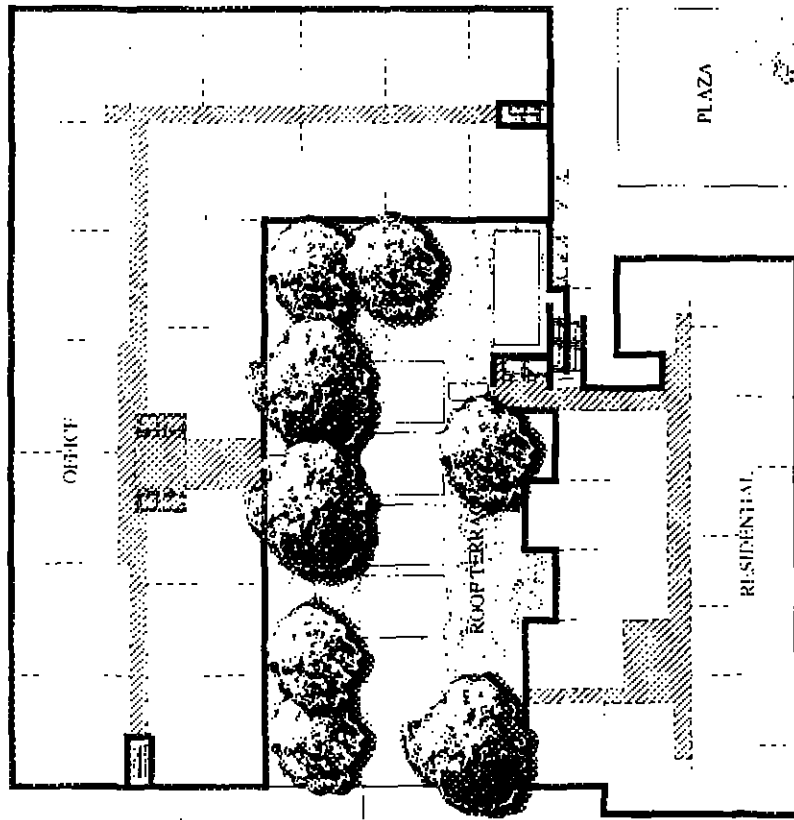
CHARLES  
PLANNING



NORTH

GROUND FLOOR

3RD STREET



GUADALUPE

LA/ACA

PLAZA

RESIDENTIAL

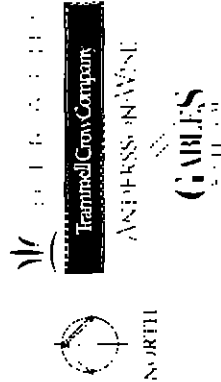
ROOFTERRACE

OFFICE

2ND STREET

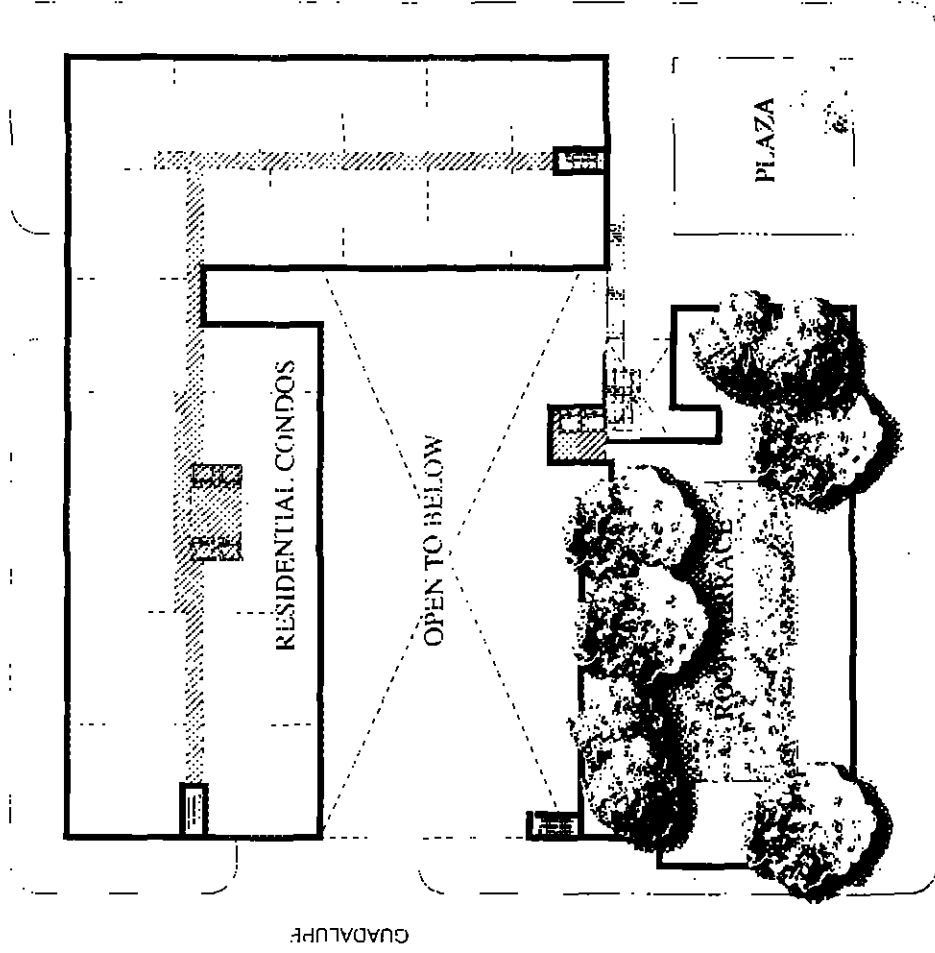
FIFTH FLOOR - EIGHTH FLOOR

40'-0" 54'-0" 6'-0" 8'-0"





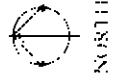
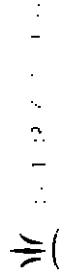
2ND STREET



2ND STREET

ELEVENTH - FIFTEENTH FLOOR

+124.40' +138.20' +152.00' +166.50' +180.40'



Tiannet/Crow Company

ANDERSON WISE

CHARLES  
11.15.00

1

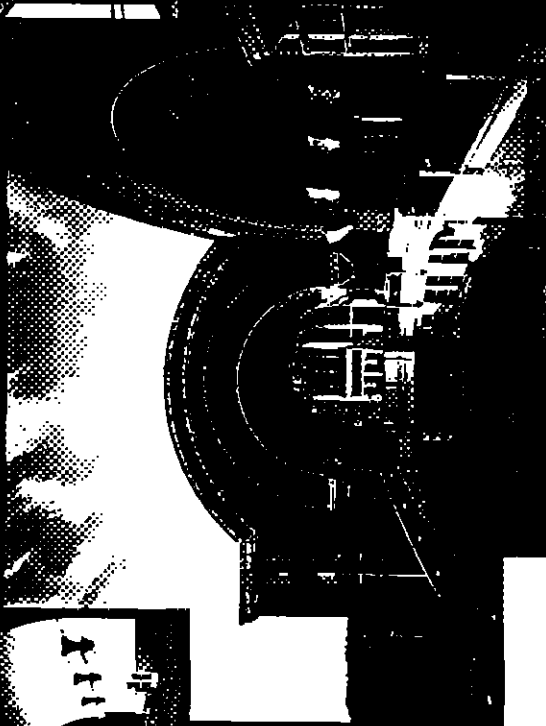
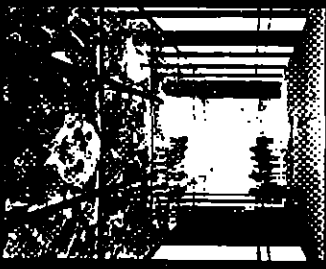
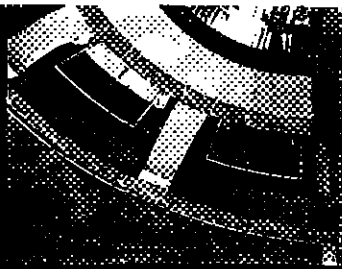
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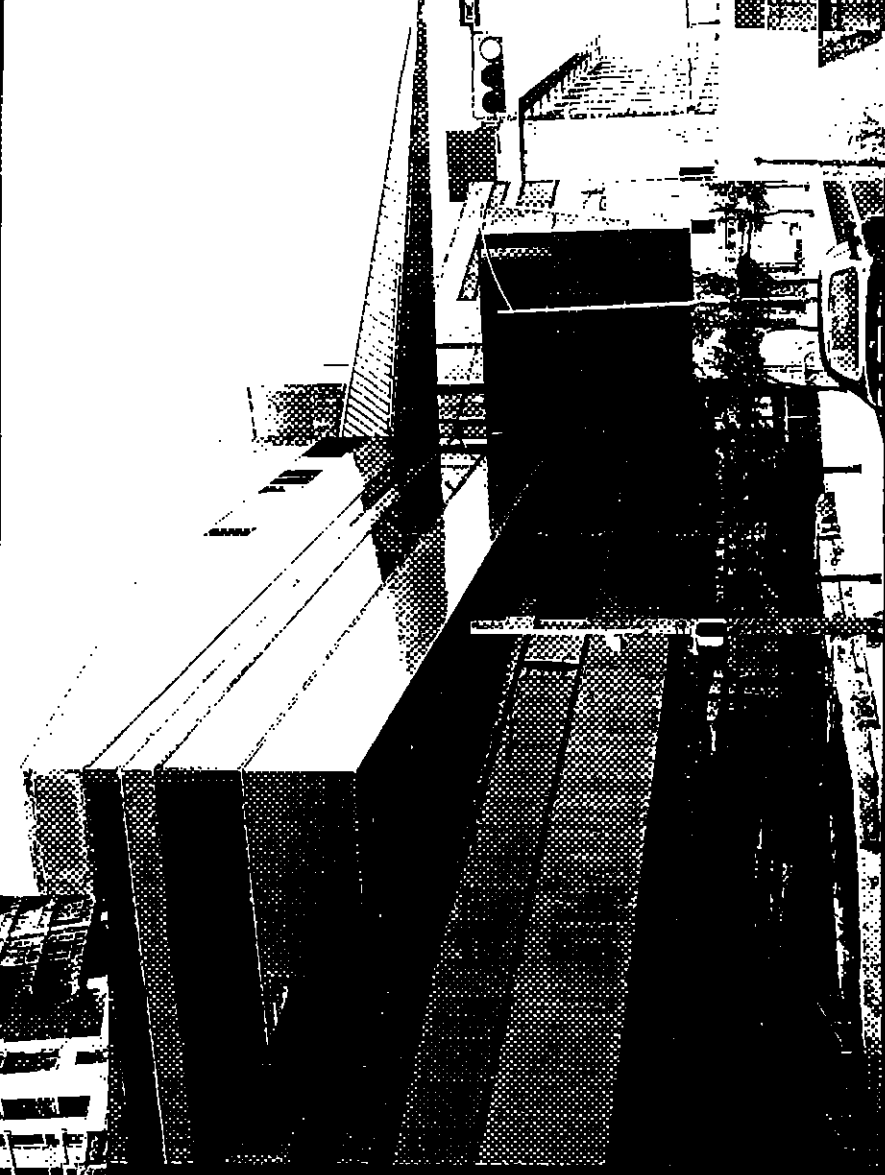
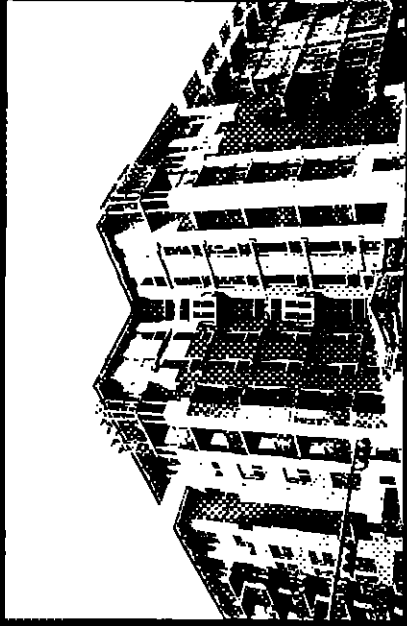
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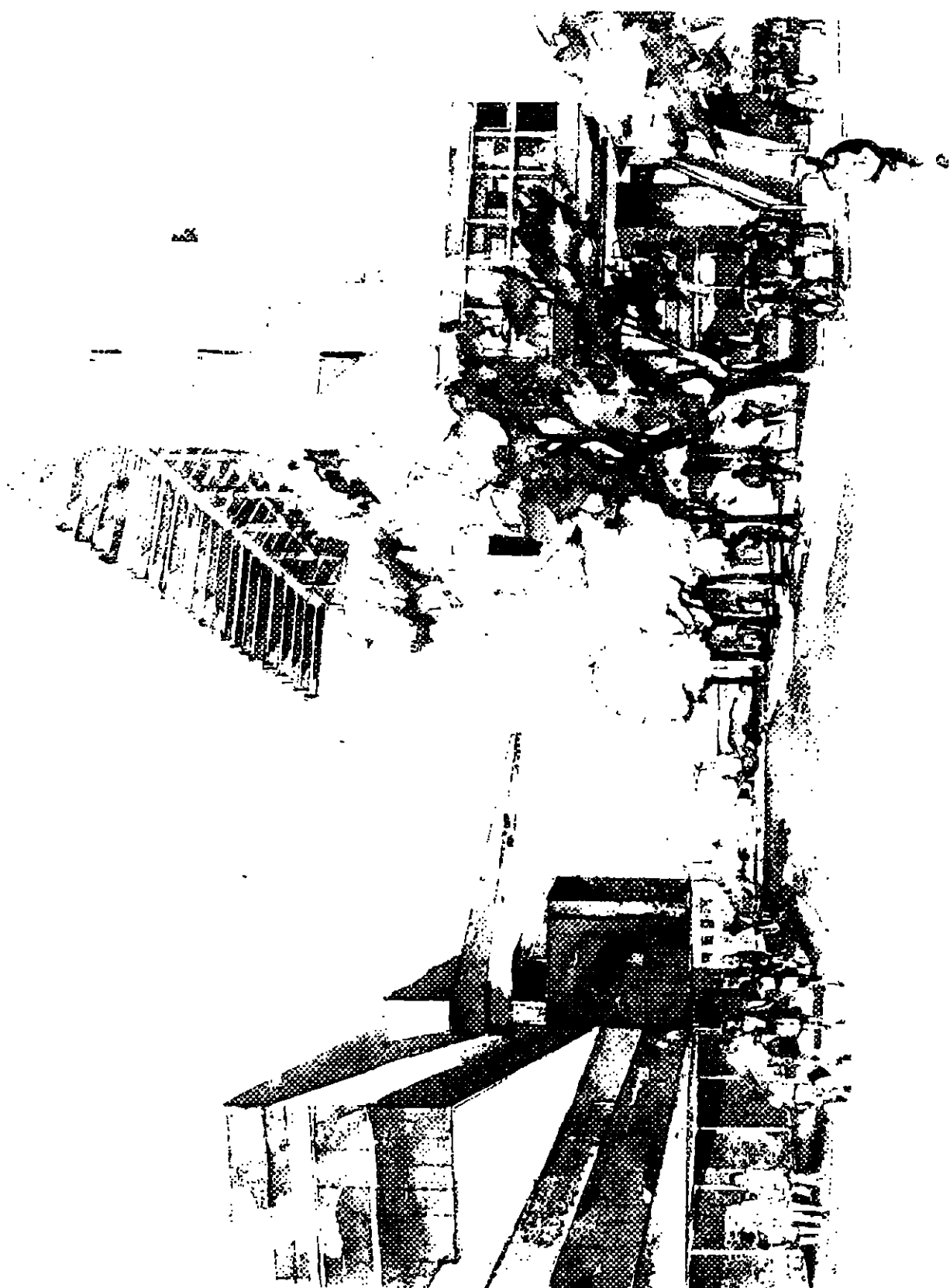
LASTING MATERIALS





CONTEXTUAL RESPONSE







W THIRD ST

AMLI  
RESIDENTIAL/  
RETAIL

BLOCK  
21

AMLI  
RESIDENTIAL/  
RETAIL

SAN ANTONIO ST

CSC  
OFFICE

LAVACA ST

W SECOND ST

CITY HALL  
CIVIC

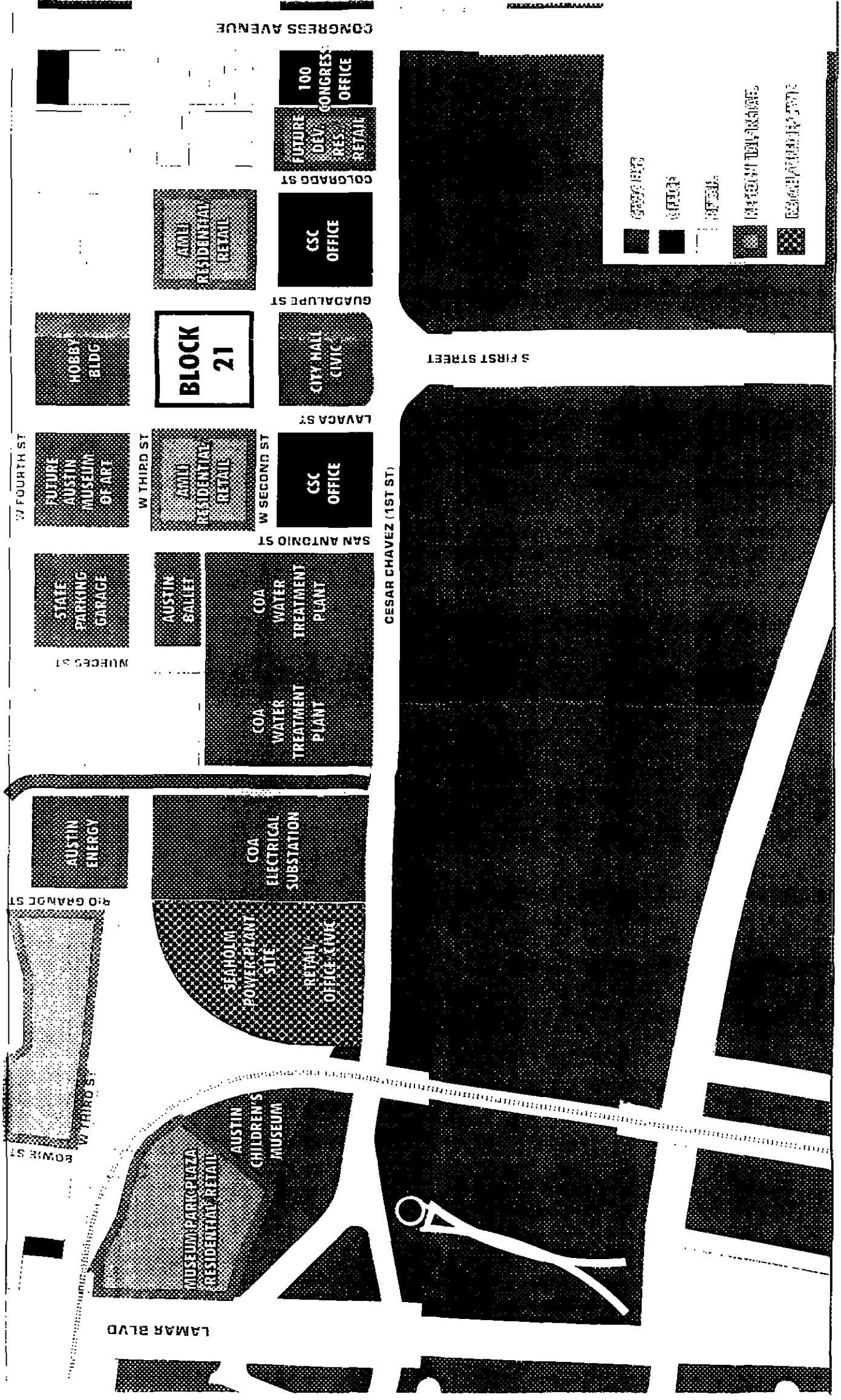
GUADALUPE ST

CSC  
OFFICE

COLORADO ST

CESAR CHAVEZ (1ST ST)





LAMAR BLVD

900 GRAND ST

BOWIE ST

W THIRD ST

W FOURTH ST

MURKES ST

W THIRD ST

SAN ANTONIO ST

W SECOND ST

LAVACA ST

GUADALUPE ST

COLORADO ST

BLOCK 21

HOBBY BLDG

FUTURE AUSTIN MUSEUM OF ART

FAMILY RESIDENTIAL RETAIL

CSC OFFICE

CITY HALL CIVIC

CSC OFFICE

FUTURE DEV RES RETAIL

100 CONGRESS OFFICE

FAMILY RESIDENTIAL RETAIL

COA WATER TREATMENT PLANT

COA WATER TREATMENT PLANT

AUSTIN BALLET

STATE PARKING GARAGE

AUSTIN ENERGY

COA ELECTRICAL SUBSTATION

SEHOLM POWER PLANT SITE

RETAIL OFFICE CIVIC

MUSEUM PARK PLAZA RESIDENTIAL RETAIL

AUSTIN CHILDREN'S MUSEUM

CESAR CHAVEZ (1ST ST)

S FIRST STREET

- CONGRESS
- OFFICE
- RETAIL
- FAMILY RESIDENTIAL
- RETAIL OFFICE CIVIC



# Project

	Office	Retail Restaurant Entertainment	Residential	Civic
2nd Street District	350,000 (33%)	150,341 (14%)	572,000 (53%)	City Hall
Block 21	180,000 (37%)	50,000 (10%)	260,000 (53%)	Public Space



# The Right Mix

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- . . . of uses
- . . . of architectural priorities
- . . . of economic catalysts
- . . . of partners