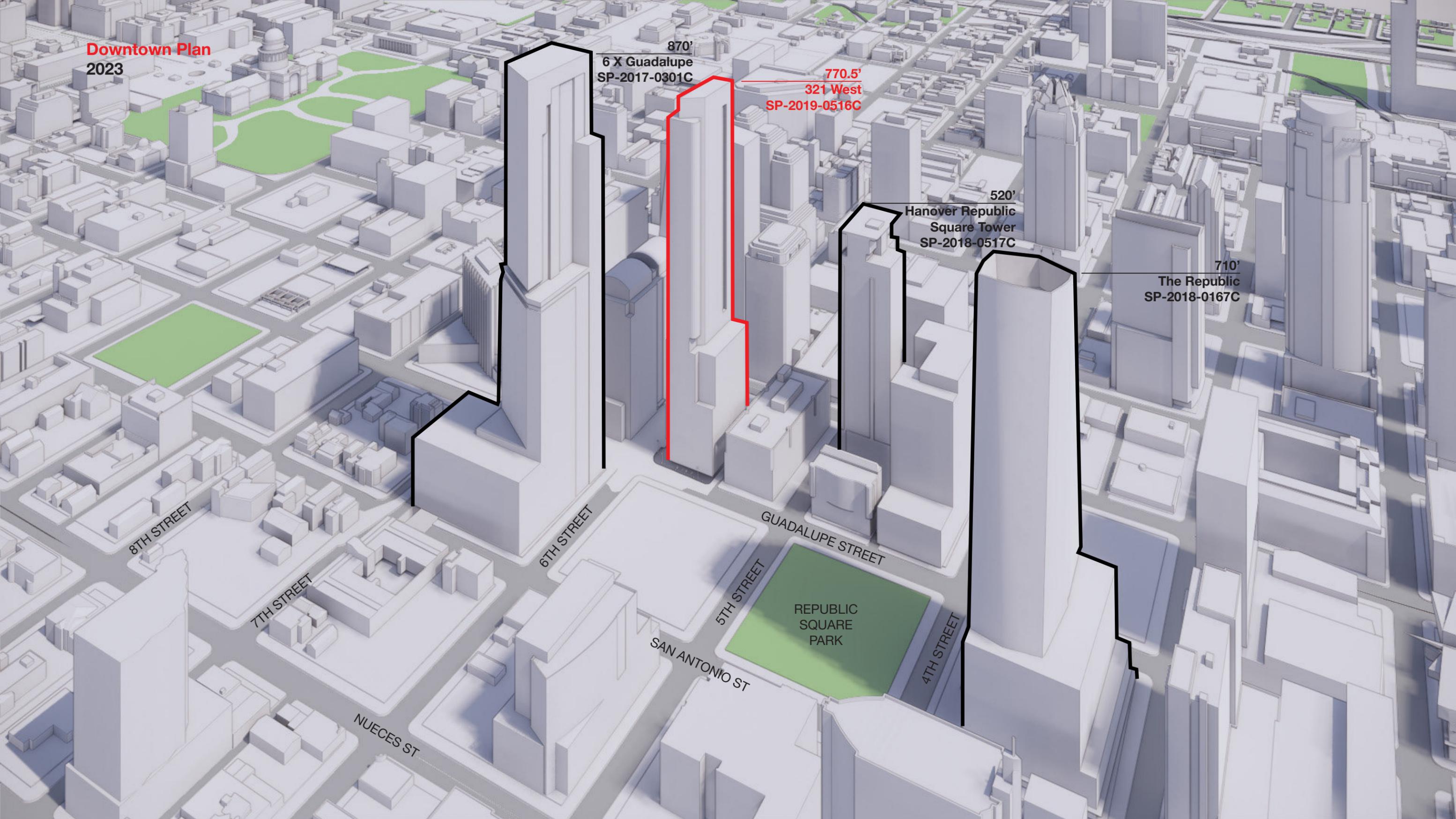


Page/

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

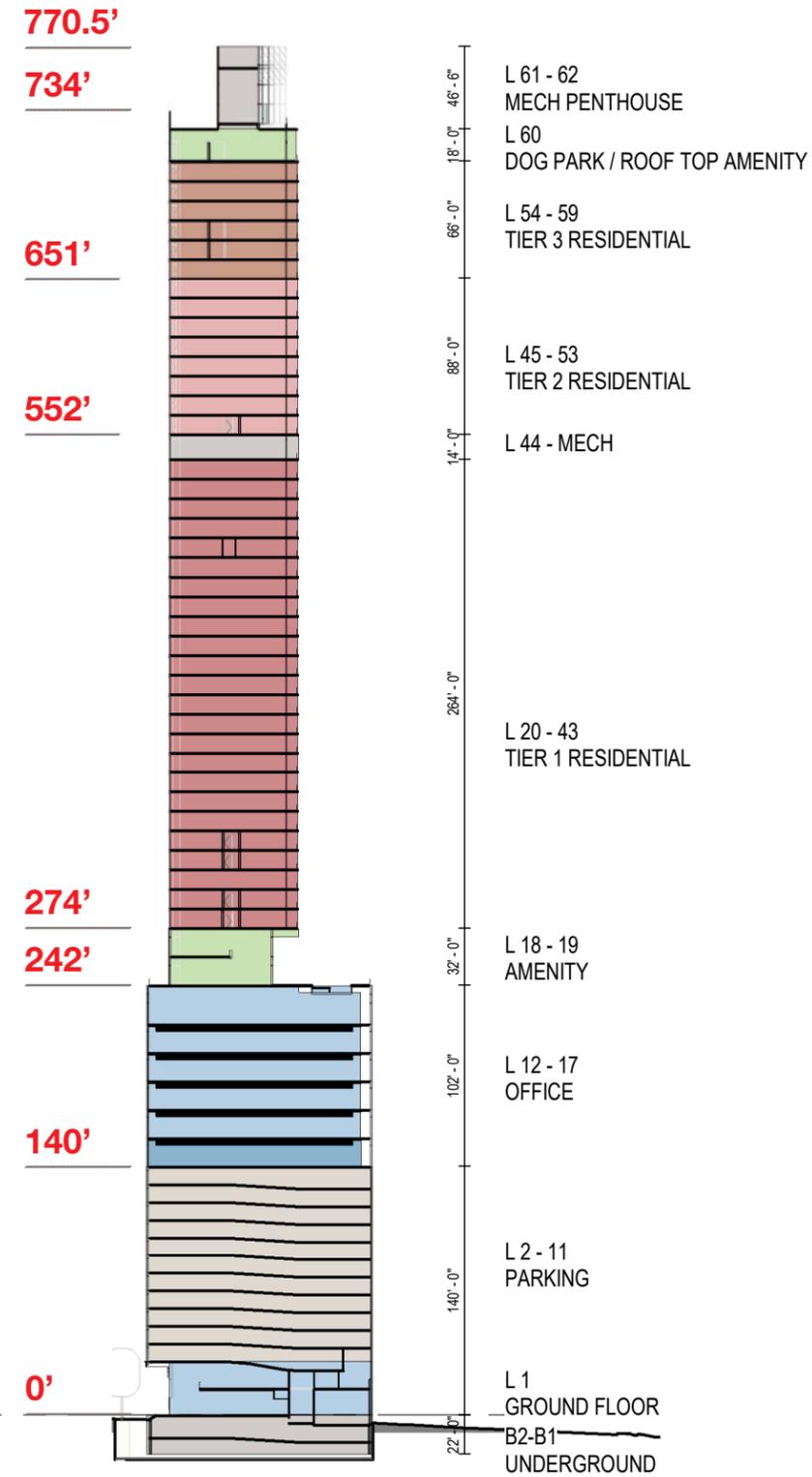
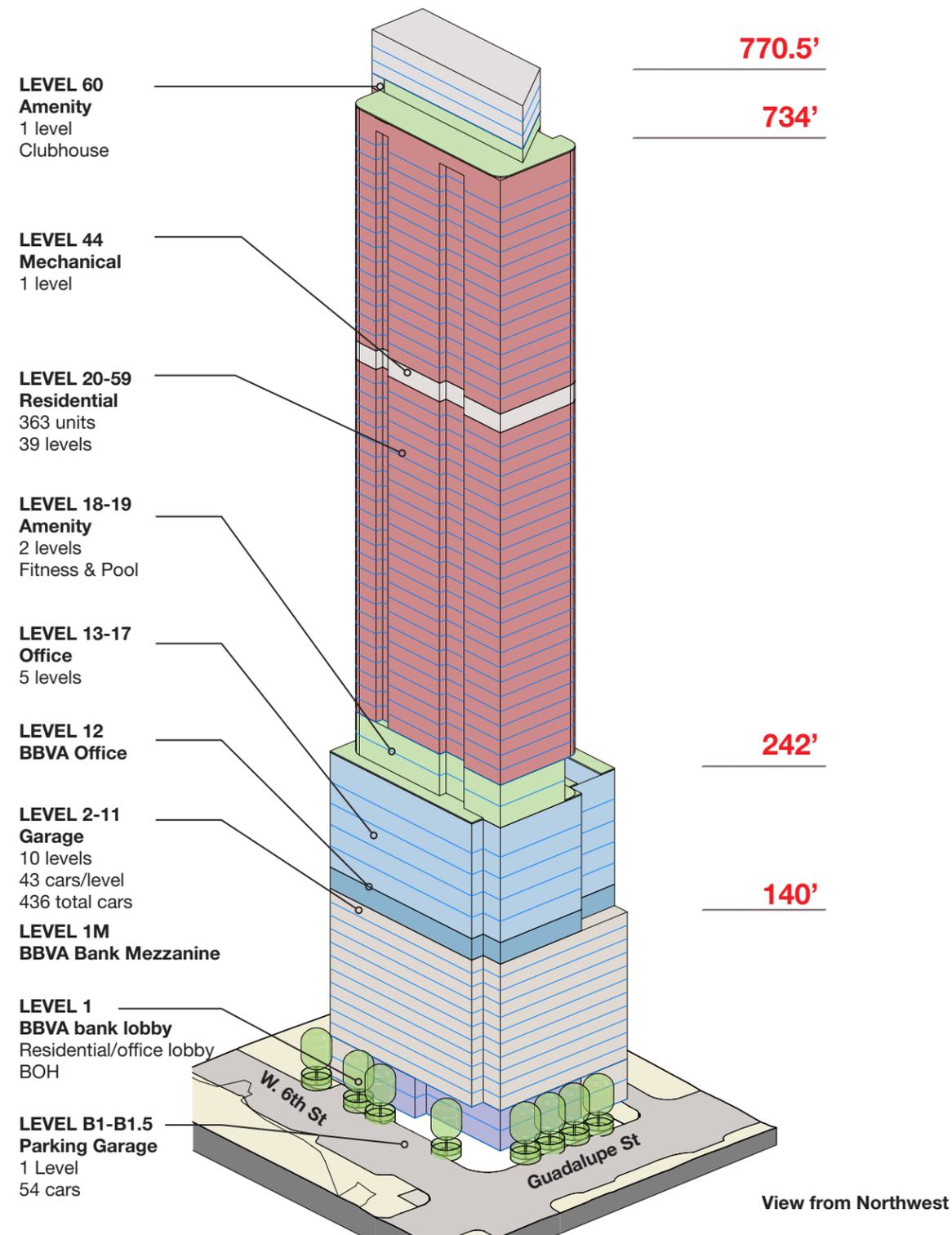
4TH STREET

SAN ANTONIO ST

NUECES ST

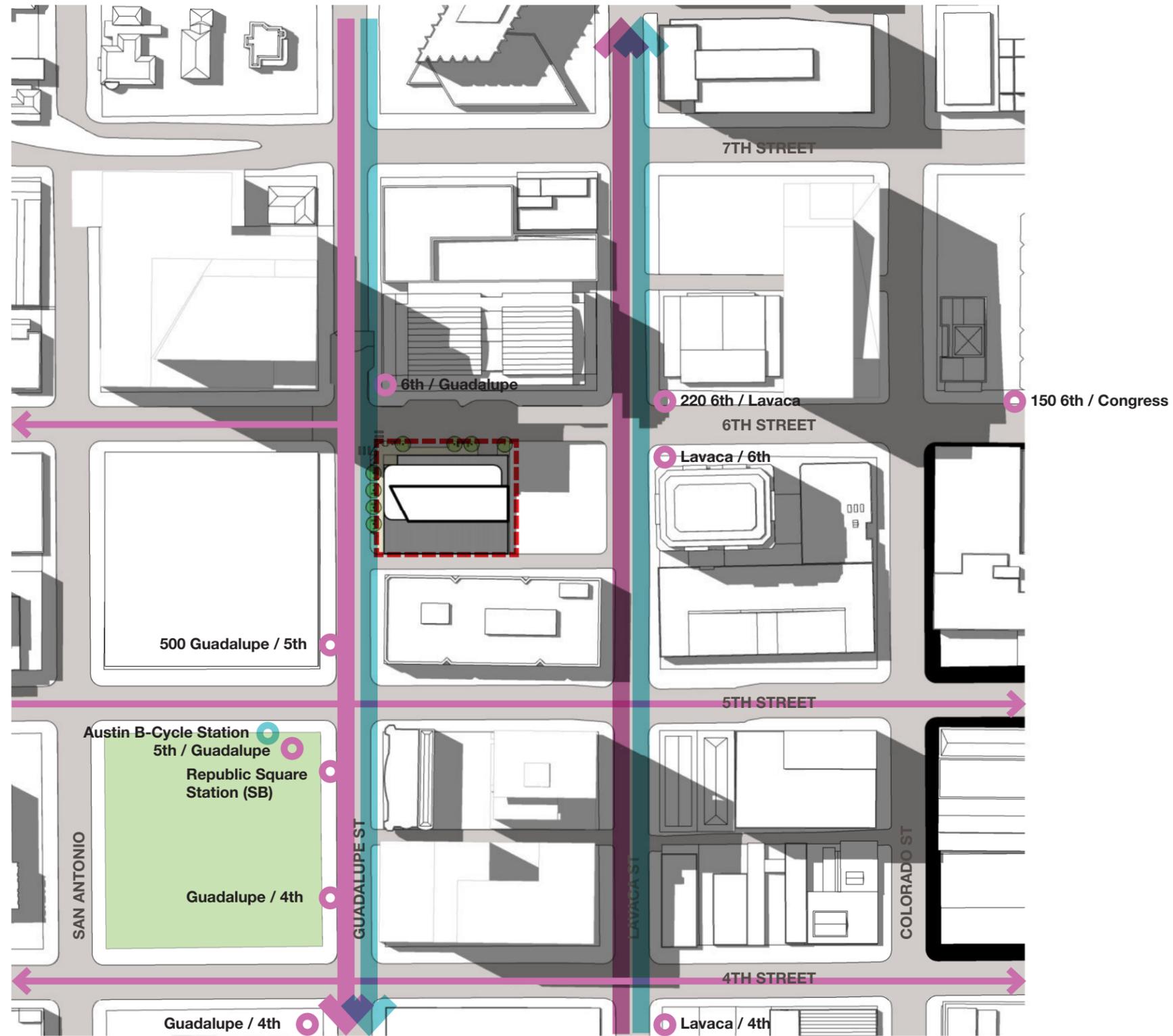
REPUBLIC
SQUARE
PARK

Project Program Diagram
Perspective & Section



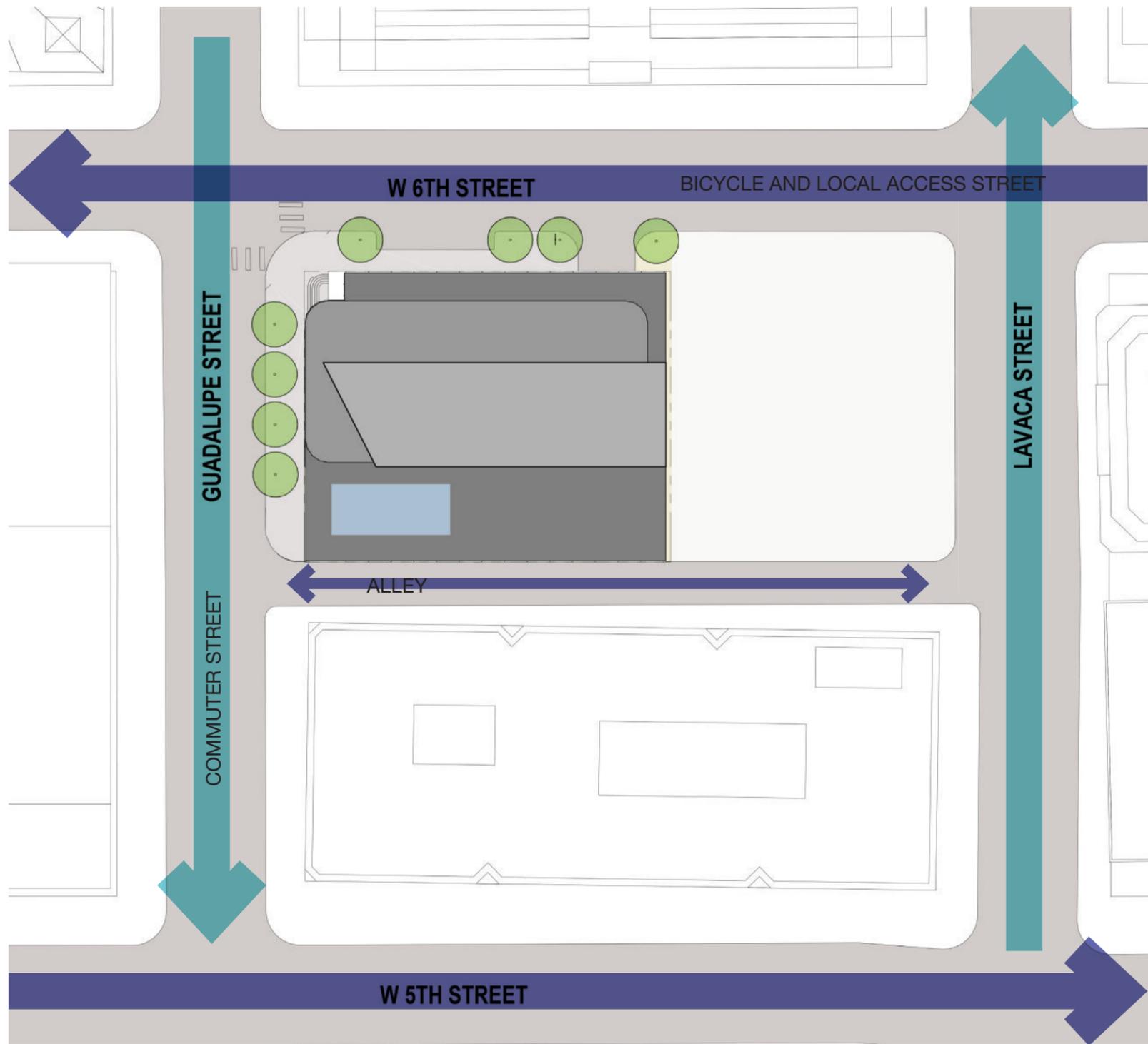
- Lobby / Retail
 - Parking
 - Office
 - Amenity
 - Outdoor Amenity
 - Pool
 - Residential (Tier 1)
 - Residential (Tier 2)
 - Residential (Tier 3)
 - Penthouse
 - Core
- Building Areas**
 Retail: 5,357 SF
 Office: 110,435 SF
- Residential Units: 363**
Parking Spaces: 490

Existing Transit
Bus & Bike Routes



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

Block Plan
Vehicular Access



Bicycle and Local Access Street

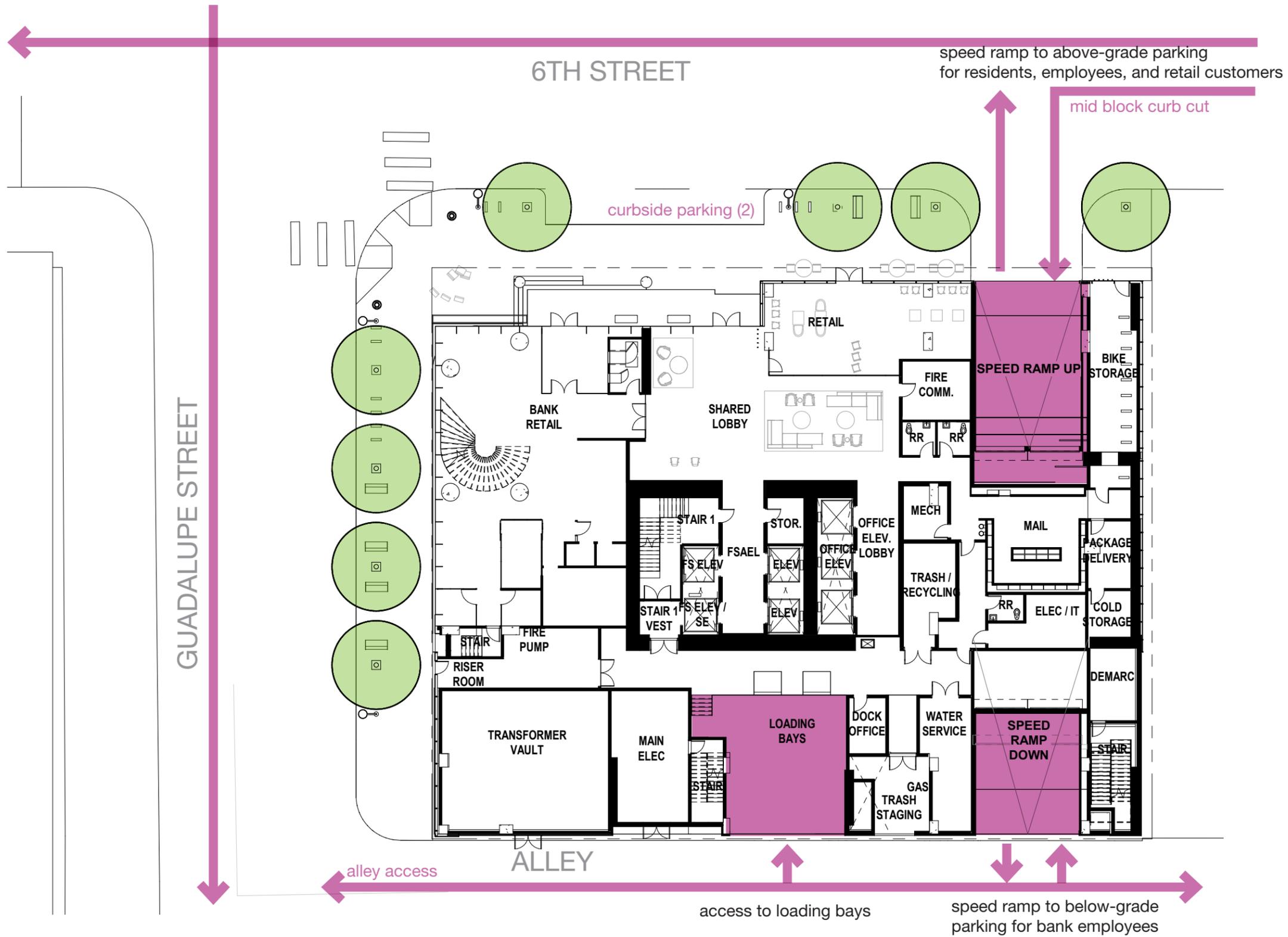
- Intended for local downtown mobility rather than through traffic
- Primary bicycle route

Commuter Street

- Provides major vehicular access into and through downtown
- On-street parking generally not recommended

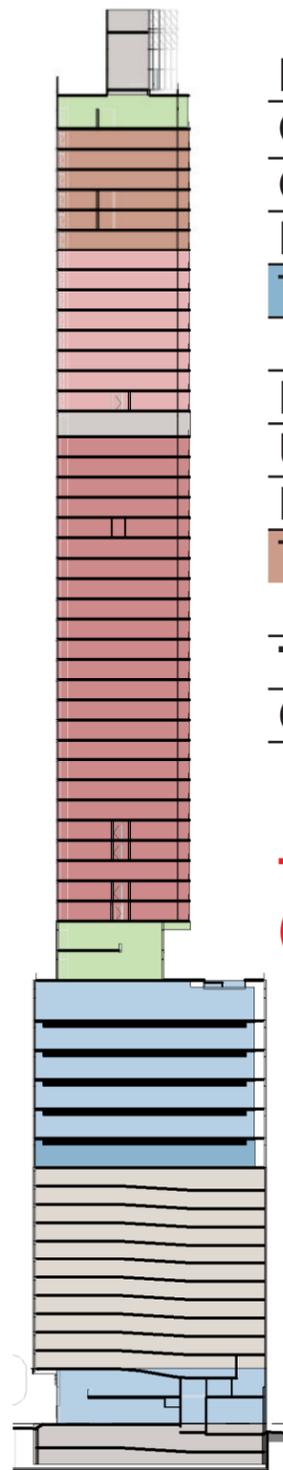
Ingress/Egress Diagram
Level 01

- Parking / Loading
- Neighboring Property



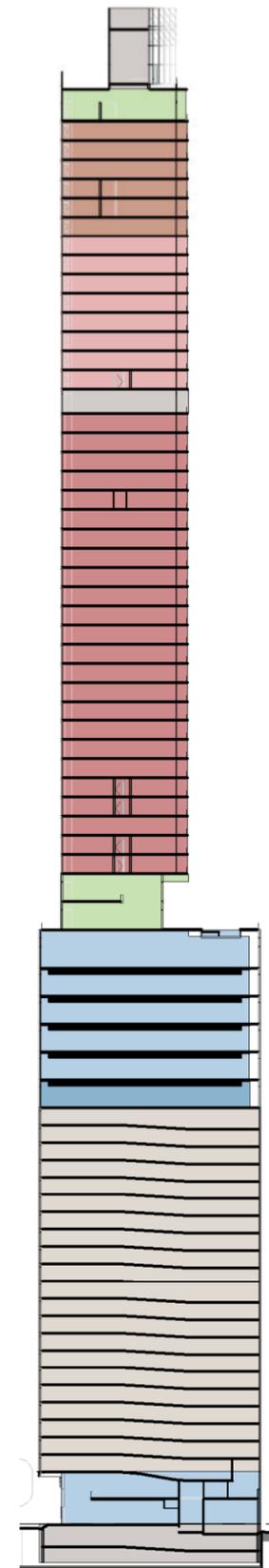
Parking Count

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**



**Level 01
Streetscape Plan**

WEST SIXTH STREET
(bicycle and local access street)



TRASH CAN, TYP
LIGHT POLE, TYP

INTERACTIVE ART FOR PUBLIC
PLANTER
BIKE RACK, TYP

(4) 5" SHUMARD OAKS, TYP
BENCH, TYP

NEW TREE MAY BE PROVIDED IN THE FUTURE IF EXISTING UTILITY CONFLICTS CAN BE MITIGATED

ADA PAVERS

(4) 5" CEDAR ELMS, TYP
COA GREAT STREETS PAVERS
LINE OF BUILDING OVERHANG ABOVE
ADA PAVERS
PROPERTY LINE



Corner of Guadalupe and W. 6th



East on W. 6th





East on W. 6th



Interactive Art
Precedents



Intuitive Approach



Technological Approach



Transitive Approach

Ground Level
Street Shading



Building Elevations

North

East

South

West



Activated Terraces
Perspectives



■ Activated Terraces

**Level 01
Streetscape Plan**

WEST SIXTH STREET

(bicycle and local access street)



TRASH CAN, TYP
LIGHT POLE, TYP

INTERACTIVE ART FOR PUBLIC
PLANTER
BIKE RACK, TYP

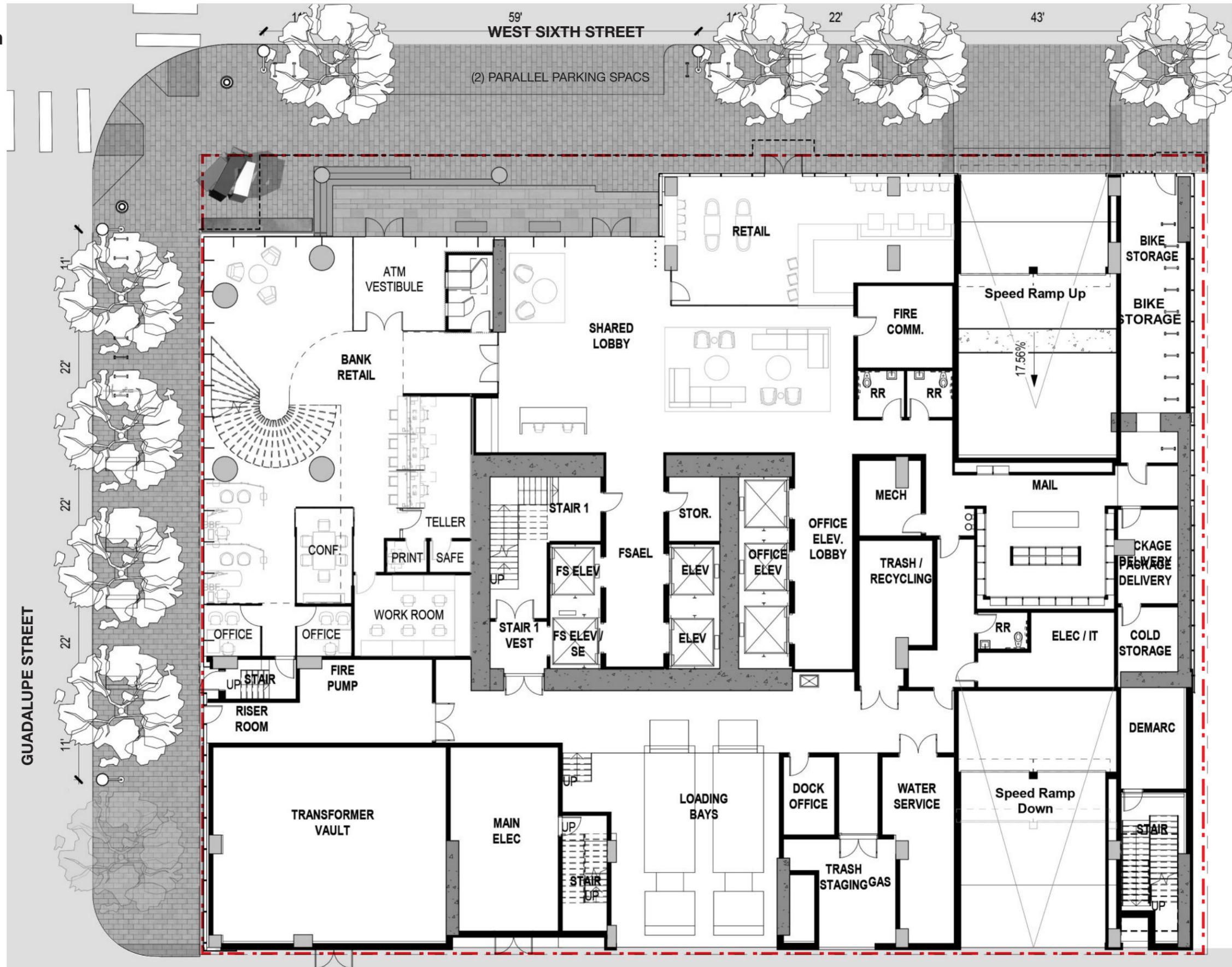
(4) 5" SHUMARD OAKS, TYP
BENCH, TYP

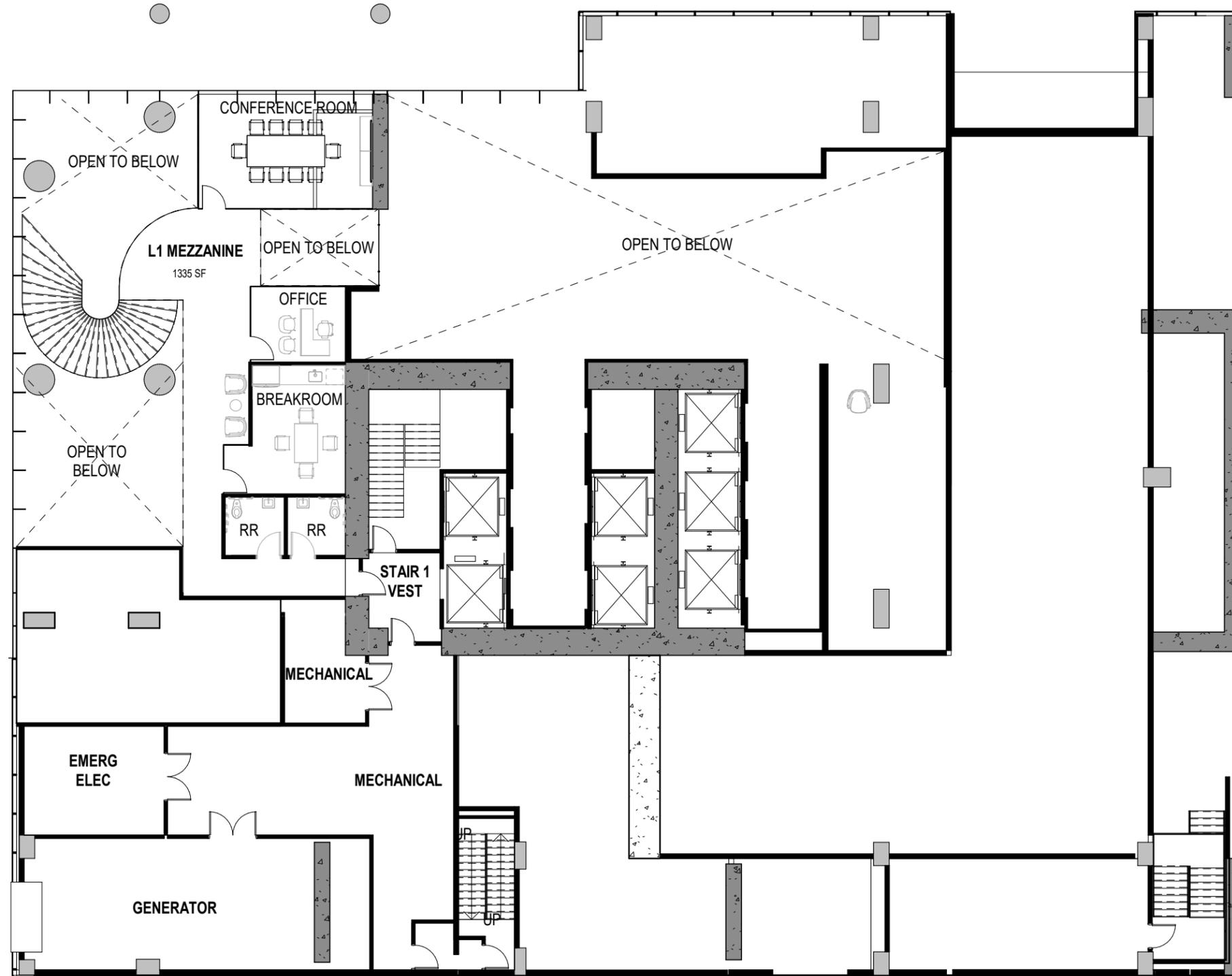
NEW TREE MAY BE PROVIDED IN THE FUTURE IF EXISTING UTILITY CONFLICTS CAN BE MITIGATED

ADA PAVERS

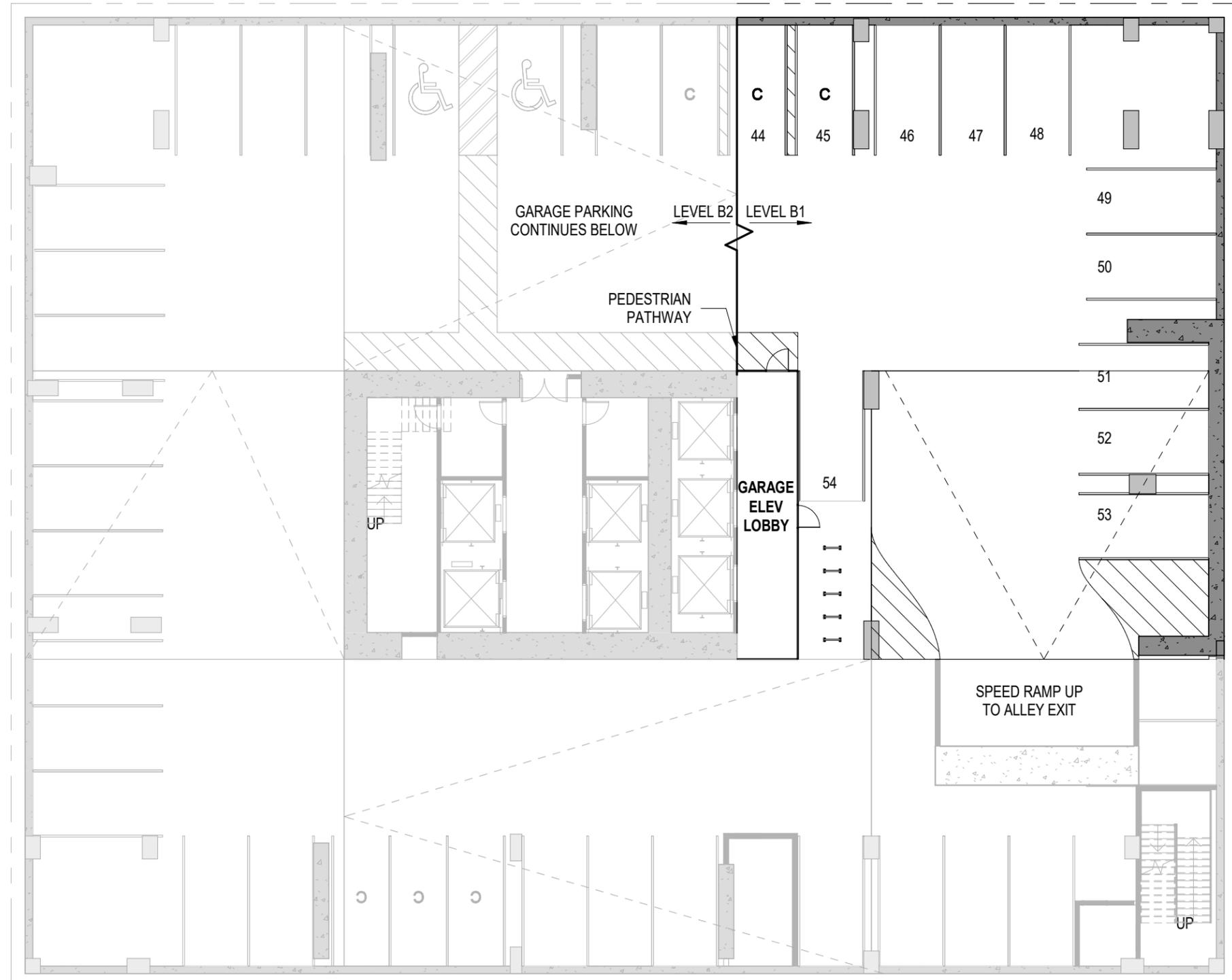
(4) 5" CEDAR ELMS, TYP
COA GREAT STREETS PAVERS
LINE OF BUILDING OVERHANG ABOVE
ADA PAVERS
PROPERTY LINE

Level 01
Architectural Plan

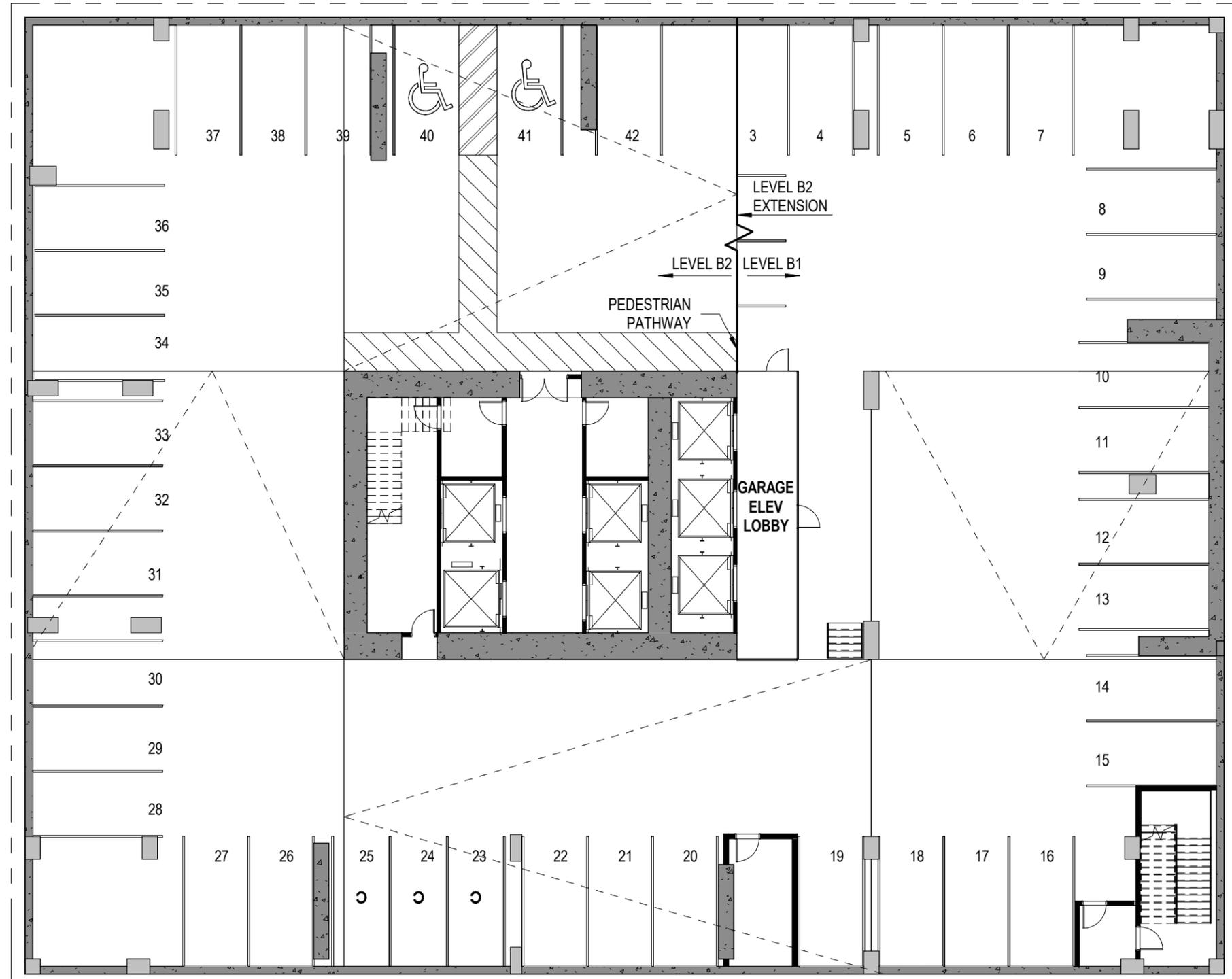




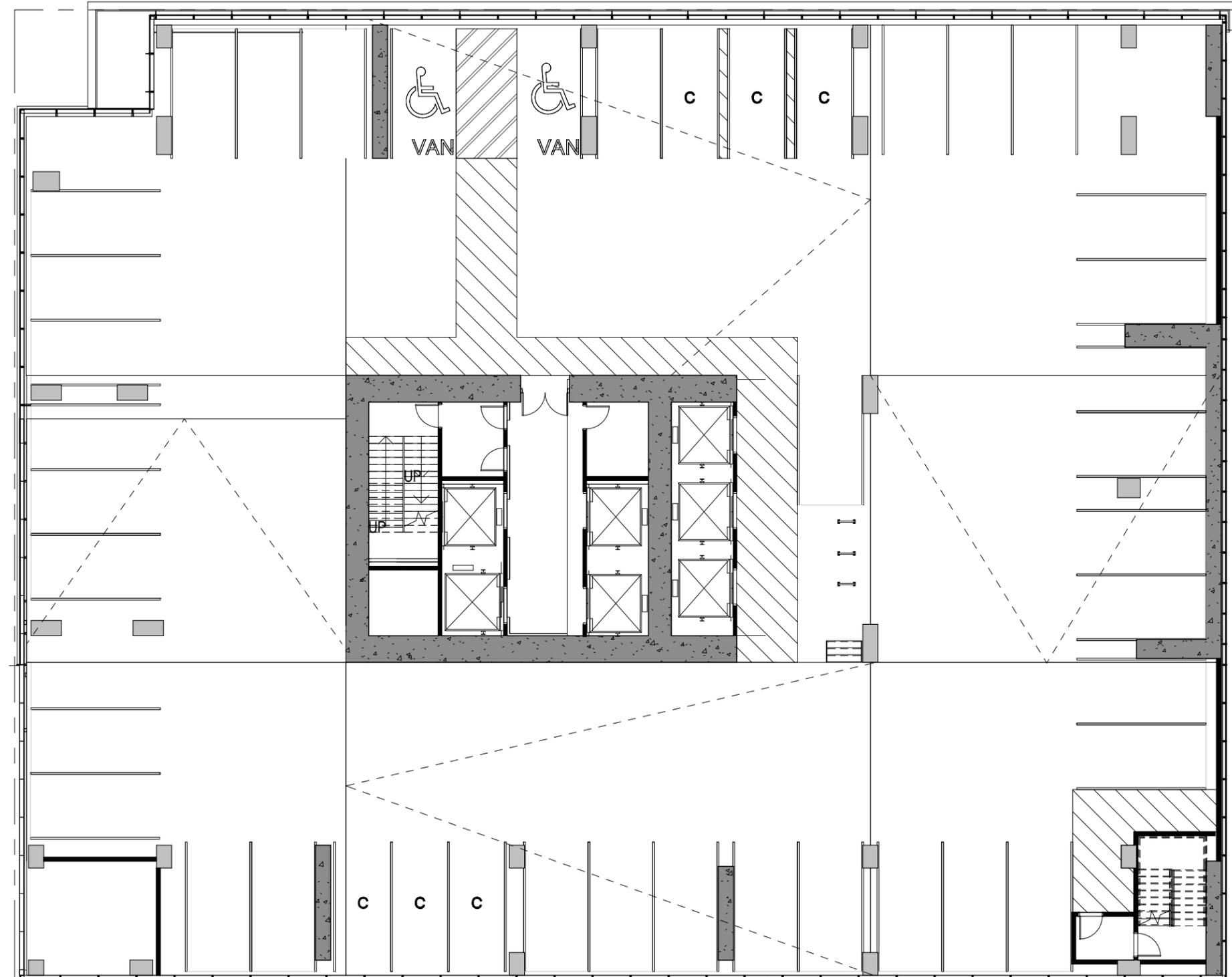
Level B1
Underground Parking



Level B2
Underground Parking

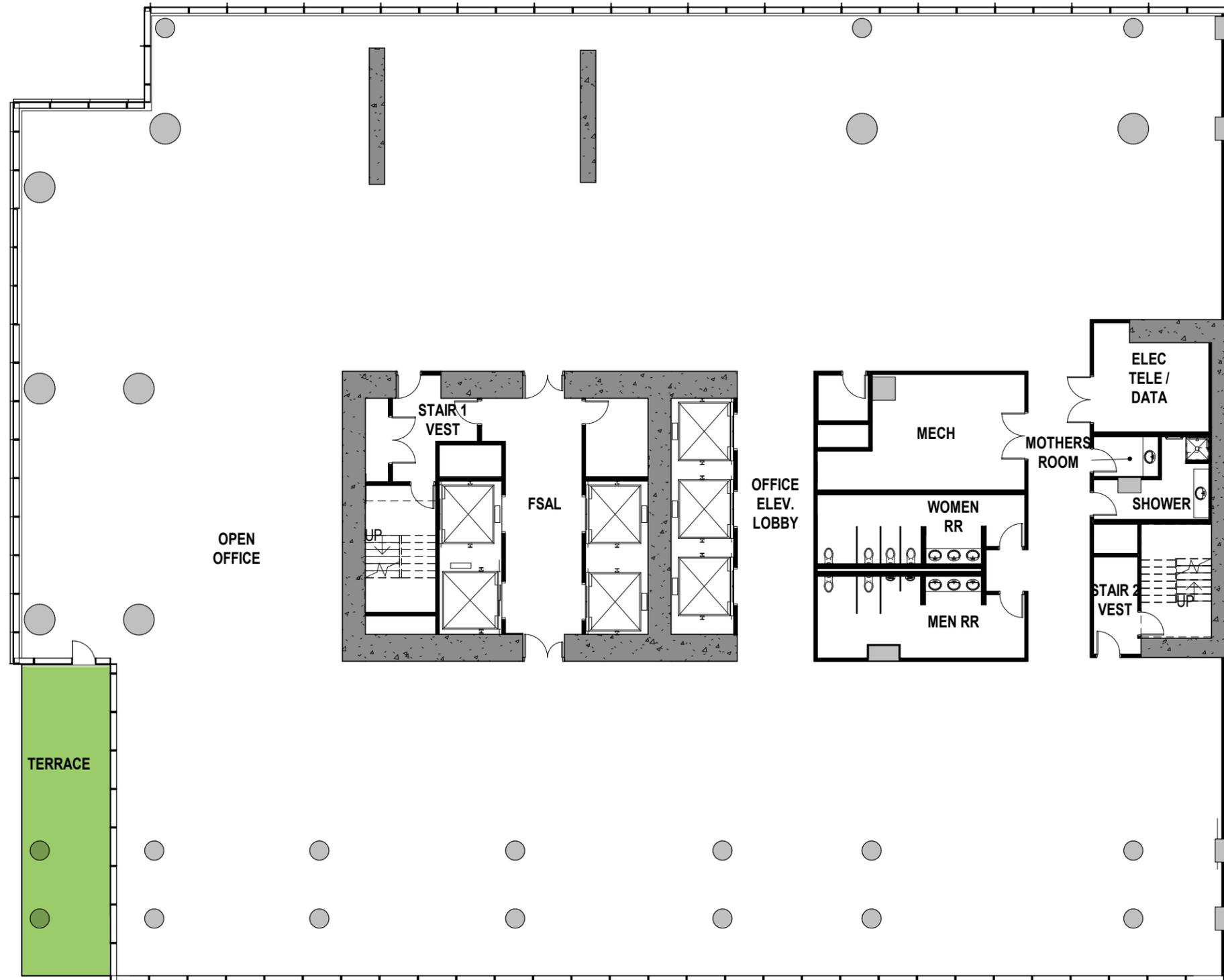


Level 02-11
Above-grade Parking



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

