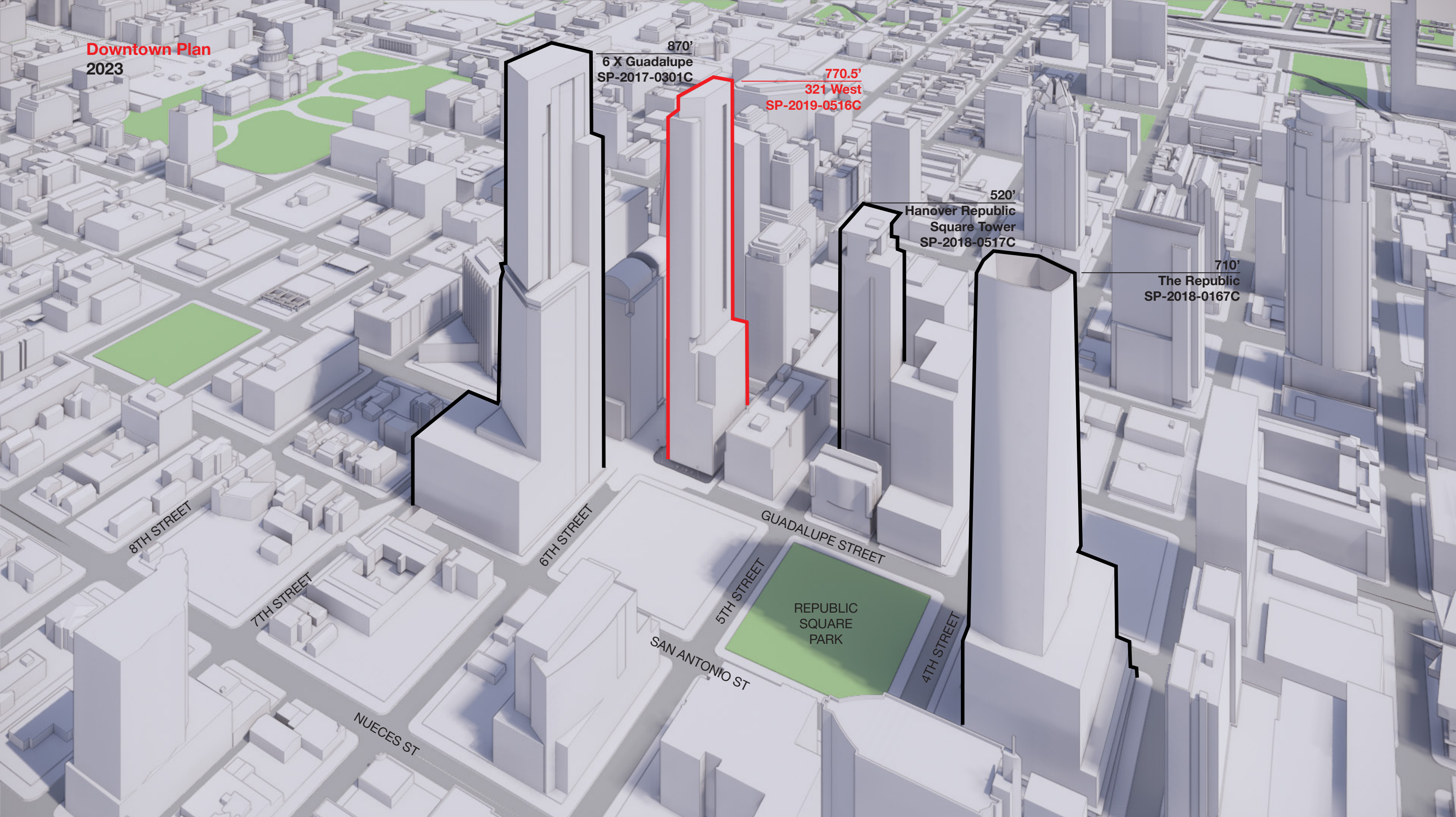


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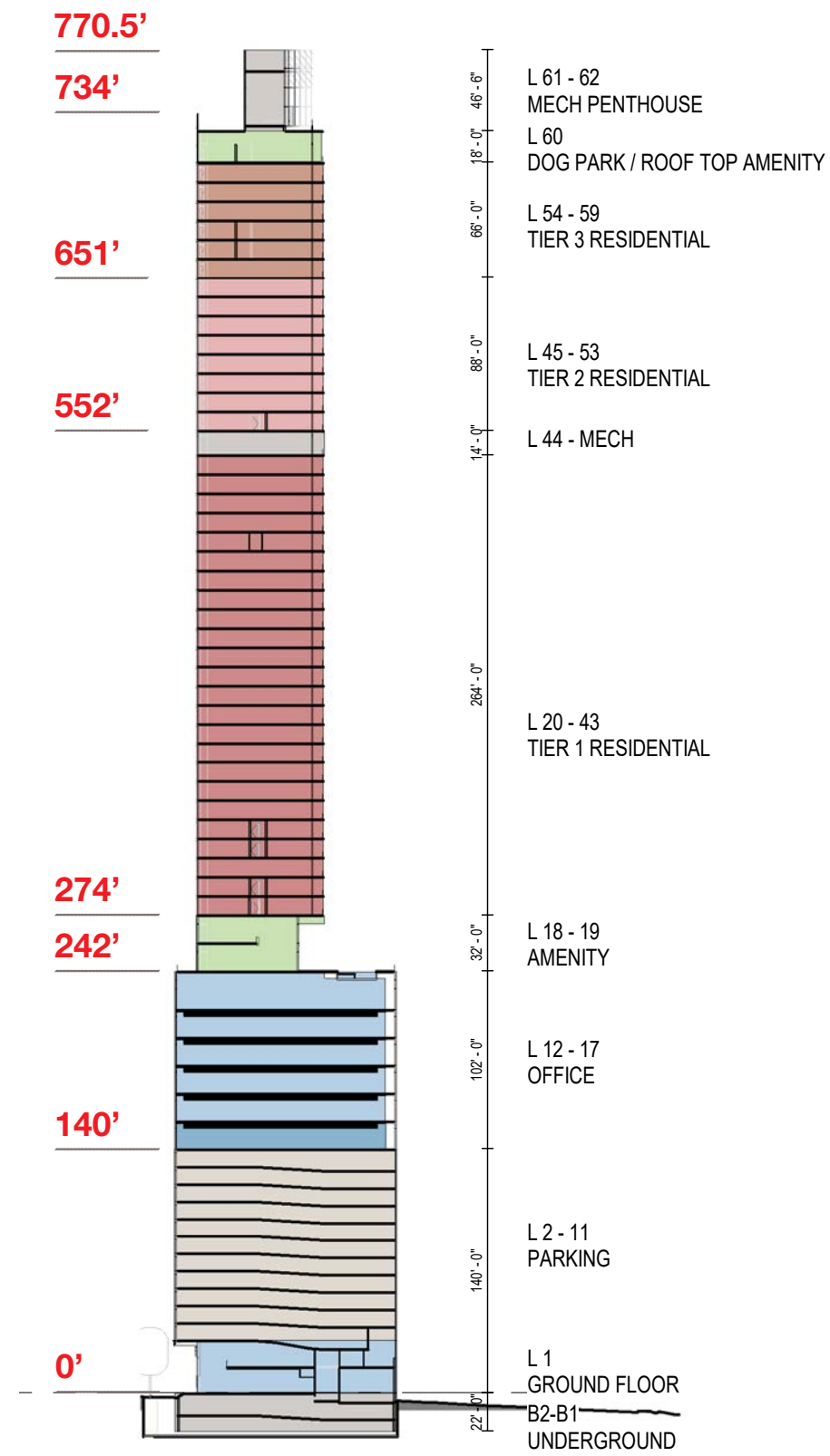
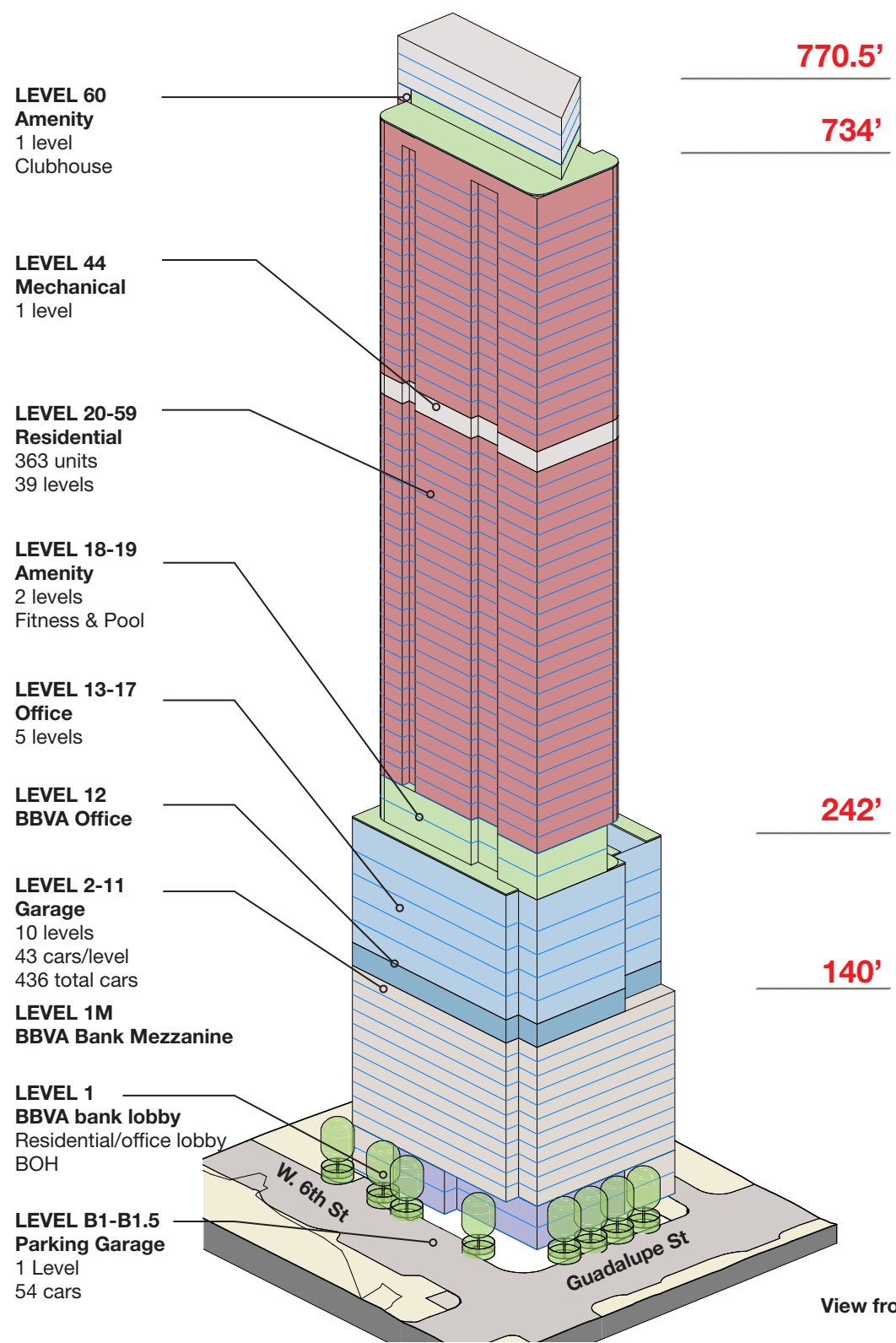
321 W 6th and Guadalupe
Downtown Density Bonus Application
22 June 2020 - Design Commission

Downtown Plan
Current / Future Development





Project Program Diagram
Perspective & Section



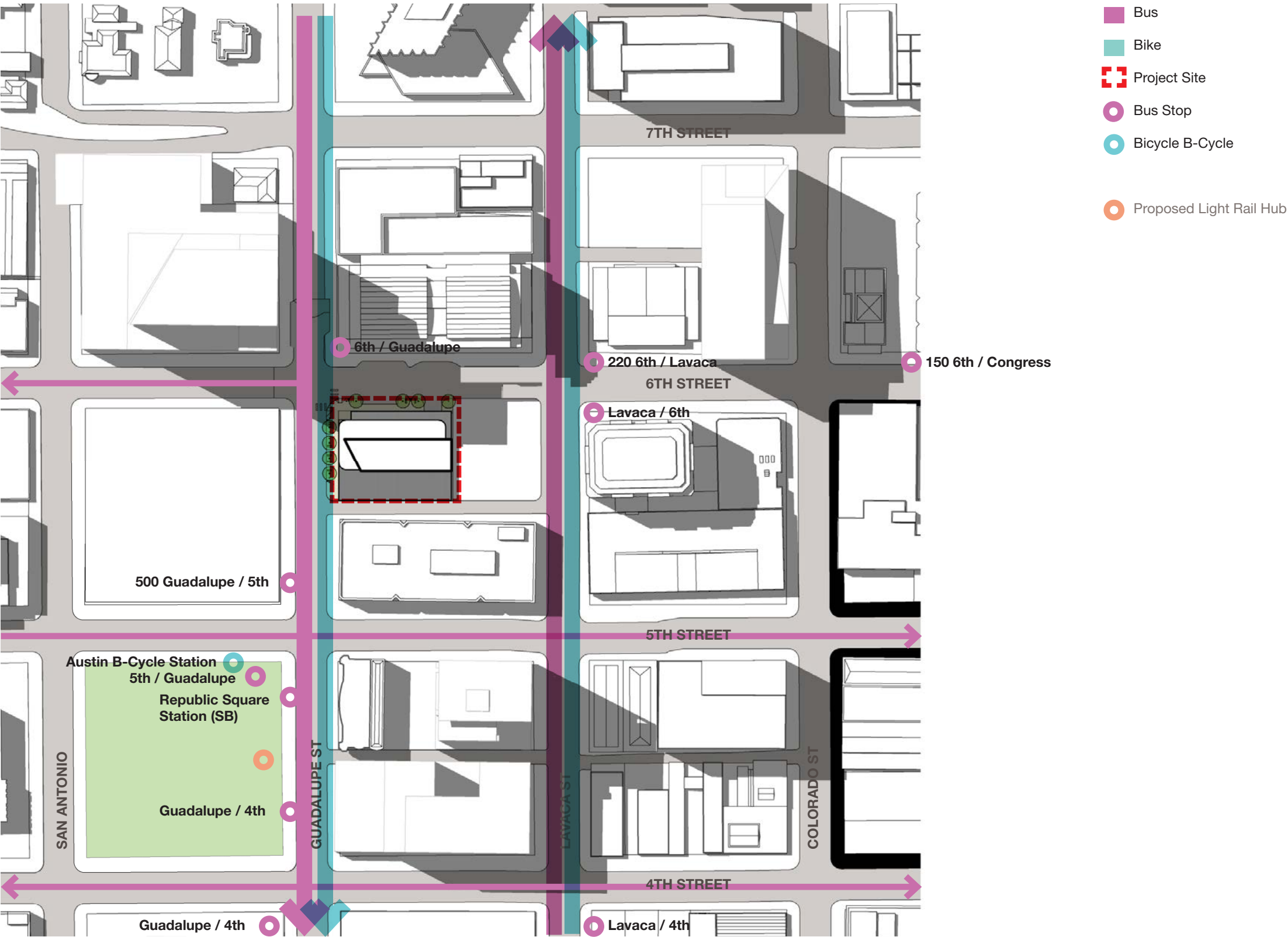
- Lobby / Retail
- Parking
- Office
- Amenity
- Outdoor Amenity
- Pool
- Residential (Tier 1)
- Residential (Tier 2)
- Residential (Tier 3)
- Penthouse
- Core

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

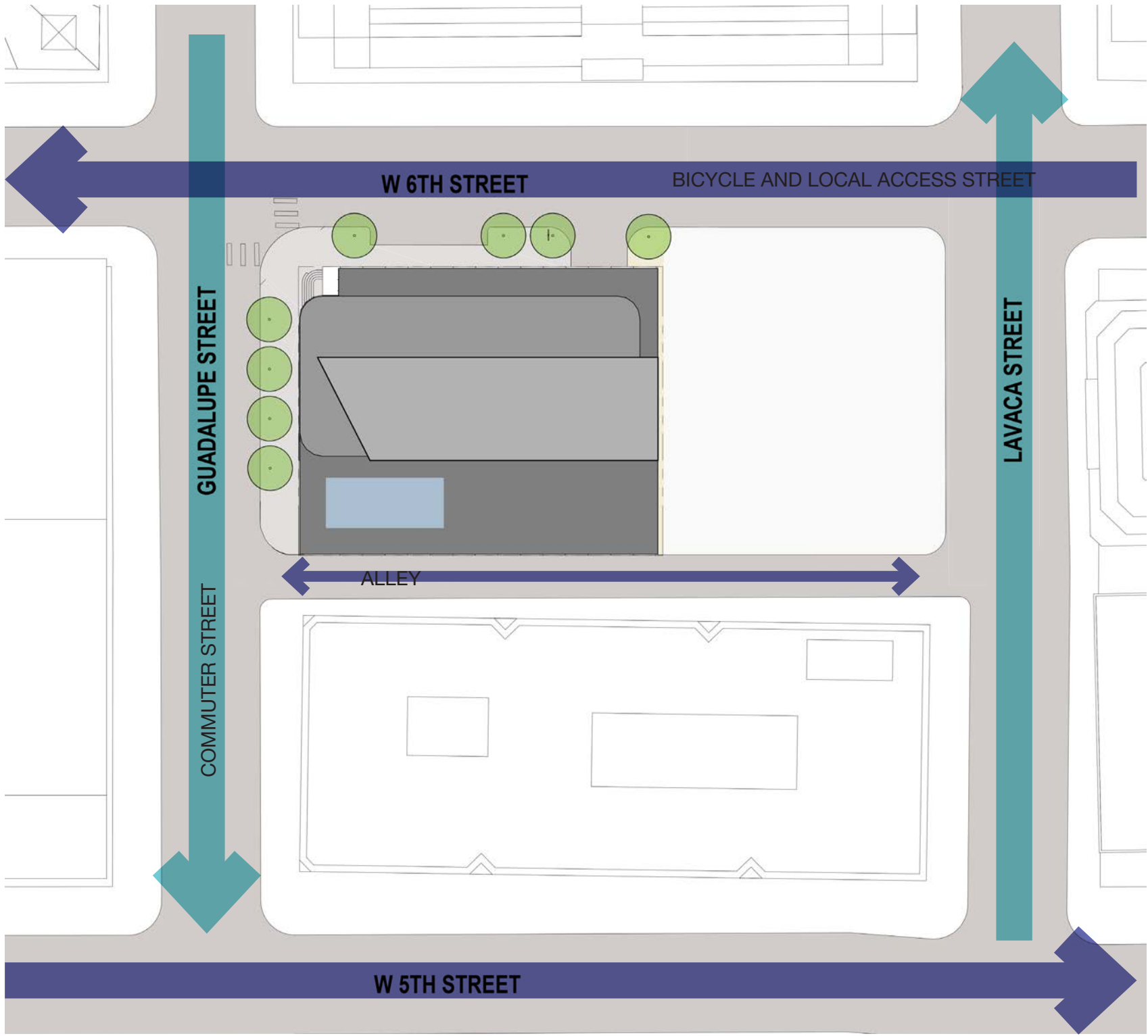
Residential Units: 363
Parking Spaces: 490



Existing Transit
Bus & Bike Routes



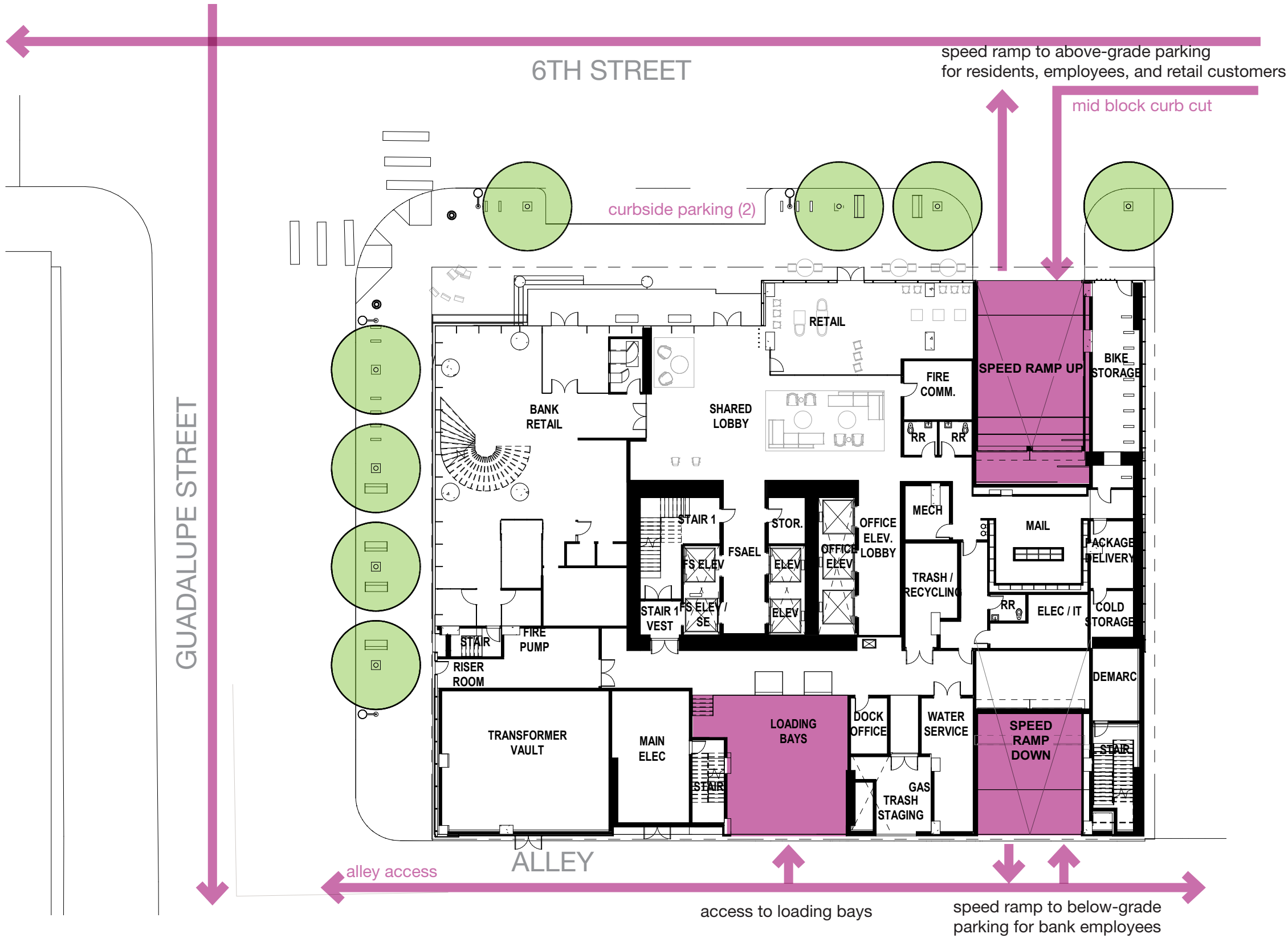
Block Plan
Vehicular Access



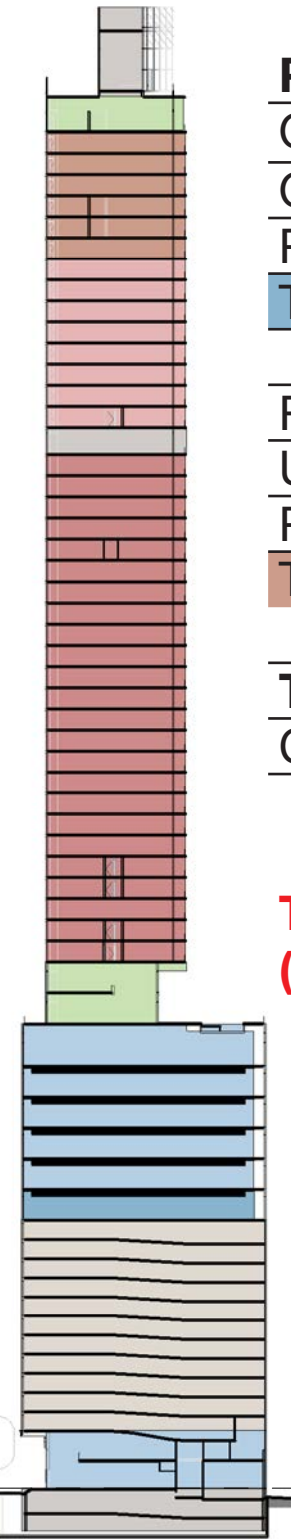
- Bicycle and Local Access Street**
- Intended for local downtown mobility rather than through traffic
 - Primary bicycle route
- Commuter Street**
- Provides major vehicular access into and through downtown
 - On-street parking generally not recommended

Ingress/Egress Diagram
Level 01

- Parking / Loading
- Neighboring Property

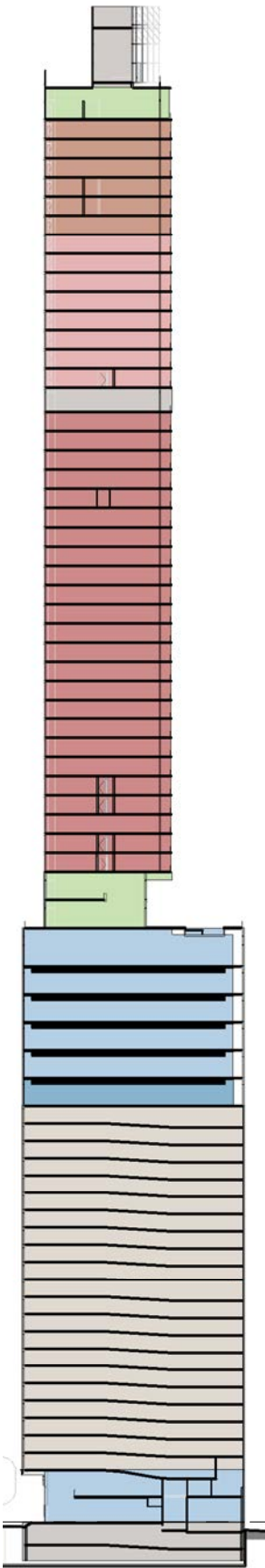


Parking Count
Proposed v Full Parked Scenario



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	57%

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

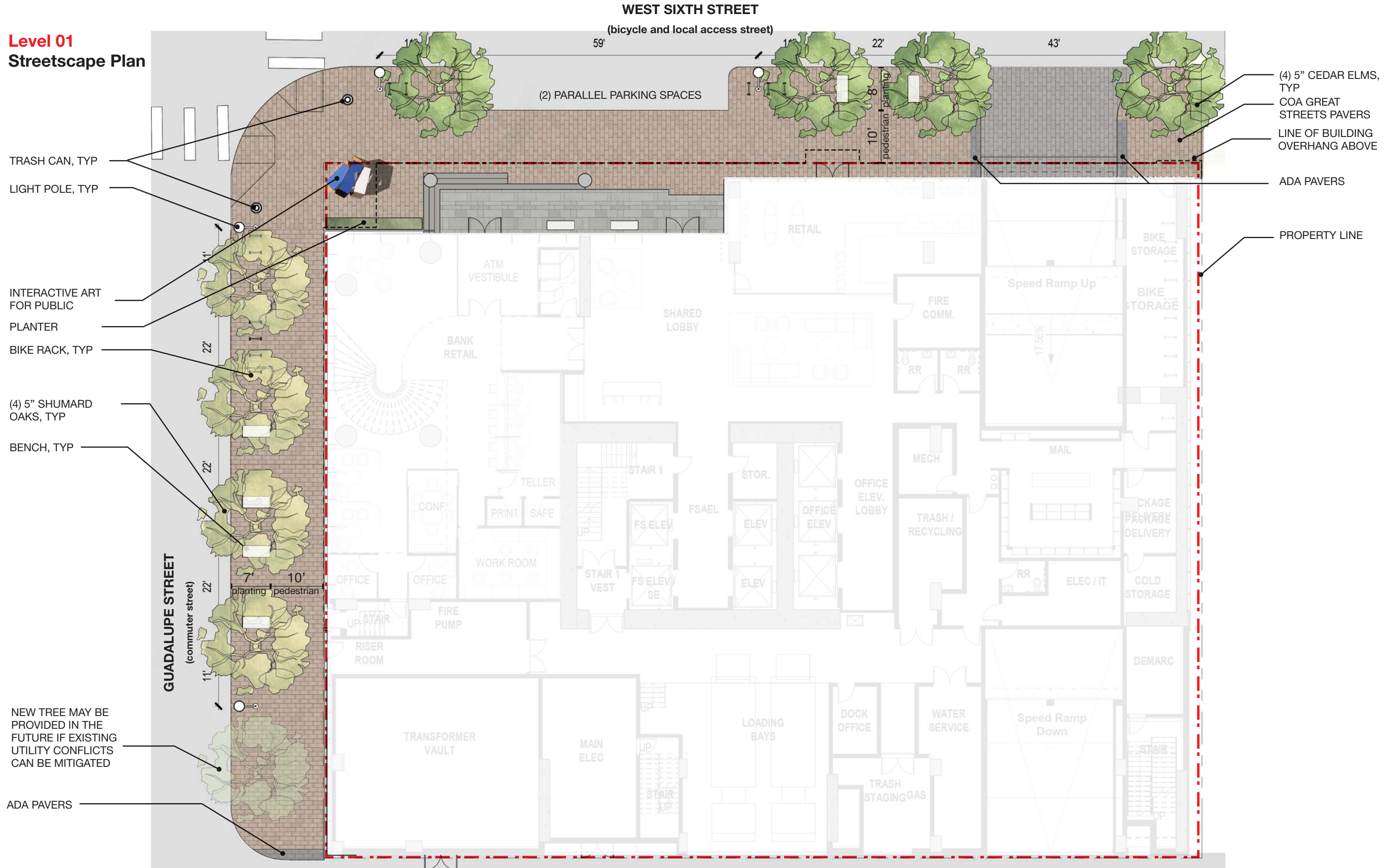
Total Parking
per LDC Chapter 25-6,
Appendix A
(21 levels above grade) 985

- Parking
- Utilities
- Activated Spaces
- Neighboring Property



Level 01

Streetscape Plan





Corner of Guadalupe and W. 6th



East on W. 6th



Ground Level
Street Shading









Intuitive Approach

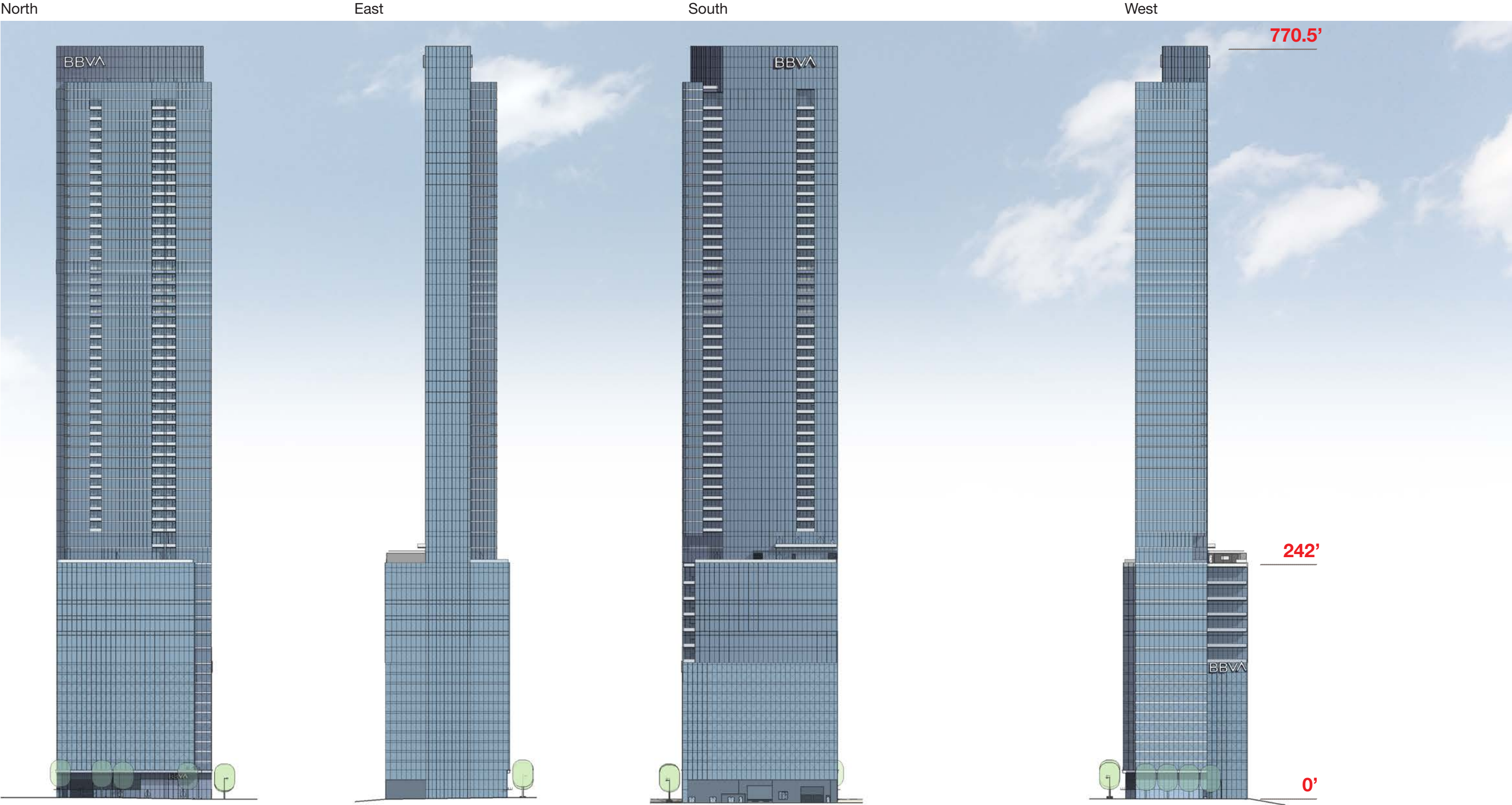


Technological Approach

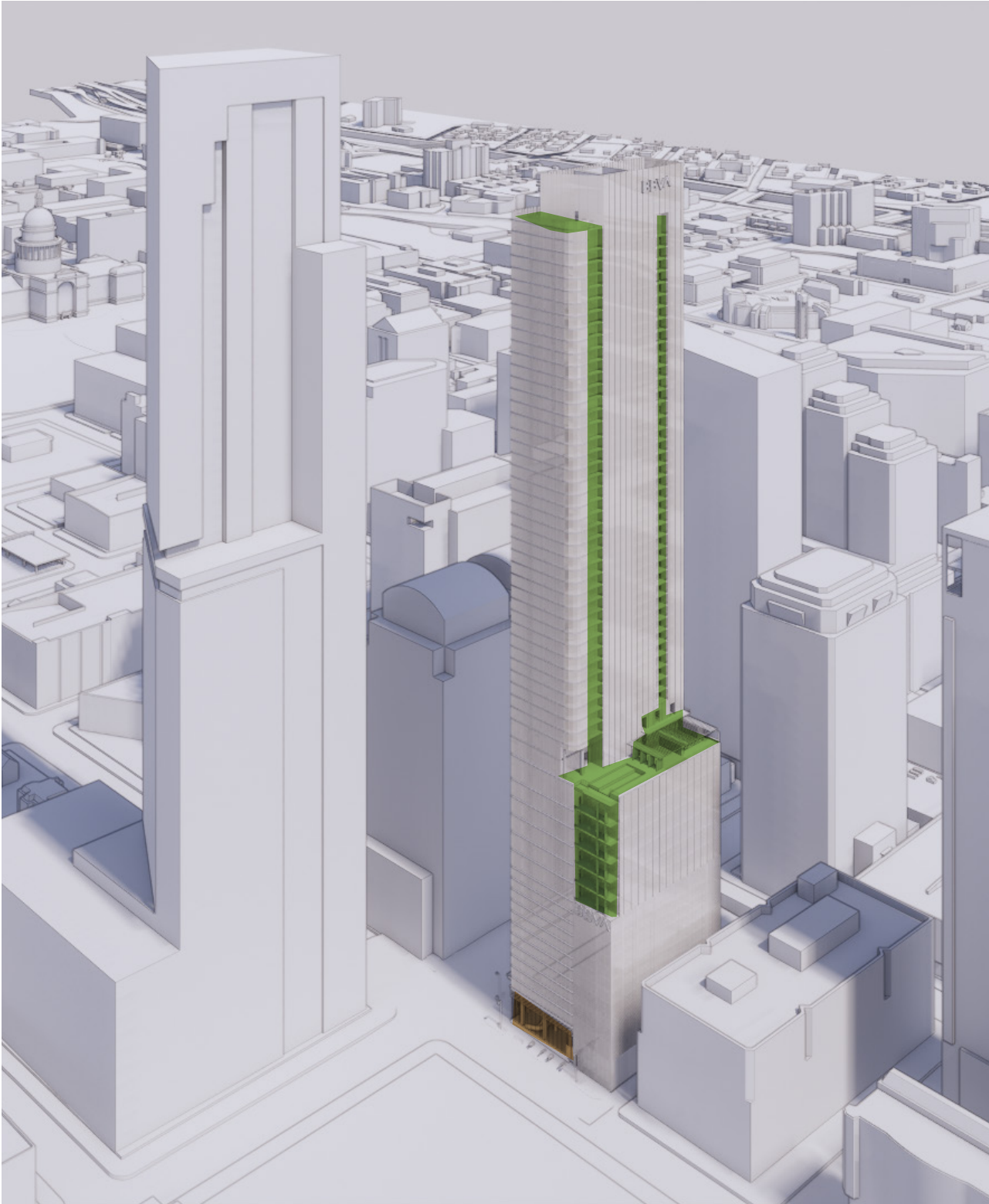


Transitive Approach

Building Elevations



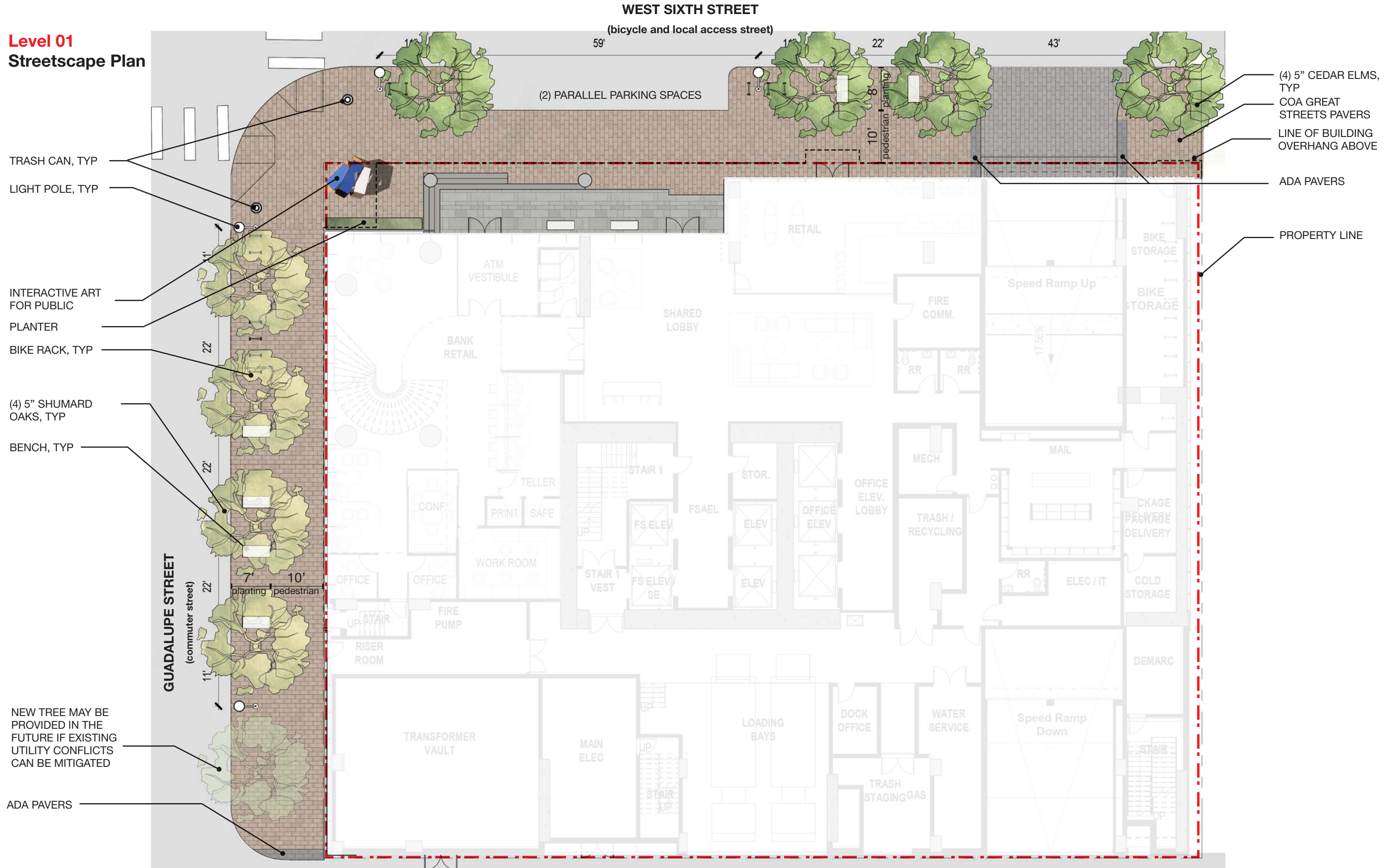
Activated Terraces
Perspectives

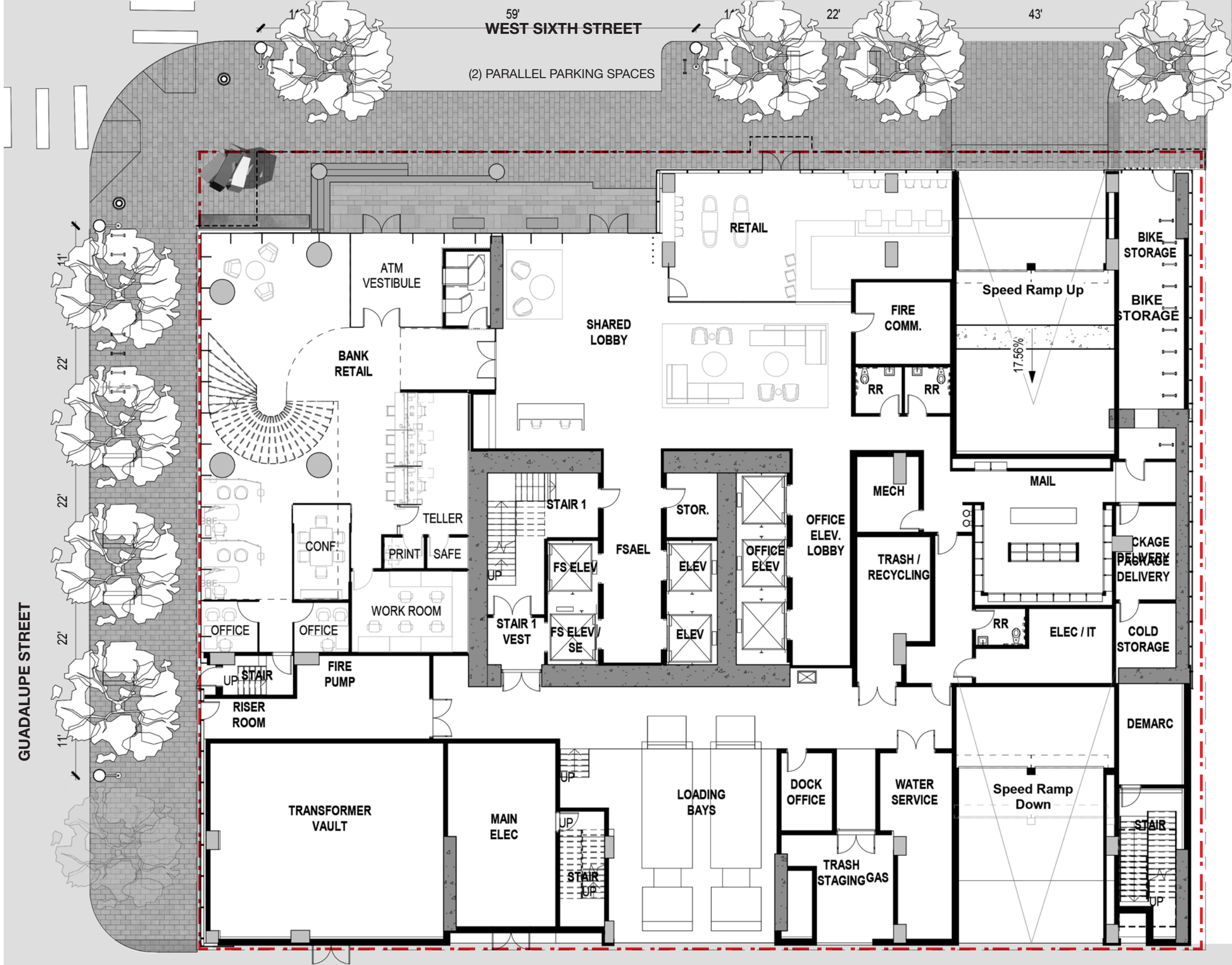


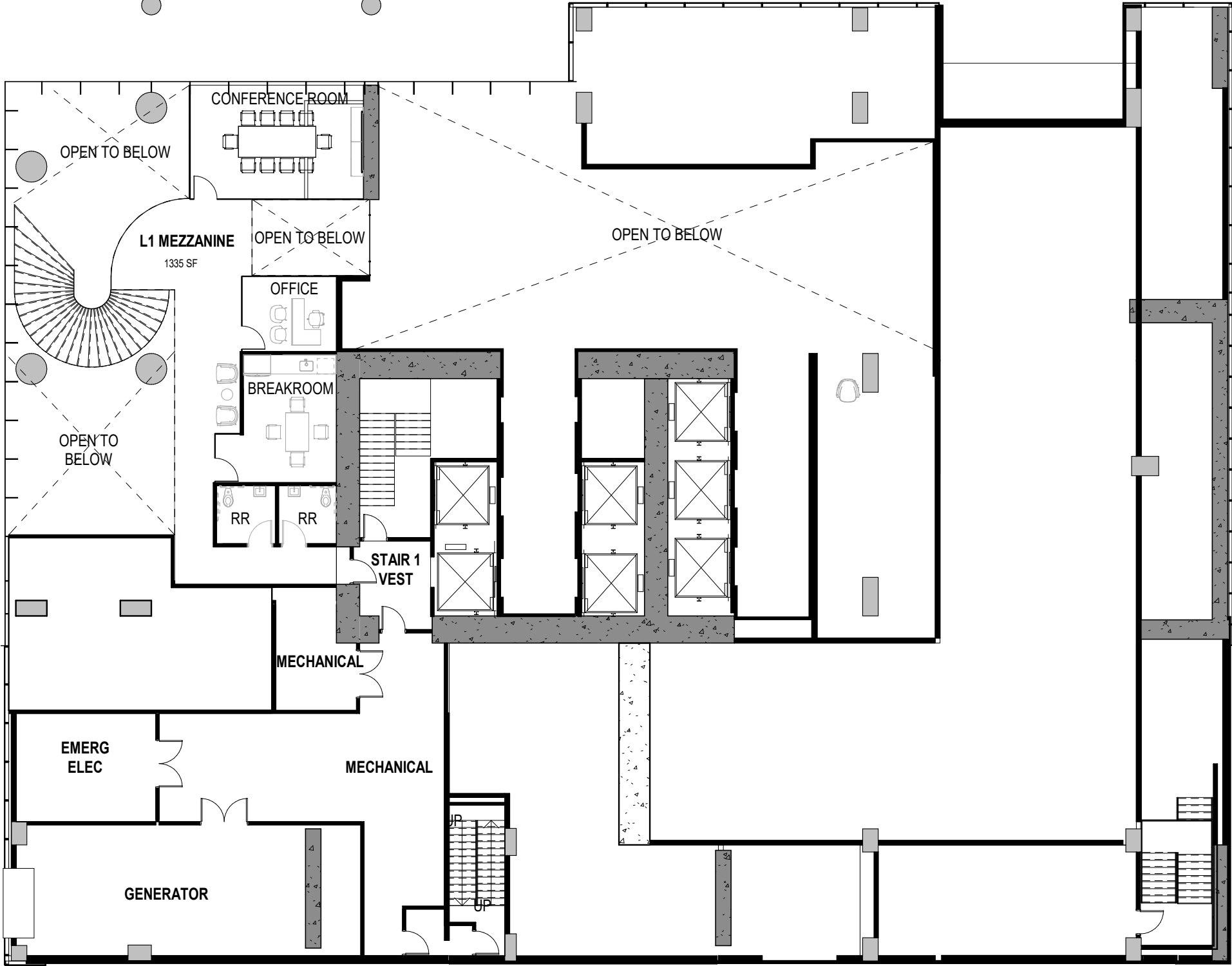
Activated Terraces

Level 01

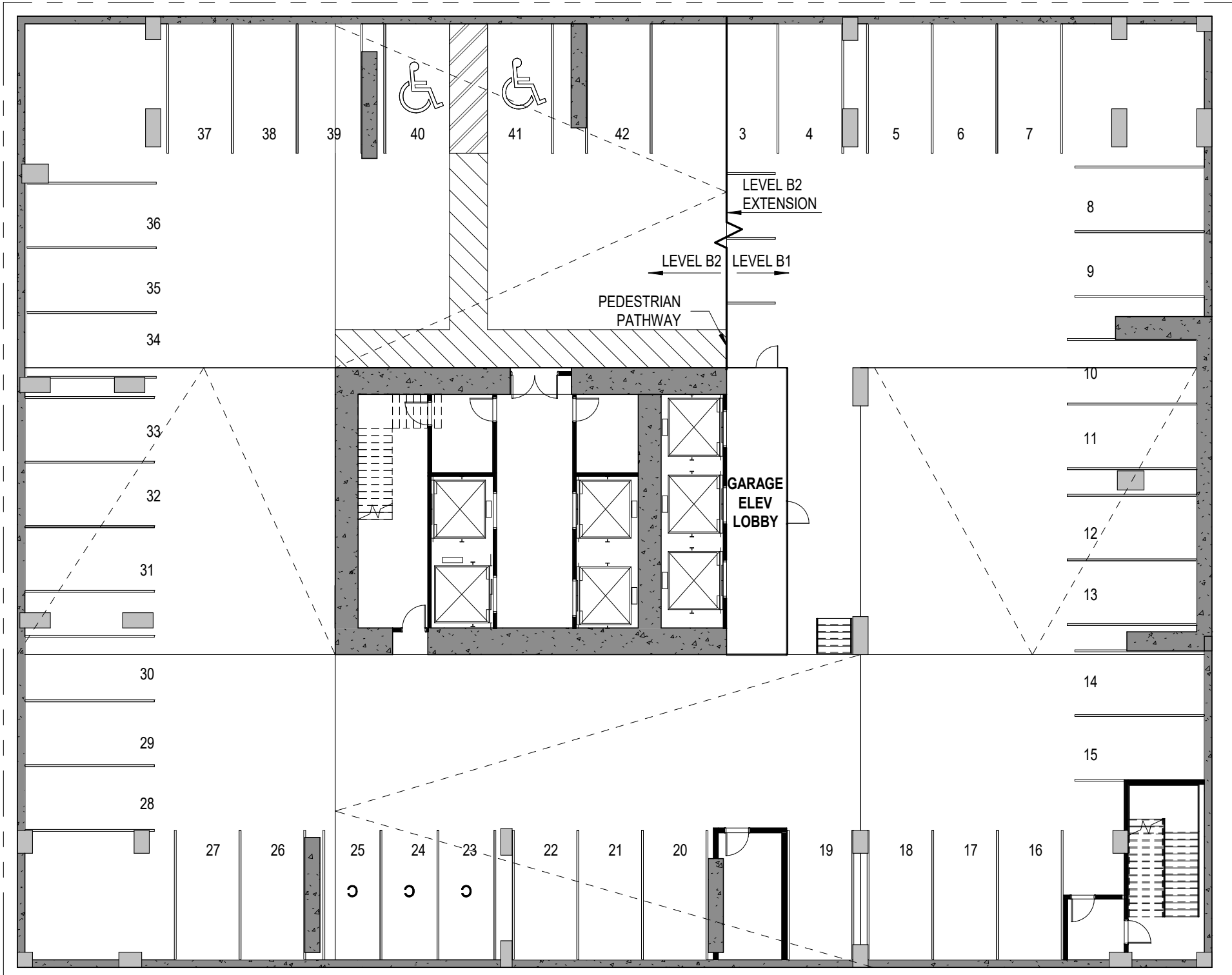
Streetscape Plan

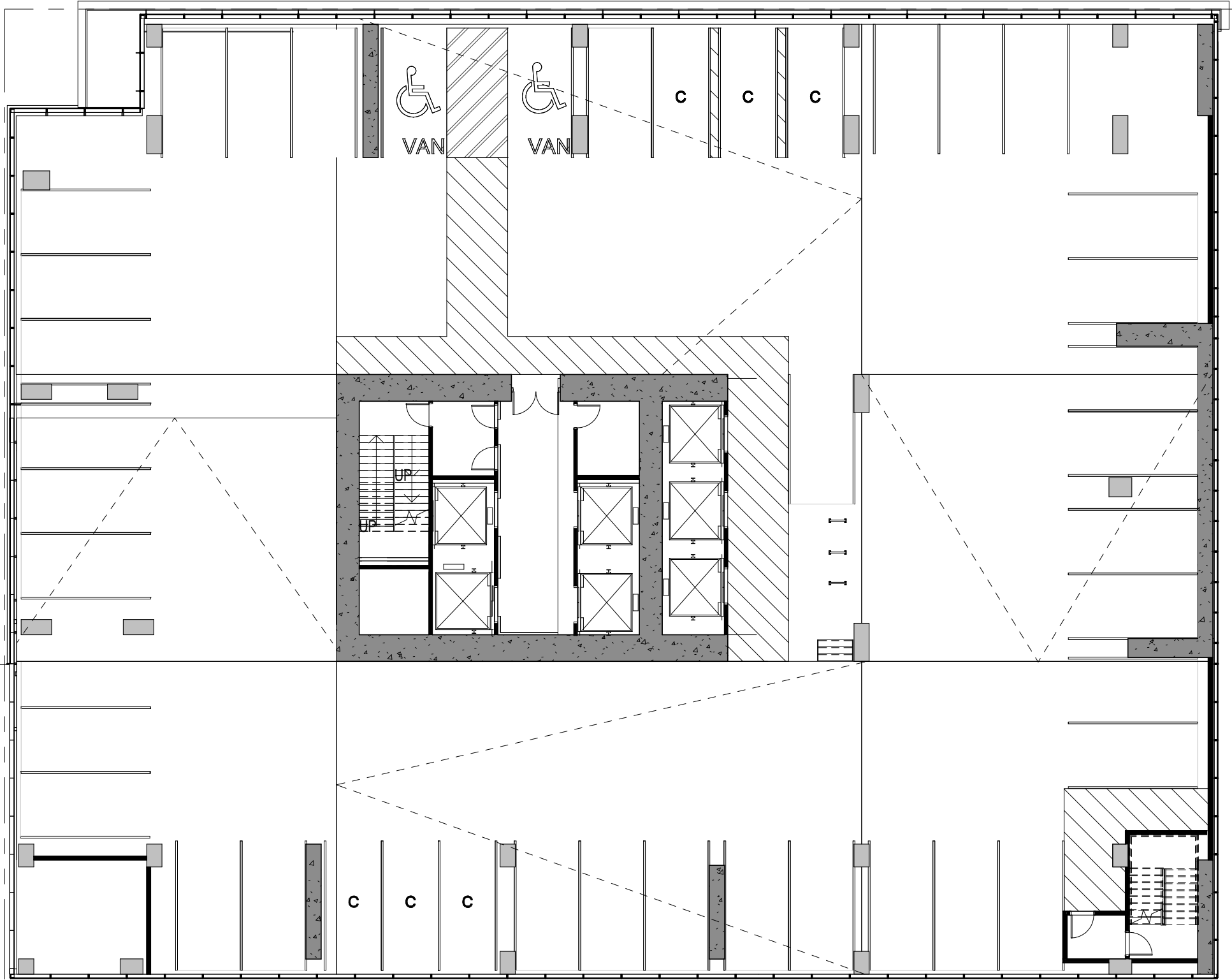






Level B2
Underground Parking





Level 18
Amenity - Lounge and Pool Deck

Activated Terraces



Level 19
Amenity - Conference & Fitness

Activated Terraces



Level 60
Amenity - Rooftop Lounge & Dog Park

Activated Terraces

