

Austin Oaks Charrette Highlights

Mission Statement for the Austin Oaks Charrette: *Create a redevelopment plan for the Austin Oaks site that satisfies the values of the neighborhood stakeholders and is economically feasible.*

Important Dates for Your Calendar

Neighborhood Vision and Values Workshops: *Please come and share what's important to you. Your input will help solidify the key objectives to drive the Charrette Design Workshop.*

- Wednesday, December 16th 6-9 PM at St. Matthew's Episcopal Church, Huffman Hall, located at 8134 Mesa Drive
- Tuesday, January 12th 11:30 AM-1:30 PM at Austin Board of Realtors, Auditorium A, located at 4800 Spicewood Springs Road

Charrette Design Workshop: *See the draft workshop schedule below; yellow highlighted times are for public participation and feedback.*

- January 24-29th at Austin Oaks Meredith Building (Building #11), Suite 264, located at 3721 Executive Center Drive

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
8:00 AM		Review OSMs	Mrkt Analysis with Owner	Tech Mtg- Trans	Tech Mtg-Trans	Refinement
9:00 AM	Move in- All Day	Existing Traffic Briefing with COA Traffic	Design	Tech Mtg- Drng/Env	Tech Mtg- Drng/Env	Refinement
10:00 AM		Existing Traffic Briefing with COA Traffic	Design	Tech Mtg- Drng/Env	Tech Mtg- Drng/Env	Refinement
11:00 AM		Existing Traffic Briefing with COA Traffic	Design	Tech Mtg- Drng/Env	Tech Mtg- Drng/Env	Refinement
12:00 PM	Lunch	Lunch	Lunch	Lunch	Lunch	Presentation
1:00 PM		Site Analysis with COA Environmental Scientist and COA Arborist	Design	Design	Design	Presentation
2:00 PM	Stakeholder Mtgs	Site Analysis with COA Environmental Scientist and COA Arborist	Design	Design	Design	
3:00 PM		Site Analysis with COA Environmental Scientist and COA Arborist	Design	Design	Design	
4:00 PM		Site Analysis with COA Environmental Scientist and COA Arborist	Design	Design	Design	
5:00 PM		Market 101	Three Alts	Two Alts	Composite	
6:00 PM						
7:00 PM		Urban Design 101	Pin-ups	Pin-ups	Pin-ups	
8:00 PM		Opportunities/ Constraints	Pin-ups	Pin-ups	Pin-ups	
9:00 PM		Opportunities/ Constraints	Review in-put	Review in-put	Plan Refinement	

As plans solidify, you can find the latest information on the charrette here:

<http://nwaca.org/austin-oaks-charrette/>

Please send questions or comments to: aucharretteinfo@gmail.com

Other helpful web links:

- More information on the charrette process may be found on the NWACA website at <http://tinyurl.com/CharretteProcess> and on the National Charrette Institute website at <http://www.charretteinstitute.org/charrette.html>
- **Glossary of terms:** <http://nwaca.org/charrette-glossary/>
- Background information on the Austin Oaks site and the 2014 and 2015 PUD submissions may be found at <http://nwaca.org/austin-oaks-pud-information/>

Austin Oaks Context

The Austin Oaks property now consists of 5 parcels (13 lots) with 12 office buildings, as shown in the diagram.



	Size	Zoning	Current	Allowed Ht.
A	6.07 acres	Limited Office (LO)	Three 2-story office buildings	40 Ft (3 stories)
B	8.05 acres	Limited Office (LO), small amount of Neighborhood Commercial (LR); Single Family (SF-3) along one edge	One 2-story, Two 3-story office	40 Ft (3 stories)
C	8.90 acres	Community Commercial (GR)	One 2-story, Two 3-story office	60 Ft. (5 stories)
D	3.68 acres	Community Commercial (GR)	One 2-story office	60 Ft. (5 stories)
E	4.67 acres	Neighborhood Commercial (LR)	Two 2-story office	40 Ft. (3 stories)

These zoning classifications (“zoning districts”) each have standards for development as documented in the City of Austin Zoning Guide (search for “Zoning Guidelines” on the NWACA web site). Briefly:

- LO - Limited Office – office use that serves neighborhood or community needs and is located in or adjacent to residential neighborhoods
- GR – Community Commercial – office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways
- LR – Neighborhood Commercial – neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of neighborhood residents

Here are some of the standards for each of the primary zoning classifications:

Standard	LO	LR	GR
Maximum building coverage	50%	50%	75%
Maximum impervious cover	70%	80%	90%
Maximum Floor to Area Ratio*	.7:1	.5:1	1:1
Maximum height	40 ft. or 3 stories	40 ft. or 3 stories	60 ft. (generally understood as 5 stories)

*Floor to Area Ratio (FAR) = ratio of total building floor area in relation to the area of its zoning lot. For example, on a 10,000 square foot lot where the FAR is .7:1, the floor area of a building cannot exceed 7,000 square feet.