

# **AUSTIN OAKS CHARRETTE**

TESTING DESIGN ALTERNATIVES

January 26, 2016

# AGENDA

- » Review the framework assumptions (10 mins) Doug Farr
- » Review the 13 Code Compliant Plans (5 mins) Brent Spraggins
- » How traffic generation works (5 mins) Jeff Whittaker
- » Balancing the 4 T's (5 mins) Doug Farr
- » Present Schemes A, B and C (10 mins) Mark Meyers
- » Table exercise (30-50 minutes)
- » Report out and discussion
- » Adjourn at 9:00 pm

# TEAM PLEDGE

**WE ARE DOING  
OUR BEST!**

January 26, 2016

# DISCLAIMER

**CHARTS MAY  
NOT MATCH  
DRAWINGS**

January 26, 2016

**EVERY NUMBER WE PRESENT  
WILL BE:**

**$\pm 15\%$**

# MISSION STATEMENT

Create a Development Plan  
for the Austin Oaks site that  
satisfies the values of the  
neighborhood stakeholders and  
is economically feasible.

# ECONOMIC EQUIVALENCIES

1: 1.28

100,000 sf Office = 128,000 sf Residential

100,000 sf Residential = 80,000 sf Office

1: 2.23

100,000 sf Office = 223,000 sf Retail

100,000 sf Retail = 44,840 sf Office

15,000 sf Office = \$1,000,000 Amenity

# DEVELOPMENT ASSUMPTIONS

- » Code compliant scheme has underground parking
- » Concepts A- C assume above-ground parking
- » Concept A is a well-designed code compliant plan
- » Optimal side of residential development is 250 units +/- 10%



# DESIGN PARKING ASSUMPTIONS

- » Code Compliant plan is parked at code (2.42/1000 s.f.)
- » Concepts A – C are parked at market rates (3.5/1000 s.f.)
- » Code Compliant scheme assumes underground parking
- » Concepts A- C assume in-bank or above-ground parking
- » Concepts B and C share parking

# DESIGN ASSUMPTIONS

- » Dwelling units and hotel rooms are assumed to be 1000 s.f.
- » Optimal phase of residential development is 250 units
- » Water quality ponds required; stormwater detention not
- » FAR to fund amenities may add a floor to each building

# DEVELOPMENT ASSUMPTIONS

- » The Code Compliant case establishes the economic baseline
- » Concept A is a well-designed version of the Code Compliant plan
- » Concepts B and C add amenities, open space and taller buildings

# THINGS WE DON'T KNOW YET

## (NEXT STEPS)

- » Extent of protected tree preservation
- » Traffic Impact Analysis (TIA) recommendations
- » Detailed scope or amenities (trails, streets, parks, etc.)
- » Cost of amenities and related FAR premiums
- » Additional building height required to pay for amenities

# **CODE COMPLIANT PLAN**

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# CODE COMPLIANT PLAN - FEATURES

- » Office and retail uses only
- » Low building heights
- » No open space amenities
- » Good tree preservation
- » A broad range of daily trip generation

# CODE COMPLIANT PLAN



## LOT 1

LR (40' HT. MAX)

49,291 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	69
STRUCTURED SPACES	74
TOTAL PARKING PROVIDED	143
LEVELS BELOW GRADE	1



AUSTIN OAKS / **PARCEL 1**

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# CODE COMPLIANT PLAN



## LOT 2

LR (40' HT. MAX)

51,578 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	53
STRUCTURED SPACES	97
TOTAL PARKING PROVIDED	150
LEVELS BELOW GRADE	1



AUSTIN OAKS / **PARCEL 2**

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# CODE COMPLIANT PLAN



## LOT 3-A

GR (60' HT. MAX)

141,964 S.F.

5 - STORY

## PARKING\*

SURFACE SPACES	20
STRUCTURED SPACES	393
TOTAL PARKING PROVIDED	413
LEVELS BELOW GRADE	4



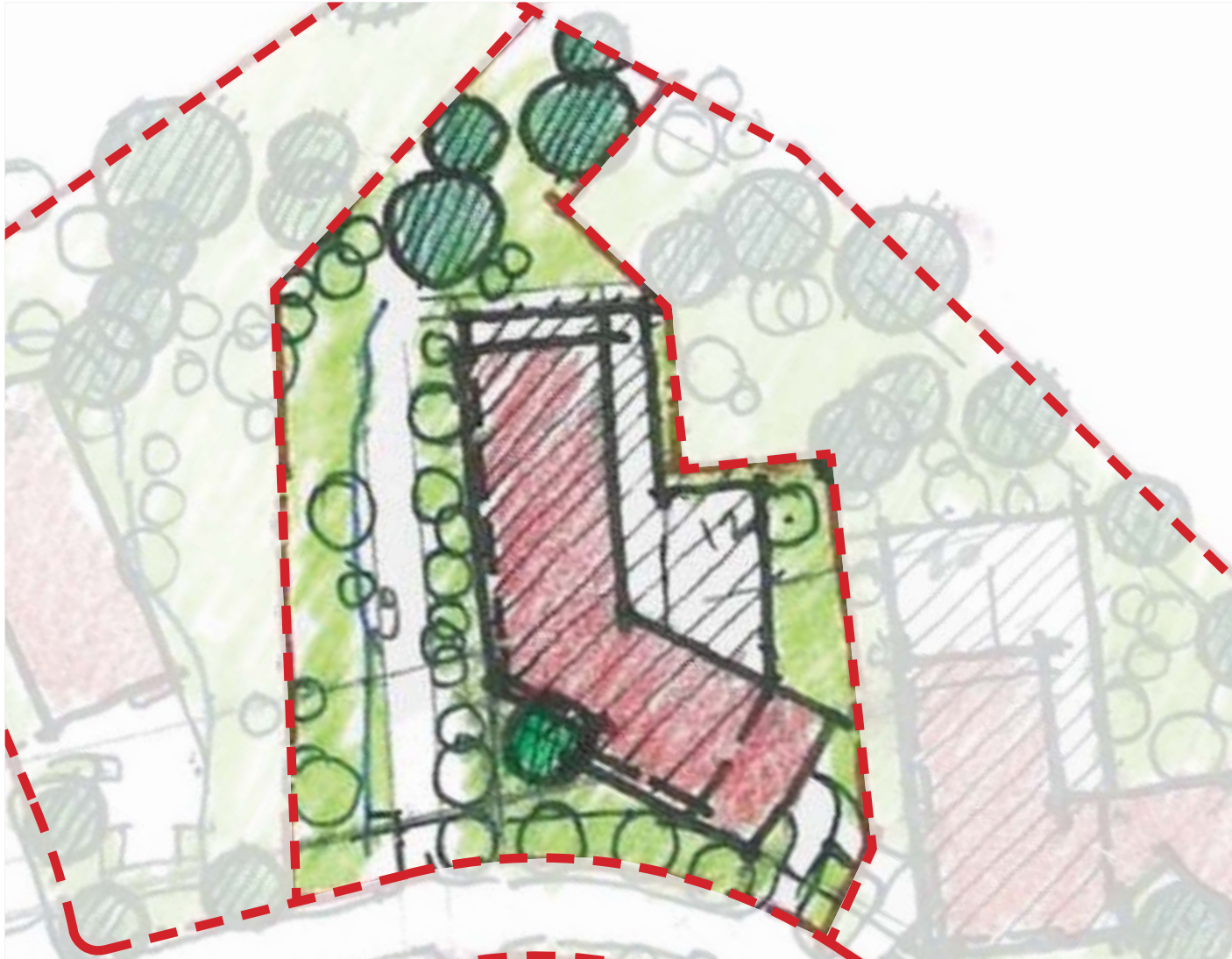
AUSTIN OAKS / **PARCEL 3A**



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# CODE COMPLIANT PLAN



## LOT 3-B

GR (60' HT. MAX)

134,981 S.F.

5 - STORY

## PARKING\*

SURFACE SPACES	32
STRUCTURED SPACES	360
TOTAL PARKING PROVIDED	392
LEVELS BELOW GRADE	5



AUSTIN OAKS / **PARCEL 3B**





# CODE COMPLIANT PLAN



## LOT 3-C

GR (60' HT. MAX)

58,080 S.F.

4 - STORY

## PARKING\*

SURFACE SPACES	12
STRUCTURED SPACES	156
TOTAL PARKING PROVIDED	168
LEVELS BELOW GRADE	4



AUSTIN OAKS / **PARCEL 3C**

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# CODE COMPLIANT PLAN



## LOT 4-A

GR (60' HT. MAX)

84,805 S.F.

5 - STORY

## PARKING\*

SURFACE SPACES	60
STRUCTURED SPACES	186
TOTAL PARKING PROVIDED	246
LEVELS BELOW GRADE	2



AUSTIN OAKS / **PARCEL 4A**

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# CODE COMPLIANT PLAN



## LOT 4-B

GR (60' HT. MAX)

33,600 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	6
STRUCTURED SPACES	90
TOTAL PARKING PROVIDED	96
LEVELS BELOW GRADE	3



AUSTIN OAKS / **PARCEL 4B**

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# CODE COMPLIANT PLAN



## LOT 5

LO (40' HT. MAX)

83,940 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	75
STRUCTURED SPACES	169
TOTAL PARKING PROVIDED	244
LEVELS BELOW GRADE	2



AUSTIN OAKS / **PARCEL 5**

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# CODE COMPLIANT PLAN



## LOT 6-A

LO (40' HT. MAX)

74,895 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	120
STRUCTURED SPACES	98
TOTAL PARKING PROVIDED	218
LEVELS BELOW GRADE	1



AUSTIN OAKS / **PARCEL 6A**

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# CODE COMPLIANT PLAN



## LOT 6-B

LO (40' HT. MAX)

82,210

3 - STORY

## PARKING\*

SURFACE SPACE	107
STRUCTURED SPACES	133
TOTAL PARKING PROVIDED	240
LEVELS BELOW GRADE	1.9



AUSTIN OAKS / **PARCEL 6B**

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# CODE COMPLIANT PLAN



## LOT 8

LO (40' HT. MAX)

56,410 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	41
STRUCTURED SPACES	103
TOTAL PARKING PROVIDED	144
LEVELS BELOW GRADE	1.25



AUSTIN OAKS / **PARCEL 8**

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# CODE COMPLIANT PLAN



## LOT 9

LO (40' HT. MAX)

72,679 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	100
STRUCTURED SPACES	111
TOTAL PARKING PROVIDED	211
LEVELS BELOW GRADE	1



AUSTIN OAKS / **PARCEL 9**

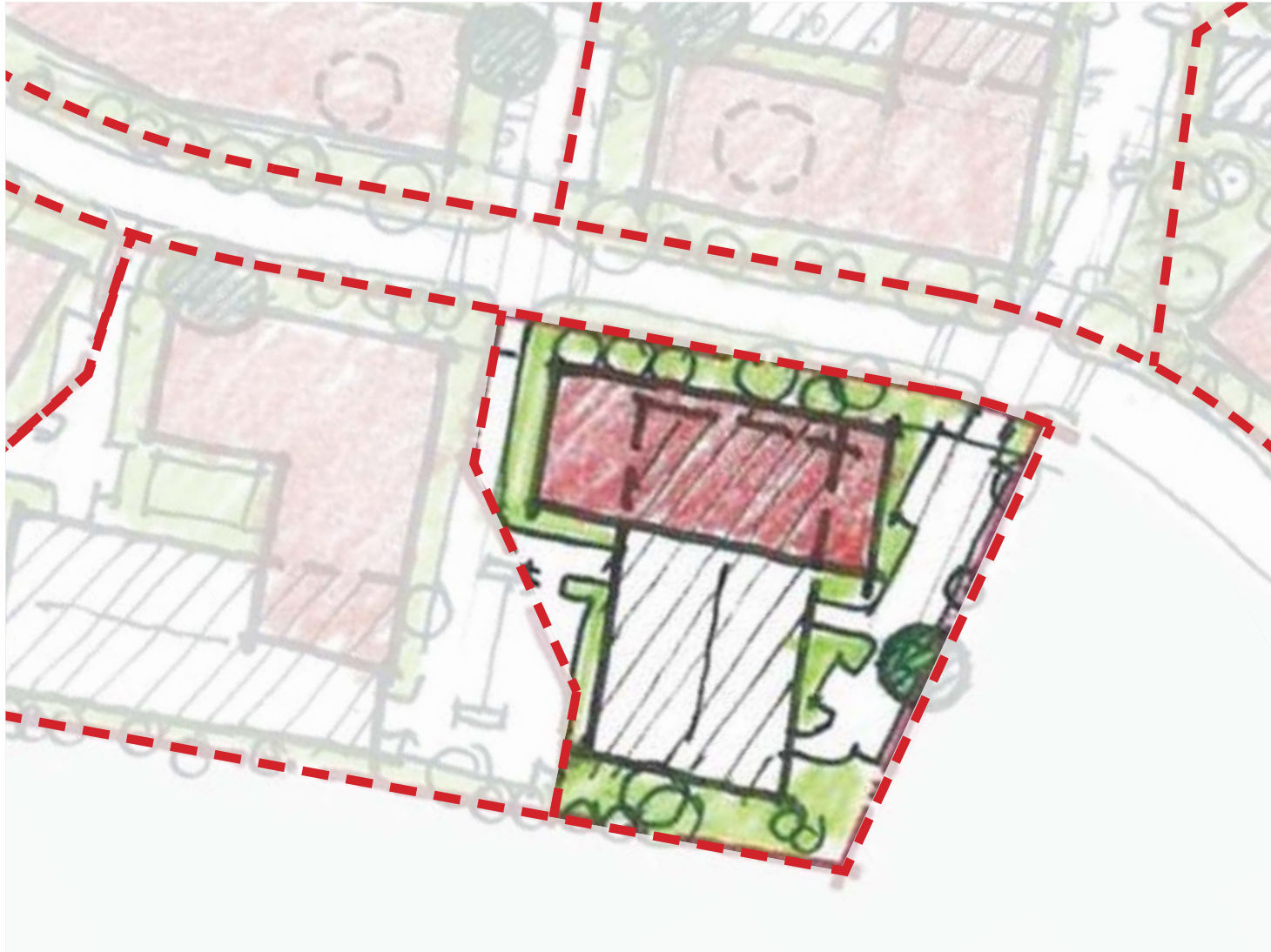
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# CODE COMPLIANT PLAN



## LOT 10

LO (40' HT. MAX)

55,850 S.F.

3 - STORY

## PARKING\*

SURFACE SPACES	65
STRUCTURED SPACES	97
TOTAL PARKING PROVIDED	162
LEVELS BELOW GRADE	1



AUSTIN OAKS / **PARCEL 10**

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# **THREE DESIGN CONCEPTS**

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# SQUARE FOOTAGE BY USE

LAND USE	CODE COMPLIANT	HERITAGE	ESPERANZA	BALCONES
Retail	60,000	60,000	60,000	60,000
Health Club	0	20,000	20,000	20,000
Hotel	0	100,000	100,000	100,000
Office	920,000	800,000	600,000	400,000
Residential	0	0	250,000	500,000
<b>TOTAL</b>	<b>980,000</b>	<b>980,000</b>	<b>1,030,000</b>	<b>1,080,000</b>

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# KEY OSM<sub>s</sub> REPORT CARD

OBJECTIVES	EXISTING CONDITIONS	CODE COMPLIANT	HERITAGE	ESPERANZA	BALCONES
Total Square Footage	445,322	980,000	980,000	1,030,000	1,080,000
Building Height	2-3 Stories	2-4 Stories	3-5 Stories	5-6 Stories	5-6 Stories
Heritage Tree Preservation	71	65	50	42	58
Trip Generation (Average Daily Trips)	5,080 (100%)	12-24,000 (450% ±)	12,945 (+154)	11,434 (+125%)	10,298 (+103%)
Schools Impact	0	0	0	250 non-family units	500 non-family units

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# CODE COMPLIANCE NOTES

- » CEF's are always improved compared to existing conditions
- » Some schemes exceed permitted building height
- » Schemes B and C exceed the allowable FAR
- » FAR added to fund amenities would further exceed code FAR

# HERITAGE (CONCEPT A) FEATURES

- » Office and retail uses only
- » Lowest building heights
- » Least acreage of open space (4 acre Creek Park)
- » Moderate tree preservation
- » Highest daily trip generation
- » Mixed-use next to the Creek
- » Hotel near Mopac
- » Hilltop restaurant



# CONCEPT A // HERITAGE



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# ESPERANZA (CONCEPT B) FEATURES

- » Office, retail and residential uses
- » Best vehicular connectivity
- » Realignment Executive Center Road
- » Moderate building heights (max 5) – low to high
- » Moderate acreage of open space in middle of site (6 acres)
- » Moderate tree preservation
- » Moderate daily trip generation

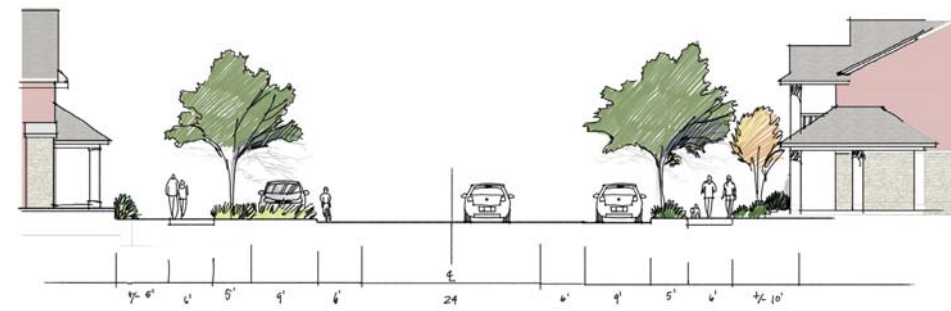
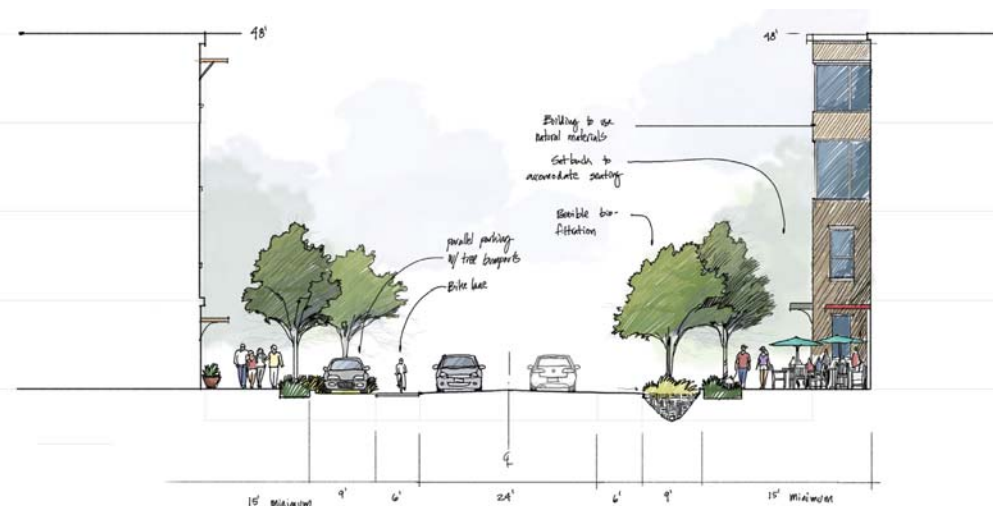
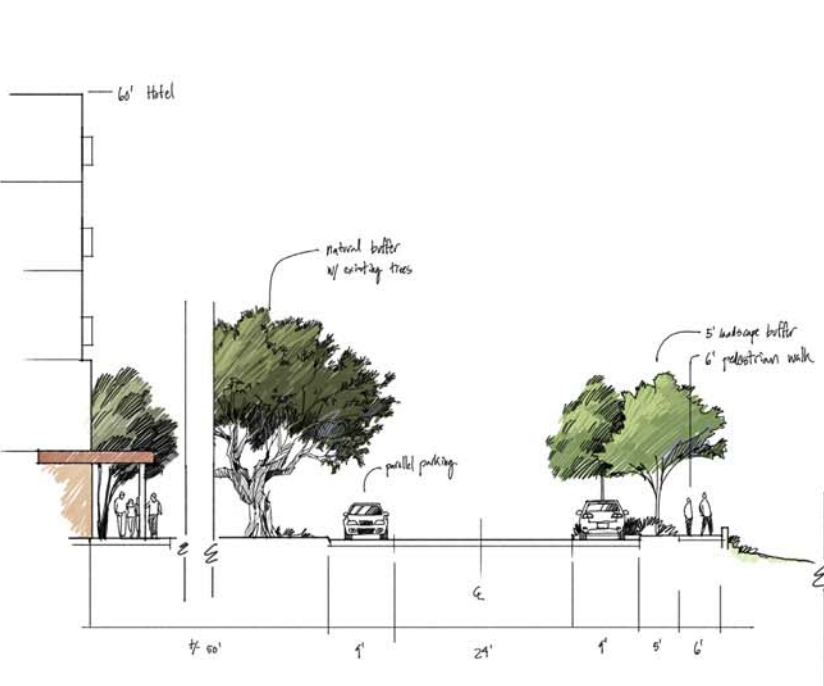


# CONCEPT B // ESPERANZA



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# BALCONES (CONCEPT C) FEATURES

- » Office, retail and residential uses
- » Tallest building heights (5-6 stories)
- » Largest acreage of open space (9 acres or XX % of site)
  - 2-Acre neighborhood park on Hart Lane
  - Quarter mile long trail connection
  - 6- Acre creek park
- » Greatest tree preservation
- » Least daily trip generation
- » Hotel faces Creek
- » Additional vehicular connection to Spicewood

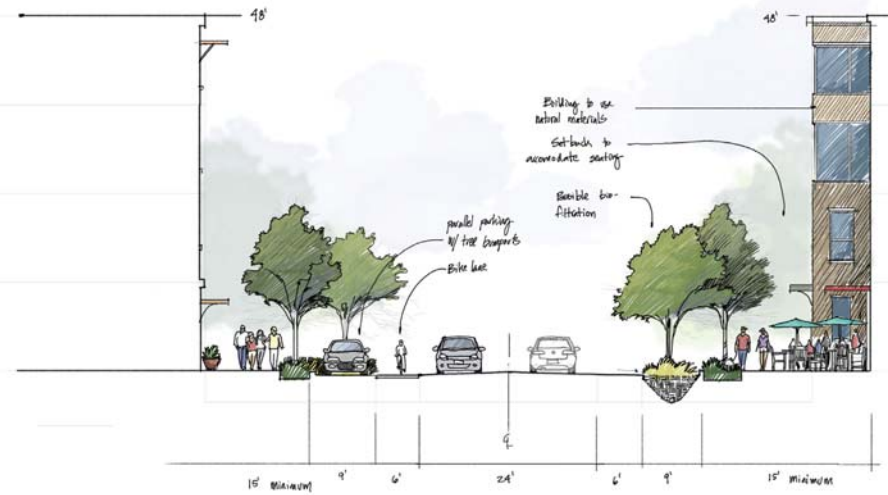


# CONCEPT C // BALCONES



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# TABLE EXERCISES

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# THE 4 ZONES



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# BALLOT INSTRUCTIONS

- » For each zone and scheme grade it as follows:
- » **P for Preferred** if it is the best version of that zone
- » **A for Acceptable** if you can live with it
- » **U for Unacceptable** if you cannot live with it

	HART LANE FRONTAGE	MIDDLE ZONE	CREEK ZONE	MOPAC FRONTAGE
<b>HERITAGE</b> 980,000 sf 2-4 Stories 50 Trees Preserved 5,080 (100%) ADT				
<b>ESPERANZA</b> 1,030,000 sf 5-6 Stories 42 Trees Preserved 11,434 (125%) ADT				
<b>BALCONES</b> 1,080,000 sf 5-6 Stories 58 Trees Preserved 10,298 (103%) ADT				

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**P** PREFERRED  
**A** ACCEPTABLE  
**U** UNACCEPTABLE

Rate each of the Plans according to the Areas by writing a P, A, or U in the box provided. Be sure to write your comments pertaining to each area in the space provided.

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