AUSTIN OAKS CHARRETTE

TESTING DESIGN ALTERNATIVES

January 27, 2016

AGENDA

- Project Background - Working Group
- Owner's Perspective
- Review last night's findings
  - Survey Results and Conclusions
- Homework Assignments
  - Update of 13 Code Compliant Plans
  - Update other assumptions
- Schemes D and E
  - Framework
  - Present Schemes
- Table Exercise
- Report out and discussion
- Adjourn

TEAM PLEDGE

WE ARE DOING OUR BEST!

January 27, 2016

DISCLAIMER

CHARTS MAY NOT MATCH DRAWINGS

January 27, 2016

EVERY NUMBER WE PRESENT WILL BE:

±20%

MISSION STATEMENT

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

COMMENT COUNT

Tuesday Night Comments by Category					
	Scorecards	Stickies - A	Stickies - B	Stickies - C	Total
General	53	9	3	4	69
Environmental (creek, open space, park)	57	4	9	22	92
Transportation	30	6	14	8	58
Health Center	3	2	4	1	10
Retail	28	7	11	9	55
Office	18	2	6	5	31
Residential	36	4	18	23	81
Hotel	21	9	8	2	40
				Grand total	436

BALLOT SUMMARY

	HART LANE FRONTAGE	MIDDLE ZONE	CREEK ZONE	MOPAC FRONTAGE
HERITAGE 980,000 sf 2-4 Stories 50 Trees Preserved 5,080 (100%) ADT	P 4 A 21 U 18	P 8 A 21 U 13	P 16 A 12 U 16	P 17 A 14 U 12
ESPERANZA 1,030,000 sf 5-6 Stories 42 Trees Preserved 11,434 (125%) ADT	P 9 A 10 U 24	P 5 A 20 U 14	P 16 A 18 U 5	P 8 A 21 U 8
BALCONES 1,080,000 sf 5-6 Stories 58 Trees Preserved 10,298 (103%) ADT	P 20 A 12 U 11	P 14 A 17 U 11	P 30 A 10 U 3	P 13 A 24 U 7

P PREFERRED

A ACCEPTABLE

U UNACCEPTABLE

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DEVELOPMENT ASSUMPTIONS

- All Concepts assume above-ground parking
- Optimal side of residential development is 250 units +/- 10%

DESIGN PARKING ASSUMPTIONS

- All Concepts are parked at market rates (3.5/1000 s.f.)
- All Concepts assume in-bank or above-ground parking
- Concepts D and E share parking

DESIGN ASSUMPTIONS

- Dwelling units and hotel rooms are assumed to be 1000 s.f.
- Hotel rooms are assumed to be 750 sf
- Water quality ponds required; stormwater detention not
- FAR to fund amenities are now added to the Floor Area Schedule

DEVELOPMENT ASSUMPTIONS

- The Code Compliant case establishes the economic baseline
- Concepts D and E add amenities, open space and taller buildings

THINGS WE DON'T KNOW YET
(NEXT STEPS)

» Extent of protected tree preservation

CODE COMPLIANT PLAN

January 27, 2016

CODE COMPLIANT PLAN

Tree no.	Species	Heritage
LOT 1		
2001	LIVE OAK	42
2003	LIVE OAK	36
2051	LIVE OAK	43
2052	LIVE OAK	27
2074	LIVE OAK	32
LOT 2		
2000	LIVE OAK	39
2001	LIVE OAK	26
2008	LIVE OAK	29
2015	LIVE OAK	28
2016	LIVE OAK	52
LOT 3-A		
902	LIVE OAK	39
904	LIVE OAK	30
911	LIVE OAK	31
915	LIVE OAK	28
918	LIVE OAK	33
924	LIVE OAK	28
952	LIVE OAK	30
977	LIVE OAK	33
986	LI	
995	LI	
LOT 3-B		
936	LIVE OAK	37
938	LIVE OAK	27
941	LIVE OAK	25
942	LIVE OAK	36
1029	LIVE OAK	26
LOT 3-C		
934	LIVE OAK	29
935	ELM	25
939	LIVE OAK	46
1036	LIVE OAK	24
1037	LIVE OAK	28
1038	LIVE OAK	24
1044	LIVE OAK	30
1045	LIVE OAK	28
1046	LIVE OAK	32
1051	LIVE OAK	49
1052	LIVE OAK	33
1055	LIVE OAK	30
2085	LIVE OAK	28
2087	LIVE OAK	24
LOT 4-A		
1284	SPANISH OAK	33
1288	LIVE OAK	26
1289	LIVE OAK	36
LOT 4-B		
1294	PECAN	28
1344	PECAN	31

Tree no.	Species	Heritage
LOT 5		
1075	LIVE OAK	26
1077	LIVE OAK	24
1084	LIVE OAK	24
2091	LIVE OAK	42
2094	LIVE OAK	25
2096	LIVE OAK	32
2097	LIVE OAK	24
2098	LIVE OAK	25
2100	LIVE OAK	28
2101	LIVE OAK	33
2102	LIVE OAK	30
2107	LIVE OAK	24
2109	LIVE OAK	33
LOT 6-A		
1079	LIVE OAK	27
1108	LIVE OAK	29
2173	LIVE OAK	31
LOT 6-B		
1133	LIVE OAK	24
1147	SPANISH OAK	25
1167	LIVE OAK	31
1168	LIVE OAK	28
1169	LIVE OAK	26
LOT 8		
1183	LIVE OAK	31
1192	LIVE OAK	31
1197	LIVE OAK	28
1203	LIVE OAK	36
LOT 9		
1234	LIVE OAK	29
2192	LIVE OAK	31
LOT 10		
2136	LIVE OAK	26

SUMMARY
71 EXISTING HERITAGE TREES ON SITE
7 HERITAGE TREES TO BE REMOVED OR RELOCATED (WITH ADMINISTRATIVE APPROVAL)

LOT 6-A
LO (40' HT. MAX)
74,895 S.F.
3 - STORY
HERITAGE TREES IMPACTED 1

PARKING

SURFACE SPACES	33
STRUCTURED SPACES	236
TOTAL PARKING PROVIDED	229
LEVELS	2

LOT 5
LO (40' HT. MAX)
83,940 S.F.
3 - STORY
HERITAGE TREES IMPACTED 4

PARKING

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

LOT 3-C
GR (60' HT. MAX)
45,428 SF
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	59
STRUCTURED SPACES	100
TOTAL PARKING PROVIDED	159
LEVELS	2

LOT 6-B
LO (40' HT. MAX)
82,210
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACE	88
STRUCTURED SPACES	185
TOTAL PARKING PROVIDED	273
LEVELS	2.5

LOT 3-B
GR (60' HT. MAX)
134,981 S.F.
5 - STORY
HERITAGE TREES IMPACTED 1

PARKING

SURFACE SPACES	160
STRUCTURED SPACES	301
TOTAL PARKING PROVIDED	461
LEVELS	4

LOT 8
LO (40' HT. MAX)
56,410 SF
3-STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	33
STRUCTURED SPACES	152
TOTAL PARKING PROVIDED	185
LEVELS	2.5

LOT 9
LO (40' HT. MAX)
72,679 S.F.
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	51
STRUCTURED SPACES	188
TOTAL PARKING PROVIDED	239
LEVELS	4

LOT 10
LO (40' HT. MAX)
55,850 S.F.
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	58
STRUCTURED SPACES	147
TOTAL PARKING PROVIDED	205
LEVELS	3

LOT 3-A
GR (60' HT. MAX)
141,964 S.F.
5 - STORY
HERITAGE TREES IMPACTED 1

PARKING*

SURFACE SPACES	90
STRUCTURED SPACES	365
TOTAL PARKING PROVIDED	455
LEVELS	5

LOT 4-B
GR (60' HT. MAX)
3,284 S.F.
1 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	12
STRUCTURED SPACES	0
TOTAL PARKING PROVIDED	12
LEVELS	0

LOT 4-A
GR (60' HT. MAX)
38,285 S.F.
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	48
STRUCTURED SPACES	86
TOTAL PARKING PROVIDED	134
LEVELS	2

LOT 2
LR (40' HT. MAX)
51,578 S.F.
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	44
STRUCTURED SPACES	136
TOTAL PARKING PROVIDED	180
LEVELS	2

LOT 1
LR (40' HT. MAX)
49,291 S.F.
3 - STORY
HERITAGE TREES IMPACTED 0

PARKING

SURFACE SPACES	33
STRUCTURED SPACES	132
TOTAL PARKING PROVIDED	165
LEVELS	3

25-8-25 LDC - REDEVELOPMENT EXCEPTION IN URBAN AND SUBURBAN WATERSHEDS.
(A) THIS SECTION APPLIES TO PROPERTY LOCATED IN AN URBAN OR SUBURBAN WATERSHED THAT HAS EXISTING DEVELOPMENT IF:
(1) NO UNPERMITTED DEVELOPMENT OCCURRED ON THE SITE AFTER JANUARY 1, 1992, AND
(2) THE PROPERTY OWNER FILES A SITE PLAN APPLICATION AND AN ELECTION FOR THE PROPERTY TO BE GOVERNED BY THIS SECTION.
(B) THE REQUIREMENTS OF THIS SUBCHAPTER DO NOT APPLY TO THE REDEVELOPMENT OF THE PROPERTY IF THE REDEVELOPMENT:
(1) DOES NOT INCREASE THE EXISTING AMOUNT OF IMPERVIOUS COVER;
(2) PROVIDES THE LEVEL OF WATER QUALITY TREATMENT PRESCRIBED BY CURRENT REGULATIONS FOR THE REDEVELOPED AREA OR AN EQUIVALENT AREA ON THE SITE;
(3) DOES NOT GENERATE MORE THAN 2,000 VEHICLE TRIPS A DAY ABOVE THE ESTIMATED TRAFFIC LEVEL BASED ON THE MOST RECENT AUTHORIZED USE ON THE PROPERTY;
(4) IS CONSISTENT WITH THE NEIGHBORHOOD PLAN ADOPTED BY COUNCIL, IF ANY;
(5) DOES NOT INCREASE NON-COMPLIANCE, IF ANY, WITH ARTICLE 7, DIVISION 1 (CRITICAL WATER QUALITY ZONE RESTRICTIONS), SECTION 25-8-281 (CRITICAL ENVIRONMENTAL FEATURES), OR SECTION 25-8-282 (WETLAND PROTECTION); AND
(6) DOES NOT PLACE REDEVELOPMENT WITHIN THE EROSION HAZARD ZONE, UNLESS PROTECTIVE WORKS ARE PROVIDED AS PRESCRIBED IN THE DRAINAGE CRITERIA MANUAL.
(C) THE REDEVELOPMENT MUST COMPLY WITH CONSTRUCTION PHASE ENVIRONMENTAL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING CHAPTER 25-8, ARTICLE 5 (EROSION AND SEDIMENTATION CONTROL; OVERLAND FLOW).
SOURCE: ORD. 000406-68; ORD. 031211-11; ORD. 20131017-046

Lot	Lot Size (Acres)	Lot Size (SF)	Max. FAR	Proposed Floor Area (SF)	Impervious Cover (Approximate)	Proposed Stories	Market-rate Parking (3.5/1,000 sf)
1 (LR)	2.26	98,583	0.5	49,291		3	165
2 (LR)	2.37	103,156	0.5	51,578	Pending	3	180
3-A (GR)	3.26	141,964	1	141,964	Pending	5	455
3-B (GR)	3.1	134,981	1	134,981	Pending	5	461
3-C (GR)	2.55	111,118	1	45,428	Pending	3	159
4-A (GR)	1.95	84,805	1	38,285	Pending	3	134
4-B (GR)	1.78	77,470	1	3,284	Pending	1	12
5 (LO)	2.75	119,915	0.7	83,940	Pending	3	244
6-A (LO)	2.46	106,993	0.7	74,895	Pending	3	229
6-B (LO)	2.7	117,443	0.7	82,210	Pending	3	273
8 (LO)	1.62	70,658	0.7	56,410	Pending	3	185
9 (LO)	2.38	103,828	0.7	72,679	Pending	3	239
10 (LO)	1.83	79,787	0.7	55,850	Pending	3	205
SF-3 (A)	0.16	7,046	---	---	---	---	---
SF-3 (B)	0.23	9,928	---	---	---	---	---
Total	31.4	1,367,675		890,795			

NOTE:
ZONING CLASSIFICATIONS, SETBACKS, SITE DEVELOPMENT REGULATIONS AND EXISTING LOT INFORMATION SOURCED FROM BURY - "MAXIMUM SQUARE FOOTAGE EXHIBIT".

DRAWING BASED ON CURRENT ZONING STANDARDS, SUCH AS MAXIMUM SQUARE FOOTAGES ALLOWED AND BUILDING HEIGHT RESTRICTIONS.

A BAY DEPTH OF 90 FEET IS USED FOR ALL BUILDINGS.

ALL SITES INCLUDING SUB-SURFACE PARKING DECKS INCLUDE UNDERGROUND DETENTION AND WATER QUALITY INCORPORATED INTO STRUCTURE.

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TWO DESIGN CONCEPTS

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CREEK EXCAVATION

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STREETSCAPE IMPROVEMENTS

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ROUNDABOUT AT HART LANE

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FOOTBRIDGE

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TRAFFIC CALMING ON SPICEWOOD

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ENHANCED STREET CONNECTIVITY

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NEIGHBORHOOD PARK

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COST OF IMPROVEMENTS

	CONCEPT D	CONCEPT E
Streetscape Improvements	X	X
Traffic Calming	X	X
New Turn Lane	X	X
Enhanced Street Connectivity	X	X
Creek Park	X	X
Foot Bridge	X	X
Plaza	X	
Neighborhood Park		X
COST	**$14,000,000**	**$14,000,000**

SQUARE FOOTAGE BY USE
(AS SHOWN IN PLANS)

LAND USE	CODE COMPLIANT	CONCEPT D	CONCEPT E
Base Office	890,795	792,000	749,000
Retail	0	10,000	30,000
Retail/Restaurant	0	40,000	30,000
Multifamily	0	0	250,000
Hotel	0	100,000	100,000
TOTAL	**890,795**	**942,000**	**1,159,000**

SQUARE FOOTAGE BY USE
(AS REQUIRED TO FUND AMENITIES)

LAND USE	CODE COMPLIANT	CONCEPT D	CONCEPT E
Base Office	895,384	895,384	895,384
Additional Office	0	195,313	12,084
Retail	0	60,000	60,000
Hotel	0	80,000	80,000
Residential to fund amenties	0	0	225,000
TOTAL	**895,100**	**1,227,413**	**1,294,184**

KEY OSMs REPORT CARD

OBJECTIVES	EXISTING CONDITIONS	CODE COMPLIANT	SCHEME D	SCHEME E
Total Square Footage on plans	445,322	890,795	1,227,413	1,159,000
Total Square footage to fund amenities	445,322	N/A	1,227,413	1,294,184
Building Height	2-3 Stories	2-4 Stories	2-6 Stories	3-8 Stories
Heritage Tree Preservation	71	64	54	62
Protected Tree Preservation	106	TBD	80	73
Trip Generation (Average Daily Trips)	5,080 (100%)	12-24,000 (450% ±)	TBD	TBD
Schools Impact	0	0	0	250 non-family units
Open Space	N/A	N/A	4.5 Acres	6 Acres

CONCEPT D

Building Height

Building #	Stories
1	6
2	6
3	4
4	5
5	4
6	3
7	3
8	2
9	3
10	1
11	1
12	1
13	1

Overall Concept E

	Office	Retail	Retail/Rest	MF	Hotel	TOTAL
Parcel 1	168,000					168,000
Parcel 2	162,000					162,000
Parcel 3					100,000	100,000
Parcel 4	196,000		20,000			216,000
Parcel 5	120,000	10,000				130,000
Parcel 6	146,000					146,000
Parcel 7			20,000			20,000
Totals	792,000	10,000	40,000	-	100,000	942,000

TREES AFFECTED

17	Heritage
26	Protected
33	Total Affected

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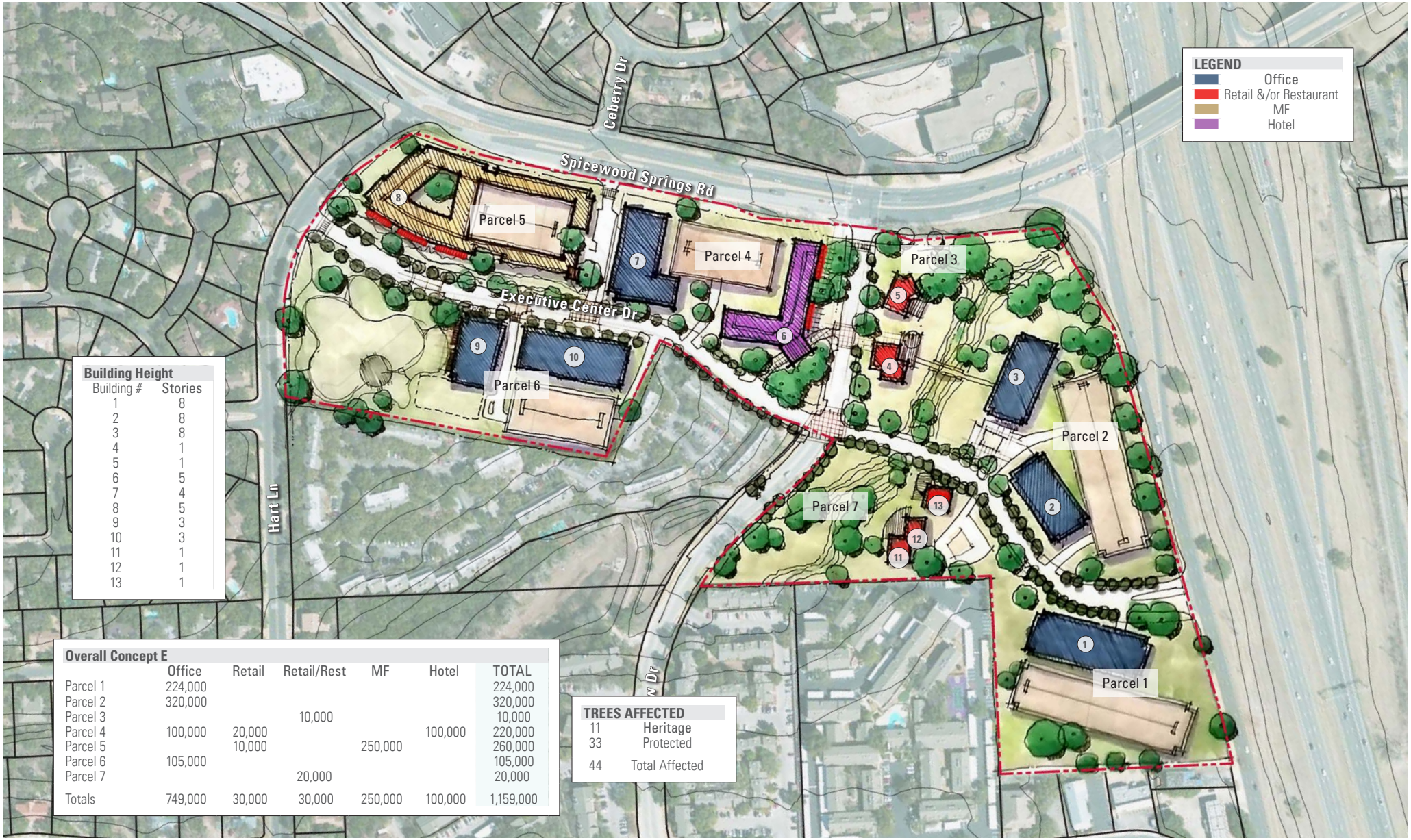
CONCEPT E



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IMAGINE THIS...

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TABLE EXERCISE