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

January 26, 2016
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

January 26, 2016
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%

January 26, 2016
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

January 26, 2016
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

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