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Alder

Late Backup

# **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

# **CODE COMPLIANT PLAN**

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

# 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

# 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