



# Edward Rendon Sr. Park at Festival Beach Holly Shores Implementation Phase 1 Update: Holly Warehouses

September 18, 2018\November 5, 2018



# Warehouse Existing Conditions

- Larger warehouse (Building A) 11,163 sq.ft.
- Smaller warehouse (Building B) 4,050 sq. ft.

## Holly Shores / Edward Rendon Sr. at Festival Beach Master Plan Recommendations for the Warehouses –

- Community Use
- Serve non-profit arts organizations
- Small performing arts/rehearsal space
- Event Spaces
- Art Gallery
- Blackbox theater
- Yoga and fitness classes
- Outdoor classrooms
- Studios and classroom spaces



# Holly Warehouses Pros and Cons

## *Pros:*

- 1. Sound structural condition*
- 2. Adjacent to a body of water*
- 3. Expansive views*
- 4. Proximity to neighborhood*

## *Cons:*

- 1. All mechanical systems need replacement*
- 2. All electrical systems need replacement*
- 3. No water or waste water connections*
- 4. Parking constraints*



# Holly Warehouses



*Options 3 Illustrated*

## *Options Identified through **Assessment Study**:*

- 1. Remove building shells and structure  
remove the concrete slab \$82k*
- 2. Remove the building shells and  
structure, but leave the slab \$113k*
- 3. **Convert two buildings into open-air  
structures \$502***
- 4. Remove the smaller building and  
upgrade the larger building \$2,631,000.00*
- 5. Retain and improve both buildings  
\$ 2,474,000.00*

# Holly Warehouses cont:



*Option 4 – Remove small building, upgrade larger building*



*Option 5 – Retain both Buildings*

# Holly Warehouses cont:

## *Next Step – Community Input*



# Questions

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