Dougherty Arts Center

SITE ASSESSMENT STUDY

1110 Barton Springs Road
Austin, Texas

For The
Austin Parks & Recreation Department

Prepared by:

Final Draft

March 31, 2015

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Dougherty Arts Center

1110 Barton Springs Road
Austin, Texas

THE CITY OF AUSTIN
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Department of Public Works – Managing Department

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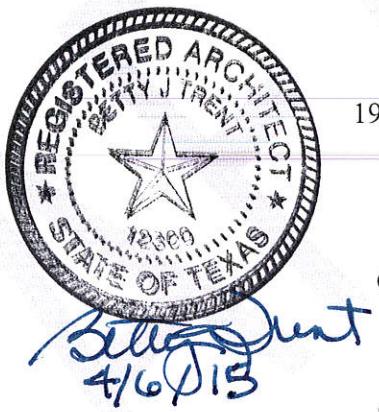

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1. INTRODUCTION

Architecture Plus is pleased to submit this report on the feasibility of replacing the existing Dougherty Arts Center with a new facility. Three options were identified as part of this study: one at the existing location, one near the existing location east of Dawson Road in Butler Park and a third site adjacent to the ZACH Scott Theater complex at Toomey Road.

An earlier conditions assessment report was undertaken in September 2010 by MWM Design Group, discussing the need for a new facility. The purpose of this report is to establish the opportunities and constraints to locating a similar or expanded facility near the existing location, provide a conceptual building footprint and site plan, and provide an opinion of probable cost (rough order of magnitude at conceptual level).

The Dougherty Arts Center is an award-winning cultural arts center that offers a variety of visual, performing and digital arts experiences for both adults and children. The facility provides classrooms, theater and gallery space, along with associated division offices and support space.

It is anticipated that the new facility for Dougherty Arts would be contingent on additional City or private funding being raised and be constructed after the selection of a design team.

The three sites were examined for potential development and addressed in this report.

2. EXECUTIVE SUMMARY

The redevelopment of the Dougherty Arts Center will be constrained by the following development regulations and ordinances on one or all sites, which are discussed in greater detail in Section 3 and 4:

- The 100 year Floodplain
- A landfill underneath the existing building
- Austin's Zoning and Site Development Permitting Regulations
- Stormwater Management Regulations
- Waterfront Overlay Regulations
- Lot lines and easements
- SubChapter E Commercial Design Standards
- Utility services availability
- Heritage Tree Ordinance
- Accessibility and emergency egress
- Parking requirements
- Structural system

The scope of the building size and program will be determined during a future programming phase, but for the purposes of the study, assumptions were made as outlined in the discussion in Section 5 to test the redevelopment of the facility based on an expanded size of 75,000 sf.

This area assumption allows for expansion of the existing programs, space functions and expanded parking facilities. Section 5 provides a discussion of existing space versus proposed space requirements.

The existing facility is a popular and heavily used facility. Section 5 discusses whether one of the options would require the existing programs at the facility to be completely relocated, possibly to multiple facilities, for a period of 18-24 months while demolition, landfill removal and construction of the facility is completed. The resulting relocation would result in added expense and disruption to staff and facility users.

Three options for redevelopment of an expanded facility with appropriate parking capacity are explored in Section 5.

- Option 1 would locate the facility at the existing location, west of Dawson Road.
- Option 2 would relocate an expanded facility east of Dawson Road with larger parking capacity
- Option 3 would relocate the facility to a site at the softball fields adjacent to the ZACH Theater on Toomey Rd.

Costs associated with Options 1 and 2 are discussed in Section 6. Costs associated with Option 3 are not discussed at this time in this report.

The appendix in Section 7 provides back-up information on the existing facility, sites studied and the development regulation referenced in this assessment study.

3. DAWSON ROAD DEVELOPMENT CONSTRAINTS (Options 1 and 2)

- 100 YEAR FLOODPLAIN: The current site (west of Dawson) is wholly within the 100 year floodplain to an approximate depth of 6'-0". (See Exhibit 1 next page) Option 2 also occurs within the floodplain east of Dawson Road and will be subject to similar constraints. Any new development within the floodplain imposes certain development limitations which the City will be required to meet.

  Normally development in a floodplain may not be approved by the City. However Section 25-7-92 of the Land Development Code provides for an Administrative Variance for development in a floodplain that will require the following conditions, imposing location and elevation limits on the proposed design:

  - Finish floor must be constructed 2' above the 100 year flood plain elevation.
  - An emergency egress access must be provided by direct connection with an area above the flood plain datum.
  - The facility must be constructed to comply with requirements for Flood Resistant Construction and Flood Loads.
  - The development compensates for the floodplain volume displaced by the development (this could possibly be accomplished through removal of the existing building).
  - The development improves the drainage system by exceeding the requirements for approval, as demonstrated by a report provided by the applicant and engineer (assumed to be accomplished through removal of the existing building, but flood modeling would be required for demonstration).
  - The variance is required by unique site conditions.
  - Any development permitted will need to be studied and modeled to show that the proposed facility will have no adverse impact on the existing floodplain or other property.

If the above requirements cannot be met, a variance for development will be required from the Austin City Council.

The City's Risk Management Department may also want to determine the insurance benefits of locating the building outside the Federal Emergency Management Agency's (FEMA) floodplain. They may also require a FEMA Letter of Map Change (LOMC), which can be a nine to twelve month process.

Section 1.2.6.C of the City's Drainage Criteria Manual outlines the requirements of coordinating with FEMA on Letters of Map Change.

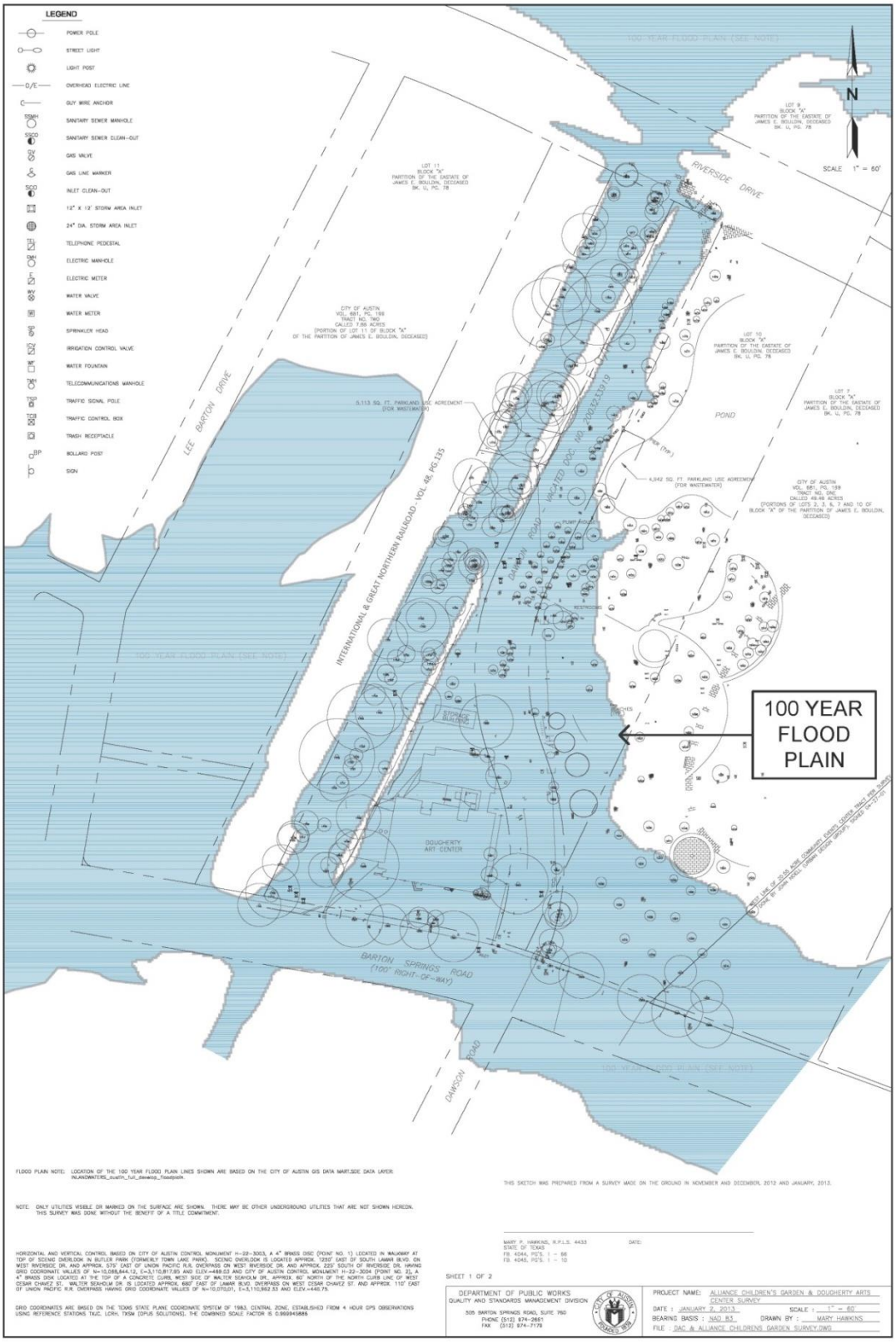


Exhibit 1 - Floodplain extents

- LANDFILL MITIGATION: A landfill has been identified under the existing facility (See Exhibit 2 below). The landfill regulations currently require notification to the building users and an annual report to the Texas Commission on Environmental Quality TCEQ. The City would prefer to completely remove the landfill if the new facility, as shown in Option 1, were to be constructed over the area of the landfill. If a proposed design were to be located across the existing drive, as shown in Options 2, the landfill mitigation could be reduced to removing the upper layers only and capping the landfill with a minimum 2' clay layer to encapsulate the remaining landfill, according to Mr. Chuck Lesniak, Environmental Officer, with the City's Watershed Protection Department. Keeping some landfill materials at the site (buried under clean material) will continue to require annual reporting to TCEQ by the City, but not notification to the park users. The cost estimate in Section 5 discusses the range in cost for each option.

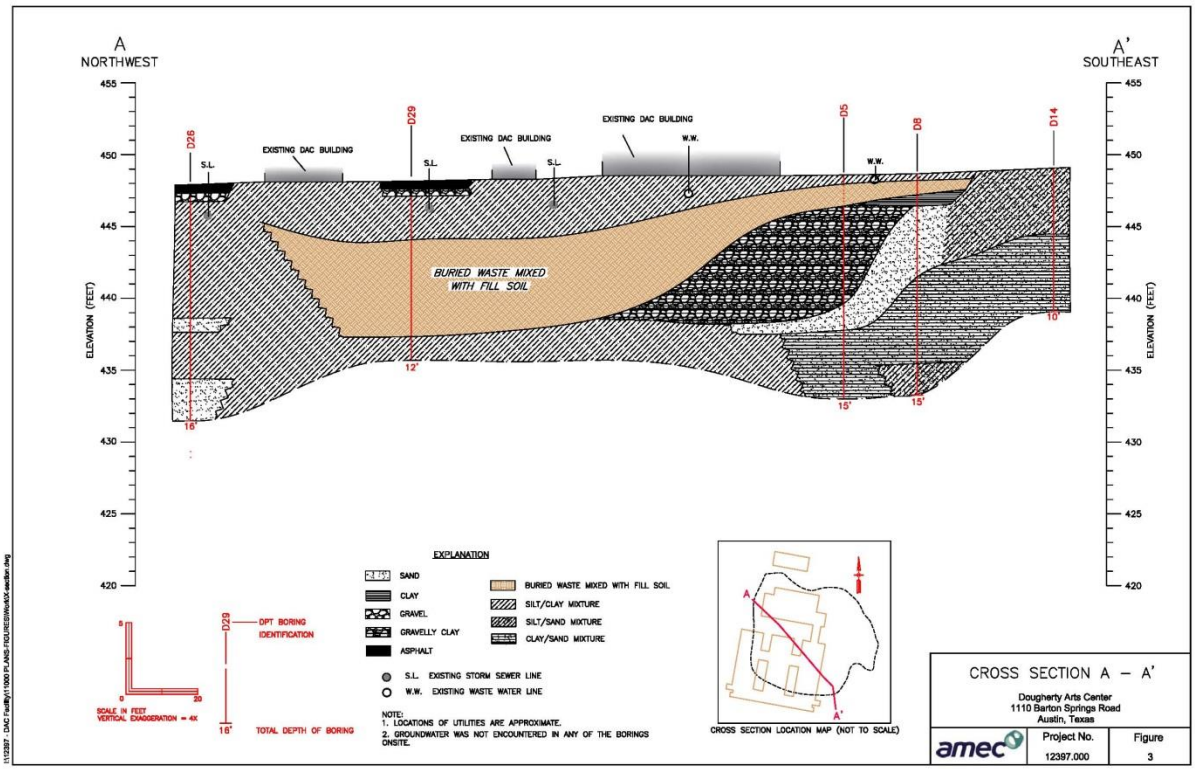


Exhibit 2 - Landfill under the existing center

- ZONING AND SITE DEVELOPMENT PERMITTING REGULATIONS: The site is zoned Public with a Neighborhood Plan overlay (P-NP). Any work involving a new facility will require Parks Board Approval and a Conditional Use Site Plan approved by the Planning Commission. The primary criteria for review of a Conditional Use Site Plan is that the proposed new development be compatible with the surrounding land uses in regards to scale, height, density, impervious cover and use. The process of a Conditional Use Site Plan is the same as a typical City of Austin Site Plan other than the public hearing process by the Planning Commission. Development of the proposed facility will be larger than allowed under the PARD general permit program. The expected development of a significant facility will also be larger than the limits allowable to utilize a small project permit. A full site development permit submittal will be required. In meetings with the Development Assistance Center, staff indicated that a net loss of impervious cover would be looked on favorably by the Permitting Department. Any rezoning will require a minimum 6 month process.

- STORMWATER MANAGEMENT REGULATIONS: Development of the site over 8,000 sf will trigger a requirement for water quality structures. The area of the existing Dougherty Arts Center and the adjacent alternative locations are not within an area served by the Butler Park Wet Pond. The site is within the West Bouldin Creek watershed, which is classified as Urban by the City. The City of Austin has a Regional Stormwater Management Program (RSMP), in which a development may participate via payment of fees in lieu of on-site detention, however the West Bouldin Creek Watershed is not one of the participating watersheds. As such, the option of paying a fee in lieu of on-site water quality controls is available. However, given the large area of the site, staff is not likely to grant the fee alternative unless it could be demonstrated that water quality measures can not fit on the property without a true hardship. A "rain garden "or sunken amenity created by the removal of the landfill might be allowed by the permitting staff to meet some of the storm water quality requirements and take advantage of the costs of the removal excavation. Should the project result in a net increase in impervious cover, potential stormwater impacts due to an increase in stormwater runoff will need to be considered. Given the site's location within the Bouldin Creek watershed and the proximity to Lady Bird Lake, on-site stormwater detention would not appear prudent. Therefore it is likely a variance would be required to forgo building a stormwater detention pond if impervious cover is increased.

- WATERFRONT OVERLAY REGULATIONS: A specific development overlay covers the site as the "Auditorium Shores Sub-district" (Title 25, Appendix B 25-2-731)(see Appendix) and requires the following:

- Review by the Director of the Parks and Recreation Department
- Compatibility with Parks Design Guidelines
- Review and approval of waivers by the Waterfront Planning Advisory Board
- Public Hearings and Planning Commission and Council approval for any waivers
- 30% impervious cover maximum (25-2-731-C) Based on the "property boundaries"
- 60' height restriction. (25-2-731-F)
- 60% of the façade to be glazed with a view of the building interior. (25-2-731-D)
- 75,000 square foot maximum gross ground floor area. (25-2-731-E)
- Screened parking facilities
- Screened mechanical equipment and service yards

- LOT LINES AND EASEMENTS: Several lot lines, electrical overhead line easements and the vacated Dawson Road right-of-way lines cross the site. Unless taken through a process to "merge" them, the western lot lines may require separate permits for each "lot". Setbacks which occur at property lines may also restrict the building location. (see Exhibit 3 below) Option 2 is shown constrained by these lines.

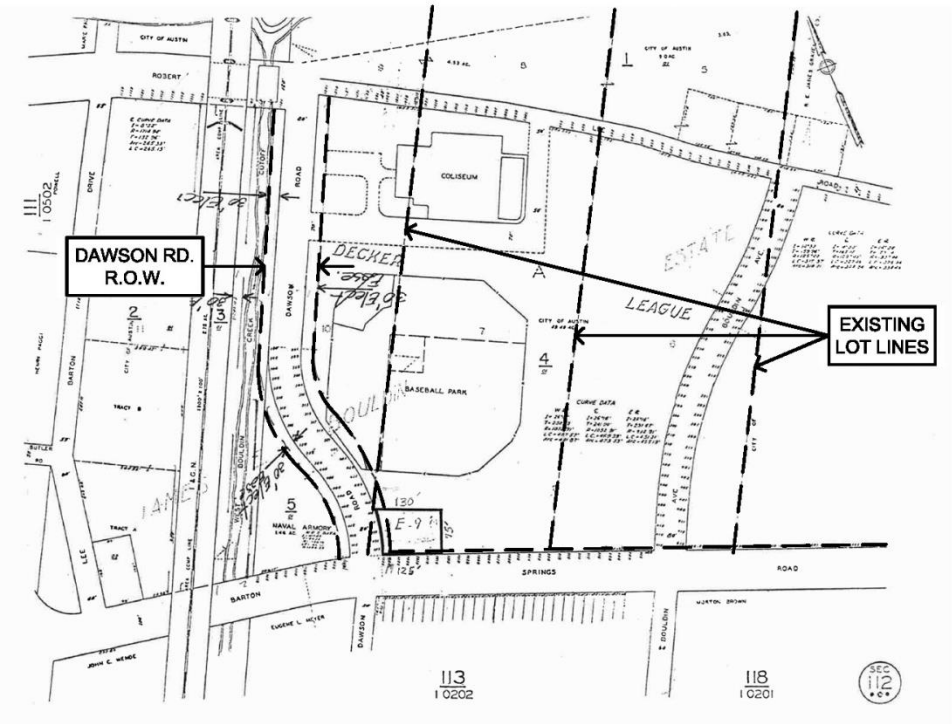


Exhibit 3 - Existing lot lines and easements

- SUBCHAPTER E DESIGN STANDARDS: City of Austin CIP projects by ordinance must meet Subchapter E Core Transit Corridor development requirements. Renovation or redevelopment projects may be allowed to provide an alternative approach which allows the proposed improvements to be designed around the constraints of the existing landscaping and improvements. Each option included in this report has been drawn to illustrate an assumed level of Subchapter E compliance required.
    - To comply with the intent of Subchapter E Design Standards, normally the new facility will be required to be placed at or very near the street property line with a pedestrian-oriented activity and entrance facing the street. Due to the existing heritage pecan trees located along Barton Springs Road and discussions with Planning & Development Review Department (PDRD) staff, it has been indicated that bringing the building façade forward only to the point of the tree's critical root zones will be acceptable.
    - Subchapter E would also require a 15' pedestrian sidewalk (7' walking zone with a 8' planting zone). (see Exhibit 4 below) Again, due to the location of the heritage trees, Option 1 and 2 assume the tree locations are to remain as is and the pedestrian walking zone would be provided on the street side of the trees.

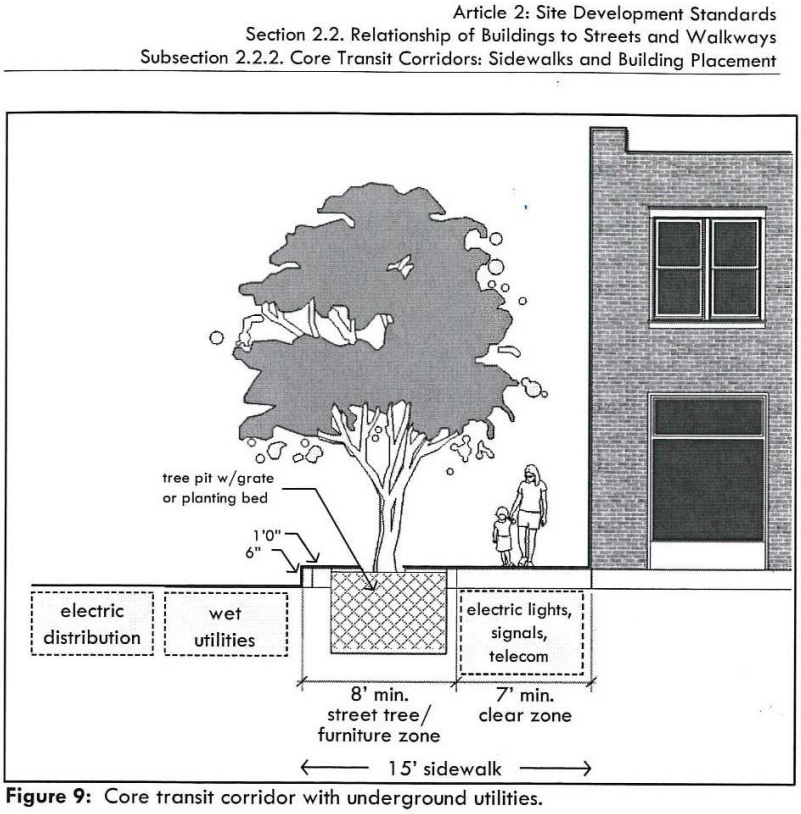


Figure 9: Core transit corridor with underground utilities.

Exhibit 4 - Core Transit Corridor sidewalk requirements

- Sidewalks providing bike paths were constructed in 2014 along Barton Springs Road with considerable accommodation for the existing trees. Additional conversations with PDRD staff would need to occur at the design phase to determine if these sidewalks would be acceptable to remain in place or be required to be replaced (see Exhibit 5 below).

Exhibit 5 – Existing sidewalk and bikeway along Barton Springs Road

- To provide compliant accessibility between the various park elements (parking areas, new building, existing park, the proposed Children's Garden and existing street sidewalks) and to meet the intent of the Subchapter E requirements for pedestrian oriented access, some new connections providing shaded sidewalks are anticipated to be constructed, linking all of the elements mentioned.
- Subchapter E discourages parking located between the building and the street. Discussions with staff have indicated that the existing parking lot facing Barton Springs Road would be required to be removed. This parking capacity would need to be provided elsewhere on the site. Any proposed parking structure would be required to be screened from the public view.
- When the project design team is selected, further conversations need to take place with PDRD staff in regards to the extent of Subchapter E compliance required for the remainder of the site and building design.

- UTILITY SERVICE AVAILABILITY: No major issues with utility service are anticipated for either Option 1 or 2. Water is available from a 6" line connecting to a 16" line along Barton Springs Road, which can service the new building. Wastewater service is available from a 12" line along Barton Springs Road which can service the new building. Gas is a critical feature for the facility which currently offers ceramic classes. A 4" Gas line is currently available along Dawson Road. (See Exhibit 6 below) Electrical service is available from existing overhead along Barton Springs Road and the south west corner of the site. A constraint on the building location is a major high- power line crossing the site to serve the CBD across the lake. (See Exhibit 7 below) Other overhead lines occur at the site which will create constraints on building location.

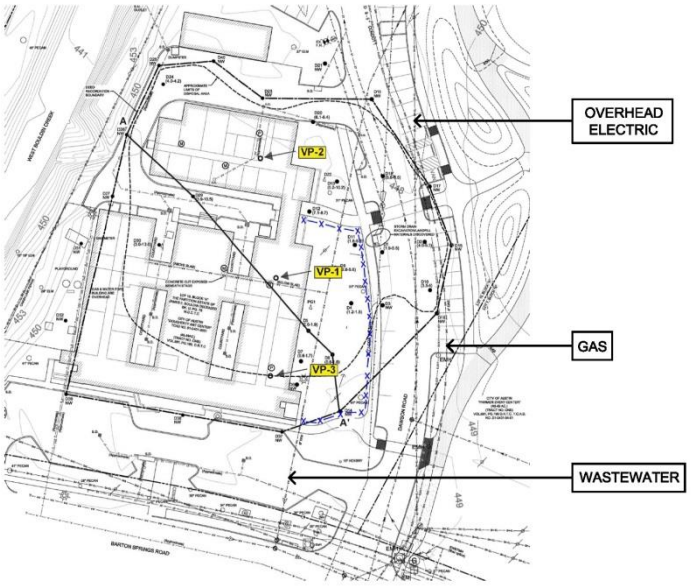
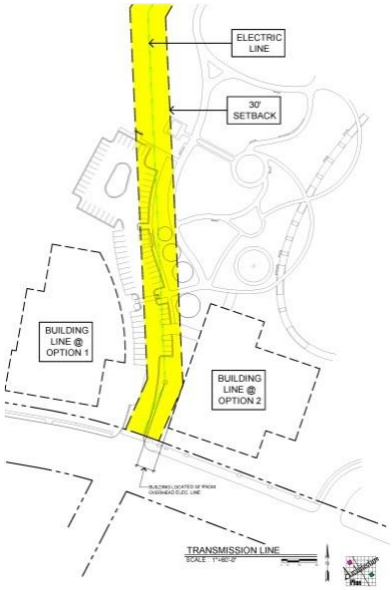


Exhibit 6 – Utilities available at the site



Existing Transmission Line

- HERITAGE TREES: In addition to the heritage pecan trees lining Barton Springs Road, there are several large protected and heritage trees at the site. The PARD arborist has performed an assessment and has identified the health and condition of the trees within the proposed project areas. (See Arborist's Report in the Appendix). The proposed building footprints in this report are designed to avoid any critical root zones of trees required to be maintained and protected during construction.

- ACCESSIBILITY AND EMERGENCY EGRESS: Option 1 and Option 2 are adjacent to Barton Springs Road and accessed by Dawson Road. A traffic pattern that allows children and some adult patrons to be dropped off at the building entry would be desired. For Option 2, a joint entry/exit with the Palmer Events Center driveway to Barton Springs Road could be possible and should be explored. Any proposed driveway connections would require review and approval from the Transportation Department.

- A structured garage solution should provide flow thru traffic with more than one option for entry or exit.

  Safe egress from the new facility to a level above the floodplain elevation will be required as previously outlined in the FLOODPLAIN section above. This is probably limited to only pedestrian, but not vehicular, access. (See Exhibit 7 below for bridge location and construction options.)

Exhibit 7: Pedestrian Bridge Options

- PARKING REQUIREMENTS: 57 parking spaces are located along Dawson Road and in a small lot at the north end of the property. This parking is not dedicated to the existing Center, but is shared with the park and its other amenities.

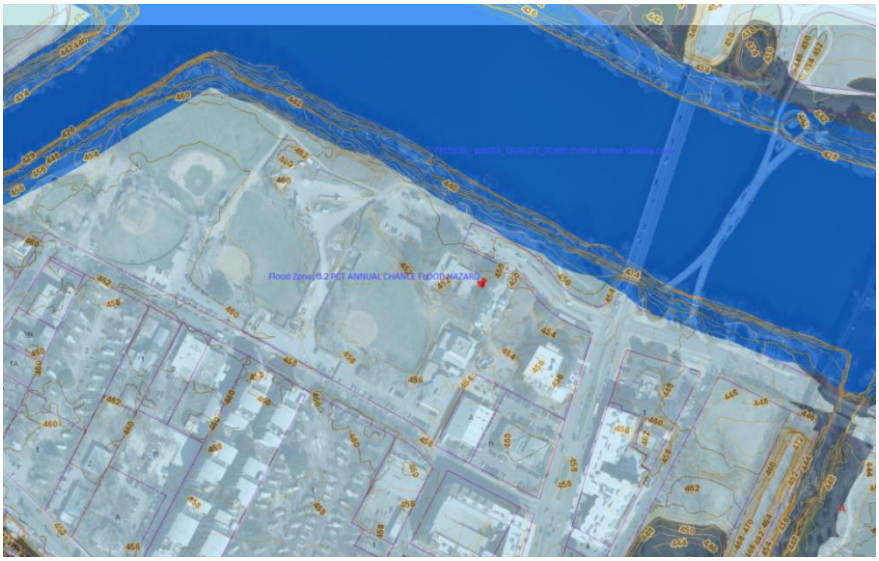
  An additional 27 parking spaces are located along Barton Springs in front of the existing facility with an exit to Barton Springs Road. As mentioned under the Subchapter E requirements, the spaces along Barton Springs Road would be required to be removed. In addition, in order to comply with Subchapter E Design Standards, any new parking would be prohibited in front of the facility and visibility of any parking from parkland would be required to be screened. All parking would need to meet the City's parking regulations.

- STRUCTURAL SYSTEM FEASIBILITY: The site conditions mentioned above will result in a building raised above the floodplain. The most relevant structural and foundation system would be dependent on further geo-technical study, but that selected during design would likely involve a void-formed, pier-supported, suspended reinforced concrete slab foundation. The second floor for the building would likely involve reinforced concrete supported by concrete columns or steel beams and columns supporting a metal formed concrete slab. The garage would likely be cast-in-place concrete columns and beams with either a pre-cast plank or post-tensioned concrete slab. The roof structure would be influenced by the architectural design, but could be expected to be steel beams with steel bar joists supported by the steel structure.

  The final designs would be based on building size, height, fire-ratings and the economically-viable construction method at the time of design. Requirements for the earthwork and paving construction on the site would also be based on geotechnical exploration.

4. TOOMEY RD DEVELOPMENT CONSTRAINTS (Option 3)

- 100 YEAR FLOODPLAIN: The current site (north of Toomey Road) does not appear to be within the 100 year floodplain. The elevation of Lady Bird Lake (Colorado River) adjacent to the site is approximately 442.5 ft-msl. The 100-year floodplain elevation of Barton Creek, located to the west of the site is approximately 447.0 ft-msl. The approximate ground elevation in the vicinity of the softball field area being considered for the art center is 455.0 ft-msl. FEMA flood maps show the site as being within the 500-year flood inundation area (Zone X), see maps below. Any new development at this site will have less development restrictions than Options 1 and 2.



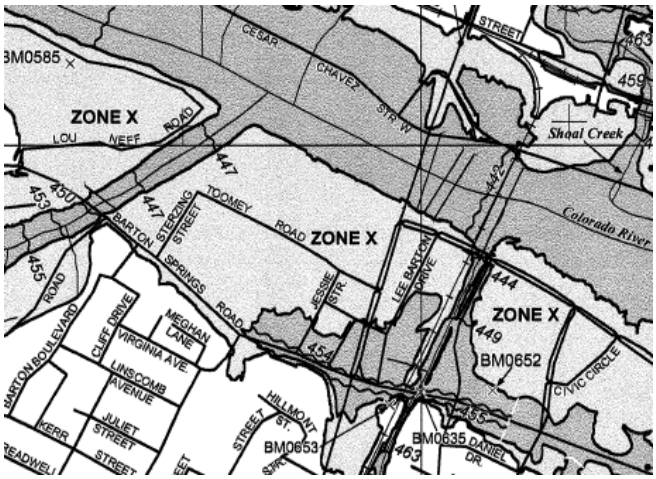


Exhibit 8

- ZONING AND SITE PERMITTING REGULATIONS: Per 25-2-625 D (2), "For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan." Therefore, the site plan must go to the Downtown Design Commission at least after comments are substantially complete for review. The site plan must then go to Planning Commission for approval of the conditional use site plan. There are also waterfront overlay districts (Butler Shores) which requires Waterfront Planning Advisory Board Review and Planning Commission approval.

  The site is zoned P for Public use, and is within the full city jurisdiction of an Urban Watershed, there are no specific zoning related impervious cover limits, other than that it is compatible with surrounding land uses, and that development requires a Conditional Use Site Plan with approval from the Planning Commission. With the recent construction of the Topfer Theatre (2011), the existing impervious cover on the site is approximately 20%. Below is a summary of impervious cover.

SITE DATA TABLE - COA PROPERTY

IMPERVIOUS COVER CALCULATIONS WITH ZONING: P

NET SITE AREA (=GROSS SITE AREA): 1,147,806 S.F. (26.35 Ac.)
TOTAL BUILDING COVERAGE: 43,304 S.F. OR 3.77% OF SITE ZONED P
BUILDING SQUARE FOOTAGE (G.F.A.): 52,721 S.F.
FAR: 0.05:1 (NO MAX ALLOWABLE SET FOR P ZONING)

Impervious Cover	Existing Impervious Cover		Demolition Impervious Cover	Proposed Impervious Cover	Total Impervious Cover	
ROOF & COVERED WALK	26,478.00 sf	2.31%	0.00 sf	16,826.00 sf	43,304.00 sf	3.77%
CONCRETE	6,465.00 sf	0.56%	0.00 sf	23,846.00 sf	30,311.00 sf	2.64%
ASPHALT	115,610.00 sf	10.07%	2,590.00 sf	20,320.00 sf	133,340.00 sf	11.62%
TOTAL	148,553.00 sf	12.94%	2,590.00 sf	60,992.00 sf	206,955.00 sf	18.03%
	Existing				**Proposed**	
PERVIOUS COVER GOOD GRASS:	999,253.00 sf	87.06%		0.00 sf	940,851.00 sf	81.97%

Exhibit 9A

Exhibit 9B

- STORMWATER MANAGEMENT REGULATIONS: Since the site drains directly into Lady Bird Lake (Colorado River), storm water detention facilities would not be required. Storm water quality measures will be required to treat stormwater runoff from new development areas. The ZACH Topfer project implemented on-site water quality controls at the northeastern corner of the site, consisting of infiltration basins, rain gardens, and bio-filtration ponds. It appears that these controls were sized only for the ZACH Topfer development, so additional development would have to provide their own water quality controls. During the conceptual design phase, it should be assumed that 15% of the project area will be occupied by water quality facilities.

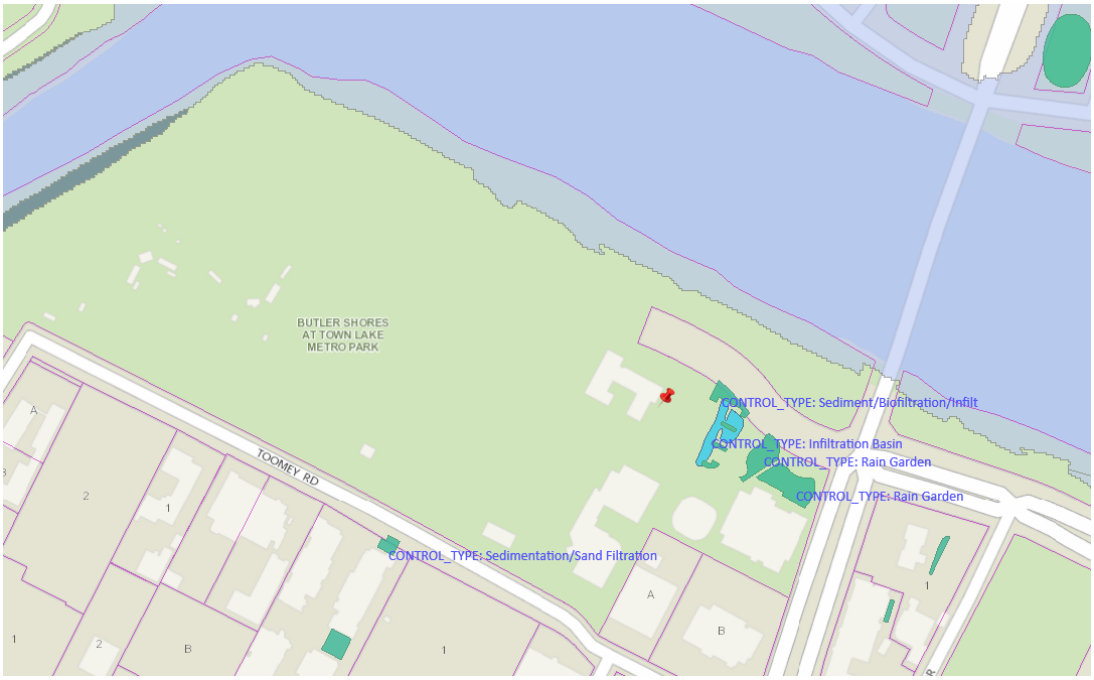


Exhibit 10

- WATERFRONT OVERLAY REGULATIONS: A specific development overlay covers the site as the "Butler Shore Sub-district" (Title 25, Appendix B 25-2-721) (see Appendix) and requires the following:
    - Review by the Director of the Parks and Recreation Department
    - Compatibility with Parks Design Guidelines
    - Review and approval of waivers by the Waterfront Planning Advisory Board
    - Public Hearings and Planning Commission and Council approval for any waivers
    - 30% impervious cover maximum (25-2-721-C) Based on the "property boundaries"
    - A maximum height of 60' with a basewall height restriction of 45' (25-2-721-E) and a maximum unbroken façade length of 160'
    - 60% of the façade to be glazed with a view of the building interior. (25-2-731-D)
    - 75,000 square foot maximum gross ground floor area. (25-2-731-E)
    - Screened parking facilities
    - Screened mechanical equipment and service yards

- LOT LINES AND EASEMENTS: No lot lines exist between this site and the adjacent ZACH Scott Theater and the PARD playfields. A "property boundary" may be required to be created to limit the regulations that may apply to the proposed arts center site in regards to parking, stormwater management and impervious cover.

- SUB-CHAPTER E DESIGN STANDARDS REQUIREMENTS: Specific regulations applicable to the subject property include Subchapter E of the Land Development Code and the Comprehensive Watershed Ordinance. According to the COA GIS, there are no lots zoned SF-5 or more restrictive within 540 linear feet of the site; therefore, it is not subject to compatibility setbacks.

  As discussed in the Dawson Road Development Constraints, Sub-chapter E requirements would require the building to be placed at or near the street frontage property line with parking behind the front face of the building. Given the conceptual location of the arts center and parking over the existing baseball field, it would appear that Toomey Road would be the front street. As such, it is likely PDRD would require the building at the street right-of-way line with parking no closer to Toomey Road than the front of the building. As it is a city project, the Core Transit Corridor streetscape requirements apply, which calls for a minimum 15-foot wide sidewalk zone, which consists of an eight foot street tree/furniture zone and a seven foot clear sidewalk zone. The current distance from the Toomey Road curb to the existing parking lot curb is approximately 12-feet wide. There are also existing overhead utility lines and poles within this zone, which may need to be relocated.

- UTILITIES: There is adequate water and wastewater service in the area. The existing water pressure is high (over 100 psi), so pressure reducing valves would be incorporated into water service lines. There is an existing major wastewater tunnel that runs north/south under Lady Bird Lake and is conveyed along the west boundary of the softball field. There is also an access shaft located approximately 100-feet west of the existing softball field home plate. Although the footprint proposed would not seem to intrude on this line, it is not likely that a permanent vertical structure would be allowed over the wastewater tunnel. It appears that the wastewater line serving the PARD headquarters is conveyed under the softball field. This line would need to be relocated should the arts center or parking garage be placed over the field. See map below.

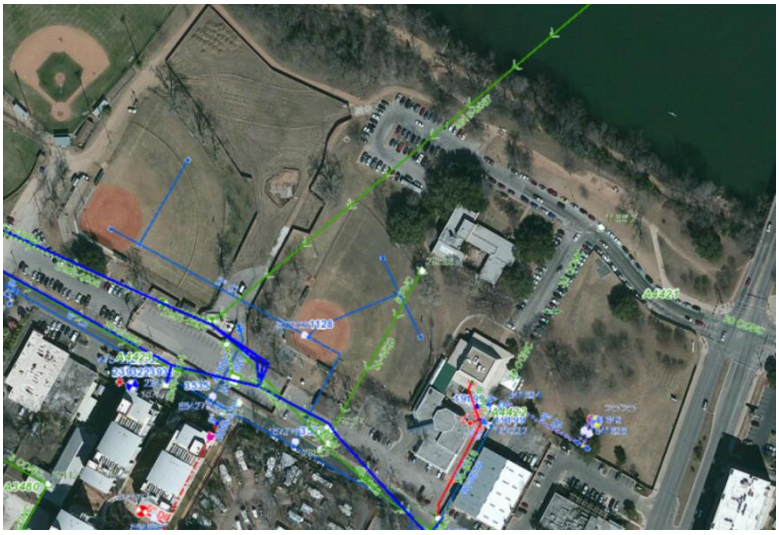


Exhibit 11

- HERITAGE TREES: There are several large trees around the perimeter of the softball field, however most of the trees are Cottonwood trees, which do not qualify as Heritage Trees. They would be considered Protected Trees and removal would require approval of PARD Urban Forestry and a tree removal permit from the city arborist department.

- PARKING REQUIREMENTS: The 26-acre site does have connectivity to the west end of Riverside Drive, Lamar Blvd. and Toomey Road. Due to traffic along Lamar Blvd. and its median divided layout, access to northbound Lamar is difficult other than for the signalized intersection at Riverside Drive. This drive currently serves PARD's headquarter building along with some multi-use parking. Creating an internal loop connecting with the on-site parking off of Toomey Street with the drive leading to this signalized intersection would be beneficial from a traffic standpoint.

  As it appears approximately 40-50 existing parking spaces will need to be removed for the proposed arts center, the table below shows the current parking provided and parking required for existing uses on the site. The parking demand for the proposed arts center would need to be added to this count in providing an overall parking plan meeting city codes. There is a 20% parking reduction from standard parking requirements for sites with the Urban Corridor, for which this site is within.

PARKING SUMMARY TABLE

			REQUIRED:		PROVIDED:			
Land Use	SIZE	Parking Ratio	Parking Required	Parking with 20% Urban Corridor Reduction	Standard Spaces	ADA Spaces	Compact Spaces	TOTAL PROVIDED
EXISTING CONDITIONS:								
WHISENHUNT THEATRE	130 SEATS	1:4 SEATS	32	26	37	2	9	48
KLEBERG THEATRE	226 SEATS	1:4 SEATS	57	45	35	5	0	40
ZPACC	14,448.00 sf	1:1000	14	12	24	2	0	26
PARD OFFICE	13,752.00 sf	1:275	50	40	57	3	0	60
SOFTBALL FIELDS	3 EA	25:1*	75	60	117	4	0	121
TOTAL			228	182	270	16	9	295
PROPOSED CONDITIONS:								
WHISENHUNT THEATRE	130 SEATS	1:4 SEATS	32	26	37	2	9	48
KLEBERG THEATRE	226 SEATS	1:4 SEATS	57	45	17	1	0	18
ZPACC	14,448.00 sf	1:1000	14	12	5	2	0	7
PARD ADMIN OFFICE	13,752.00 sf	1:275	50	40	57	3	0	60
SOFTBALL FIELDS	3 EA	25:1*	75	60	117	4	0	121
NEW THEATRE	418 SEATS	1:4 SEATS	105	84	40	2	3	45
TOTAL			333	266	273	14	12	299

PARD PARKING TABLE

			REQUIRED:		PROVIDED:			
Land Use	SIZE	Parking Ratio	Parking Required	Parking with 20% Urban Corridor Reduction	Standard Spaces	ADA Spaces	Compact Spaces	TOTAL PROVIDED
PARD OFFICE	13,752.00 sf	1:275	50	40	57	3	0	60

BICYCLE PARKING SUMMARY

REQUIRED PER CITY OF AUSTIN 5% OF TOTAL PARKING	
TOTAL REQUIRED	6
TOTAL PROVIDED	8

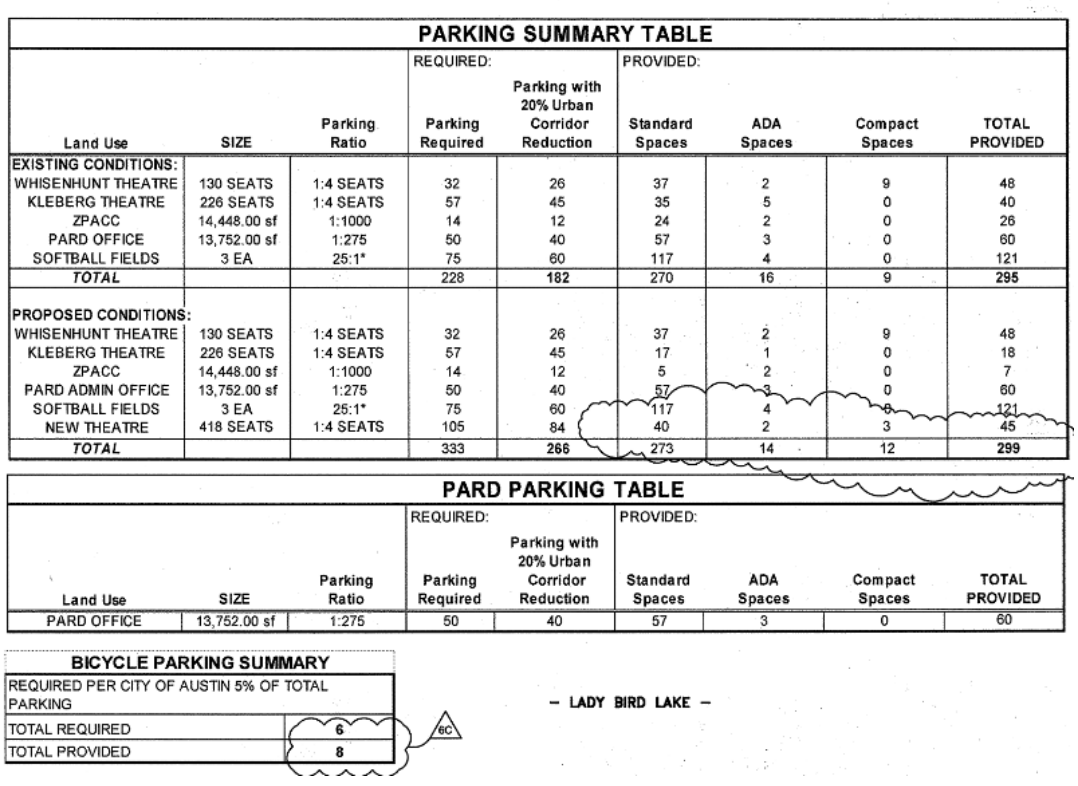


Exhibit 12

- STRUCTURAL SYSTEM FEASIBILITY: The most relevant structural and foundation system would be dependent on further geo-technical study, but that selected during design would likely involve a void-formed, pier-supported, suspended reinforced concrete slab foundation. The second floor for the building would likely involve reinforced concrete supported by concrete columns or steel beams and columns supporting a metal formed concrete slab. The garage would likely be cast-in-place concrete columns and beams with either a pre-cast plank or post-tensioned concrete slab. The roof structure would be influenced by the architectural design, but could be expected to be steel beams with steel bar joists supported by the steel structure.

  The final designs would be based on building size, height, fire-ratings and the economically-viable construction method at the time of design. Requirements for the earthwork and paving construction on the site would also be based on geotechnical exploration.

5. BUILDING SCOPE ASSUMPTIONS

- The assumed basis of this study would be to provide similar or expanded space for the existing uses:

    - Classroom space for various programs including ceramics, digital and fine art, performing arts, and sculpture.
    - Theater and seating for 150 (current capacity) to 200 (proposed expanded capacity) and adequate back of house facilities.
    - Black Box and rehearsal facilities.
    - Lobby/Gallery space for community gatherings, performances and art exhibits.
    - Outdoor exhibit or social space.
    - Connection to the Children's Garden adjacent to the facility.
    - Commercial kitchen and café /concession service.
    - Office space for administration activities.
    - Restroom facilities meeting ADA and programmed spaces requirements.
    - Adequate storage, support and utility services space.
    - Adequate drop-off facilities for children and adult patrons.
    - A parking facility accommodating additional parking for staff and building users.

The entire facility, including sidewalks, access, restrooms, parking and building elements, will be required to be compliant with current building and accessibility codes. As a facility with a large user population of children, TAS standards for children should be assumed to be included in portions of the building primarily used by children.

The presumed design and construction would be of a quality level meeting the City's expectations for LEED silver sustainability and maintenance requirements for Capital Improvements Projects. All site elements should be assumed to comply with State and City of Austin site development permit requirements.

Program Square Footage

Some space uses such as the theater, kitchen and ceramics classrooms will require equipment (kitchen equipment, kilns, etc) which will impose specific building code limitations for location, mechanical, plumbing and electrical services, construction type and code compliance.

- The existing building is approximately 24,000 square feet.
- The existing space allocation with square footages for the existing building uses is shown on the Table below.
- As mentioned in Section 3. Development Constraints, the maximum square footage allowable for the ground floor of the building without variances would be constrained by existing development, trees and easements to appropriately 75,000 square feet.
- The new building accommodating similar but expanded activities would need to be approximately 36,000 square feet.

A comparison of accommodated functions (including associated storage, circulation, mechanical services and construction factor) providing current and proposed space allocations, based on a new 36,000 sf facility is:

Space	Current SF	Proposed SF
○ Classrooms	8,000	12,000
○ Arts/Crafts Classrooms	5,600	8,000
○ Office space	3,200	3,200
○ Gallery	3,200	3,200
○ Theater (200 seats)	4,000	8,000
○ Black Box facilities	0	1,600
○ **TOTAL**	**24,000 SF**	**36,000 SF**

Parking for the new facility would be based on the requirements for each function included.

An estimate of the parking required based on the proposed 36,000 SF facility is:

○ Classrooms	46 spaces
○ Office space	10 spaces
○ Gallery	8 spaces
○ Theater (200 seats)	88 spaces
○ **TOTAL**	**152 spaces**

- An efficient parking structure housing approximately 100 cars would have a minimum two stories with a minimal footprint of approximately 130 x 150 or 39,000 square feet. The remaining 60 required spaces can be accommodated by a portion of the existing 57 spaces along Dawson and the addition of 14-22 head-in spaces along Dawson.

- The TOTAL assumed building square footage based on the above is 75,000.

    - Occupied Building 36,000 sf
    - Garage 39,000 sf
    - **TOTAL** **75,000 sf**

- A larger facility is possible given the allowable heights at the site. A larger facility would require more parking as required by the final square footage proposed.

CONCEPT FOOTPRINTS: The optional concept building footprint exhibits on the following pages are to be used as an illustrative placeholder for this feasibility, and a selected option would be developed further at a later date.

Options 1, 2, and 3 are shown with an assumed two story building accommodating a 36,000 sf building and a 39,000 sf parking structure on a footprint of 37,500 sf.

The 37,500 sf assumption is due to the available space for the building site as constrained by the existing setbacks, development restrictions, parking, drives, park improvements, trees and overhead electrical easements.

To include additional footprint would require relocation of existing improvements, removal of additional trees or variances. Additional total building square footage and parking could be accommodated by adding floors to the facility.

Option 1

Option 1 (See Exhibit 13) provides a new facility at the existing location. The facility is pulled to the street to comply with Subchapter E commercial design standards, however due to the floodplain elevation, the likely first floor level would be approximately 8' above the street. The facility could provide 36,000 sf of space with a parking facility of 39,000 sf, accommodating 100 cars. Option 1 can only meet the egress access by providing a pedestrian bridge across Dawson Road as shown on the site plan.

Rebuilding at this location would require the existing programs at the facility to be completely relocated, possibly to multiple facilities, for a period of 18-24 months while demolition, landfill removal and construction of the facility is completed. The disruption to staff and facility users could not be measured in this report. In addition, Option 1 would require additional expense for multiple moves, lease space, user notifications and communications.

The facility and site are shown on the following page and would have the following opportunities and constraints

Opportunities

- Increased and more efficient square footage could be provided within the same impervious cover footprint
- A parking facility of 100 cars could be accommodated to facilitate parking needs
- Additional parking might be accommodated by an additional floor allowed by staggered floors created by the height differences of floor-ceiling heights from parking levels and adjacent occupied spaces
- Additional parking could be located along Dawson Rd
- Flood model study would be less difficult with the new volume versus the existing volume in the same location of the floodplain
- Fewer and smaller trees would be required to be removed
- Total impervious cover could be reduced from the existing

Constraints

- Finish floor would be required to be 2' above floodplain, approximately 8' above grade, requiring additional ramps for access
- There would be major disruption to on-going programs while demolition and new construction occurs
- Complete landfill mitigation would be more extensive and costly
- Safe egress from the building during flooding requires a bridge structure across Dawson Road
- The second floor space layout would be constrained by the parking facility

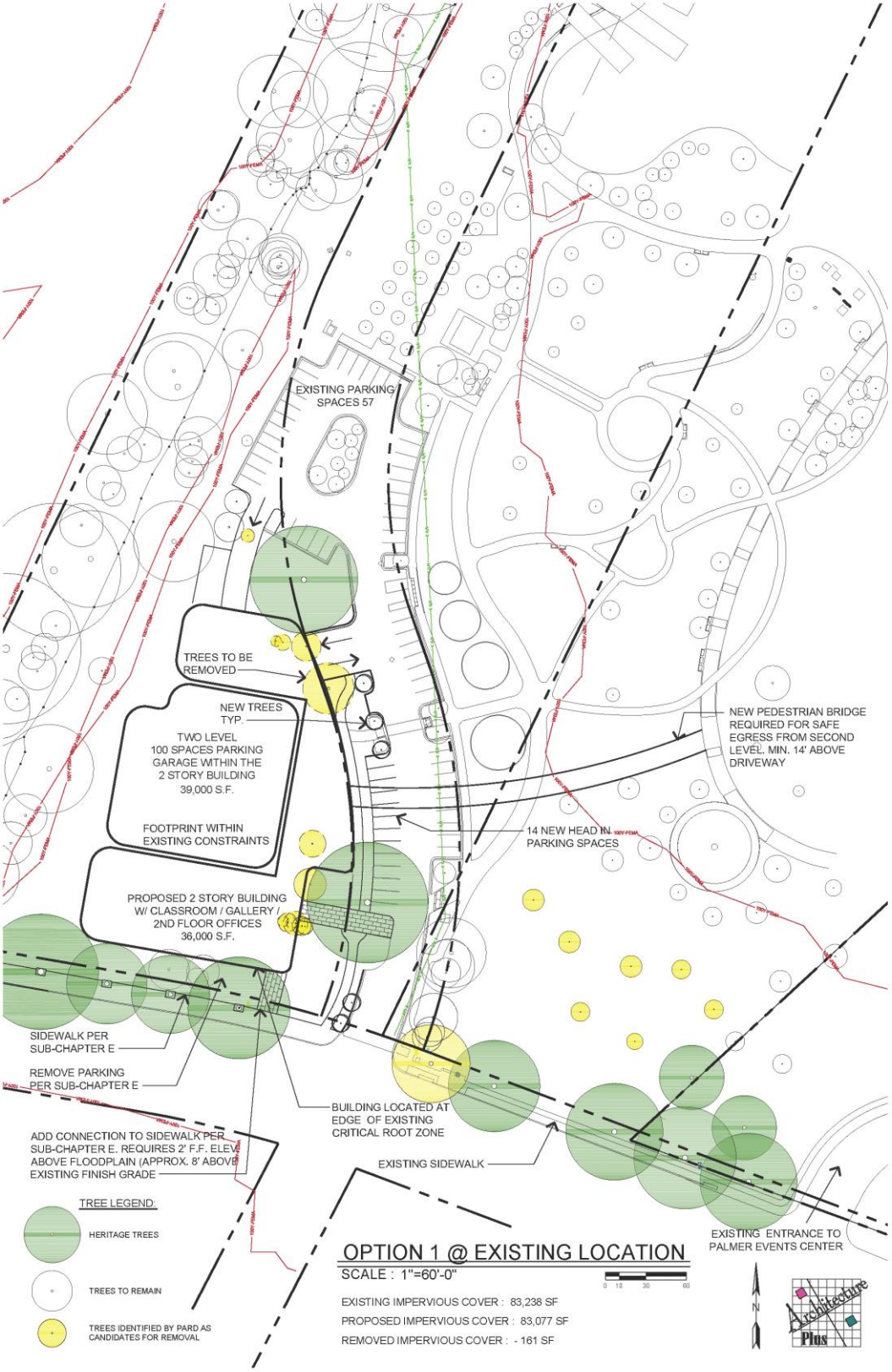

EXISTING PARKING
SPACES 57
TREES TO BE
REMOVED
NEW TREES
TYP.
TWO LEVEL
100 SPACES PARKING
GARAGE WITHIN THE
2 STORY BUILDING
39,000 S.F.
FOOTPRINT WITHIN
EXISTING CONSTRAINTS
PROPOSED 2 STORY BUILDING
W/ CLASSROOM / GALLERY /
2ND FLOOR OFFICES
36,000 S.F.
NEW PEDESTRIAN BRIDGE
REQUIRED FOR SAFE
EGRESS FROM SECOND
LEVEL. MIN. 14' ABOVE
DRIVEWAY
14 NEW HEAD IN
PARKING SPACES
SIDEWALK PER
SUB-CHAPTER E
REMOVE PARKING
PER SUB-CHAPTER E
BUILDING LOCATED AT
EDGE OF EXISTING
CRITICAL ROOT ZONE
ADD CONNECTION TO SIDEWALK PER
SUB-CHAPTER E. REQUIRES 2' F.F. ELEV.
ABOVE FLOODPLAIN (APPROX. 8' ABOVE
EXISTING FINISH GRADE
EXISTING SIDEWALK
EXISTING ENTRANCE TO
PALMER EVENTS CENTER
TREE LEGEND:
HERITAGE TREES
TREES TO REMAIN
TREES IDENTIFIED BY PARD AS
CANDIDATES FOR REMOVAL
OPTION 1 @ EXISTING LOCATION
SCALE : 1"=60'-0"
EXISTING IMPERVIOUS COVER : 83,238 SF
PROPOSED IMPERVIOUS COVER : 83,077 SF
REMOVED IMPERVIOUS COVER : - 161 SF
N
Architecture
Plus

Exhibit 13

Option 2

Option 2 (See Exhibit 14) provides a new facility relocated at a new location east of Dawson Rd. The facility is pulled to the street to comply with Subchapter E commercial design standards, however due to the floodplain elevation, the likely first floor level entry would be approximately 4' above the street. The footprint shown is constrained only by the existing trees. The existing brick plaza and tree circle have been relocated. This allows the facility to provide 36,000 sf of space with a larger parking facility of 39,000 sf. accommodating 100 cars. Option 2 can provide the required emergency pedestrian egress from the north side of the facility.

Rebuilding the facility at this location will allow on-going programming to continue unimpeded, meeting the needs of the current users in a location which is familiar, contiguous and convenient.

The facility and site are shown on the following page and would have the following opportunities and constraints

Opportunities

- Increased and more efficient square footage could be provided
- No disruption to on-going programs as construction will occur across Dawson Road
- A parking facility could potentially exceed a 100 car capacity to accommodate parking needs
- The parking facility's upper deck could function as an event space with a possible view of downtown and the lake.
- Access to the proposed Children's Garden would be more direct and connected to the new facility
- Additional parking could be located along Dawson Road
- Additional vehicle access could be accommodated from the Palmer driveway and provide flow through vehicular circulation
- Landfill mitigation and expense can be minimized
- Water quality structures could be partially accommodated in the landfill excavation area
- The floodplain extent might be reduced by the removal of the volume of the existing facility on the west side of Dawson Road.

Constraints

- Finish floor would be required to be 2' above floodplain, approximately 4' above grade, requiring additional ramps for access
- The second floor space layout would be constrained by the parking facility
- Flood model study would be more complex with the new volume in a different location in the floodplain
- Existing trees and the brick plaza would need to be removed and/ or relocated

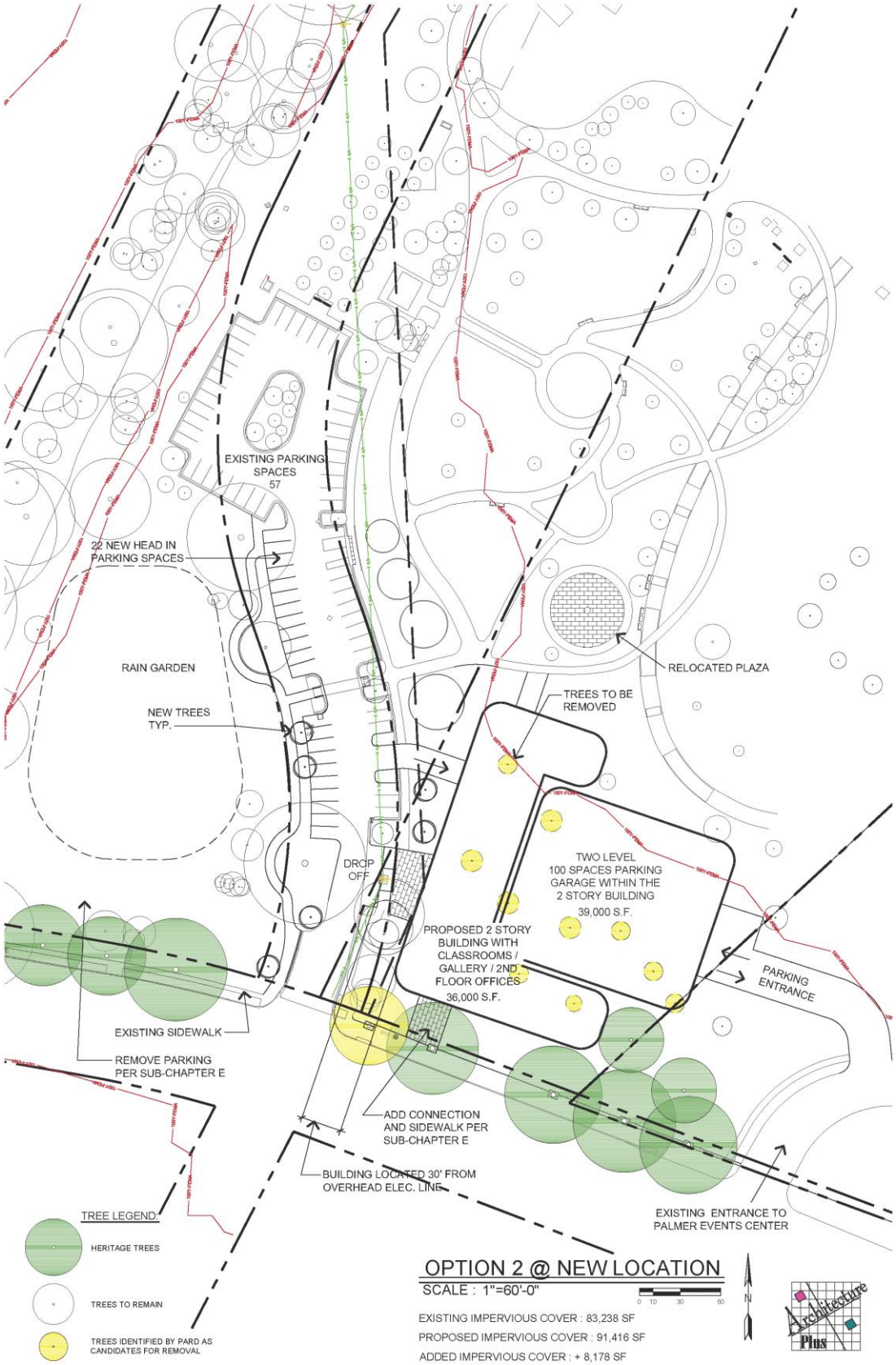

EXISTING PARKING SPACES 57
22 NEW HEAD IN PARKING SPACES
RAIN GARDEN
NEW TREES TYP.
RELOCATED PLAZA
TREES TO BE REMOVED
DROP OFF
TWO LEVEL 100 SPACES PARKING GARAGE WITHIN THE 2 STORY BUILDING 39,000 S.F.
PROPOSED 2 STORY BUILDING WITH CLASSROOMS / GALLERY / 2ND. FLOOR OFFICES 36,000 S.F.
PARKING ENTRANCE
EXISTING SIDEWALK
REMOVE PARKING PER SUB-CHAPTER E
ADD CONNECTION AND SIDEWALK PER SUB-CHAPTER E
BUILDING LOCATED 30' FROM OVERHEAD ELEC. LINE
EXISTING ENTRANCE TO PALMER EVENTS CENTER
TREE LEGEND:
HERITAGE TREES
TREES TO REMAIN
TREES IDENTIFIED BY PARD AS CANDIDATES FOR REMOVAL
OPTION 2 @ NEW LOCATION
SCALE : 1"=60'-0"
0 10 30 60
N
EXISTING IMPERVIOUS COVER : 83,238 SF
PROPOSED IMPERVIOUS COVER : 91,416 SF
ADDED IMPERVIOUS COVER : + 8,178 SF
Architecture Plus

Exhibit 14

Option 3

Option 3 (See Exhibit 15) provides a new facility relocated at the ball fields near the ZACH Topfler Theater on Toomey Road

The facility is pulled to the street to comply with Subchapter E commercial design standards, The footprint shown is constrained only by the existing trees, limits desired by the Owner, the street and the existing theater and PARD facilities. The tract of land is 26.65 acres, with approximately 3.5 acres leased to Zachery Scott Theatre (ZACH). We assume there are license agreements, easements, or unified development agreements between these tracts as they appear to share facilities, such as parking. The area of the proposed site is approximately 80,000 square feet between the softball field and Toomey Road to the south. This area is currently used for parking and there is a pre-manufactured building located here which is used by the ZACH Theater. Further conversations with ZACH would be needed to determine whether or how to replicate this storage use. North of the site is the PARD Headquarters Building, which currently experiences flooding due to drainage issues on site.

The existing parking is utilized by the ball fields, the theaters and the surrounding commercial uses and is insufficient across the site for the current uses. Based on previous art center layouts, the art center required about 36,000 square feet and about 39,000 square feet for a parking garage, so space appears limited given site constraints and considering that the above square footage allocations do not include ancillary drives, walkways, landscaping, and water quality facilities. Toomey Road is a two lane street which is in need of improvements to function better.

The facility and site are shown on the following page and would have the following opportunities and constraints

Opportunities

- Increased and more efficient square footage could be provided.
- Providing a connector street could create a festival street venue that could be closed without impacting any adjacent private commercial or residential property.
- A promenade connection with a focal point at the shore could be created.
- No disruption to on-going programs as construction will occur away from the current site
- Development could enlarge the drainage swale behind the PARD headquarters building, providing drainage relief and some pedestrian rain garden amenities
- Relocation of the existing programs would allow for demolition of the existing building.
- Relocation of the existing facility would allow partial mitigation of the landfill
- The parking could possibly be recessed into grade and the upper deck could function as an event space.

Constraints

- The development at Toomey Rd. would be subject to the same subchapter E design standards, core transit corridor requirements, waterfront overlay and stormwater requirements previously discussed. The core transit corridor extent in the following Exhibit 15 is based on previous discussions with City staff on Options 1 and 2. The building location shown directly fronting Toomey St is likewise based on discussions for Options 1 and 2. A drainage management pond based on the proposed footprint will be required,
- The location off Toomey St is in a 500 year floodplain, and is also subject to the Butler Shores development regulations. These are similar but less strident than the development restrictions that would apply to Options 1 and 2.
- There are no concerns with utility service available to the site. However, utility lines crossing the site to the west of the ball fields could be a constraint on the building location and a utility line serving the PARD building would need to be relocated.
- Lot lines do not appear to exist at this time, and an assumed limits of construction would need to be identified to limit the scope of the project in meeting development restrictions including subchapter E.
- Creation of a connector road on parkland would be controversial and potentially require negotiations for a land swap to allow the additional impervious cover on park land.
- A parking facility would need to be investigated to verify if the size could meet or exceed a 150- 160 car capacity to accommodate parking needs.

Exhibit 15

6. COST ESTIMATE

- A Statement of Probable Cost for the construction costs of each proposed facility option would be:
    - Option 1 - $27,600,000
    - Option 2 - $23,600,000
    - Option 3 – Not Included