AUSTIN COMMUNITY COLLEGE DISTRICT

Highland Campus Master Plan

O'CONNELL ROBERTSON

Mission driven.

PFEIFFER PARTNERS

FACILITY PROGRAMMING AND CONSULTING

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President's Comments

ACC Highland represents Austin Community College's vision for the future of higher education. The first phase of the Highland Campus, opening fall 2014, is ACC's 11th full-service location—and the first element of the new ACC Highland. Together with our partners, we will make Highland a destination where people can learn, work, shop, dine and live. ACC plays a critical role in the overall project, serving as the anchor for the development.

The full redevelopment of ACC Highland will span many years, and master planning is crucial to ensure that the long-term growth of the site will meet our goals. We believe the first phase of the Highland Campus sets a new standard. This document outlines how we will achieve that standard throughout our entire development at Highland.

The academic master plan outlines many of the programs anticipated to relocate to ACC Highland in the years to come. The site will be home to a creative and digital media center, bringing together art, music, commercial music, dance, drama, radio-television-film, photography, visual communication, computer programming and gaming technology. ACC Highland will also house a culinary and hospitality center, Continuing Education classrooms, a regional health sciences/STEM simulator lab, business incubator space, convocation and performance space, a conference center, and a regional workforce innovation center. The energy of ACC's people, programs and services will be enhanced by business and community partnerships—creating a comprehensive, state-of-the-art education center in the heart of Central Texas.

This master plan is the result of extensive work by college staff, the O'Connell Robertson master planning team and neighboring constituents. We are especially grateful for community involvement, which was instrumental to the process and will continue to be vital as this project evolves and progresses. The master plan provides a clear roadmap for that future development. It aims to ensure that the decisions regarding ACC Highland reflect the vision, mission and strategic plans of the college.

Richard M. Rhodes, Ph.D.
President/CEO

Introduction

The Austin Community College District (ACC) is a critical resource for Central Texas with a mission to promote student success and improve communities by providing affordable access to higher education and workforce training in its eight–county service area. ACC currently serves more than 43,000 credit students with enrollment projected to increase to over 65,000 by the year 2025.

Brief History

In 1972, residents of the Austin Independent School District (AISD) voted to create ACC as a post-secondary education resource for the City of Austin. On September 17, 1973, ACC opened its doors to the public with 177 faculty and staff, 1,726 students, and 30 academic programs. Today, ACC provides education and career training to residents across an eight-county, 7,000 square mile area in Central Texas, including 15,000 non-credit Continuing Education and Adult Education students on an annual basis.

ACC has 11 campuses, including Highland, and is a leader in University Transfer, serving as a gateway into higher education for more than 50% of high school graduates and 50% of adults who are college entrants in its service area. Offering more than 100 fields of study, ACC is a national leader in providing underrepresented individuals with access to career training, technical degrees, English language instruction, and job certifications.

Background on Planning

ACC relies on master planning to manage growth and change through comprehensive strategic planning processes that are closely aligned with the institution's purpose and mission. The ACC Master Plan is updated annually and integrated into the operating budget of the college, the Board of Trustees' annual Work Plan and the operations of the District. It is the guiding plan to ensure the college continues to meet its state-mandated mission efficiently and effectively and attains its stated vision:

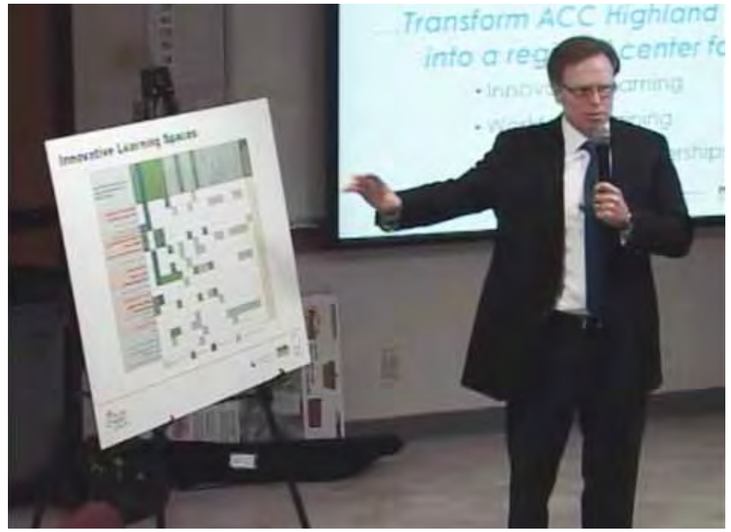
The Austin Community College District will be recognized as the preferred gateway to higher education and training and as the catalyst for social equity, economic development and personal enrichment.

Two fundamental elements of ACC's Master Plan are the Academic Master Plan adopted in October 2013 and the Facilities/Campus Master Plans completed in 2011.

The Academic Master Plan (AMP) provides the foundation through which the college will increase its academic and student support services offerings. It is a culmination of efforts which align stakeholder priorities, visions, and initiatives with academic and student support programs to fulfill ACC's mission and respond to regional educational needs. The AMP supports four broad themes: Increase Student Success; Meet Business/Industry Workforce Needs; Achieve Operational Excellence; and Increase Community Outreach and Communication. The AMP was a driving document for the Highland Master Plan, and these themes were strongly considered and are evident in decisions made for the Highland Master Plan.

The Campus Master Plans assessed the work needed to accommodate the recommended space standards and the projected enrollment growth at existing campuses. These campus plans were completed during the period in which ACC acquired Highland Mall, which resulted in a new campus, now designated as ACC Highland Campus.

ACC Highland is part of an 80-acre urban redevelopment plan that will become a major focal point of the redevelopment of the Upper



Airport Boulevard Corridor Initiative. Like the Campus Master Plans, the Highland Master Plan's purpose is to provide a plan for appropriate space to accommodate projected student populations for specific campus programs; to provide an appropriate amount of space per student; and to enhance opportunities for student enrollment.

Introduction

Vision for ACC Highland

The Highland Campus provides a unique opportunity to articulate ACC's vision in a dynamic and comprehensive organization of District resources.

The purpose of the Highland Campus Master Plan is to develop a long-range plan that addresses the priorities of the Academic Master Plan within the context of the District's overall mission, and responds to the specific vision for Highland defined by the ACC Board of Trustees. During the master planning process, stakeholders, including the Board of Trustees, administrators, faculty, staff and the community, provided input to define the vision for ACC Highland as a unique one-of-a-kind campus. Stakeholders envision a campus that expresses a bold commitment and out-of-the-box thinking for innovative learning through extensive, comprehensive programs of workforce development initiatives and diverse community partnerships.

The Highland Campus should become a landmark itself, a destination and an energized student environment that distinguishes itself within the region. Keys to achieving this vision include:

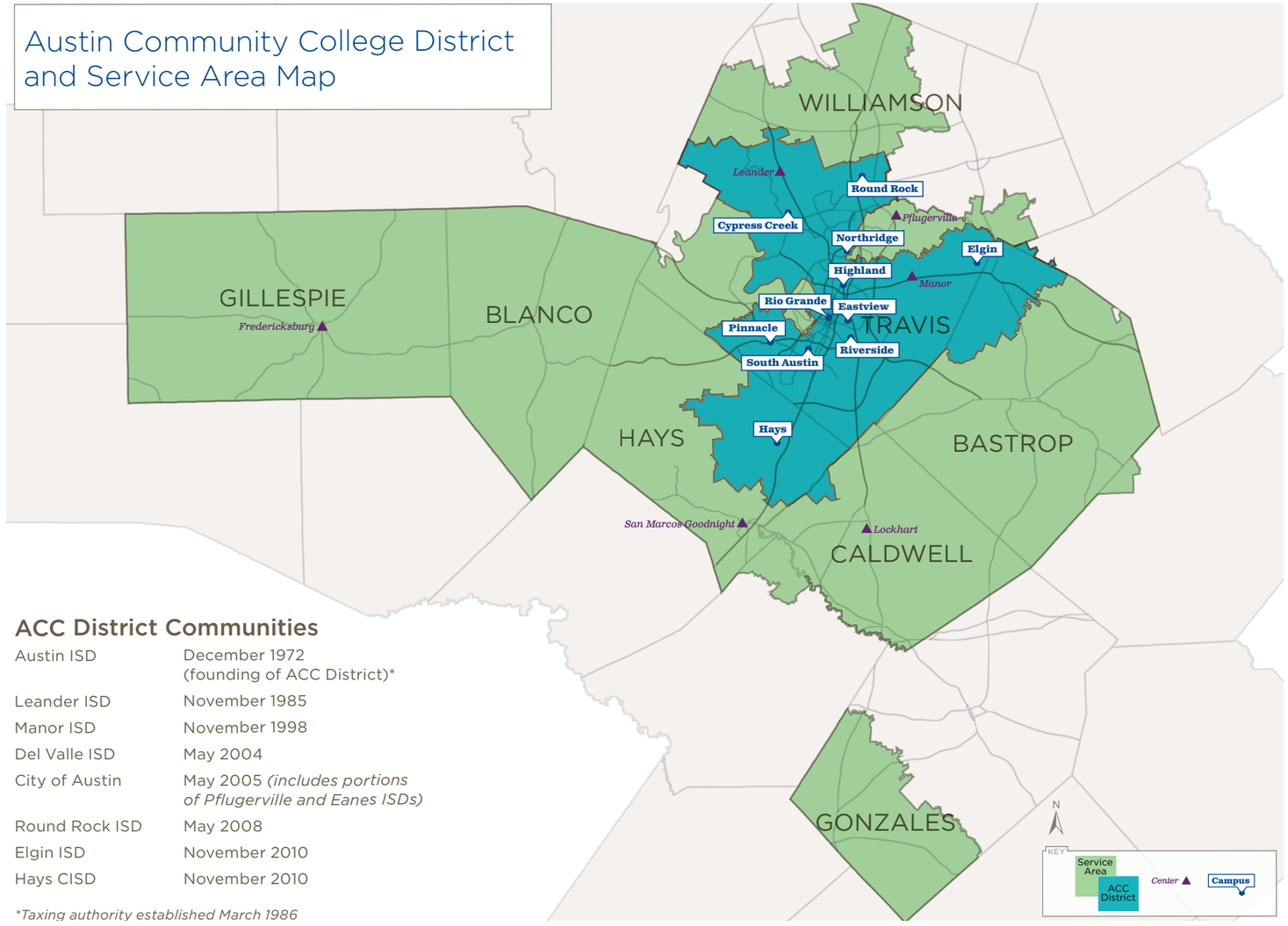
- Supporting regional economic development through centers of learning;
- Providing a forum for community learning, events and partnerships;

  and

- Enhancing student success through spaces that support the Academic Master Plan.

Recognizing that the campus will evolve in phases over time, each phase must successfully stand alone with the comprehensive qualities of a built-out campus. Planning and physical improvements must also provide a level of flexibility to withstand the test of time and facilitate change that can be anticipated, but is undefined 10 and 20 years from now. The Highland Campus Master Plan addresses these requirements.

Austin Community College District and Service Area Map



ACC District Communities

Austin ISD	December 1972 (founding of ACC District)*
Leander ISD	November 1985
Manor ISD	November 1998
Del Valle ISD	May 2004
City of Austin	May 2005 *(includes portions of Pflugerville and Eanes ISDs)*
Round Rock ISD	May 2008
Elgin ISD	November 2010
Hays CISD	November 2010

**Taxing authority established March 1986*

Context & Parameters

History of Acquisition

Highland Mall opened in 1971 as the first indoor shopping mall in Austin, Texas. Once a flourishing enterprise and Austin's largest regional shopping center, its business model lost favor with consumers over the years and the mall struggled to remain a viable business venture. In 2010, in a partnership relationship with RedLeaf Properties, ACC purchased parts of the mall. The entire mall property comprised 80.8 acres, including 1.2 million sf of indoor conditioned space. A community-wide charrette in September 2011 called for the transformation of Airport Boulevard and Highland Mall into a transit and pedestrian-oriented mixed-use district. Subsequently, ACC purchased the last building of the mall in late 2012 and now owns the entire mall property.

The Highland redevelopment is the product of collaboration with business and education partners, neighborhood groups, and community leaders. The project is intended to revitalize an Austin landmark while also expanding access to higher education, improving student success, and training an elite workforce to help regional businesses grow.

Context & Parameters

Relationship with RedLeaf Properties

The project is part of a bigger Highland vision, in partnership with RedLeaf Properties. The RedLeaf development is intended to be a combination of residential, retail, restaurants, and commercial office space that will anchor and be the catalyst for redevelopment of the Upper Airport Boulevard corridor, which extends from the Mueller community – Austin's old airport – just east of I-35, to the road's northern end at Lamar Boulevard. The City of Austin is spurring the reinvention of the aging and overlooked corridor with a community-driven visioning and planning initiative.

Collaborative Planning Efforts

ACC and RedLeaf Properties worked together to prepare the master plan for the overall site as illustrated in Figure 1. While this plan for the Highland area is a work in progress and will continue to be refined, it was carefully coordinated with the City's public planning process for Airport Boulevard and is consistent with the community's vision for the corridor and public policy goals for the area.

The site planning also was conducted in parallel with the City of Austin's Airport Boulevard Form-Based Code Initiative (ABFBC), which is providing for the redevelopment of Airport Boulevard from Lamar Boulevard to IH-35 as a multi-modal corridor and mixed-use district. Plans were also coordinated with the City's recently adopted Comprehensive Plan "Imagine Austin," The Brentwood/Highland Combined Neighborhood Plan, and the City of Austin Zoning.

In addition, as part of this master plan development, a water quality control pond and related infrastructure will be provided to accommodate the requirements of the entire Highland development.

To ensure the Highland Redevelopment meets the combined vision for the corridor and the Highland property, ACC and RedLeaf established Guiding Principles, which were considered during the master planning of the Highland Campus:

- **ACC** - Redevelopment should support ACC's educational mission and its role in the Austin community to provide innovative learning concepts that create momentum for students to persist and complete

Figure 1

Context & Parameters

their education. ACC Highland will be the college's hub for community and business partnerships that complement the learning process and help achieve mutual goals.

- **Economic Development & Vitality** - The project should reinforce citywide goals and programs for job creation and economic development by attracting significant investment, creating short-and long-term employment opportunities, revitalizing the core of Austin with a new activity center, and expanding the local tax base for multiple government entities. Development concepts should be viable, designed to attract both public and private sector investment and contribute to an expanded tax base.
- **Sustainability** – Development should achieve high levels of green building, energy and water efficiency, and resource and watershed protection.
- **Mixed-Use** – Development will include a mix of uses for living, studying, working, shopping, eating, and playing that support day and nighttime activity and a diversity of students, residents, workers, and visitors.
- **Multi-Modal Connectivity** - The project should help transform the Airport Boulevard Corridor and Highland Properties into a pedestrian, bicycle, and transit-oriented district providing strong connections and density to support and benefit from both rail and bus transportation options.
- **Compatibility** – Development should enhance the quality of life in adjacent neighborhoods with complementary road, rail and bike lane linkages, significant open space and local-serving businesses.

RedLeaf Properties is designated as the master developer for all non-college uses in the development area and its consultants are planning the installation of utilities, roads, and other common infrastructure. The site plan of the mall property illustrates the current contractual arrangement between the two entities. The areas marked in yellow on the graphic on page 9 will be developed by RedLeaf properties. The areas designated in purple and the mall facility itself are to be developed by ACC.

As the master developer, RedLeaf will oversee the redevelopment of the existing parking lots into a mix of educational, commercial and residential uses that support the project's guiding principles within a pedestrian-friendly pattern of streets and blocks that provide direct connections to the adjacent neighborhoods and to the Highland Metro Rail Station along Airport Boulevard. Their additional responsibilities include management and implementation of development aspects with joint benefit, and ensuring the mixed uses align with project goals.

ACC's stated roles and responsibilities in the Highland redevelopment include:

- Development of an Academic Master Plan;
- Forming innovative public/public and public/private partnerships that will be centered at the Highland site; and
- Financing, design and construction of education-related improvements.

Phase I

Phase I of ACC's Highland Campus development is currently underway with conversion of the former JC Penney store to provide approximately 213,000 sf of instructional space, including a math emporium concept recently titled the ACCelerator Lab. This facility will open for the Fall 2014 semester and will also provide some needed general instructional space to relieve overcrowded existing campuses.

Process & Participants

The ACC Highland project is a product of collaboration, and that collaborative approach was honored and incorporated through the ACC Highland Campus master planning process. The planning process and approach was also pragmatic and comprehensive, infused with design creativity throughout all phases.

Above all, the planning process required an ability to synthesize the myriad ideas, programmatic needs, budgetary parameters and the physical building and site characteristics into a coherent, compelling vision that will guide decision-making in the future design and development of this new campus for ACC. It was then critical to clearly articulate design ideas in a format that is easy to understand and conveys the quality and character envisioned by stakeholders.

By definition, a master plan looks at the long-term build-out of a property, and the steps/phases required along the way. The ACC Highland Campus Master Plan includes programming of large blocks of space and identifying general square footage allocations for specific programs and departments. However, detailed programming of specific spaces is not included in the master plan and will be addressed during future design phases. While it was also acknowledged that some existing ACC campus programs will be impacted by the implementation of the Highland Master Plan, ACC administrators determined that the master planning consultant team was not responsible for assessing the impact on these other campuses.

The planning process included the following five phases:

- Project Initiation & Visioning
- Data Assessment and Conditions Analysis
- Space Programming and Utilization Analysis
- Master Plan Concept Development
- Finalization of Campus Master Plan

During the respective phases a significant number of work sessions and meetings were conducted with key stakeholders that included, ACC administrators, ACC Board of Trustees; ACC departmental staff (both academic and non-academic user groups); the business community; the Highland CAC; and RedLeaf Properties. At each of the meetings, participants identified issues, constraints and opportunities for ACC Highland.

Figure 1

Four distinct Project Initiation & Visioning sessions were held in accordance with the priorities and schedules identified in the initial kickoff meeting, including a February 2014 visioning workshop with the ACC Board of Trustees. Over 12 meetings were held with more than 20 ACC user groups and departments to support the subsequent phases of the master planning process. A key element of these sessions was the Academic Master Plan and its integration and impact on the future vision.

The facilitation of these sessions was graphically documented and meeting minutes were provided to succinctly define the comprehensive vision for ACC Highland, identify stakeholders' priorities, and articulate the criteria that were used to evaluate the emerging master plan concepts.

Figure 1 graphically illustrates the overall timeline of this planning process and the type and frequency of stakeholder engagement.

Existing Conditions

Existing Site

The site of the former Highland Mall encompasses 80 acres. Paved areas for parking and drives covers over 60 acres. Highland Mall was first occupied in 1971. Over the next 8-10 years the mall facility expanded to its present foot print and size consists of approximately 1,200,000 gross square feet of enclosed area.

The topography of the site incorporates significant grade changes on the northwest and southwest portions of the site. These grade changes create on-grade access to each of the two main levels of the existing facility. Entrances on the west side of the facility provide access to the first level and entrances on the northeast and southeast areas of the facility access the second level. Existing topography also creates some entrances on the first level at the most easterly facility, the former Macy's store.

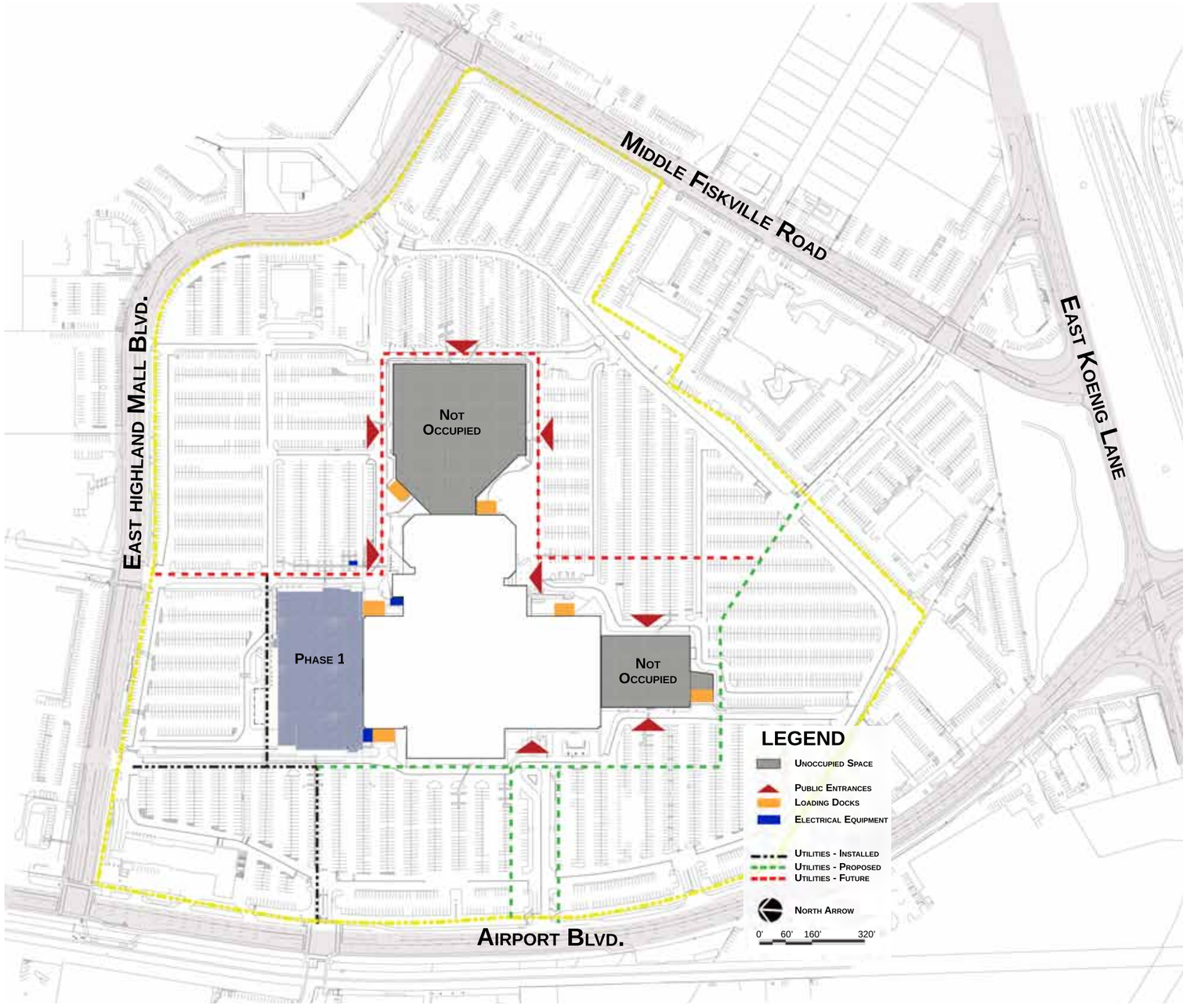
Presently there exists a very limited amount of retail tenants located in the central portion of the mall facility. Public access is maintained at three major entrances for these businesses.

In 2011 ACC initiated planning and assessment of the facility to renovate a portion of the mall facility for academic programs and flexible space to accommodate the relocation of classes from other campuses when those campuses undergo extensive renovation and expansion as proposed in the 2011 Campus Master Plan. This scope of work, identified as Phase I of the Highland Campus Master Plan, consists of a comprehensive renovation to what was formerly the JC Penney department store, a two-story structure with a total area of approximately 213,000 square feet. This project will be completed and occupied in August 2014.

To support this project a limited amount of new underground utilities has been installed on the north and west sides of the Phase I facility. The developer has designed and permitted the next portion of utilities to support their next phase of development. These utilities will also support the development proposed as Phase II of this master plan.

Upgrades to utilities serving the east side of campus and former Macy's store will occur later; a specific timeline has not yet been determined.

Existing surface parking remains available to support the current functions in the facility and the new functions in Phase I. This surface parking will be reduced with continued development by RedLeaf Properties and is further addressed in the Master Plan Concepts portion of this document.



Existing Conditions

Existing Facility

Since the initial consideration by ACC to purchase the mall facility, a number of assessments and evaluations have occurred. A list of those respective exhibits is provided in the appendix of this document. The following is provided as a brief summary of the qualities and conditions of the facility. To further support an understanding of the existing conditions, the remaining area of the existing facility not included in Phase I have been identified in three areas, labeled A, B and C. These areas total approximately 1,000,000 square feet.

Area A

This area contains the initial two-story mall facility, which was built in 1971 and a two-story addition built in 1978. Collectively, the original facility and the addition contain approximately 575,000 gross square feet. These areas contain the major circulation spine of the facility characterized as a very wide corridor on the first floor open to the second floor, and the second floor circulation containing two single loaded corridors which open to the circulation corridor below.

The structural system for these areas consists of structural steel columns, beams and joists with the second floor consisting of concrete deck on steel joists. It has been determined that the existing floor system has a loading capacity of 100 psf, although areas of the second floor circulation system experiences some perceived deflection.

The exterior wall enclosure system on the original building consists of stucco on concrete masonry units. Precast concrete panels were used for the exterior wall on the 1978 addition.

The roof membrane is a bituminous, built-up system on metal deck containing large openings enclosed by skylights. The roof on the original mall facility is significantly beyond its useful life and has numerous leaks. It is also expected that the poor condition of the roof system has allowed the metal roof deck to rust and deteriorate in many locations, similar to the condition found with the roof of the area renovated for Phase I. The roof and deck system replacement must be addressed prior to any beneficial occupancy of the area. The roof system on the 1978 addition, while in need of replacement, is in slightly better condition with minimal water penetration detected at this time.

A critical issue of the original mall facility is the sprayed-on fireproofing used on the steel structure of both the second floor and roof framing systems. This material contains asbestos and will require abatement. This requirement combined with the deteriorating roof deck and roof system should be addressed at one time and prior to any additional infrastructure or interior improvements.

It is also noted that while Areas A, B and C maintain a constant first and second finish floor elevation, the second floor elevation of Phase 1 is two feet higher than the second floor elevation of Area A.

Area B

This area is a two-story structure built in 1978 and previously occupied by Macy's department store. It occurs at the east termination of the two story circulation spine. It also has had two small additions in its southeast and northeast corners, which brought the total gross area of the first floor to 117,000 square feet and the second floor to 103,000 square feet.

The structural system is similar to Area A with roof structure consisting of a metal deck on open web steel joist with supporting steel beams. The second floor is a concrete slab on steel deck, joists and supported by steel beams.

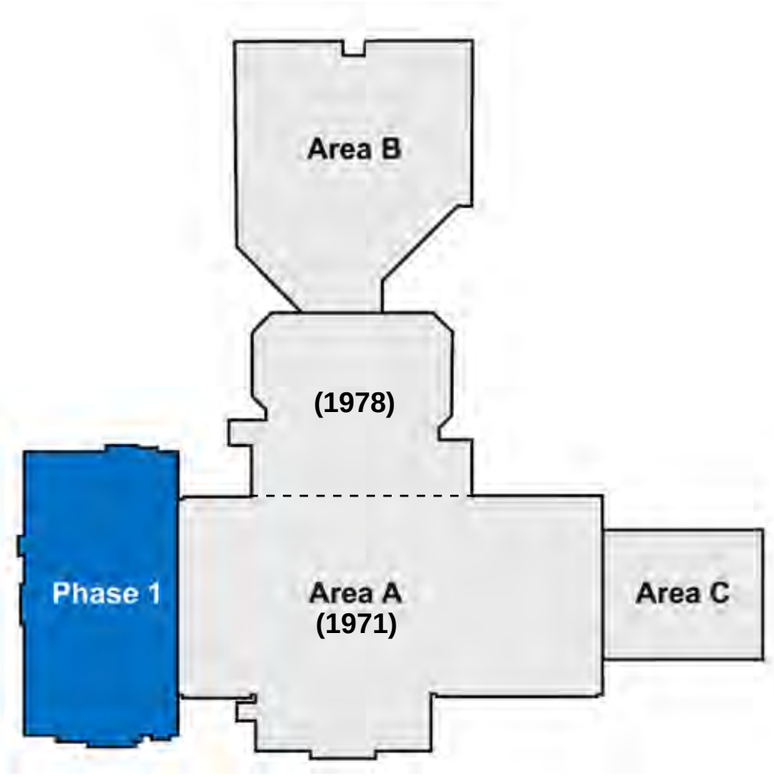
The area contains a centralized open atrium between floors with vertical circulation and skylights.

The exterior enclosure consists of precast concrete panels with only fenestrations occurring at entrances. These precast concrete panels support the second floor and roof structure. The foundation consists of a concrete slab on fill with either spread footings or drilled piers supporting the columns and precast wall panels.

The roof system is built-up bitumen and shows evidence of ponding and deterioration of the membrane. The roof will require replacement in concert with any significant amount of interior/exterior improvements or renovation.

Area C

This area is a four-story structure previously occupied by Dillard's department store and was constructed at the same time as the original mall facility. This structure occurs at the termination of the south end of the major two story circulation spine. It is essentially a self-contained



structure with stairways in each of the building corners and a central vertical circulation area containing escalators.

The structural system is a steel frame with beams and metal joists. The first floor is slab on grade and floors 2, 3 and 4 are concrete on metal deck. The roof is framed with steel beams, metal joists and metal roof deck. The building envelope consists of modular face brick on a concrete masonry back up. The roof membrane is a multi-ply built up roof. A roof top mechanical penthouse exists.

Existing Conditions

MEP Existing Conditions

Area A

The existing HVAC equipment in Area A consists of rooftop DX equipment. There are many smaller units designed to accommodate the needs of the individual retail spaces. Virtually all the equipment is in "poor" condition.

Area A is fed electrically from padmount transformers located at the northwest corner non-anchor tenant spaces in the original mall construction. Two new outdoor switchboards have been installed at this location which should be fully suitable for reuse. These switchboards in turn feed all of the smaller tenant spaces in both the original and expanded portion of the mall. This distribution was arranged for individual tenant spaces. As such, most of this equipment, excluding certain portions used to serve house loads, will not be suitable for essentially a combined single tenant use.

The sanitary sewer for Area A is served by the existing site sanitary sewer system. There are several points of discharge around Area A and it would appear that there is ample capacity to accommodate existing building loads and remaining capacity to accommodate additional load. There are two 4" domestic water supply line entry locations serving Area A. The domestic water supply to Area A has ample capacity. Existing drawings and verbal reports by mall personnel indicate that there is an active 12" underground water main located under the 1978 portion of the building. There have not been any issues reported regarding this line. Roof drains are located on the roof and storm leaders are routed underground and tied into a site storm sewer system. Overflow drainage is provided via overflow roof drains and scuppers. Roof drainage and storm piping within the building would be relocated as required. There are several underground sump pumps located within Area A which remove ground water from beneath the building. Gas utility is supplied to area A. It appears that the gas site utility has adequate capacity to accommodate additional loads.

Area A has two fire sprinkler riser rooms. Each riser room has an 8" fire main supplied from the site water system. The 8" fire main serves five fire sprinkler risers providing sprinkler coverage to the building. There does not appear to be a backflow preventer provided on the system.

Figure 1: First Floor

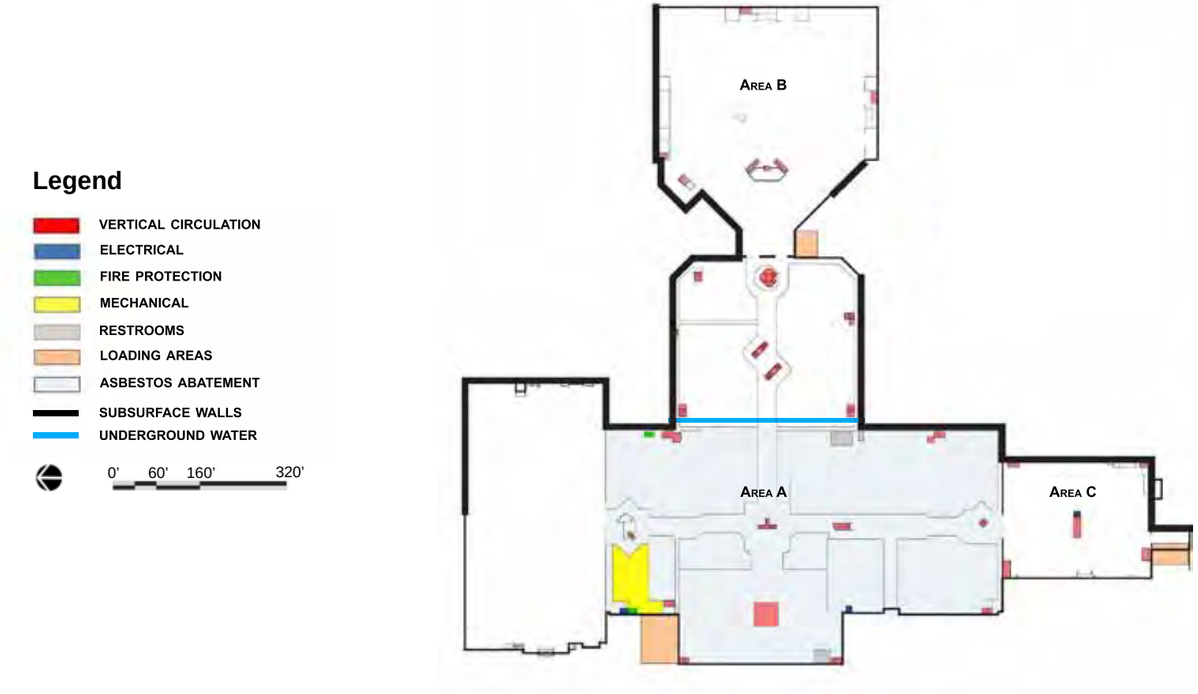


Figure 2: Second Floor

Existing Conditions

Area B

The existing HVAC system consists of water cooled chillers with outdoor cooling towers (ground mounted) and a boiler plant dedicated to Area B. The plants serve multiple indoor air handling units. Virtually, all the equipment is in "poor" condition.

The electrical equipment serving this area is somewhat antiquated, but could be considered suitable for continued use with refurbishment. Given that it will become obsolete in a period of years, a more detailed investigation should occur during the design phase for this area.

The sanitary sewer system for Area B is served by the existing site sanitary sewer system which appears to have adequate capacity to accommodate existing building loads and remaining capacity to accommodate additional load. There is a single 4" domestic water supply line located on the North side of Area B. The domestic water to the Area B has ample capacity. Roof Drains are located on the roof and storm leaders are routed underground and tied into a site storm sewer system. Overflow drainage are provided via overflow roof drains and scuppers. The site storm drainage appears adequate. Roof drainage and storm piping within the building would be relocated as required. Gas utility is supplied to Area B. It appears that the gas site utility has adequate capacity to accommodate additional loads.

Area B has an 8" fire main supplied from the site water system. The 8" fire main serves 5 fire sprinkler risers providing sprinkler coverage to the building. There does not appear to be a backflow preventer provided.

Area C

The existing HVAC system consists of water cooled chillers with outdoor cooling towers and a boiler plant dedicated to Area C (all mounted on the rooftop or the penthouse). The plants serve multiple indoor air handling units. Virtually, all the equipment is in "poor" condition.

Electrical comments for Area C are very similar to Area B with the following differences. The equipment is similarly somewhat antiquated. However it is fusible type as compared to the circuit breaker type serving Area B. As such, with a thorough inspection and preventative maintenance, it could be considered to be suitable for reuse for a very extended period of time.

The sanitary sewer system for Area C ties into the existing site sanitary sewer and appears to have adequate capacity to handle the existing load and to have remaining capacity to include additional load. There is a single 4" domestic water supply line located on the south side of Area C. It appears that the domestic water to the Area C has ample capacity. Roof drains are located on the roof and storm leaders are routed underground and tied into a site storm sewer system. Overflow drainage are provided via overflow roof drains and scuppers. The site storm drainage appears adequate. Roof drainage and storm piping within the building would be relocated as required. Gas utility is supplied to Area C. It appears that the gas site utility has adequate capacity to accommodate additional loads.

Area C has an 8" fire main supplied from the site water system. There does not appear to be a backflow preventer provided.

Existing Conditions

Occupancy

Figures 1 and 2 identify key existing conditions relative to organization of existing circulation, access, and existing active tenant retail spaces.

ACC has located various functions and programs into the 1978 addition portion of Area A, which are also illustrated on the plan diagram. These functions are viewed as temporary and will be relocated at the appropriate time to facilitate future phases of expansion. Interior upgrade of finishes or other improvements to existing conditions are being held to a minimum, with the expectations that such improvements will be demolished when this area of the facility is converted to its long-term use.

Area B is currently unoccupied. Area C is also not currently occupied but has been designated for a public private partnership (P3).

Figure 1: First Floor

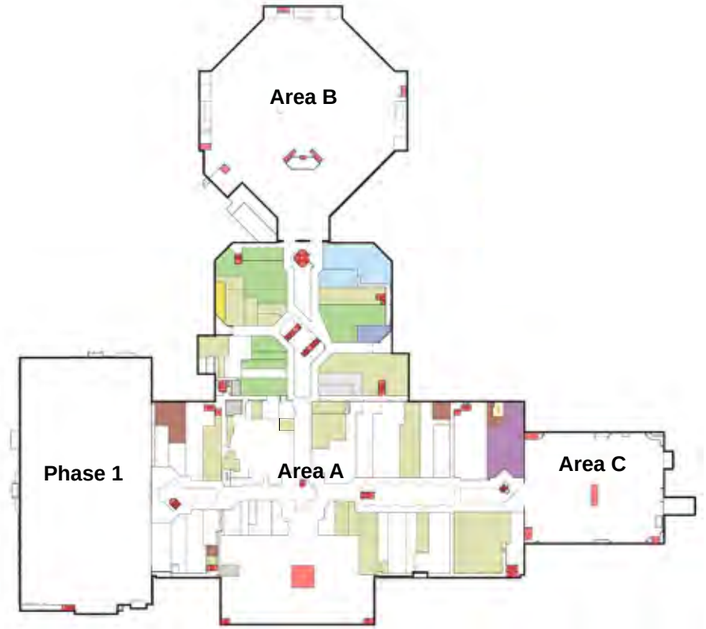


Figure 2: Second Floor

Legend

- MALL MANAGEMENT
- COMMERCIAL LEASE
- ASSEMBLY
- RESERVED
- ACC FACULTY OFFICES
- PHASE ONE MECHANICAL
- FUTURE ELEVATOR ACCESS
- EXISTING VERTICAL CIRCULATION

Space Programming

Introduction

Space programming for the Master Plan began in the early part of 2014. Key stakeholders in the process were the Board of Trustees, the Highland Master Planning Steering Committee, ACC Highland Campus Advisory Committee, ACC Facilities staff, and proposed user groups. Activities to gather space requirements included visioning sessions, presentations and discussions with the Board of Trustees; visioning and priority setting with the Steering Committee; review of the Academic Master Plan (AMP); and interviews with user groups.

Once the initial list of spaces was derived, the planning team depended on an understanding of Board and Steering Committee priorities in order to propose which spaces would be best suited in the mall building, and which might be best in buildings separate from the mall, as well as which spaces were a "must have" at the Highland Campus. This understanding was also critical in proposing which spaces could become a part of Phase II, which represented about half of the space remaining in the mall, and what should be considered for later phases (long range build out).

Highland Mall Space Breakdown		
Total Highland Mall Gross Square Feet		1.2 Million gsf
Minus Public Private Partnership in Former Dillard's		(185,000 gsf)
	Subtotal	1,015,000 gsf
Minus Phase I Spaces in Former JCPenney's		(213,000 gsf)
	Subtotal	802,000 gsf
Phase II - 2014 Bond ($152 Million) Project		415,000 gsf
Long Range Buildout - Future Mall Renovation Project		387,000 gsf
Long Range Buildout - New Buildings		139,000 gsf

Board Input & User Interviews

- The Board of Trustees workshop determined Board priorities for inclusion at ACC Highland
- ACC Highland Master Plan was derived from the Academic Master Plan
- User interviews were conducted with each potential user to determine space requirements appropriate for the campus

Draft Space List

- Space requirements for each department or program were determined based on detailed interviews and compiled into a preliminary space program
- The preliminary space program was reviewed with the users and Steering Committee
- The Steering Committee began prioritization of programs to be included at the ACC Highland Campus
- Board provided continued input on priorities

Program Refinement

- Space requests exceeded available space in Highland Mall
- A prioritization process led by the Master Planning Team and the ACC Steering Committee and the Board to refine the preliminary program
- After a balanced and workable program was achieved, building blocks were developed for inclusion at the ACC Highland Campus

Board of Trustees Vision and Input

The planning team met with the Board regularly to derive and confirm their vision for the Highland campus, as well as update the Board on progress in the Master Planning process. The Board directed that the new facilities have a strong community focus. Some of their specific priorities are:

- An Event Center capable of hosting commencement exercises
- Child Care Services
- A Culinary Education Center
- Digital Media Convergence Center
- Performing Arts Center
- Incubator Space
- Robotics and 3-D Printing/Manufacturing
- Regional Workforce Development Center
- Health Sciences/STEM Simulation Center

Steering Committee

The Steering Committee, which was composed of mostly academic staff members, including deans, directors, and support staff, provided guidance to the planning team during the process. Perhaps their most significant contribution was providing priorities for space when it became evident that the entire list of AMP needs could not fit in the next phase of construction (Phase II). This allowed for the concept of a future phase or phases, in which additional space could be located at the Highland Campus.

Space Programming

The Academic Master Plan

The Austin Community College District (ACC) Academic Master Plan (AMP) provides critical information on the use of the new Highland Campus. The AMP was developed to guide the district's instructional departments, academic support areas, and student services by determining the mission, vision, planning data, internal/external factors, gaps and priorities, as well as goals, objectives and initiatives. Each unit developed a three-year summary plan for development and associated resource requirements, including facilities, to support these plans. Initiated in August of 2012, it sets out a three-year plan which aspires to fulfill the College's mission, and respond to the educational needs of ACC's service area. It will be reviewed and updated annually.

The AMP brought forth four broad themes which represent 44 initiatives that will help guide the development of ACC. These themes are:

1. Increase Student Success
2. Meet Business/Industry Workforce Needs
3. Achieve Operational Excellence
4. Increase Community Outreach and Communication

One of the outcomes of the AMP was an accounting of resource needs by academic and student services unit, including space needs at the various campus locations. Many of these basic facility requirements were broadly outlined in the AMP, and this was used as the basis for the programming efforts for the ACC Highland Campus. Those units designated with space needs at the new Highland Campus were provided questionnaires by the planning team, in order to describe their space needs more fully. These were then reviewed at unit interviews, which were held at the Highland Business Center. A summary of these requirements is included in the following table.

Program/Department	Space Requirements
Adult Education	• Consolidate Adult Education offices • College Transitions • Orientation Space
Arts & Humanities	• Intensive English Program • Creative Digital Media Cluster • ESOL One-Stop Placement Center
Business Studies	• Expand Culinary Arts • Relocate Hospitality Management
Computer Studies & Advanced Technology	• New Creative Digital Media Center
Health Sciences	• Regional Simulation Center
Applied Technology, Multimedia, & Public Services	• New Creative Digital Media Center • Jewelry Design • First Responders/Emergency Management
Childcare Services	• Partner with vendor to provide childcare for approximately 150 children
Social & Behavioral Sciences	• Professional incubator
First Year Services	• Office space
Continuing Education	• Medical training labs • Computer & technical training labs • Manufacturing/3D/Robotics/Technology center • General purpose classrooms • Massage therapy training labs • Cosmetology training lab • Culinary training facility • Student-run business space • Events planning space • Large meeting & conference space • Kids college space • Gymnasium or multipurpose space • Black Box theater • Music lab • Student internship locations • Office space for CE personnel • CE Registration space • Flexible office space for partners
Senior Institute	• Office space
Articulation & Transfer Resources	• ACC Transfer/University Center
Career Services	• Centralized career center • Integration w/ workforce research & development center • Space for job fairs
Instructional Resources & Technology	• Creative arts commons - studio spaces, multimedia, Channel 19 (overlap with Creative Digital Medial Cluster) • Faculty development center
Student Services	• Student recreation and intramural center • Office of First Year Experience

Space Programming

Summary of Spaces - ACC Highland Campus

The ACC Highland Campus project proposes the renovation construction of the interior of the mall and will add approximately 1,000,000 gross square feet (gsf) of space to the district. The ACC Highland Campus will expand access to higher education and training opportunities within the growing community and the region in this pivotal upcoming area of Austin.

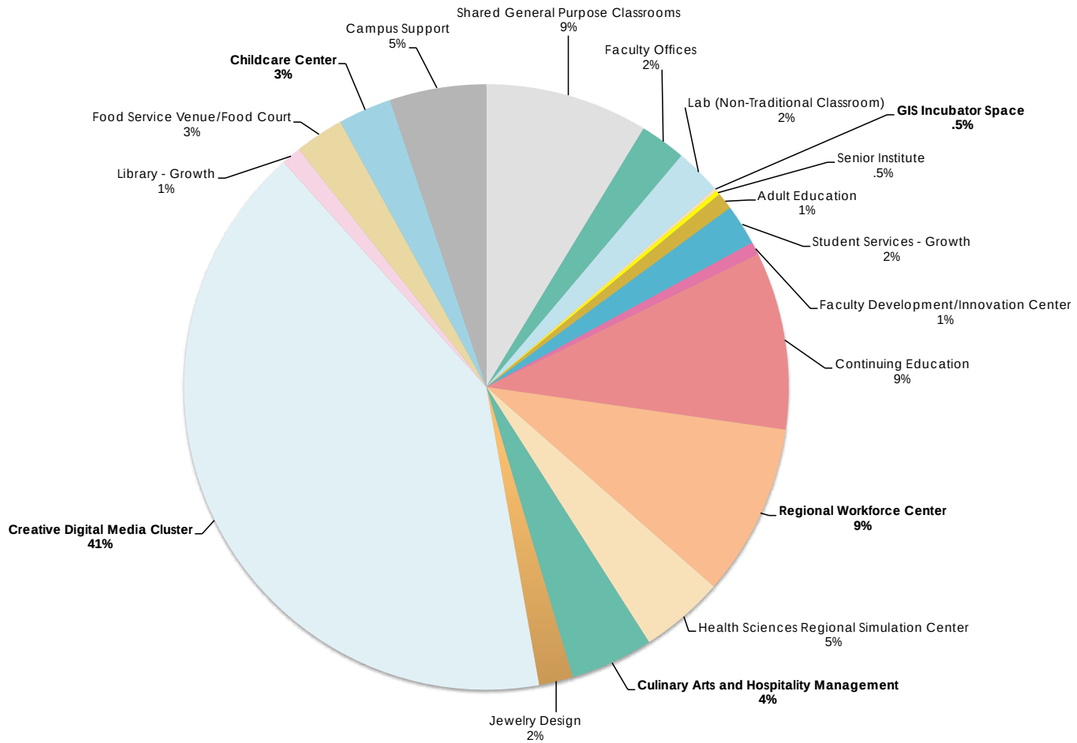
The former JC Penney's building represents the first phase (Phase I) of the Highland Mall renovations of approximately 213,000 gsf to include facilities for the delivery of general studies along with student support facilities such as advising, admissions and records, academic counseling, career counseling, financial aid and student life. In addition, the ACCelerator will be provided on the lower level and will comprise approximately 40,000 gsf of the total space. The ACCelerator Lab will include facilities for computer-aided delivery of course materials and supplement this with "just-in-time" student support by faculty and staff.

The JC Penney's (Phase I) renovation will be completed in the summer of 2014, leaving approximately 802,000 gsf of space remaining for use by ACC. It was the goal of this master plan to identify potential uses for this remaining space based on the overall needs of the district, as well as meeting the needs identified the AMP. Phase II of the Highland Mall project will include renovations to a significant portion of the mall using funding from the proposed 2014 bond. As part of the $152 million of bond funding for the Highland Campus, this second phase of the project will allow for the renovation of approximately 237,800 assignable square feet (asf) of interior mall space. Priorities for this space include the previously identified needs of the Board of Trustees and the AMP.

Future phases of the Highland Campus will likely include the finish out of the remaining 387,000 gsf of mall space, as well as two potential new buildings to be accommodated outside the mall structure on ACC property surrounding the mall.

ACC Highland Campus Space Summary

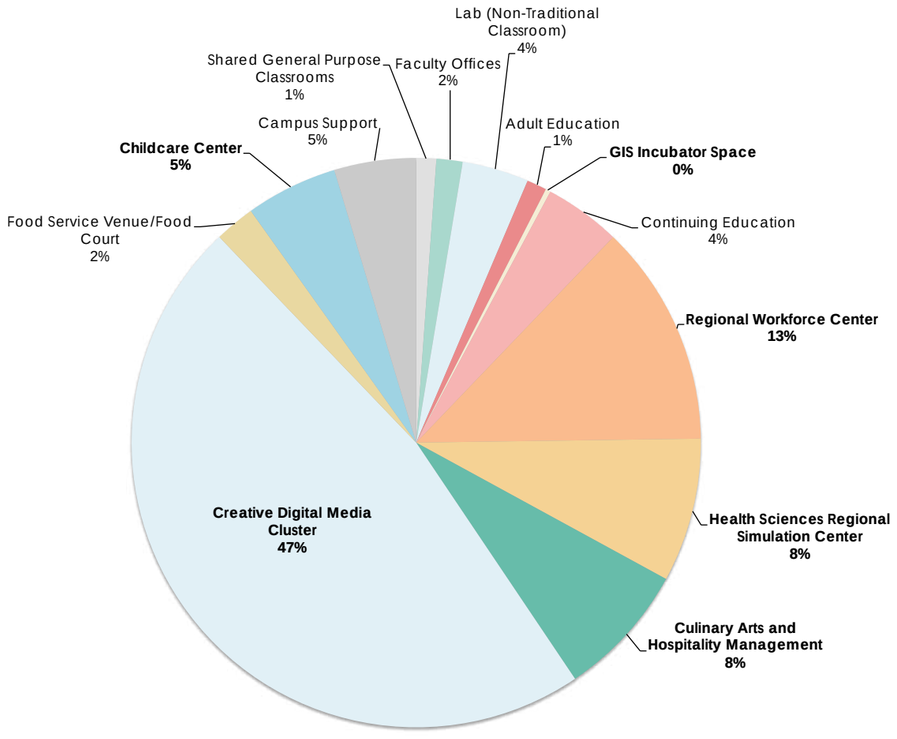
	ITEM	ASF
Total Build Out	Shared General Purpose Classrooms	37,869
	Faculty Offices	10,672
	Lab (Non-Traditional Classroom)	10,700
	Senior Institute	1,040
	Adult Education	3,934
	GIS Incubator Space	675
	Jewelry Design	7,900
	Student Services - Growth	9,455
	Faculty Development/Innovation Center	2,988
	Continuing Education	41,203
	Regional Workforce Center	40,000
	Health Sciences Regional Simulation Center	19,594
	Culinary Arts and Hospitality Management	19,285
	Creative Digital Media Center	178,771
	Library Growth	4,588
	Food Service Venue/Food Court	11,380
	Childcare Center	12,414
	Campus Support	22,468
	SUBTOTAL ASF	**434,936**
	TOTAL DEPARTMENT GSF	**624,220**



Space Programming

Phase II Summary

The following summary includes the total space allocation for Phase II of the Highland Mall project. Phase II includes the interior renovation of approximately 237,000 asf of space funded by the proposed 2014 Bond. The spaces proposed in Phase II are those specialized and exciting spaces that will give ACC Highland the desired "wow factor". The space priorities for Phase II were determined from the overall district needs through the guidance of the Board of Trustees and the Steering Committee. This proposed space program represents these priorities.



ACC Highland Campus Phase II Summary

	ITEM	ASF
Phase II	Shared General Purpose Classrooms	2,700
	Faculty Offices	3,530
	Lab (Non-Traditional Classroom)	9,000
	Adult Education	2,684
	GIS Incubator Space	675
	Continuing Education	10,338
	Regional Workforce Center	30,000
	Health Sciences Regional Simulation Center	19,434
	Culinary Arts and Hospitality Management	18,135
	Creative Digital Media Center	112,417
	Food Service Venue/Food Court	5,440
	Childcare Center	12,414
	Campus Support	11,050

SUBTOTAL ASF	**237,817**
TOTAL DEPARTMENT GSF	**341,315**

Space Programming

ACC Highland Phasing Plan

The complete ACC Highland Campus Phasing Plan, including detail of both Phase II and the ultimate build out, is included on the following pages. The detailed space program represents a broad understanding of individual space requirements for each of the groups proposed in the plan. A more detailed exercise may be needed to further refine the program as design progresses.

Initial space requests for the ACC Highland Campus exceeded available space. Reductions were made (with guidance from ACC) as to where space could be reduced to fit both within the mall as a whole, and within the space allocated to Phase II. Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

Master Planning Space List

ACC Highland Campus

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	**CAPACITY**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**
Shared General Purpose Classrooms							
Seminar Room	12-15	3 @ 400sf	1,200			3 @ 400sf	1,200
Medium General Purpose Classroom	24-30	8 @ 750sf	6,000			8 @ 750sf	6,000
Large General Purpose Classroom	30-36	25 @ 900sf	22,500	3 @ 900sf	2,700	22 @ 900sf	19,800
Computer Science Lab	24	2 @ 672sf	1,344			2 @ 672sf	1,344
Large Computer Classroom	36	3 @ 1,000sf	3,000			3 @ 1,000sf	3,000
Medium Computer Classroom	18	3 @ 600sf	1,800			3 @ 600sf	1,800
Classroom Storage		9 @ 50sf	450			9 @ 50sf	450
ASL Lab		3 @ 525sf	1,575			3 @ 525sf	1,575
Subtotal ASF			*37,869*		*2,700*		*35,169*
20% Internal Circulation			*7,574*		*540*		*7,034*
15% Wall Thickness, Mechanical, Electrical, Etc.			*6,816*		*486*		*6,330*
Department Total GSF			**52,259**		**3,726**		**48,533**
Faculty Offices							
Faculty Suite							
Faculty Office		61 @ 100sf	6,100	20 @ 100sf	2,000	41 @ 100sf	4,100
Department Chair Office		2 @ 120sf	240	1 @ 120sf	120	1 @ 120sf	120
Workroom/Break Room		2 @ 150sf	300	1 @ 150sf	150	1 @ 150sf	150
Conference Room-Small	4-6	2 @ 120sf	240	1 @ 120sf	120	1 @ 120sf	120
Lockable Storage/Copy Room		2 @ 100sf	200	1 @ 100sf	100	1 @ 100sf	100
Adjunct Suite							
Adjunct Office	4	38 @ 84sf	3,192	10 @ 84sf	840	28 @ 84sf	2,352
File Storage		2 @ 100sf	200	1 @ 100sf	100	1 @ 100sf	100
Meeting Room		2 @ 100sf	200	1 @ 100sf	100	1 @ 100sf	100
Subtotal ASF			*10,672*		*3,530*		*7,142*
20% Internal Circulation			*2,134*		*706*		*1,428*
15% Wall Thickness, Mechanical, Electrical, Etc.			*1,921*		*635*		*1,286*
Department Total GSF			**14,727**		**4,871**		**9,856**
Lab (Non-Traditional Classroom)							
Chemistry Lab (Equipped for Organic Chemistry)	18-20	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Chemistry Prep		1 @ 600sf	600	1 @ 600sf	600		
Chemical Storage		1 @ 200sf	200	1 @ 200sf	200		
Instrument Room	18	1 @ 600sf	600	1 @ 600sf	600		
Biology Lab	24	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Biology Prep		1 @ 600sf	600	1 @ 600sf	600		
Physics Lab	24	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Physics Prep/Storage		1 @ 600sf	600	1 @ 600sf	600		
Project Room		1 @ 600sf	600	1 @ 600sf	600		
Geology Lab	24	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Geology Prep/Storage		1 @ 600sf	600	1 @ 600sf	600		
Lab Tech Office		4 @ 100sf	400	4 @ 100sf	400		
Psychology Lab		1 @ 800sf	800			1 @ 800sf	800
Language Lab	30	1 @ 900sf	900			1 @ 900sf	900
Subtotal ASF			*10,700*		*9,000*		*1,700*
20% Internal Circulation			*2,140*		*1,800*		*340*
15% Wall Thickness, Mechanical, Electrical, Etc.			*1,926*		*1,620*		*306*
Department Total GSF			**14,766**		**12,420**		**2,346**

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
GIS Incubator							
GIS Workforce Incubator/Lab		1 @ 675sf	675	1 @ 675sf	675		
School-to-Business Center located in the Creative Digital Media Center							
Student Run Business Space located in Continuing Ed							
Subtotal ASF			*675*		*675*		*0*
20% Internal Circulation			*135*		*135*		
15% Wall Thickness, Mechanical, Electrical, Etc.			*122*		*122*		
Department Total GSF			**932**		**932**		**0**
Senior Institute							
Director Office	1	1 @ 150sf	150			1 @ 150sf	150
Reception + Receptionist	1	1 @ 200sf	200			1 @ 200sf	200
Coordinator Office	1	2 @ 100sf	200			2 @ 100sf	200
Encore Lounge/Activity Space		1 @ 400sf	400			1 @ 400sf	400
Storage		1 @ 90sf	90			1 @ 90sf	90
Subtotal ASF			*1,040*		*0*		*1,040*
20% Internal Circulation			*208*				*208*
15% Wall Thickness, Mechanical, Electrical, Etc.			*187*				*187*
Department Total GSF			**1,435**		**0**		**1,435**
Adult Education							
Small General Classroom	24	2 @ 625sf	1,250			2 @ 625sf	1,250
Administrative Spaces							
Director Office	1	1 @ 150sf	150	1 @ 150sf	150		
Reception + Receptionist	1	1 @ 200sf	200	1 @ 200sf	200		
Coordinator Office	1	10 @ 100sf	1,000	10 @ 100sf	1,000		
Staff Workstation		10 @ 64sf	640	10 @ 64sf	640		
Administrative Assistant		1 @ 64sf	64	1 @ 64sf	64		
Copier/Printer/Workroom		1 @ 180sf	180	1 @ 180sf	180		
Small Conference Room	4-6	1 @ 120sf	120	1 @ 120sf	120		
Conference Room-Medium	12	1 @ 240sf	240	1 @ 240sf	240		
Storage		1 @ 90sf	90	1 @ 90sf	90		
Subtotal ASF			*3,934*		*2,684*		*1,250*
20% Internal Circulation			*787*		*537*		*250*
15% Wall Thickness, Mechanical, Electrical, Etc.			*708*		*483*		*225*
Department Total GSF			**5,429**		**3,704**		**1,725**
Jewelry Design							
Faculty Office	1	4 @ 250sf	1,000			4 @ 250sf	1,000
Jewelry Lab	12	2 @ 800sf	1,600			2 @ 800sf	1,600
Casting Lab	12	1 @ 900sf	900			1 @ 900sf	900
Metal Forming Lab	12	1 @ 800sf	800			1 @ 800sf	800
CAD/CAM Lab	12	1 @ 800sf	800			1 @ 800sf	800
Enameling Lab	12	1 @ 500sf	500			1 @ 500sf	500
Classroom	16	1 @ 400sf	400			1 @ 400sf	400
Engraving Lab	12	1 @ 400sf	400			1 @ 400sf	400
Polishing Room		1 @ 200sf	200			1 @ 200sf	200
Laser Lab	12	1 @ 500sf	500			1 @ 500sf	500
Lapidary Lab	12	1 @ 500sf	500			1 @ 500sf	500
Storage		1 @ 300sf	300			1 @ 300sf	300
Subtotal ASF			*7,900*		*0*		*7,900*
20% Internal Circulation			*1,580*				*1,580*
15% Wall Thickness, Mechanical, Electrical, Etc.			*1,422*				*1,422*
Department Total GSF			**10,902**		**0**		**10,902**

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Student Services - Growth							
Dedicated Computer Lab	36	1 @ 1,000sf	1,000			1 @ 1,000sf	1,000
Career Services Center							
Director Office		1 @ 150sf	150			1 @ 150sf	150
Assistant Director		1 @ 120sf	120			1 @ 120sf	120
Coordinator Office		1 @ 100sf	100			1 @ 100sf	100
Staff Office		7 @ 100sf	700			7 @ 100sf	700
Open Reception Area		1 @ 200sf	200			1 @ 200sf	200
Computer Kiosk		6 @ 15sf	90			6 @ 15sf	90
Brochures/Materials/Library		1 @ 50sf	50			1 @ 50sf	50
Career Library Resource Room/Conference Room	12	1 @ 300sf	300			1 @ 300sf	300
Storage		2 @ 90sf	180			2 @ 90sf	180
Interview Room		8 @ 100sf	800			8 @ 100sf	800
General Student Services-Growth							
Cashier		1 @ 500sf	500			1 @ 500sf	500
Financial Aid		1 @ 600sf	600			1 @ 600sf	600
Admissions & Records		1 @ 600sf	600			1 @ 600sf	600
Advising Office		1 @ 1,200sf	1,200			1 @ 1,200sf	1,200
Student Government		1 @ 300sf	300			1 @ 300sf	300
Enrollment Management							
Director Office	1	1 @ 150sf	150			1 @ 150sf	150
Staff Office	1	11 @ 100sf	1,100			11 @ 100sf	1,100
Storage		1 @ 90sf	90			1 @ 90sf	90
Office of First Year Experience							
Director Office	1	1 @ 150sf	150			1 @ 150sf	150
Coordinator Office	1	3 @ 100sf	300			3 @ 100sf	300
Specialist Office	1	6 @ 100sf	600			6 @ 100sf	600
Grant Office		1 @ 100sf	100			1 @ 100sf	100
Storage		1 @ 75sf	75			1 @ 75sf	75
Subtotal ASF			*9,455*	*0*			*9,455*
20% Internal Circulation			*1,891*				*1,891*
15% Wall Thickness, Mechanical, Electrical, Etc.			*1,702*				*1,702*
Department Total GSF			**13,048**	**0**			**13,048**
Faculty Development Center/Innovation							
Demonstration Classroom/Innovation Lab	36	1 @ 1,000sf	1,000			1 @ 1,000sf	1,000
Director/Manager/Asst. Dean Office		3 @ 120sf	360			3 @ 120sf	360
Staff Office		4 @ 100sf	400			4 @ 100sf	400
PT Workstation		2 @ 64sf	128			2 @ 64sf	128
Open Reception		1 @ 200sf	200			1 @ 200sf	200
Conference Room	16	1 @ 250sf	250			1 @ 250sf	250
Lounge		1 @ 250sf	250			1 @ 250sf	250
Media Production Studio		1 @ 200sf	200			1 @ 200sf	200
Help/Research Center		1 @ 200sf	200			1 @ 200sf	200
Subtotal ASF			*2,988*	*0*			*2,988*
20% Internal Circulation			*598*				*598*
15% Wall Thickness, Mechanical, Electrical, Etc.			*538*				*538*
Department Total GSF			**4,123**	**0**			**4,123**

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	**CAPACITY**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**
Continuing Education							
General Purpose Classroom	20	6 @ 525sf	3,150	3 @ 525sf	1,575	3 @ 525sf	1,575
Medical Training Lab	15	3 @ 1,800sf	5,400			3 @ 1,800sf	5,400
Nursing Lab	18	1 @ 900sf	900			1 @ 900sf	900
Nurses Station		1 @ 100sf	100			1 @ 100sf	100
Storage		1 @ 200sf	200			1 @ 200sf	200
Computer Classroom/Training Lab	18	10 @ 700sf	7,000	8 @ 700sf	5,600	2 @ 700sf	1,400
Massage Therapy Training Lab	10	2 @ 1,200sf	2,400			2 @ 1,200sf	2,400
Cosmetology Training Lab	18	1 @ 800sf	800			1 @ 800sf	800
Training Station - Shampoo	3	1 @ 120sf	120			1 @ 120sf	120
Training Station - Drying Chairs	2	2 @ 40sf	80			2 @ 40sf	80
Dispensary		1 @ 100sf	100			1 @ 100sf	100
General Supply Storage		1 @ 100sf	100			1 @ 100sf	100
Culinary Training Lab	12-15	1 @ 1,200sf	1,200			1 @ 1,200sf	1,200
Kids College		1 @ 2,500sf	2,500			1 @ 2,500sf	2,500
Music Lab		1 @ 900sf	900			1 @ 900sf	900
Student Run Business Space		1 @ 2,000sf	2,000			1 @ 2,000sf	2,000
CE Community Partner Space		3 @ 420sf	1,260			3 @ 420sf	1,260
CE Administrative Office							
Director Office		3 @ 120sf	360	3 @ 120sf	360		
Coordinator Office		20 @ 100sf	2,000	10 @ 100sf	1,000	10 @ 100sf	1,000
Registration Desk		1 @ 300sf	300	1 @ 300sf	300		
Administrative Assistant		2 @ 64sf	128	2 @ 64sf	128		
Large Break Room		1 @ 480sf	480	1 @ 240sf	240	1 @ 240sf	240
Copier/Printer/Workroom		1 @ 180sf	180	1 @ 180sf	180		
Conference Room-Medium	12	1 @ 240sf	240	1 @ 240sf	240		
Conference Room-Large		1 @ 625sf	625	1 @ 625sf	625		
Storage		2 @ 90sf	180	1 @ 90sf	90	1 @ 90sf	90
Workforce Center - Manufacturing/3D/Robotics/Technology							
General Purpose Classrooms	20	8 @ 525sf	4,200			8 @ 525sf	4,200
Small Classroom/Conference Rooms	12-15	2 @ 300sf	600			2 @ 300sf	600
Small Break Room/Vending		1 @ 200sf	200			1 @ 200sf	200
Manufacturing/3D Lab		1 @ 3,000sf	3,000			1 @ 3,000sf	3,000
General Storage		5 @ 100sf	500			5 @ 100sf	500
Subtotal ASF			*41,203*		*10,338*		*30,865*
20% Internal Circulation			*8,241*		*2,068*		*6,173*
15% Wall Thickness, Mechanical, Electrical, Etc.			*7,417*		*1,861*		*5,556*
Department Total GSF			**56,860**		**14,266**		**42,594**
Regional Workforce Center							
Placeholder		1 @ 40,000sf	40,000	1 @ 30,000sf	30,000	1 @ 10,000sf	10,000
Subtotal ASF			*40,000*		*30,000*		*10,000*
20% Internal Circulation			*8,000*		*6,000*		*2,000*
15% Wall Thickness, Mechanical, Electrical, Etc.			*7,200*		*5,400*		*1,800*
Department Total GSF			**55,200**		**41,400**		**13,800**

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

FUNCTION/DEPARTMENT	CAPACITY	Total Space List: NUMBER AND SIZE OF SPACE	Total Space List: TOTAL AREA (ASF)	Phase II: NUMBER AND SIZE OF SPACE	Phase II: TOTAL AREA (ASF)	Total Build Out (Future Phases): NUMBER AND SIZE OF SPACE	Total Build Out (Future Phases): TOTAL AREA (ASF)
Health Sciences Regional Simulation Center							
Skills Labs							
Allied Health Skills Lab (tables and chairs/8 bed bays per lab)		3 @ 1,800sf	5,400	3 @ 1,800sf	5,400		
Simulation Pods							
Simulation Labs (with locking cabinets, 2 beds per lab)		16 @ 600sf	9,600	16 @ 600sf	9,600		
Central Control Room for Simulation Labs		4 @ 150sf	600	4 @ 150sf	600		
Storage Room for Simulation Labs		2 @ 250sf	500	2 @ 175sf	350		
Support							
Laundry Room		1 @ 110sf	110	1 @ 100sf	100		
General Purpose Classrooms	36	2 @ 900sf	1,800	2 @ 900sf	1,800		
Debriefing Rooms	10-12	4 @ 250sf	1,000	4 @ 250sf	1,000		
Lobby/Reception (w/ Lockers)		1 @ 300sf	300	1 @ 300sf	300		
Coordinator Office		1 @ 120sf	120	1 @ 120sf	120		
Administrative Assistant		1 @ 64sf	64	1 @ 64sf	64		
Lab Manager Office		1 @ 100sf	100	1 @ 100sf	100		
Subtotal ASF			**19,594**		**19,434**		**0**
20% Internal Circulation			*3,919*		*3,887*		
15% Wall Thickness, Mechanical, Electrical, Etc.			*3,527*		*3,498*		
Department Total GSF			**27,040**		**26,819**		**0**
Culinary Arts and Hospitality Management							
Hospitality Management							
Demonstration Lab	30	1 @ 1,500sf	1,500	1 @ 1,200sf	1,200		
Computer/Learning Lab	18	1 @ 675sf	675	1 @ 675sf	675		
Storage Closet		1 @ 25sf	25	1 @ 25sf	25		
Travel Consultancy Office	3-4	1 @ 300sf	300	1 @ 300sf	300		
Travel & Tourism Storage		1 @ 100sf	100	1 @ 100sf	100		
Mock Hotel Room		1 @ 500sf	500	1 @ 500sf	500		
Mock Hotel Room Front Office		1 @ 200sf	200	1 @ 200sf	200		
Storage		1 @ 100sf	100	1 @ 100sf	100		
Subtotal			3,400		3,100		0
Culinary Arts							
Culinary Basic Skills Lab	12-15	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Storage		1 @ 100sf	100	1 @ 100sf	100		
Pastry & Baking Lab	12-15	1 @ 1,500sf	1,500	1 @ 1,500sf	1,500		
Storage		1 @ 100sf	100	1 @ 100sf	100		
Culinary Demonstration/Practice Lab	30-60	1 @ 3,000sf	3,000	1 @ 3,000sf	3,000		
Storage		1 @ 100sf	100	1 @ 100sf	100		
Wine/Brewing Lab	12	1 @ 900sf	900	1 @ 900sf	900		
Support Spaces							
Cleaning Supplies Closet		3 @ 25sf	75	3 @ 25sf	75		
Storage (Valuables)		1 @ 50sf	50	1 @ 50sf	50		
Scullery		3 @ 100sf	300	3 @ 100sf	300		
Walk-In Cooler		1 @ 240sf	240	1 @ 240sf	240		
Walk-In Freezer		1 @ 240sf	240	1 @ 240sf	240		
Laundry		1 @ 110sf	110	1 @ 110sf	110		
Restroom and Locker Area		2 @ 225sf	450	2 @ 225sf	450		
General Storage		2 @ 100sf	200	2 @ 100sf	200		
Receiving Area		1 @ 200sf	200	1 @ 200sf	200		
Departmental Suite							
Department Chair		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		11 @ 100sf	1,100	11 @ 100sf	1,100		
Adjunct Office		1 @ 200sf	200	1 @ 200sf	200		
Reception + Receptionist		1 @ 150sf	150	1 @ 150sf	150		
Subtotal			10,335		10,335		0

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

		Total Space List		Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Culinary Arts and Hospitality Management							
Restaurant Spaces							
Lobby		1 @ 200sf	200	1 @ 200sf	200		
Seating/Dining Area	75	1 @ 2,000sf	2,000	1 @ 1,800sf	1,800		
Beverage Station		1 @ 100sf	100	1 @ 75sf	75		
Waiter Station		3 @ 50sf	150	3 @ 25sf	75		
Hostess Station		1 @ 25sf	25	1 @ 25sf	25		
Cashier Station		1 @ 50sf	50	1 @ 50sf	50		
To-Go/Grab-n-Go		1 @ 200sf	200	0 @ 200sf	0		
Store Front/Display		1 @ 75sf	75	1 @ 75sf	75		
Preparation Spaces							
Ice		1 @ 100sf	100	1 @ 80sf	80		
Soda System		1 @ 100sf	100	1 @ 80sf	80		
Production Kitchen		1 @ 1,200sf	1,200	1 @ 1,000sf	1,000		
Production Kitchen Scullery		1 @ 400sf	400	1 @ 300sf	300		
Paper Goods Storage		1 @ 200sf	200	1 @ 200sf	200		
Dry Food Storage		1 @ 200sf	200	1 @ 200sf	200		
Walk-In Freezer		1 @ 240sf	240	1 @ 240sf	240		
Walk-In Cooler		1 @ 140sf	140	1 @ 140sf	140		
Laundry Room		1 @ 110sf	110	1 @ 100sf	100		
Cleaning Supplies		1 @ 60sf	60	1 @ 60sf	60		
Subtotal			5,550		4,700		0
Subtotal ASF			*19,285*		*18,135*		*0*
20% Internal Circulation			*3,857*		*3,627*		
15% Wall Thickness, Mechanical, Electrical, Etc.			*3,471*		*3,264*		
Department Total GSF			**26,613**		**25,026**		**0**
Creative Digital Media Center							
Music Business Performance Technology							
Soundproofed Smart Classroom	24	1 @ 600sf	600			1 @ 600sf	600
Large Recording Studio		1 @ 1,800sf	1,800	1 @ 1,800sf	1,800		
Medium Recording Studio		2 @ 800sf	1,600	1 @ 800sf	800	1 @ 800sf	800
Recording Studio Labs		2 @ 300sf	600	1 @ 300sf	300	1 @ 300sf	300
Workshop Space		1 @ 1,500sf	1,500	1 @ 1,000sf	1,000	1 @ 500sf	500
Flexible Project Space		1 @ 500sf	500			1 @ 500sf	500
Storage		2 @ 100sf	200	1 @ 100sf	100	1 @ 100sf	100
Storage		1 @ 300sf	300	1 @ 300sf	300		
Isolated Practice Rooms		5 @ 60sf	300	4 @ 60sf	240	1 @ 60sf	60
Isolated Practice Rooms		1 @ 100sf	100	1 @ 100sf	100		
Isolated Drum Practice Rooms (Shared with Music)		1.5 @ 100sf	150	1.5 @ 100sf	150		
Classrooms (Shared with Music)		1.5 @ 600sf	900	1.5 @ 600sf	900		
Midi/Synth/Music Lab (Shared with Music)		0.5 @ 1,000sf	500	0.5 @ 1,000sf	500		
Ensemble Rehearsal Lab (Shared with Music)		0.5 @ 1,500sf	750	0.5 @ 1,500sf	750		
Departmental Offices (Shared with Music)							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		4 @ 100sf	400	4 @ 100sf	400		
Reception + Receptionist		0.5 @ 200sf	100	0.5 @ 200sf	100		
Copier/Printer/Workroom		0.5 @ 180sf	90	0.5 @ 180sf	90		
Subtotal			10,510		7,650		2,860

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

		Total Space List		Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Creative Digital Media Center							
Photographic Technology							
Photo Studio with cyclorama		6 @ 660sf	3,960	4 @ 660sf	2,640	2 @ 660sf	1,320
Photo Studio		3 @ 500sf	1,500	2 @ 500sf	1,000	1 @ 500sf	500
Photo Studio		2 @ 450sf	900	1 @ 450sf	450	1 @ 450sf	450
Dressing Room		5 @ 80sf	400	3 @ 80sf	240	2 @ 80sf	160
Make-Up Room		1 @ 80sf	80	1 @ 80sf	80		
Food Prep for Photo		1 @ 180sf	180	1 @ 180sf	180		
Carpentry Shop		1 @ 300sf	300	1 @ 300sf	300		
Practice Studio Photo		2 @ 500sf	1,000	2 @ 500sf	1,000		
Storage		2 @ 400sf	800	2 @ 400sf	800		
Studio End Cap		2 @ 150sf	300	2 @ 150sf	300		
Equipment Check-out Room		1 @ 400sf	400	1 @ 400sf	400		
Computer Lab	12	4 @ 500sf	2,000	2 @ 500sf	1,000	2 @ 500sf	1,000
Storage for Large Studios		1 @ 1,500sf	1,500	1 @ 1,000sf	1,000	1 @ 500sf	500
Departmental Offices							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		8 @ 100sf	800	8 @ 100sf	800		
Reception + Receptionist		1 @ 200sf	200	1 @ 200sf	200		
Copier/Printer/Workroom		1 @ 180sf	180	1 @ 180sf	180		
Departmental Storage		1 @ 100sf	100	1 @ 100sf	100		
	Subtotal		14,720		10,790		3,930
Radio Television Film							
Flexible Film/Media Classroom	30	5 @ 800sf	4,000	3 @ 800sf	2,400	2 @ 800sf	1,600
Flexible Smart Lab	12	4 @ 600sf	2,400	2 @ 600sf	1,200	2 @ 600sf	1,200
Flexible Project Smart Lab	12	1 @ 600sf	600	1 @ 600sf	600		
Cross-Media & Innovation Incubator Lab		1 @ 800sf	800			1 @ 800sf	800
Workshop for Studio Maintenance & Demos		1 @ 400sf	400	1 @ 400sf	400		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Equipment Office w/ Back Checkout Room		1 @ 700sf	700	1 @ 700sf	700		
Soundproof Audio/Radio Studio Lab		1 @ 460sf	460	1 @ 460sf	460		
Digital Projection Student Media Theater		1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Television Production Studio		1 @ 3,000sf	3,000	1 @ 3,000sf	3,000		
Storage		1 @ 200sf	200	1 @ 200sf	200		
Dressing Room		1 @ 100sf	100	1 @ 100sf	100		
Make-Up Room		1 @ 80sf	80	1 @ 80sf	80		
Kitchen/Break Area		1 @ 180sf	180	1 @ 180sf	180		
Showers		1 @ 150sf	150	1 @ 150sf	150		
Film and Mixed Media Production Studio		1 @ 1,000sf	1,000	1 @ 1,000sf	1,000		
Storage		1 @ 200sf	200	1 @ 200sf	200		
Departmental Offices							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		12 @ 100sf	1,200	12 @ 100sf	1,200		
Reception + Receptionist		1 @ 200sf	200	1 @ 200sf	200		
Copier/Printer/Workroom		1 @ 180sf	180	1 @ 180sf	180		
Departmental Storage		1 @ 100sf	100	1 @ 100sf	100		
	Subtotal		17,320		13,720		3,600

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	**CAPACITY**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**
Creative Digital Media Center							
Visual Communications							
Graphic Arts Technology Classrooms		2 @ 1,100sf	2,200	2 @ 1,100sf	2,200		
Storage		2 @ 100sf	200	2 @ 100sf	200		
Web & Interactive	20	3 @ 600sf	1,800	2 @ 600sf	1,200	1 @ 600sf	600
Storage		3 @ 50sf	150	2 @ 50sf	100	1 @ 50sf	50
2D Animation Lab	25	3 @ 846sf	2,538	2 @ 846sf	1,692	1 @ 846sf	846
Storage		3 @ 75sf	225	2 @ 75sf	150	1 @ 75sf	75
Motion Graphics		2 @ 600sf	1,200	2 @ 600sf	1,200		
Storage		2 @ 50sf	100	2 @ 50sf	100		
3D Animation Lab		2 @ 600sf	1,200	2 @ 600sf	1,200		
Storage		2 @ 50sf	100	2 @ 50sf	100		
Graphic Design Lab	30	2 @ 1,070sf	2,140	1 @ 1,070sf	1,070	1 @ 1,070sf	1,070
Storage		2 @ 100sf	200	1 @ 100sf	100	1 @ 100sf	100
Game Design/Art/Production	12	5 @ 600sf	3,000	4 @ 600sf	2,400	1 @ 600sf	600
Advanced Gaming Lab	12	1 @ 600sf	600	1 @ 600sf	600		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Foundation	30	5 @ 1,100sf	5,500	4 @ 1,100sf	4,400	1 @ 1,100sf	1,100
Storage		5 @ 100sf	500	4 @ 100sf	400	1 @ 100sf	100
Character Modeling/Animation		1 @ 600sf	600	1 @ 600sf	600		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Tech Area							
Supervisor Office		1 @ 120sf	120	1 @ 120sf	120		
Tech Cluster		6 @ 64sf	384	4 @ 64sf	256	2 @ 64sf	128
Server Room		1 @ 100sf	100	1 @ 100sf	100		
Storage Room		1 @ 150sf	150	1 @ 100sf	100	1 @ 50sf	50
Departmental Offices							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		21 @ 100sf	2,100	18 @ 100sf	1,800	3 @ 100sf	300
Reception + Receptionist		4 @ 200sf	800	1 @ 200sf	200		
Copier/Printer/Workroom		1 @ 180sf	180	1 @ 180sf	180		
Departmental Storage		1 @ 100sf	100	1 @ 100sf	100		
Subtotal			26,407		20,788		5,019
Computer Science / Computer Information Tech.							
Computer Science Lab	24	2 @ 672sf	1,344	2 @ 672sf	1,344		
Server Room		1 @ 100sf	100	1 @ 100sf	100		
Projects Room	40	1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Break Out Room		4 @ 125sf	500	4 @ 125sf	500		
Departmental Office							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		4 @ 100sf	400	4 @ 100sf	400		
Reception + Receptionist		1 @ 200sf	200	1 @ 200sf	200		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Subtotal			3,914		3,914		0

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Creative Digital Media Center							
Art							
Printmaking Studio		1 @ 2,500sf	2,500	1 @ 2,500sf	2,500		
Ventilated Acid Room		1 @ 500sf	500	1 @ 500sf	500		
Screenprint Photo Dark Room		1 @ 500sf	500	1 @ 500sf	500		
Rosin Room		1 @ 225sf	225	1 @ 225sf	225		
Office		2 @ 100sf	200	2 @ 100sf	200		
Lockable Storage		1 @ 200sf	200	1 @ 200sf	200		
Digital Photography Computer Lab		1 @ 1,000sf	1,000			1 @ 1,000sf	1,000
Office		2 @ 100sf	200			2 @ 100sf	200
Photography Studio		1 @ 1,500sf	1,500			1 @ 1,500sf	1,500
Photo Darkroom		1 @ 500sf	500			1 @ 500sf	500
Lockable Storage		1 @ 200sf	200			1 @ 200sf	200
Computer Lab		1 @ 600sf	600			1 @ 600sf	600
Sculpture Studio		1 @ 2,500sf	2,500	1 @ 2,500sf	2,500		
Sculpture Covered Outdoor Welding Pad							
Metal Fab/Machine Shop		1 @ 600sf	600	1 @ 600sf	600		
Ventilated Spray Booth		1 @ 500sf	500	1 @ 500sf	500		
Plaster Room		1 @ 500sf	500	1 @ 500sf	500		
Tool/Supply Storage		1 @ 500sf	500	1 @ 500sf	500		
Office		2 @ 100sf	200	2 @ 100sf	200		
Ceramics Studio		1 @ 2,500sf	2,500	1 @ 2,500sf	2,500		
Electric Kiln Room		1 @ 600sf	600	1 @ 600sf	600		
Glaze Mixing Room		1 @ 500sf	500	1 @ 500sf	500		
Pug Room		1 @ 500sf	500	1 @ 500sf	500		
Storage Room		1 @ 500sf	500	1 @ 500sf	500		
Ventilated Spray Booth		1 @ 500sf	500	1 @ 500sf	500		
Office		2 @ 100sf	200	2 @ 100sf	200		
3D Design Studio		1 @ 1,500sf	1,500			1 @ 1,500sf	1,500
Lockable Storage		1 @ 200sf	200			1 @ 200sf	200
Office		2 @ 100sf	200			2 @ 100sf	200
New Media Studio		1 @ 3,000sf	3,000			1 @ 3,000sf	3,000
Office		2 @ 100sf	200			2 @ 100sf	200
Digital Art Studio		1 @ 1,000sf	1,000			1 @ 1,000sf	1,000
Lockable Storage		1 @ 200sf	200			1 @ 200sf	200
Office		2 @ 100sf	200			2 @ 100sf	200
2D Design Studio		1 @ 1,500sf	1,500			1 @ 1,500sf	1,500
Lockable Storage		1 @ 200sf	200			1 @ 200sf	200
Office		1 @ 100sf	100			1 @ 100sf	100
Drawing 1 & 2 Studio		1 @ 1,500sf	1,500	1 @ 1,500sf	1,500		
Lockable Storage		1 @ 200sf	200	1 @ 200sf	200		
Office		1 @ 100sf	100	1 @ 100sf	100		
Life Drawing/Painting Studio		1 @ 1,500sf	1,500	1 @ 1,500sf	1,500		
Lockable Storage		1 @ 200sf	200	1 @ 200sf	200		
Office		1 @ 100sf	100	1 @ 100sf	100		
Art Student Computer Lab	24	1 @ 600sf	600			1 @ 600sf	600
Art History Classroom	20	2 @ 600sf	1,200			2 @ 600sf	1,200
General Art Critique Room		1 @ 600sf	600			1 @ 600sf	600

Space Programming

Master Planning Space List (Continued)

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		Total Space List		Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Creative Digital Media Center							
Art							
Main Gallery		1 @ 4,000sf	4,000			1 @ 4,000sf	4,000
Kitchen/Break Area		1 @ 100sf	100			1 @ 100sf	100
Woodshop		1 @ 300sf	300			1 @ 300sf	300
Photo Documentation Studio		1 @ 500sf	500			1 @ 500sf	500
Gallery Pedestal Storage		1 @ 400sf	400			1 @ 400sf	400
Permanent Collection Storage		1 @ 500sf	500			1 @ 500sf	500
Clean Storage Exhibit Prep Room		1 @ 500sf	500			1 @ 500sf	500
Visiting Artist Studio		1 @ 1,000sf	1,000			1 @ 1,000sf	1,000
Conference Room		1 @ 300sf	300	1 @ 300sf	300		
Departmental Office							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		8 @ 100sf	800	8 @ 100sf	800		
Reception + Receptionist		1 @ 200sf	200	1 @ 200sf	200		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Subtotal			41,295		19,295		22,000
Music							
Small Ensemble Rehearsal Hall		1 @ 1,000sf	1,000	1 @ 1,000sf	1,000		
Storage		1 @ 500sf	500	1 @ 500sf	500		
Choral Rehearsal Hall		1 @ 1,200sf	1,200	1 @ 1,200sf	1,200		
Instrument Storage		2 @ 300sf	600	2 @ 300sf	600		
Class Piano Lab	10-12	1 @ 600sf	600	1 @ 600sf	600		
Music Library		1 @ 400sf	400	1 @ 400sf	400		
Teaching Studio/Faculty Office		6 @ 150sf	900	6 @ 150sf	900		
Isolated Practice Rooms		5 @ 60sf	300	5 @ 60sf	300		
Isolated Practice Rooms		1 @ 100sf	100	1 @ 100sf	100		
Isolated Drum Practice Rooms		2 @ 100sf	150	2 @ 100sf	150		
Classrooms (Shared with Music Business Performance Tech)	24	1.5 @ 600sf	900	1.5 @ 600sf	900		
Midi/Synth/Music Lab (Shared with Music Business Performance Tech)		0.5 @ 1,000sf	500	0.5 @ 1,000sf	500		
Ensemble Rehearsal Lab (Shared with Music Business Performance Tech)		0.5 @ 1,500sf	750	0.5 @ 1,500sf	750		
Departmental Office (Shared with Music Business Performance Tech)							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		5 @ 100sf	500	5 @ 100sf	500		
Adjunct Music Office		1 @ 200sf	200	1 @ 200sf	200		
Reception + Receptionist		0.5 @ 200sf	100	0.5 @ 200sf	100		
Copier/Printer/Workroom		0.5 @ 180sf	90	0.5 @ 180sf	90		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Subtotal			8,960		8,960		0
Dance							
Dance Studio #1		1 @ 1,700sf	1,700			1 @ 1,700sf	1,700
Dance Studio #2		1 @ 2,600sf	2,600	1 @ 2,600sf	2,600		
Green Room (Shared)		1 @ 900sf	900	1 @ 900sf	900		
Subtotal			5,200		3,500		1,700

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

		Total Space List		Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Creative Digital Media Center							
Drama							
Flexible Black Box Performance Theater	300	1 @ 5,000sf	5,000	1 @ 5,000sf	5,000		
Storage		1 @ 350sf	350	1 @ 350sf	350		
Theater Classroom	15	4 @ 800sf	3,200			4 @ 800sf	3,200
Digital Production Space/Tech Classroom	15	1 @ 500sf	500	1 @ 500sf	500		
Set/Stock/Costume/Prop Storage		1 @ 1,800sf	1,800	1 @ 1,800sf	1,800		
Scene Shop w/ Loading Dock		1 @ 2,500sf	2,500	1 @ 2,500sf	2,500		
Acting Studio #1		1 @ 1,350sf	1,350	1 @ 1,350sf	1,350		
Acting Studio #2		1 @ 1,350sf	1,350			1 @ 1,350sf	1,350
Acting Studio #3		1 @ 900sf	900	1 @ 900sf	900		
Dressing Rooms		2 @ 390sf	780	2 @ 390sf	780		
Costume Shop		1 @ 750sf	750	1 @ 750sf	750		
Laundry Room		1 @ 110sf	110	1 @ 110sf	110		
Makeup Shop		1 @ 600sf	600			1 @ 600sf	600
Storage		1 @ 50sf	50			1 @ 50sf	50
Student Collaborative Rehearsal Space (Shared)	50	1 @ 1,500sf	1,500			1 @ 1,500sf	1,500
Departmental Office							
Department Chair Office		1 @ 120sf	120	1 @ 120sf	120		
Faculty Office		7 @ 100sf	700	7 @ 100sf	700		
Adjunct Office		2 @ 200sf	400	2 @ 200sf	400		
Reception + Receptionist		1 @ 200sf	200	1 @ 200sf	200		
Storage		1 @ 50sf	50	1 @ 50sf	50		
Subtotal			22,210		15,510		6,700
Creative Writing							
Design Lab		1 @ 600sf	600	1 @ 600sf	600		
Classroom		2 @ 600sf	1,200	2 @ 600sf	1,200		
Subtotal			1,800		1,800		0
HD Broadcast Production Studio							
HD Broadcast Production Studio		1 @ 1,200sf	1,200			1 @ 1,200sf	1,200
Live Streaming Video Room		1 @ 600sf	600			1 @ 600sf	600
Large Storage Area		1 @ 225sf	225			1 @ 225sf	225
Conference Room	25	1 @ 500sf	500			1 @ 500sf	500
Edit Bay		3 @ 30sf	90			3 @ 30sf	90
Voice Booth		3 @ 85sf	255			3 @ 85sf	255
Green Screen Space		1 @ 450sf	450			1 @ 450sf	450
Departmental Office							
Staff Office		4 @ 100sf	400			4 @ 100sf	400
Reception + Receptionist		1 @ 200sf	200			1 @ 200sf	200
Storage		1 @ 50sf	50			1 @ 50sf	50
Subtotal			3,970		0		3,970
School-to-Business Center & Incubator							
School-to-Business Center & Incubator		1 @ 5,000sf	5,000	1 @ 3,000sf	3,000	1 @ 2,000sf	2,000
Subtotal			5,000		3,000		2,000

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	**CAPACITY**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**	**NUMBER AND SIZE OF SPACE**	**TOTAL AREA (ASF)**
Creative Digital Media Center							
Common/Shared Space							
Non-Traditional Marketing Classroom	20	1 @ 525sf	525			1 @ 525sf	525
Open Drawing Lab	30	1 @ 1,200sf	1,200			1 @ 1,200sf	1,200
Digital Photo Image Gallery		1 @ 800sf	800			1 @ 800sf	800
Open Computer Lab	45	1 @ 1,350sf	1,350	1 @ 1,200sf	1,200		
Library/Resource Center	50	1 @ 2,000sf	2,000			1 @ 2,000sf	2,000
Open Gathering Space/Informal Performance		1 @ 2,000sf	2,000			1 @ 2,000sf	2,000
Recital/Rehearsal/Ensemble Hall		1 @ 6,500sf	6,500			1 @ 6,500sf	6,500
Center Offices							
Director Office		1 @ 150sf	150	1 @ 150sf	150		
Staff Office		3 @ 100sf	300	2 @ 100sf	200	1 @ 100sf	100
Main IT Office		1 @ 120sf	120	1 @ 120sf	120		
Conference Room	12-15	1 @ 240sf	240	1 @ 240sf	240		
Faculty Lounge		1 @ 500sf	500	1 @ 250sf	250	1 @ 250sf	250
Adjunct Work Room		20 @ 64sf	1,280	15 @ 64sf	960	5 @ 64sf	320
Large Shared Workroom		1 @ 400sf	400	1 @ 280sf	280	1 @ 120sf	120
Storage		1 @ 100sf	100	1 @ 90sf	90		
Subtotal			17,465		3,490		13,815
Subtotal ASF			*178,771*		*112,417*		*65,594*
20% Internal Circulation			*35,754*		*22,483*		*13,119*
15% Wall Thickness, Mechanical, Electrical, Etc.			*32,179*		*20,235*		*11,807*
Department Total GSF			**246,704**		**155,135**		**90,520**
Library - Growth							
Public Space - Student Spaces & Employees working with Students/Patrons							
Library Stacks and Reading Room	55-65	1 @ 2,288sf	2,288			1 @ 2,288sf	2,288
Reference Desk	2	1 @ 150sf	150			1 @ 150sf	150
Circulation Desk, Reserves & Staff Workspace/Workstations	7	1 @ 650sf	650			1 @ 650sf	650
Media Viewing Stations Area (in Library)	10	1 @ 200sf	200			1 @ 200sf	200
Copy & Printer Room		1 @ 80sf	80			1 @ 80sf	80
Student Innovation Center		1 @ 800sf	800			1 @ 800sf	800
Library Staff/Employee Spaces - Library Services							
Library Admin Asst. Desk/Work Area		1 @ 100sf	100			1 @ 100sf	100
Librarians/Faculty/Staff Office		2 @ 100sf	200			2 @ 100sf	200
Library Storage Room		1 @ 120sf	120			1 @ 120sf	120
Subtotal ASF			*4,588*		*0*		*4,588*
20% Internal Circulation			*918*				*918*
15% Wall Thickness, Mechanical, Electrical, Etc.			*826*				*826*
Department Total GSF			**6,331**		**0**		**6,331**

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Food Service Venue/Food Court							
Dining Space							
Seating Area	50	1 @ 2,700sf	2,700	1 @ 800sf	800	1 @ 1,230sf	1,230
Performance Stage		1 @ 150sf	150			1 @ 150sf	150
Food Service Office Space							
Manager Office		1 @ 150sf	150	1 @ 100sf	100	1 @ 100sf	100
Chef Office		2 @ 100sf	200			2 @ 100sf	200
Employee Lockers		2 @ 150sf	300	1 @ 100sf	100	1 @ 100sf	100
Employee Break Room		1 @ 150sf	150	1 @ 150sf	150		
Employee Restrooms		2 @ 160sf	320	2 @ 50sf	100	2 @ 110sf	220
Food Service Front of House							
Servery (circulation, cashiers, condiments, drink stations)		1 @ 1,500sf	1,500	1 @ 500sf	500	1 @ 500sf	500
Pods		6 @ 300sf	1,800	3 @ 300sf	900	3 @ 300sf	900
Food Service Back of House							
Cooking Space							
Dining Production - Cook		1 @ 800sf	800	1 @ 500sf	500	1 @ 500sf	500
Bakery		1 @ 150sf	150	1 @ 150sf	150		
Preparation Spaces							
Dining Production - Prep		1 @ 600sf	600	1 @ 500sf	500	1 @ 500sf	500
Scullery							
Dishwash		1 @ 400sf	400	1 @ 300sf	300	1 @ 300sf	300
Pot Wash		1 @ 150sf	150	1 @ 120sf	120	1 @ 120sf	120
Storage/Support							
Dry Storage (Non Food)		1 @ 400sf	400	1 @ 150sf	150	1 @ 150sf	150
Ice		1 @ 100sf	100	1 @ 80sf	80	1 @ 80sf	80
Soda System		1 @ 100sf	100	1 @ 80sf	80	1 @ 80sf	80
Dry Storage (Food)		1 @ 400sf	400	1 @ 150sf	150	1 @ 150sf	150
Washer/Dryer		1 @ 110sf	110	1 @ 100sf	100	1 @ 100sf	100
Chemical Storage		1 @ 80sf	80	1 @ 60sf	60	1 @ 60sf	60
Cooler/Freezer Storage							
Cooler		1 @ 240sf	240	1 @ 180sf	180	1 @ 180sf	180
Freezer		1 @ 240sf	240	1 @ 180sf	180	1 @ 180sf	180
Loading Dock							
Freezer - Loading Dock		1 @ 240sf	240	1 @ 140sf	140	1 @ 140sf	140
Receiving Manager Office		1 @ 100sf	100	1 @ 100sf	100		
Subtotal ASF			*11,380*		*5,440*		*5,940*
20% Internal Circulation			*2,276*		*1,088*		*1,188*
15% Wall Thickness, Mechanical, Electrical, Etc.			*2,048*		*979*		*1,069*
Department Total GSF			**15,704**		**7,507**		**8,197**

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

	Total Space List			Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Campus Support							
Police							
Police Administrative Office (In IBC bank space)		1 @ 1,400sf	1,400			1 @ 1,400sf	1,400
Sergeant Office		1 @ 150sf	150	1 @ 150sf	150		
Officer Room	4	4 @ 64sf	256	4 @ 64sf	256		
Juvenile/Interview Room		1 @ 100sf	100	1 @ 100sf	100		
Central Storage Room		1 @ 100sf	100	1 @ 100sf	100		
Private Bathroom		1 @ 70sf	70	1 @ 70sf	70		
Subtotal			2,076		676		1,400
Administration							
Campus Manager Office		1 @ 150sf	150			1 @ 150sf	150
IT Tech Office		2 @ 100sf	200	2 @ 100sf	200		
Maintenance Offices		8 @ 64sf	512	6 @ 64sf	384	2 @ 64sf	128
Materials Storage		1 @ 800sf	800	1 @ 800sf	800		
Maintenance Library		1 @ 100sf	100	1 @ 100sf	100		
Maintenance Shop		1 @ 1,000sf	1,000	1 @ 1,000sf	1,000		
Tool Storage		1 @ 250sf	250	1 @ 250sf	250		
Subtotal			3,012		2,734		278
Common Areas							
General Campus Storage		2 @ 1,000sf	2,000	1 @ 1,000sf	1,000	1 @ 1,000sf	1,000
Student Lounge/Game Center		1 @ 4,500sf	4,500	1 @ 1,500sf	1,500	1 @ 3,000sf	3,000
Student Activities Office		1 @ 800sf	800	1 @ 400sf	400	1 @ 400sf	400
Student Life Storage		3 @ 400sf	1200	1 @ 400sf	400	2 @ 400sf	800
Bookstore/Kiosk		1 @ 1,500sf	1500	1 @ 750sf	750	1 @ 750sf	750
Vending Machines		4 @ 75sf	300	2 @ 75sf	150	2 @ 75sf	150
ATM (2)		4 @ 25sf	100	2 @ 25sf	50	2 @ 25sf	50
Bulletin Board/Posting space to be accommodated in net-to-gross (corridors, hallways)							
Subtotal			10,400		4,250		6,150
Building Support							
Information Desk/Kiosk		8 @ 80sf	640	4 @ 80sf	320	4 @ 80sf	320
Mailroom/Duplication		1 @ 800sf	800	1 @ 800sf	800		
Medical Necessity Room		4 @ 80sf	320	2 @ 80sf	160	2 @ 80sf	160
MDF Room		2 @ 460sf	920	1 @ 460sf	460	1 @ 460sf	460
Attic Stock Storage		1 @ 3,000sf	3,000	1 @ 1,000sf	1,000	1 @ 2,000sf	2,000
Central Custodial Office		4 @ 150sf	600	2 @ 150sf	300	2 @ 150sf	300
Custodial Lounge/Break Room		2 @ 150sf	300	1 @ 150sf	150	1 @ 150sf	150
Chemical Storage		4 @ 100sf	400	2 @ 100sf	200	2 @ 100sf	200
Restrooms to be accommodated in net to gross							
Subtotal			6,980		3,390		3,590
Subtotal ASF			*22,468*		*11,050*		*11,418*
20% Internal Circulation			*4,494*		*2,210*		*2,284*
15% Wall Thickness, Mechanical, Electrical, Etc.			*4,044*		*1,989*		*2,055*
Department Total GSF			**31,006**		**15,249**		**15,757**

Space Programming

Master Planning Space List (Continued)

Items in blue text indicate spaces that were reduced to fit into the space allocated for Phase II.

Assignable vs. Gross Square Feet

The tables and charts in this section depict area sizes in assignable square feet (asf) unless gross square feet (gsf) is specifically noted. As defined by THECB, assignable square footage measures only the usable area of a given space. It does not include spaces such as lobbies and corridors, and other public and support spaces such as mechanical rooms, toilets, stairs, etc. These types of spaces are included in the non-assignable square footage. The sum of the assignable square footage and non-assignable square footage is equal to the gross square footage of the building.

For master planning purposes, gsf has been calculated per department or functional area. An internal circulation factor of 20 percent to account for internal corridors and hallways within each unit has also been included where required. Additional non-assignable space has been allocated to building circulation, mechanical chases and rooms, restrooms, and building structure and walls. The total build-out of Phase II is proposed to be in the range of 415,000 gsf, making the efficiency of the overall renovated area approximately 57-60 percent. As design and programming progress, the net to gross ratio will be refined to achieve a building that is efficient, but allows for wide corridors and student informal gathering spaces.

Total Space List				Phase II		Total Build Out (Future Phases)	
FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Childcare Center							
Infants Indoor Activity Area	12	2 @ 420sf	840	2 @ 420sf	840		
Diapering w/Handwashing		2 @ 125sf	250	2 @ 125sf	250		
Cubbies		2 @ 12sf	24	2 @ 12sf	24		
Crib Area		2 @ 100sf	200	2 @ 100sf	200		
Bottle & Food Prep		2 @ 100sf	200	2 @ 100sf	200		
Classroom Storage		2 @ 45sf	90	2 @ 45sf	90		
Subtotal			1,604		1,604		
Toddler 12-23 mo. Indoor Activity Area	9	3 @ 315sf	945	3 @ 315sf	945		
Cubbies		3 @ 12sf	36	3 @ 12sf	36		
Diapering w/Handwashing		3 @ 125sf	375	3 @ 125sf	375		
Bottle & Food Prep		3 @ 100sf	300	3 @ 100sf	300		
Classroom Storage		3 @ 45sf	135	3 @ 45sf	135		
Subtotal			1,791		1,791		
Twos 24-36 mo. Indoor Activity Area	12	3 @ 420sf	1,260	3 @ 420sf	1,260		
Cubbies		3 @ 12sf	36	3 @ 12sf	36		
Diapering w/ Handwashing & Restrooms		3 @ 250sf	750	3 @ 250sf	750		
Classroom Storage		3 @ 45sf	135	3 @ 45sf	135		
Subtotal			2,181		2,181		
Pre-School 3-Year Olds Indoor Activity Area	16	2 @ 560sf	1,120	2 @ 560sf	1,120		
Cubbies		2 @ 12sf	24	2 @ 12sf	24		
Bathrooms w/ Built-in Storage		2 @ 250sf	500	2 @ 250sf	500		
Classroom Storage		2 @ 45sf	90	2 @ 45sf	90		
Subtotal			1,734		1,734		
Kindergarten (4s) Indoor Activity Area	16	2 @ 560sf	1,120	2 @ 560sf	1,120		
Cubbies		2 @ 12sf	24	2 @ 12sf	24		
Bathrooms w/ Built-in Storage		2 @ 250sf	500	2 @ 250sf	500		
Classroom Storage		2 @ 45sf	90	2 @ 45sf	90		
Subtotal			1,734		1,734		
Adult and Common Spaces							
Entry/Reception		1 @ 300sf	300	1 @ 300sf	300		
Car Seat/Stroller Storage		1 @ 50sf	50	1 @ 50sf	50		
Common Activity Room		1 @ 1,000sf	1,000	1 @ 1,000sf	1,000		
Offices							
Staff Office		3 @ 100sf	300	3 @ 100sf	300		
Administrative Spaces		1 @ 600sf	600	1 @ 600sf	600		
Multipurpose Teacher Workroom/Staff Lounge		1 @ 700sf	700	1 @ 700sf	700		
Nursing Room		1 @ 120sf	120	1 @ 120sf	120		
Sick Bay		1 @ 50sf	50	1 @ 50sf	50		
Laundry		1 @ 100sf	100	1 @ 100sf	100		
Kitchen		1 @ 150sf	150	1 @ 150sf	150		
Subtotal			3,370		3,370		
Subtotal ASF			*12,414*		*12,414*		*0*
20% Internal Circulation			*2,483*		*2,483*		
15% Wall Thickness, Mechanical, Electrical, Etc.			*2,235*		*2,235*		
Department Total GSF			**17,131**		**17,131**		**0**
Subtotal ASF			**434,936**		**237,817**		**195,049**
Department Total (GSF)			**600,212**		**328,187**		**269,168**
Mechanical Allowance (4%)			*24,008*		*13,127*		*10,767*
Subtotal GSF			**624,220**		**341,315**		**279,934**

Space Programming

Outdoor Spaces

Exterior spaces will be important to the function of the ACC Highland Campus. Many departments and programs included in the mall have specific and unique requirements for outdoor spaces. The food service component and Culinary Arts department require room for deliveries by large trucks. The Art department within the Creative Digital Media Cluster will require outdoor space for kilns, sculpture, and welding. The Childcare Center will require age appropriate outdoor playground space to serve the 150 children served in this program. In addition to programmatic requirements, the redesign will include new exterior landscaping, courtyards, and other outdoor spaces that will help re-envision the building as a college campus. Where possible there should be shaded outdoor seating areas for students, faculty, staff, and visitors to gather, study, or eat.

During the programming process, several suggestions were made regarding potential outdoor spaces that should be accommodated if space and budget allow. These include outdoor performance spaces, space to accommodate outdoor assemblies, and outdoor display for public art. The following outdoor spaces have been proposed in the space program for inclusion in Phase II. These outdoor space should be included as design and site layout will allow.

Outdoor Space			
Creative Digital Media Center			
Outdoor Performance Space/Amphitheater		1 @ 1,500sf	1,500
Outdoor Gathering		1 @ 1,200sf	1,200
Outdoor Gallery		1 @ 800sf	800
Sculpture Covered Outdoor Welding Pad		1 @ 600sf	600
Ceramics Covered Kiln Yard		1 @ 800sf	800
Parking			
Police			
Four parking spaces		4 @ 350sf	1,400
Culinary Arts - Restaurant			
Outdoor Seating Area		1 @ 600sf	600
Other Outdoor Spaces			
"Free Speech" Area w/ Platform/Sculpture/Public Art		1 @ 1,500sf	1,500
Bicycle Racks at every entrance		4 @ 100sf	400
Gardens / Landscaped Areas w/ Seating			
Picnic areas			
Outdoor Walking Track			
Childcare Outdoor Play Space			
Outdoor Playground	40	1 @ 3,000sf	3,000
Direct Access to Parking			
Allowance for Site Development			11,800

All exterior spaces will be designed within the parameters of the overall site development standards for outdoor spaces, courtyards, sidewalks, and signage.

Open and exterior spaces define the character of the campus. At the Highland Campus, outdoor space and landscape will be a unifying element that integrates the campus into the surrounding developments.

Space Programming

New Buildings

During the planning process, it became evident that several space needs could not be accommodated or retrofitted into the existing mall structure due to floor span or ceiling height requirements. Such spaces included large event space, performance spaces, and a basketball/volleyball court. Due to the physical requirements of these spaces needing very high ceilings and floor spans without columns, these spaces would be better suited as new construction. The overall master plan for the Highland Mall area has identified several parcels of land that could accommodate new construction. A preliminary program was developed for these buildings to determine space requirements and approximate size. Two new buildings are being proposed:

- **Performance Venue:** The proposed Performance Venue has been programmed to accommodate the needs of the ACC Creative Digital Media Cluster, as well as the potential needs of community partners. This space could be used for a variety of purposes, including musical performances, dance, drama, and special events or speakers. Several sizes of performance venues have been included to accommodate small (150-200), medium (350-400), and large (1,500) capacities.

  At the time of this Master Plan, the large performance hall was deemed more neccessary by several academic departments than the medium performance hall if both cannot be accommodated due to space. However, several academic departments deemed the medium performance hall more pertinent to their programs. Ideally, a flexible performance space could be designed to accomodate the variety of needs.

- **Convocation & Wellness Center:** This building would be multipurpose to accommodate a variety of space requests. The convocation center would include volleyball/basketball court for intramural and wellness functions as well as for use as a large event space for ACC graduations, large events such as career fairs or banquets. This building would also include smaller meeting and conference spaces for a variety of ACC and community uses. To serve the Student Services functions, wellness features such as aerobics studios for classes, workout and fitness spaces, and administrative spaces are included. Ideally, ACC would be able to accommodate the aerobics, basketball, volleyball, yoga, weight lifting, first aid and other related classes currently being held in leased spaces.

It is envisioned that these buildings be designed and constructed as part of a future phase. A preliminary space program was developed for each of these buildings to aid in determining approximate size. These preliminary programs are included on this and the following pages. See Pages 50 and 51 for the proposed location of the new buildings.

ACC Performance Venue — New Building

FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
Performance Venue			
Small Performance Hall	150-200	1 @ 2,800sf	2,800
Stage		1 @ 1,300sf	1,300
Storage		1 @ 100sf	100
Sound Lock/Vestibule		2 @ 80sf	160
Control Booth		2 @ 50sf	100
Medium Performance Hall	350-400	1 @ 5,250sf	5,250
Stage		1 @ 2,000sf	2,000
Storage		1 @ 200sf	200
Sound Lock/Vestibule		4 @ 80sf	320
Light Booth		1 @ 75sf	75
Audio Booth		1 @ 80sf	80
Large Performance Hall			
Seating Area	1,500	1 @ 15,750sf	15,750
Sound Lock/Vestibule		6 @ 80sf	480
Stage		1 @ 4,000sf	4,000
Piano Storage		1 @ 110sf	110
Lighting/General Storage		1 @ 225sf	225
Scene Shop w/ Loading Dock		1 @ 3,000sf	3,000
Men's Dressing		1 @ 390sf	390
Women's Dressing		1 @ 390sf	390
Light Booth		1 @ 150sf	150
Audio Booth		1 @ 130sf	130
Lobby/Pre-Event Space		2 @ 800sf	1,600
Ticket Booth		2 @ 80sf	160
Box Office		1 @ 150sf	150
Concession/Merchandise		1 @ 175sf	175
ATM (2)		1 @ 25sf	25
Performance Venue Office			
Reception + Receptionist		1 @ 200sf	200
Coordinator Office		2 @ 120sf	240
Staff/Technician Office		2 @ 100sf	200
Copier/Printer/Workroom		1 @ 180sf	180
Internal Circulation (20%)		*1 @ 164sf*	*164*
Subtotal			40,104
Subtotal ASF			**40,104**

Subtotal ASF		**40,104**
Net to Gross (58.8%)		*28,073*
Net to Gross (57%)		*30,078*
Total (GSF)	**1.7**	**68,177**
Total (GSF)	**1.75**	**70,182**

Space Programming

ACC Convocation and Intramural/Wellness Center — New Building

FUNCTION/DEPARTMENT	CAPACITY	NUMBER AND SIZE OF SPACE	TOTAL AREA (ASF)
ACC Convocation & Intramural/Wellness Center			
Event Spaces			
Art Faculty Gallery		1 @ 1,000sf	1,000
Art Student Sales Gallery		1 @ 1,000sf	1,000
Art Experimental Student Gallery		1 @ 1,000sf	1,000
Convocation Center Office			
Reception + Receptionist		1 @ 200sf	200
Coordinator Office		2 @ 100sf	200
Copier/Printer/Workroom		1 @ 180sf	180
Internal Circulation (20%)		*1 @ 116sf*	*116*
Small Conference Room	6	4 @ 140sf	560
Medium Conference Room	12	2 @ 240sf	480
Large Conference Room	25	2 @ 500sf	1,000
Board Room		1 @ 1,500sf	1,500
General Storage (Furniture, AV Equipment)		1 @ 300sf	300
Large Flexible Community Meeting/Training Room	100	1 @ 2,050sf	2,050
Furniture Storage		1 @ 200sf	200
Flexible Volleyball/Basketball Court w/ Seating	5,000	1 @ 18,750sf	18,750
General Storage (Furniture)		1 @ 1,000sf	1,000
Catering Kitchen		1 @ 800sf	800
Equipment Storage (Sports Equipment)		1 @ 500sf	500
AV/Media Room		1 @ 100sf	100
Pre-Event Space		2 @ 1,000sf	2,000
Ticket Booth		1 @ 80sf	80
Dressing/Green Room		1 @ 300sf	300
Allowance for Service Corridor/Circulation (25%)		*1 @ 5,883sf*	*5,883*
Large Aerobics/Dance/Multipurpose Rooms	50	2 @ 2,200sf	4,400
Shared Storage Room for Aerobics/Dance Rooms		1 @ 600sf	600
Small Aerobics/Dance/Multipurpose Rooms	35	2 @ 1,728sf	3,456
Open Cardio/Machines Space		1 @ 3,000sf	3,000
Free Weight Area		1 @ 1,000sf	1,000
Changing/Showers/Lockers (Men's and Women's)		2 @ 800sf	1,600
Laundry Room		1 @ 110sf	110
Juice Bar/Concessions		1 @ 500sf	500
Vending		1 @ 75sf	75
Sound System/AV for Workout Areas		1 @ 80sf	80
Reception Desk for Wellness		1 @ 150sf	150
Lobby for Wellness		1 @ 600sf	600
Wellness/Trainer Offices			
Manage Office		1 @ 120sf	120
Staff Office		1 @ 100sf	100
Staff Workstation		4 @ 64sf	256
Internal Circulation (20%)		*1 @ 95sf*	*95*
Outdoor Walking Track			
Subtotal ASF			**55,341**

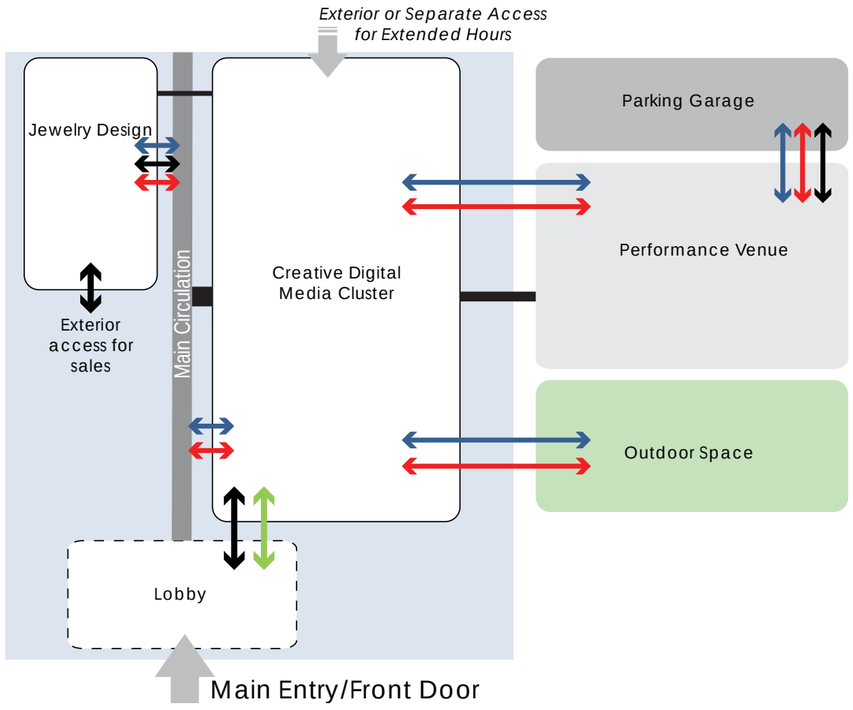
Subtotal ASF	**55,341**
Net to Gross (65%)	*29,799*
Total (GSF)	**85,140**

The ACC Highland Convocation and Wellness Center will provide flexible space that can be used for intramurals, large meetings, events, and graduations by ACC and the community. Providing flexible, multipurpose space allows ACC to make the most of the available space and budget as ACC Highland develops.

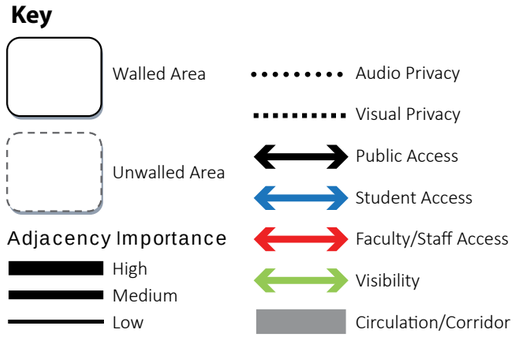
Space Programming

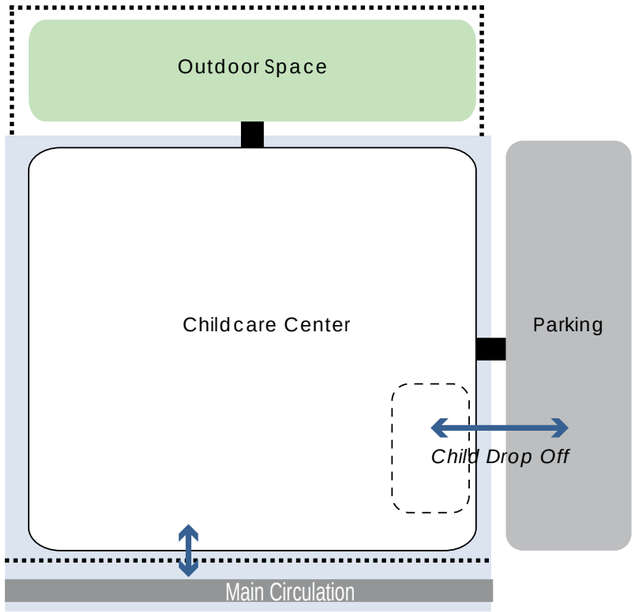
Preliminary Adjacency Requirements

Adjacency diagrams illustrate functional and physical relationships required between major spaces being included in the Highland Campus.

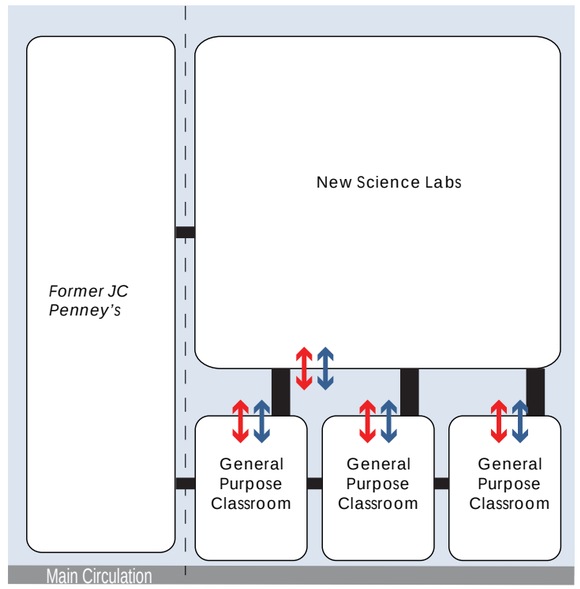


The Creative Digital Media Center should be very visible and provide the opportunity for student access at extended hours. If possible, provide reasonable access to the future performance venue. Outdoor access is required for the Art department.

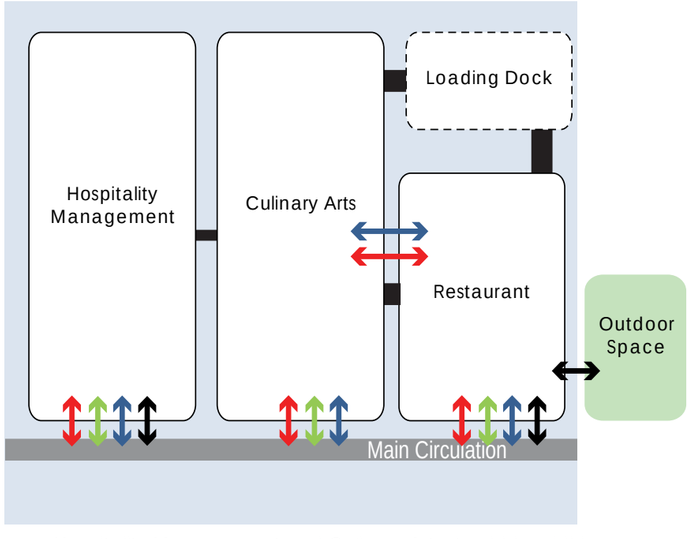




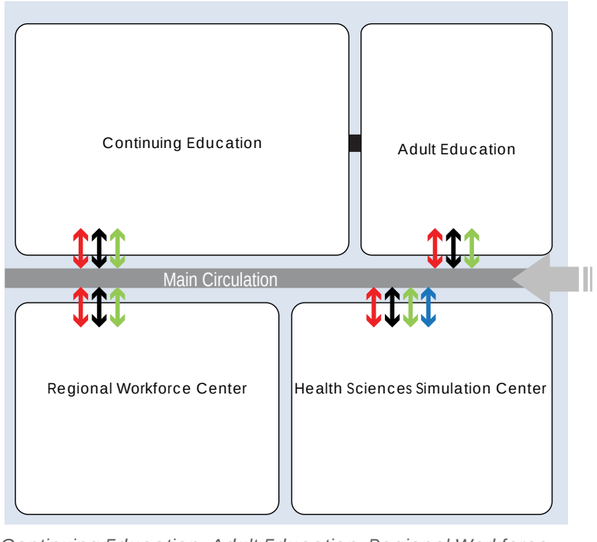
Childcare Center should have access to large outdoor space for playground areas and easy access to and from parking for drop off.



Science Labs and Classrooms should be near each other. New science labs should be located near Phase I science labs.



Hospitality Management and Culinary Arts should be visible programs. The restaurant component should have easy public access exterior seating and loading dock.



Continuing Education, Adult Education, Regional Workforce Development, and the Health Sciences Simulation Center should all be visible and easily accessible to the public.

Space Programming

Department	Current Location	Current SF
Radio, Television, & Film	Northridge Campus	14,020
Photography*	Northridge Campus	9,500
Dance*	Rio Grande Campus	2,750
Art*	Rio Grande Campus	14,557
Drama	Rio Grande Campus	12,556
Music Business, Performance + Technology	Northridge Campus	9,587
Visual Communication	South Austin/Northridge	12,874
Music*	Northridge Campus	8,142
Science (Labs)	Rio Grande Campus	9,615
Culinary Arts/Hospitality Management	Eastview Campus	6,800

** Additional space is leased at non-ACC property*

Impact to Existing Campuses

The new ACC Highland Campus will have an effect on existing ACC campuses by creating available space at these campuses as departments and programs are moved to Highland, allowing for new uses or expansion at current locations. Many of the academic programs moving to the new Highland Campus Phase II are located at Northridge, Rio Grande, Eastview, and South Austin. If all departments and programs proposed for Phase II are moved, this space will be available for new uses, renovation, or expansion of other programs.

Moving these departments creates a total of approximately 100,000 sf that will be available to repurpose for new uses at these campuses. Further planning exercises will likely take place to determine the preferred use of this available space.

The construction of the ACC Highland Campus will allow many programs and departments to move out of the Rio Grande Campus (science labs, Drama, Art), allowing for the renovation and improvement of the Rio Grande Main Building. This facility is aging and deteriorated, and renovations are needed if it is to remain in operation in the long-term.

In addition, ACC leases space for art classes (drawing, painting and ceramics); dance classes (ballet, jazz and modern); photography (studio, offices and storage); and music (storage) that can be accommodated at the Highland Campus, which are included in the respective space programs.

Enrollment Capacity Projections

In order to give ACC a sense of the potential student capacity (enrollment) of the Highland campus, an analysis was conducted, based on the programmed spaces. These capacities should be regarded as preliminary estimates, as the analysis required a number of assumptions to be made. In the case of the Regional Workforce Center, there is no definition of the specific spaces involved, suggesting even more caution regarding capacity projections.

Phase II spaces, excluding Workforce, are expected to support approximately 6,000 students (3,700 FTSE). The spaces in Phase II are comparatively more space intensive, with only a few general purpose classrooms, many class labs with high sf per student needs such as Health Sciences Regional Simulation spaces, Culinary Arts, Radio, Television, and Film, Art, Music, and Drama. In addition, Phase II must support functions like the Child Care Center, restaurant, and food court.

The long range build-out (future phases) features less space intensive functions, with more general purpose classrooms and less support space. When Workforce estimates are included, the estimates increase to roughly 7,000 (4,500 FTSE) in Phase II and 8,300 (5,500 FTSE) in subsequent phases. Thus the potential student enrollment at the Highland Campus is estimated to be approximately 21,000.

Furthermore, this estimate is based on the assumption of a P3 entity utilizing 185,000 gross square feet of the existing mall facility. If this space is reclaimed by ACC and the metric of 50 gsf/student is attained, an additional enrollment of 3,700 students could be realized. This would bring the ultimate enrollment of Highland Campus to approximately 25,000 students. It is suggested that these projections be updated as more information becomes available.

Master Plan Concepts

Overview

The conversion of Highland Mall into a new campus for ACC will be transformative, both physically as well as pedagogically, offering a host of new, state-of-the-art spaces for instruction, research and collaboration. By providing a variety of public spaces, gathering areas and informal places for study and social interaction, the existing mall will emerge as a new and vibrant collegiate environment. Whether enrolled in one of ACC's many degree granting programs or attending a single course, the campus will offer faculty and students alike, an unparalleled educational experience. In addition to the over 1,000,000 gross square feet of academic space that will be provided, the Master Plan also designates a prominent location for the development of public/private partnerships (P3). The inclusion of such space will expose students to a variety of entrepreneurial pursuits as well as provide opportunities for internships.

Physical improvements to both the mall and its associated site will be guided by an overall Master Plan, developed in concert with RedLeaf Properties. The creation of the ACC Highland campus, combined with the future addition of new, privately developed residential housing, retail offerings, an array of open spaces, new parking garages, and convenient access via both an existing MetroRail Center as well as a new transit stop, the existing mall and its surroundings will be transformed from a retail shopping area into an exciting mixed use/educational destination.

A Framework for Improvements

The Master Plan provides a road map for realizing this vision, providing campus administrators with the information necessary to make informed decisions. In addition, the Master Plan allows improvements to be made incrementally while ensuring that the end result will be an integrated, stimulating urban campus.

To achieve this, the Master Plan identifies:

- Proposed vehicular and pedestrian circulation routes both on-site as well as within the building's interior
- Parking, both surface as well as structured
- Building entries and service points
- The location of major functions, departments and programs
- New construction including the location of a performing arts center as well as a convocation/wellness center
- The size and location of core elements including vertical circulation (stairs and elevators), restrooms and primary mechanical spaces
- Opportunities for public/private partnerships (P3)
- Proposed phasing of improvements
- Signage and wayfinding
- Landscape and building materials
- Donor and sponsorship opportunities

In addition, the Master Plan sets forth recommendations for the provision of a variety of public spaces. Collectively, these spaces are referred to as the Public Realm and are described on the following pages. The location, size, character and quality of these spaces will be critical in transforming the existing Highland Mall into a stimulating, academic environment.

View of South Entry (formerly Macy's) and adjacent courtyard. Digital projection technology turns a solid facade into a large-scale projection screen that can be used for movies, artwork/digital murals or projections of performances being held in performing arts venues.

Master Plan Concepts

The Public Realm

The public realm provides a framework around which various academic activities and support uses will be located. Unlike traditional campuses that are often characterized by a central green or quadrangles around which buildings are located, the ACC Highland Campus is a distinctly urban environment, relying primarily on internal circulation paths, bridges and public "squares" to create the intellectual, scholarly atmosphere found at most other institutions.

Key elements of the public realm include:

(A) ACC Arrival Quads

(B) Entry Forecourts

(C) Campus Main Street

(D) The Quads

(E) The Green

(F) Collaboration Niches

Descriptions of the purpose and character of these spaces follow.

View of Entry Forecourt at lower level of East-West connector.

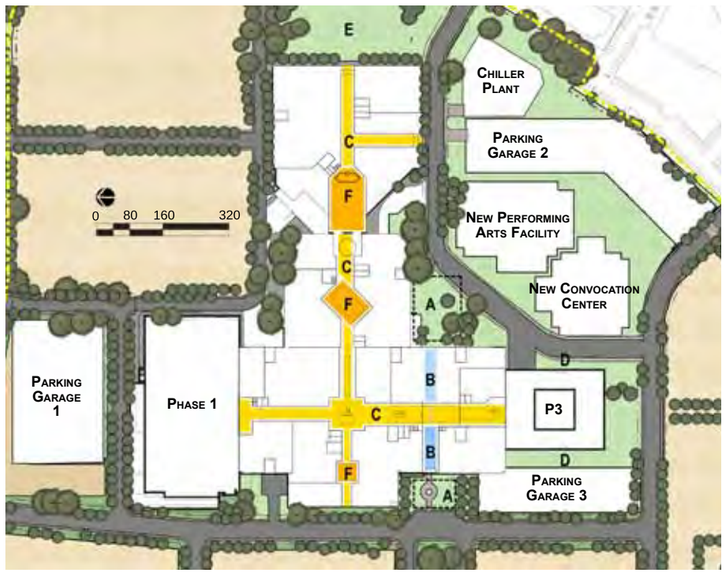


Figure 1

(A) ACC Arrival Quad

The ACC Arrival Quads denote the two primary entrances to the ACC Highland campus and are located on the east and west sides of the building. A new entry drive featuring a heavily landscaped, generously sized median provides vehicular access from Airport Boulevard terminating at a ceremonial "front door" drop-off on the west. This Arrival Quad will be highlighted by a combination of lawn area and special paving, framed by large canopy trees and benches. The Arrival Quad to the east will be similar in its design and will serve both the renovated ACC building as well as the future convocation center. Uplighting of trees combined with distinctive lighting bollards, will distinguish the Arrival Quads as special places both day and night, a particularly important feature at a community college where a significant portion of students attend evening classes. While relatively modest in size, the ACC Arrival Quads reference the academic traditions of a campus green and symbolize entry to the new ACC Highland Campus.

Master Plan Concepts

Examples of student hangout spaces.

(B) Entry Forecourts

The ACC Highland Campus will have multiple building entries, receiving and welcoming students, faculty, staff and visitors from parking areas and transit stops located on all sides of the facility. Two of these however, have been identified as primary Entry Forecourts. More than just doors into the interior of the new campus, these entries will be symbolic thresholds and points of arrival, physically denoting the transition from the "outside world" into a scholarly environment. One of the entries is located at the terminus of the Arrival Quad on the west side of the building; the other is located across from this, at the east Arrival Quad. Given the grade change of the site, this entry will provide direct access to level two of the building.

The Entry Forecourts will include small seating areas, directory signage, landscape, special paving, night lighting and architectural canopies. Combined, these elements provide first time visitors with visual clues as to the location of building entries. Large, potted trees and/or "green screen walls" on the interior of the building will visually continue the sense of green from outside to inside.

(C) Campus Main Street

Campus Main Street is the blood line of the campus, pulsing day and night with student movement. It is the primary, central, interior pedestrian circulation spine throughout the building. Running both north/south and east/west, Main Street intersects at the western portion of the building and serves as an organizing element for the campus, off of which a variety of academic programs and activities are located. More than merely providing access to academic space however, Main Street fosters social interaction and allows for chance encounters. Its scale, architectural features and quality of materials highlight the importance of this major pathway through campus. In addition, in key areas, Main Street is double height, naturally lit from above to provide a feeling of spaciousness. These double height areas will offer seating and gathering spaces for students, allowing them to "see and be seen." While not identified specifically in the Master Plan, other secondary, internal corridors will provide access to spaces within departments. They will be located and sized as needed. The Master Plan also recommends removing the existing escalators, replacing them with centrally located elevators, sized appropriately for the projected number of building occupants.

(D) The Quads

In keeping with campus traditions and to provide open air opportunities, the Master Plan proposes two quads – the East Quad and the West Quad. These are intimate courtyards located between the existing mall building and proposed areas of new construction. The courtyards will feature special paving, shade structures, and seating areas including benches, tables and chairs. These features, along with electrical outlets - "plug ins" for the multiple modes of students' mobile devices, will encourage social interactions, relaxation and informal group study. The Quads will also feature ambient lighting for evening use.

(E) The Green

The final phase of the campus's build-out will include a new open green space, located at the eastern end of the site, adjacent to what was previously Macy's department store. A portion of the Green will be dedicated for Child Care, while another area will be used by visual arts and may include sculpture. (The size, configuration and proportions dedicated to Child Care and Visual Arts should be confirmed during design.) At more than two acres, the majority of the Green will be multi-purpose in nature, allowing for a wide variety of programs and activities. If desired, the Green can be gently sloped, shaped to serve as an informal amphitheatre for performances, assembly and/or instruction. When not programmed for a specific activity, the Green will be a place of relaxation and recreation.

(F) Collaboration Niches

One of the most sought after types of space on any campus is collaborative study space, areas where students can come together to work jointly on assignments or to study individually. This is particularly true of community colleges and commuter campuses, where students lack the type of study spaces typically found in residence halls. As more and more assignments both in academia and professionally require team work, these spaces become ever more critical. As such, the Master Plan proposes a number of Collaboration Niches distributed at key locations throughout the campus. These niches will vary in size, scale and furnishings. Some will be larger, group settings containing multiple tables, power outlets, and white boards – all movable so that students can configure and reconfigure their study environment to best meet their needs. Other niches will be small, intimate spaces with lounge seating, ambient lighting and built-in benches, providing opportunities for individual study or small groups. These niches will also provide convenient "staging areas" for students to gather before class. The entire building/campus will be wireless.

Master Plan Concepts

Vehicular Access

The ACC Highland Campus is extremely well located both in terms of vehicular access as well as public transit. Vehicular access is provided from the north, east and west via East Highland Mall Blvd., Middle Fiskville Road and Airport Boulevard respectively. Access from Airport Boulevard as well as its proposed landscape treatment have been coordinated with the City of Austin and support the strategies outlined in the Airport Boulevard Form-Based Code Initiative (ABFBC). In addition, access points and vehicular circulation within the overall site (as well as the location of utilities, etc.) have been closely coordinated with RedLeaf Properties, ensuring safe and convenient access for both patrons of the ACC Highland Campus as well as future residential and mixed use development residents. Each entry drive will be tree-lined, reinforcing the sense of an academic village.

Designated vehicular drop-offs are provided at the two major points of entry to the main building. In addition, when utilization of the new performing arts center occurs, adjacent areas of on-street parallel parking will be reserved, allowing audience members to be dropped-off prior to parking in the adjacent parking structure.

In the initial phases of the campus' development, parking will be provided in existing surface lots. However, as development of both the campus as well as the adjacent residential/mixed use properties continues, parking will be provided in a series of structures distributed throughout the site. These too will be phased; the first structure constructed to the north, across from the Phase I facility; the second constructed in association with the new performing arts center to the southeast and the final located to the southwest, adjacent to what has been designated as a P3 opportunity. These parking structures may have retail or pedestrian-accessible functions on the street level. Specific parking scenarios are further defined in pages 50 and 51.

Design Highlights

The following describes the design intent for the exterior and interior areas of the campus. The overall design and planning has been developed to align with and enhance the guidelines developed by RedLeaf for all adjoining sites.

Gathering spaces created within building to support student activity, collaboration and "staging areas" for students to meet before and after classes.

Transformation of the existing Highland Mall into the new ACC Highland Campus requires not only a change in spaces and activities, but also significant changes to the "look and feel" of the building and its surroundings - both inside and out. As such, the Master Plan proposes strategies to make the exterior of the building far more transparent than it is today. This transparency will not only allow the energy and vitality of the activities housed within to be communicated to the outside but will also provide significant ambient light in the evening, making the campus welcoming both day and night. As illustrated in the exterior renderings, glazed storefront glass will replace key portions of the masonry façade at the lower level, using translucent glass where necessary for privacy. In certain areas, where programs and functions allow, large, overscaled windows could be provided at both the first and second levels. Windows on the south and west facade could be screened with either sunshades or frit glass to reduce heat build–up as well as glare. In addition, the building could be reclad, potentially employing a colored metal panel system that is both economical as well as in keeping with proposed materials outlined in the Highland Design Book. Highlighted colors could be used as accent.

Master Plan Concepts

At the building's entry level of both the east and west façade, a large decorative metal overhang/canopy is proposed. This canopy will not only shade the windows and exterior spaces but will also provide a unifying element around the building. This same material, but used in a more trellis like fashion, could be used to provide cover to the outdoor dining spaces. It is intended that flowering vines will cover the structure, creating the feeling of a landscaped arbor.

Because so much of the campus will be internally focused, comprised of interior spaces, it's important that the design embrace a landscape concept that blends inside and outside. This can be achieved in a number of ways, including the use of "green walls" used successfully in a number of large scale settings similar to this (airports, convention centers, etc.). If used at the major building entries – the Arrival Quads, the walls would help to visually extend the sense of green space to the interior of the building. The green walls are living vertical gardens covered with vegetation and can become features of the ACC Highland Campus. Also important will be the introduction of interior trees, planted in large, overscaled pots incorporated on level one. Alternatively, the College should explore removing a section of the existing floor to incorporate the planting depth necessary for mature trees. A combination of artificial lights and natural light will be required for their proper growth.

Since many of the occupied spaces will be internal and potentially windowless, efforts should be made to bring as much controlled natural light into the building as possible. This includes replacing the existing skylights with clerestories used elsewhere in the facility, extended where possible. The use of light scoops and/or solar tubes should also be considered. All three techniques will help in bringing natural daylight into the deeper recesses of the building. The design should also incorporate color accents, highlighting key areas of the building both for visual interest as well as to assist in way finding.

Wayfinding and Signage

The ability for students, faculty, staff and visitors to readily locate spaces, departments and activities within the building and throughout the campus is critical in creating a successful, engaging collegiate environment. In addition to their functional value, signage can also provide an overall identity to the campus as well as a unified look and feel. To ensure this, the Master Plan recommends a site specific, detailed signage package be prepared that addresses the following items: overall campus identity signs that would be located at key vehicular entries to the campus, site wayfinding maps and directional signage (coordinated with RedLeaf Properties), building entry signs with integral lighting for easy identification in the evening, building directories placed at each of the major entrances, departmental signs bringing image and identity to each of the departments, room identification signs that can easily and cost effectively be changed as space use changes, large screen monitors both interior and exterior that can display the day's or week's activities and donor recognition plaques or signs. In addition, the space program calls for information kiosks that would be distributed throughout the building, provided at key locations.

View of West side of building edged with greenery and landscaped elements.

Donor and Sponsorship Opportunities

The variety of spaces in the building as well as their sizes, offers significant potential for donor funding – either of the spaces themselves and/or their fit-out. While not discussed in detail in the Master Plan, a funding plan could be developed in conformance with ACC Board Policy C-8, Naming Guidelines, that would identify donor opportunities throughout the campus as well as a rough order of magnitude of the "ask" associated with each space. The plan could also include opportunities for sponsorships and/or advertising. However, in order to ensure a level of uniformity throughout the campus, it is suggested that logos and/or identity type face associated with advertisers be limited. Without this level of control, the campus could revert from a collegial look and feel to its earlier days as a retail mall.

Master Plan Concepts

Security

Providing a safe and secure environment for students is paramount at any academic institution today. This is particularly true at commuter campuses, where a significant number of students come and go on a regular basis, many attending only a single class. The result is significant turnover in students and faculty arriving and departing. Unlike many residential/ four year colleges that have identified, secure and often staffed points of entry, the ACC campus is purposefully integrated into a larger, mixed use development making such traditional modes of security challenging.

Of equal importance however to security, is creating a setting that is warm and welcoming; a place that encourages activity and social engagement. These two qualities – "secure" and "inviting" must be carefully balanced, achieving both such that the campus is open in its feel, yet safe and protected in its operations.

In addition to creating a secure environment overall, some programs/ departments require or have requested 24/7 access, while other areas of the building will need to be closed "after hours". This makes security issues even more challenging. To address this, the Master Plan proposes pedestrian pass-thrus at key locations; in particular at the east Arrival Quad. These pass-thrus will be transparent "bridges" that allow the College to close them off from the rest of the campus when appropriate. While the actual design of security systems is not part of the Master Plan, it is recommended that one or more of the following strategies be incorporated into the design:

- Limiting the number of building entries; providing secure points of entry that can be closed down while still allowing portions of the building to remain open and operational
- Decorative gates, roll-down doors, moveable/lockable partitions and/ or semi-transparent Nano walls that allow areas of the building to be closed off while other areas are in use. These could be used to close off corridors within the building while still providing access for fire/life safety
- Swipe cards that provide access to certain, secured spaces, while also documenting who is using the space and when
- Security cameras

Master Plan Concepts

Components of the Master Plan

Phasing

The build-out of the ACC Highland Campus will be phased, implemented incrementally based on funding allocations. Three primary phases have been defined. The first phase of development is scheduled to open in August 2014. The planning for this space preceded the current master planning effort; however, it has been integrated into the overall campus Master Plan.

The second phase of the campus' development concentrates improvements in the western segment of the mall. This consolidation both provides efficiency in implementation and operations but perhaps equally important creates an increased level of synergy and vitality by concentrating all of the programs and activities in one central area.

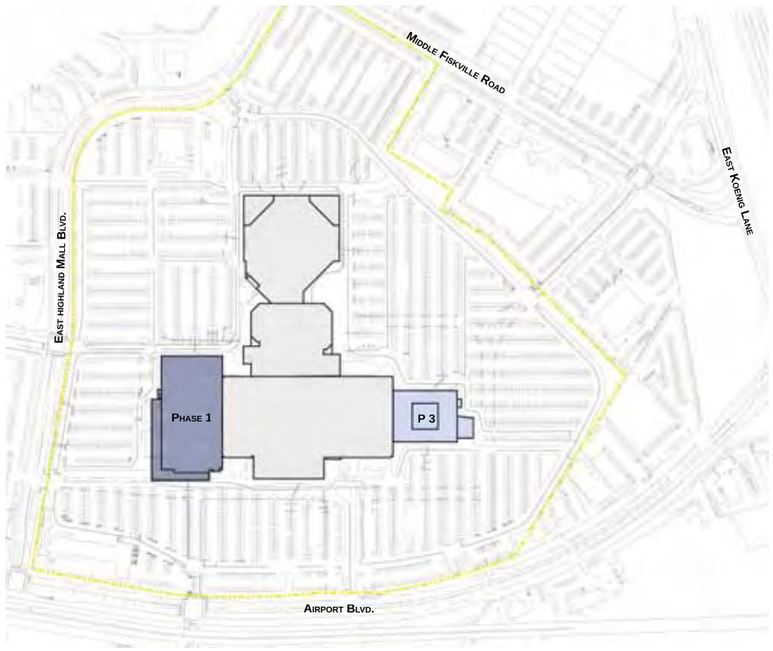
Along with the space program improvements illustrated in the Master Plan, this phase will also include a significant investment in infrastructure, including replacing the roof in the Phase 2 area of the building and constructing a new Chiller Plant. (Future phases will also include roof replacement associated with that specific area of the building being renovated.) The Chiller Plant will be located at the eastern area of the property, on a site that is currently surface parking. This location will serve all phases of ACC's development, with equipment provided incrementally as needed. A P3 (Public Private Partnership) will be developed independently of Phase II as it will be designed/renovated by the P3 user. It is anticipated that the P3 lease would be extended for a minimum of 10 years, and possibly up to 20 years. When the lease does expire, this component of the facility will require evaluation as to how ACC should utilize and integrate this space into the long-range plan of the campus.

Subsequent phases will complete the full renovation and transformation of the mall, focusing improvements on the building's eastern wing, including what was previously Macy's. It will also include construction of a performing arts facility as well as a convocation/wellness center.

Because of the specific technical requirements of these spaces, the Master Plan recommends they be implemented as part of new construction. In addition, parking garages will be phased and constructed as parking needs dictate (See also Parking Narrative).

Currently ACC is utilizing the portion of the existing facility identified as "Temporary Occupancy" for various functions and activities. The use of this area will continue until this area is required as part of a future phase. The current functions will be relocated at that time and the area renovated to the standards of Phase II.

Preceding construction in any given area will be an asbestos abatement effort, removing any hazardous materials from the building. Since this work will include restrooms, corridors and building egress routes, it will be necessary to construct facilities (restrooms, exit routes, corridors, etc.) prior to beginning asbestos abatement and demolition work.

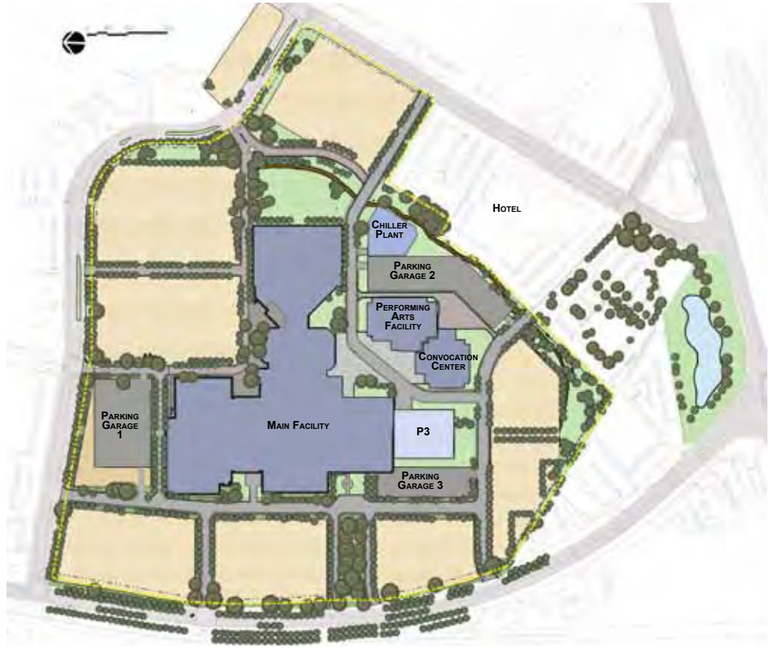


Existing Site Plan

0' 80' 160' 320'

Phase II Site Plan

0' 80' 160' 320'



Long Range Build-Out Site Plan

0' 80' 160' 320'

Master Plan Concepts

The Location of Functions and Departments

The Master Plan identifies proposed locations for each of the departments and programs outlined in the Master Planning Space List. While not identifying the location of every individual space, the Master Plan outlines a framework for the distribution of major functions, taking into consideration desired adjacencies as well as location criteria developed in concert with faculty and the Steering Committee. This criteria included: exterior access, ease of public access, visibility (internally and/or externally), convenient access to dock/loading/service areas, windows/daylight, vibration control, sound isolation/separation, access to exterior spaces, program adjacencies and expansion potential.

Located at the building's primary west entry are those functions which combined, help to distinguish the ACC Highland Campus. These include spaces for Regional Workforce Development, Culinary & Hospitality and Health Sciences. By locating Regional Workforce Development at the campus's front door, it is highly visible both internally and externally as well as easily accessible by the public, meeting its major two criteria. Also located at the building's west entry is Culinary and Hospitality. This location not only provides them with excellent visibility and access to the exterior (necessary given its program offerings, including a small restaurant) but also offers easy access for loading and service to the south. This location also provides a large expanse of windows with natural daylight, in addition to outdoor eating areas.

Health Sciences is also highly visible upon entering the building, located directly across from the west entry. Since a portion of its spaces such as simulation labs, don't require windows or natural light, this location is optimum in terms of building utilization, given that the first floor of the building is below grade on its eastern edge and therefore, does not have windows. In addition, both Health Sciences and Culinary and Hospitality require more extensive mechanical systems to serve fume hoods, ventilation and cooling loads associated with many of their spaces. By locating them adjacent to one another, the mechanical system can be zoned differently for this portion of the building.

Given the size of the Creative Digital Media Department (CDM) and the diversity of programs it offers, CDM occupies a major portion of the building. While the specific offerings have not yet been decided nor specific locations identified, the Master Plan illustrates the general location of this department. It also recognizes that all performing and fine arts programs/spaces currently located at the Rio Grande Campus need to be accommodated in the Phase II build-out.

As shown in Phase II, CDM is located immediately adjacent to the east Arrival Quad, one of the College's primary entries. This location, combined with a location at the north/south/east/west intersection of Main Street, highlights the importance of the Creative Digital Media, making it highly visible both externally as well as internally. In the long-range build out, CDM expands to occupy not only its Phase II spaces, but also a large portion of the former Macy's.

Some of CDM's spaces have unique attributes to consider when locating them within the existing facility. Specifically, music recording and television production studios and the black box theatre will require quality sound isolation and possible vibration control. Dance studios may place dynamic loading at floor structure, requiring evaluation of the existing structural system if located on the second floor. Many of these spaces require higher than normal ceiling heights, requiring consideration of the existing location of major overhead structural framing members. Other uses, such as the scene shop and a large portion of visual arts, require access to loading and service in order to accommodate regular material deliveries. An exterior covered area will also be required close to this location for welding, associated with the sculpture program.

Phase II: First Level Floor Plan Concept

Also visible from the west entry and serving as Main Street's southern terminus is the proposed P3, a location that is both functionally appropriate but also symbolizes ACC's entrepreneurial focus. As designs for P3 develop, the college should ensure that, while separate operationally from the campus, it should have the look and feel of ACC Highland. In the future, this space will ultimately be turned over to the college for its use, making its integration into the campus particularly important.

Faculty offices, classrooms and labs, which include non-traditional classrooms such as chemistry, biology, physics, geology, psychology and language, are somewhat flexible in their location. In Phase II, labs are located on the second level, next to Phase I, a desired adjacency so that students and faculty can easily flow back and forth between spaces in Phase I and II. Given the College's focus on primarily providing programs and spaces not currently offered elsewhere within the system and the Steering Committee's direction to meet general classroom needs at existing campuses during Phase II, the majority of classrooms are proposed for later phases of development.

Master Plan Concepts

Legend

- GRASS / OPEN SPACE
- ELEVATORS
- BUILDING ENTRY
- SERVICE ENTRY
- RESTROOMS
- CIRCULATION
- PHASE 1
- 1 CREATIVE DIGITAL MEDIA (INCLUDES INCUBATOR)
- 2 ADULT EDUCATION
- 3 CHILDCARE
- 4 CONTINUING EDUCATION
- 5 HEALTH SCIENCES
- 6 LABS
- 7 CLASSROOMS
- 8 GIS INCUBATOR
- 9 FOOD COURT
- 10 CULINARY & HOSPITALITY
- 11 CAMPUS SUPPORT
- 12 FACULTY OFFICES
- 13 REGIONAL WORKFORCE DEVELOPMENT
- 14 FACULTY DEVT
- 15 LIBRARY
- 16 STUDENT SERVICES
- 17 JEWELRY DESIGN
- 18 SENIOR INSTITUTE
- MECHANICAL
- PARKING
- PERFORMING ARTS CENTER
- WELLNESS

Phase II: Second Level Floor Plan Concept

Childcare is proposed for the Highland Campus. Specific arrangements have not yet been determined and will need to be discussed during the design of Phase II. This function requires immediate vehicular drop-off and entry for parents and caregivers in order for them to accompany their children into the space. This program has therefore, been located on Level II, adjacent to the building's main east entry while also allowing, if appropriate, direct access to the outside. As noted in the Master Plan, Child Care also requires an enclosed exterior play area immediately adjacent to its interior spaces. While shown on the Master Plan Concept Drawing, the final size and configuration of this area will need to be confirmed during design.

Continuing Education is located on the second level, in a highly visible location with a significant amount of natural light. It's location, adjacent to the P3 is purposeful, given the entreprenurial nature of both the P3 and Continuing Education.

The Food Court is located along Main Street, in a high-traffic area between Phases I and Phase II. It is also located directly across from the proposed new elevator bank. This location is not only easily accessible by students, faculty and staff, but also provides access to a small loading dock/ service area. Given its potential visibility from the access road to the west, the loading area will need to be screened from view. In addition to loading, an exterior, covered area will be provided adjacent to the food court, extending seating from inside to out. A similar space is proposed adjacent to the restaurant that will be developed as part of the Culinary and Hospitality program. This open space will be located immediately adjacent to the west Arrival Quad.

Campus Support provides a number of services to the College, including police/security, maintenance, information desks, custodial and building storage. However, it also includes a number of student focused common areas such as a large student lounge/game center, Student Activities office and bookstore. Given this mixture of uses, Campus Support must be located in an area that is highly visible and accessible, particularly from the exterior, as well as in a location with direct access to service and loading. The Master Plan therefore proposes a location along the western edge of the building, accessible from both the interior as well as the exterior and highly visible.

It should be noted that two particular functions accommodated in the initial phase of improvements will be relocated as part of the full build-out of the campus. These include Child Care and portions of the Visual Arts Program. In the initial phase, Child Care will be located off of the second Entry Forecourt making it easily accessible. A small, enclosed green space will also be provided as required. Both the internal functions of Child Care as well as the green space associated with it will be relocated with the construction of future phases. Its final location will be in the south-eastern portion of the campus, immediately adjacent to a new drop-off/turn-around as well as a large green space/open space, a portion of which will be dedicated to Child Care.

Student Services and Library

Phase I of the campus includes Student Services and Library functions, but not to the full extent necessary to serve the campus when fully built out. Therefore, these functions will be expanded as part of the long range plan for ACC and will be located on the first (Library) and second (Student Services) floors, adjacent to Phase I. As noted previously, the second finish floor elevation of Phase I is two feet higher than Phase II (Area A).

Master Plan Concepts

Legend

- GRASS / OPEN SPACE
- ELEVATORS
- BUILDING ENTRY
- SERVICE ENTRY
- RESTROOMS
- CIRCULATION
- PHASE 1
- 1 CREATIVE DIGITAL MEDIA (INCLUDES INCUBATOR)
- 2 ADULT EDUCATION
- 3 CHILDCARE
- 4 CONTINUING EDUCATION
- 5 HEALTH SCIENCES
- 6 LABS
- 7 CLASSROOMS
- 8 GIS INCUBATOR
- 9 FOOD COURT
- 10 CULINARY & HOSPITALITY
- 11 CAMPUS SUPPORT
- 12 FACULTY OFFICES
- 13 REGIONAL WORKFORCE DEVELOPMENT
- 14 FACULTY DEVT
- 15 LIBRARY
- 16 STUDENT SERVICES
- 17 JEWELRY DESIGN
- 18 SENIOR INSTITUTE
- MECHANICAL
- PARKING
- PERFORMING ARTS CENTER
- WELLNESS

Long Range Build-Out: First Level Floor Plan Concept

Master Plan Concepts

New Construction

Two primary components of the Master Plan Space List will be accommodated through new construction. These include the Performing Arts Center and a Convocation/Wellness Center. These activities require large span, high volume spaces as well as significant acoustical isolation. Therefore it is difficult to accommodate them within the existing building without either significantly compromising their function and/or spending exorbitant funds to construct.

The lobby/public areas of these buildings should be located along the proposed road that will separate the two, providing visual interest to passersby. However, careful attention should be paid to the integration of the Convocation/Wellness Center with the second Entry Forecourt, the existing structure and the proposed East Quad, treating all four facades of the building equally.

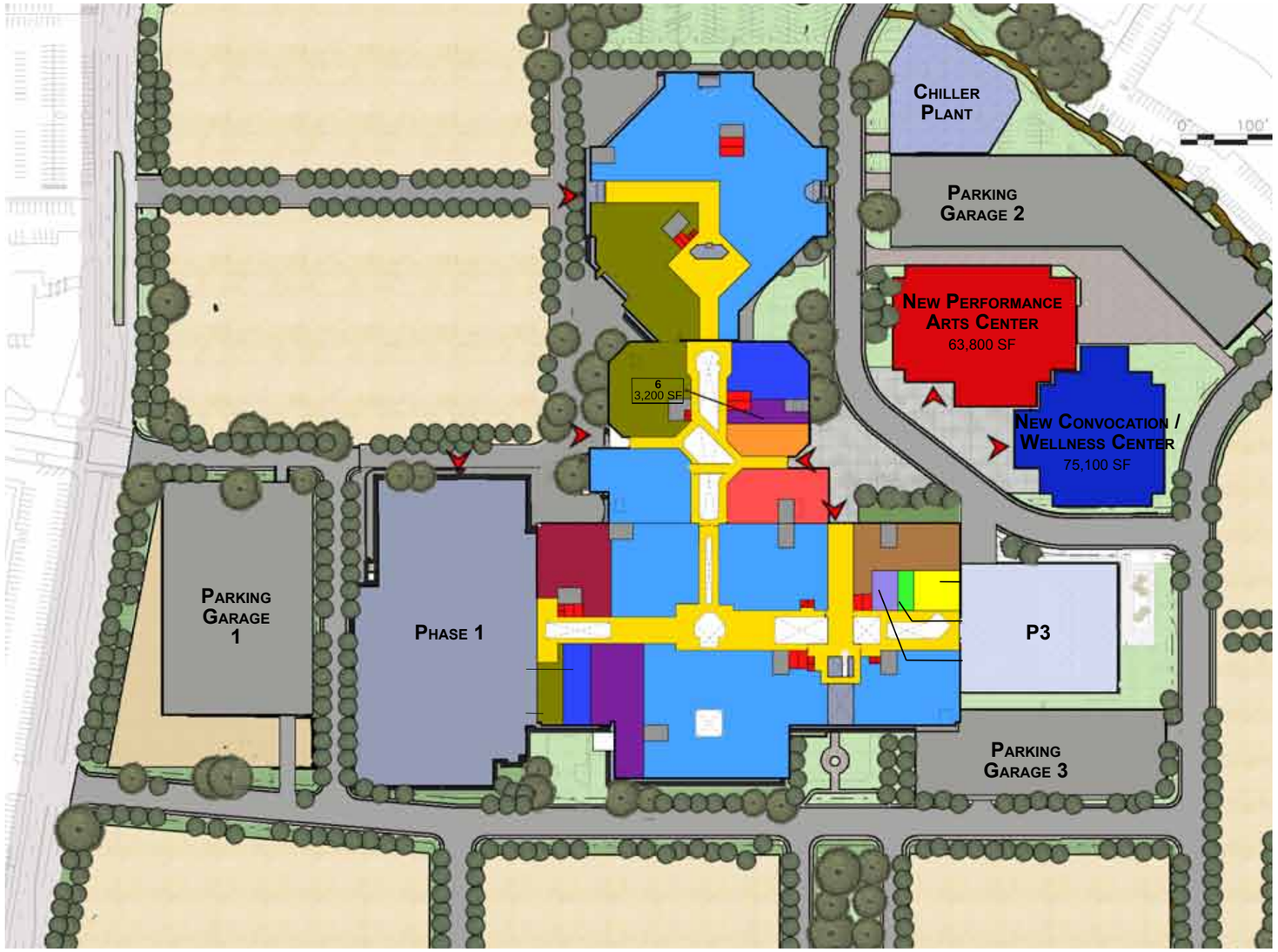
The new Performing Arts Center will also need to consider its four facades, recognizing that while the lobby may front the new street, the majority of audience members will be arriving from the parking garage located to the east. In addition, loading and service associated with these types of facilities will need to be screened appropriately.

It should be noted that the stage house portion of a performing arts facility is typically around 80 feet in height. The building height limits proposed in the Highland Design Book is 75 feet. A variance to this requirement will be required to facilitate a performing arts facility. Also, the planned walking and bike trail that will transverse the site will be required to function as a fire access lane as it passes by the Chiller Plant and Parking Garage No. 2.

Building Entries and Service Points

In addition to the building entries described as part of the Public Realm, five additional entries are proposed, making the campus "porous" and welcoming, regardless of one's point of arrival. These multiple entries allow for safe and convenient yet controlled access to the interior of the campus. They will be well-lit and include directional signage.

In addition to building entries, the Master Plan also identifies a number of service points throughout the building, providing easy access for loading and "back-of-house" functions associated primarily with campus security, building operations, food service and the arts. These have been located to take advantage of existing building loading/service areas as well as existing access ramps to loading docks.



Long Range Build-Out: Second Level Floor Plan Concept
Note: Refer to Legend on Page 50

Master Plan Concepts

Parking

The accompanying chart illustrates the potential parking requirements as ACC implements the respective phases of this master plan. It is noted that this parking analysis pertains only to ACC related facilities. All properties developed by RedLeaf will incorporate the required parking for those uses within the individual projects being developed. Except for the proposed housing project, adjacent to Parking Garage 1, ACC has committed to allocate approximately 150 parking spaces when Garage 1 is constructed for these residential units. Until RedLeaf develops a respective area, the surface parking currently existing on that parcel of land would remain basically intact for use by students, staff, visitors and other tenants of the Highland Campus. However, as parking areas are developed by RedLeaf, the quantity of surface parking spaces would diminish significantly and require ACC to develop structured parking to remain in compliance with City of Austin codes and preferred ACC parking standards.

The chart identifies two levels of parking quantities. One level identifies the number of required spaces based on current City of Austin Standards for the respective functions proposed for the campus. The second level incorporates the number of spaces preferred by ACC for the academic functions. ACC's metrics for parking is typically higher than City of Austin's standards. However, this standard is based on historical data and experience at other campuses. Given that the Highland Campus will have excellent public transportation and is relatively close to The University of Texas campus, many students will be able to bike to and from campus. The standard of one parking space per 5 students is proposed to be adequate.

These preferred quantities are then combined with City of Austin requirements for the other functions. ACC has also determined that parking at Highland Business Center (HBC) has a deficiency of approximately 100 spaces. Existing parking areas at the Highland Campus are in close proximity to HBC and therefore, 100 additional spaces have been included in the total parking requirements to compensate for this deficiency. The number of students indicated for each phase is based on maximum enrollment for the respective programs of that phase.

Figure 1 illustrates a reasonable assumption of RedLeaf development that could be completed or under construction at the time Phase II of this master plan is complete. This development would reduce available surface parking quantities significantly. The location of the proposed central chiller plant further reduces surface parking quantities.

The development assumptions illustrated in Figure 1 will allow approximately 3,013 surface parking spaces to remain available at the completion of Phase II. This quantity of spaces would meet City of Austin parking requirements. However, based on ACC's preferred parking quantities for the functions and activities that would be operational within the facility, there would be a deficiency of approximately 1,000 spaces.

A key variable in this calculation is the portion of facility that ACC is utilizing on a temporary basis for offices, classrooms and some community/public spaces. The parking calculation assumes this area, which totals 158,000 square feet, is fully occupied. Also, the 200 parking spaces that currently exist for the House of Torment have not been included in the projected amount of available space. The tenant is using these spaces for outdoor maze structures, storage and queueing of visitors.

If all of these assumptions prove to be accurate, an additional 1,000 spaces will be needed by the time Phase II reaches full capacity. A parking structure large enough to provide these spaces will need to open at that time. If Parking Garage 1 is constructed, the total number of surface spaces and garage spaces would total approximately 4,513 spaces, alleviating the parking deficiency. Funding for this parking garage will be needed approximately two years prior to occupancy to allow for design and construction.

Figure 1

Figure 2

Master Plan Concepts

Figure 2 (page 52) illustrates the location of this first parking structure. Based on building height restrictions, seven levels of parking could be attained providing a total capacity of approximately 1,800 parking spaces in this garage. Two additional parking garages identified in the long-range build-out of the campus illustrated on pages 50 and 51 could add another 2300-2400 spaces.

Finally, it should be noted that the quantities of required parking at total build-out of the campus assumes that all areas of the campus are in use at the same time and at full capacity. This is a highly unlikely scenario. Furthermore, the Highland Campus, over time, will be increasingly accessible by public transportation according to ongoing regional and local public transportation studies and proposals. While this area is not officially designated a "Transit Oriented Development" (TOD) by the City of Austin at the present time, such a designation would reduce the current quantity of required spaces per the City of Austin development standards by 40 percent.

It is recommended that at the time parking structures are required, in-depth evaluation taking into consideration use patterns of facility functions, actual capacity of students and staff, and impact of public transportation on the Highland Campus should occur.

Furthermore, depending on the status of the lease with the P3, the evaluation may need to consider the area allocated to the P3 as ACC academic space. Depending on what type of future programs occur in the P3 space, the ultimate enrollment capacity could be as much as 25,000 students.

	Facility	P3	Phase I	ACC Temporary Space	Phase II	Phase Future	Performing Arts Venues	Convocation/ Events Center	Other
	Gross Square Feet	185,000	213,000	158,000	415,000	387,000			N/A
	Student Capacity		6,000		7,000	8,300			N/A
	Seating Capacity						1,500	5,000	
ACC Standard	1 space per 5 students		1200		1,400	1,660			
	Allocation for HBC								100
	Allocation for P3	800*							
	Allocation for Residential - Adjacent to Parking Garage 1								150
City of Austin Requirements									
Business & Professional Offices	1 space per 275 Sq.Ft.	673		575					
College Facilities - Classrooms	1 space per 500 Sq.Ft.		426		830	774			
Public Assembly	1 space per 5 person capacity						375	1,000	

Phase II Completion

Parking spaces required by code:	2,504
Parking spaces required per ACC standards:	4,075
Projected Surface Parking Spaces:	3,013

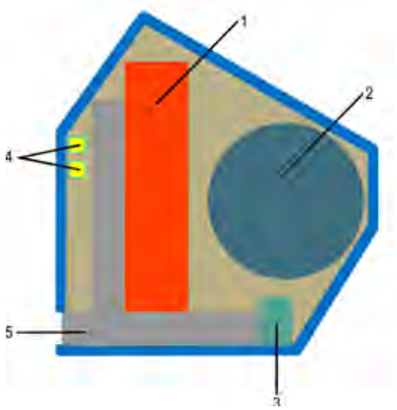
Total Build-out Completion
(Assuming all areas at 100% occupancy)

Parking spaces required by code:	4,078
Parking spaces required per ACC standards:	6,610
Total Spaces in Parking Garages:	4,200

***Note:** Based upon ACC's metric of 50gsf/student, the gross area of the P3 when reclaimed by ACC could add another 3,700 students to the campus, requiring 740 parking spaces. The 800 spaces allocated for the P3 is adequate to accomodate these future student parking requirements.

Master Plan Concepts

Figure 1: Conceptual Chiller Plant Layout



Legend

1. **Chiller Building with Cooling Towers Mounted Above**
2. **100 Ft Diameter and 50 ft Tall Thermal Energy Storage (TES) Tank**
3. **TES Pump Building**
4. **Electrical Transformers**
5. **Drive Access**

Figure 2

Central Plant

A central chilling plant is desired to serve the ACC Highland campus in lieu of multiple small plants serving separate areas. Centralized plants offer benefits such as a decrease in energy consumption, lower maintenance costs, and centralization for noise and visualization control.

There are multiple options for ACC to obtain a central chilling plant. These options are (1) Build/ operate a central chilled plant with their own funds; (2) Have a third party build/operate the plant and sell chilled water to ACC; or (3) have Austin Energy (AE) build/operate the plant and sell chilled water to ACC. The spatial requirements illustrated herein would be similar regardless of which option is selected.

In July of 2012, ACC signed a letter of understanding with AE to provide chilled water. The letter included the necessity for a parcel of land to be reserved for AE by ACC. The letter expired on March 4, 2013. ACC is considering entering into another agreement with Austin Energy.

The AE proposed plant will require approximately 35,000 SF of land and be built in stages to accommodate the actual chilling load and phasing of construction. The conceptual design includes a 100 ft diameter, 50 ft high thermal energy storage tank and future build-out of 7500 Tons of chillers and cooling towers. Ideally, AE would like an entire chilled water loop around the campus, however, a "tree" distribution is acceptable to AE. Loop (service) piping inside the facility really isn't possible for the facility for structural reasons. AE would like for one meter to be dedicated to ACC and propose a meter located just outside of the campus plant area.

It is recommended to have individual building pumps for each phase. Multiple connections to the underground distribution loop will be advantageous to accommodate phasing and limit the size of the piping as the existing structure has limitations with weight of piping that can be routed within the facility.

Phase I which will be occupied in August 2014, has approximately 700 tons of cooling load, 1200 tons of capacity installed and space to add 400 tons (totaling possible 1600 tons), and connections within the plant to accommodate the future central chilled water connection to the campus system.

Phase II requires approximately 2,250 tons of load, more than the possible 900 tons of spare capacity (if built-out) in Phase I. Therefore, a new chilling plant will be required and thus this will be the optimum time for the central chilled water plant and underground service piping to be constructed.

Phase III, or the renovation of the remaining 400,000 sq. ft of the existing facility, will require approximately 2,000 tons of load. At the time the renovation occurs it will be connected to the service loop and chilling capacity will be added to the campus plant.

Future phases that would include the proposed Performing Arts Center and Convocation/Events Center will require approximately 2,000 tons of load. At the time the construction occurs it will be connected to the service loop and chilling capacity will be added to the campus plant.

The central campus chilled water plant will serve an underground site distribution system. The system will connect the remote plant to the renovated and new facilities. Multiple entry points into the facility should be provided for the different phases to limit pipe sizes for structural reasons. Phase I will require a new entry point in Phase II with pipe routing through that Phase II of construction. Pipe sizes and routing will be considered to accommodate possible future phases that are not connected to Phase I, II, or III and possibly the Highland Business Center renovation/replacement.

The central campus plant is not being considered for steam or electricity generation. Therefore, a heating water plant or plants will be required for the facility. Currently, Phase I has an individual plant mounted in its penthouse. It is recommended that this concept be repeated and that each phase be provided with its own heating water plant. This approach will be advantageous to accommodate phasing and limit the size of the piping.

Estimate of Costs

The construction market in Austin and Central Texas has rebounded quickly from the slowdown that occurred as the result of the 2009 stock market correction and following recession. Major private and public sector projects that will commence construction in 2014 and 2015 will continue to increase demand of subcontracting trades and supply of materials. These factors will likely create increases in overall construction costs that will be greater than the annual rate of inflation compared to other areas of the economy.

ACC Highland Phase I construction costs provide a valid foundation to build a cost projection model. However, the rapidly expanding construction market will create periods of volatility due to fluctuating availability of subcontracting trades. The cost ramifications of this volatility are difficult to project. Based on these factors, considerations for cost management are incorporated herein.

First, all costs have been estimated based on current market conditions of the second quarter of 2014. These costs were then increased at the rate of 5 percent annually for three years. The three year projection places the final projected costs at the middle of the proposed construction period. It should be recognized that adjustments to scope may be required to compensate for cost increases not mitigated by the 5 percent inflation rate or the application of construction contingency identified in the estimate structure. Finally, as identified within the estimate summary, certain budget allowances for Phase II and future phases, such as site infrastructure, could be reallocated to this Phase to address potential budget shortfalls. This would require future phases to include the cost of site infrastructure at the time the phase is initiated.

A dollar per square foot value has been calculated for two categories of programmed space. Circulation space and general non-assignable space like mechanical, electrical rooms and toilets are estimated at $190 per square foot. Instructional and ancillary areas have been estimated at $230 per square foot. Based on the ratio of circulation space to net assignable area identified in the Space Program, an average cost per gross square foot of renovation scope is estimated to be $212.

It is also noted that the estimated costs identified herein do not include the cost for design and construction of the central chiller plant, and its equipment. It has been assumed that ACC will incur the cost for the underground main distribution line from the plant location to the existing facility.

Finally, it is recognized that the scope of work and associated soft costs of Phase II has a budget limitation of $152,800,000. The scope of work includes not only the renovation and infrastructure improvements, including total roof replacement, required to address the programmatic functions; but two areas of improvements that have established fixed amounts or allowances. These include asbestos abatement and site utilities/ roadway improvements. Therefore, the estimate is structured to identify these established allowances as well has the general renovation costs.

Project Estimate A maintains a Site Infrastructure Allowance that would be utilized to support development of future phases. By maintaining this allowance and a reasonable construction contingency the Gross Area that can be renovated is approximately 15% less than the desired area identified by the Space Program.

Project Estimate B reallocates $12,000,000 from the Site Infrastructure Allowance for future phases to the construction budget for this phase, which allows the construction budget to support the renovation of the entire Space Program identified for Phase II.

Although it is undetermined when the scope of subsequent phases may occur, project costs have been developed for the respective components consistent with the same process described with Phase II estimates, and projected to 2017 dollars.

Phase II Project Estimates

	Project Estimate A	Project Estimate B
Project Budget Limitation:	$152,800,000	$152,800,000
Site Infrastructure Allowance:	$ 29,800,000	$ 17,800,000
Asbestos Abatement Allowance:	$ 12,000,000	$ 12,000,000
Equipment & Furnishings:	$ 15,000,000	$ 15,000,000
Soft/Development Costs:	$ 12,000,000	$ 12,000,000
Total Construction Budget:	$ 84,000,000	$ 96,000,000
Construction Contingency:	$ 8,000,000	$ 9,000,000
Adjusted Construction Budget:	$ 76,000,000	$ 87,000,000
Gross Renovated Area per Budget:	358,500 SF	415,000 SF

Project Estimates of Facilities for Future Phases

A. Renovation of Remainder of Existing Facility	
Construction (387,000 GSF @ $212/SF)	82,044,000
Equipment & Furnishings	14,000,000
Soft/Development Costs	11,000,000
Contingency	8,000,000
Total Estimated Costs	**$115,044,000**
B. Parking Garage 1	
Construction (643,125 GSF @ $52/SF)	33,440,000
Equipment	2,000,000
Soft/Development Costs	4,000,000
Contingency	3,000,000
Total Estimated Costs	**$42,440,000**
C. Parking Garage 2	
Construction (555,000 GSF @ $52/SF)	28,860,000
Equipment	2,000,000
Soft/Development Costs	4,000,000
Contingency	3,000,000
Total Estimated Costs	**$37,860,000**
D. Parking Garage 3	
Construction (262,000 GSF @ $55/SF)	14,410,000
Equipment	1,000,000
Soft/Development Costs	2,000,000
Contingency	2,000,000
Total Estimate Costs	**$19,410,000**
E. Performing Arts Center	
Site Improvements	2,500,000
Construction (63,800 GSF @ $405/SF)	25,840,000
Equipment & Furnishings	4,000,000
Soft/Development Costs	4,000,000
Contingency	3,000,000
Total Estimated Costs	**$39,340,000**
F. Convocation/Events Center	
Site Improvements	2,500,000
Construction (75,100 GSF @ $305/SF)	22,905,000
Equipment & Furnishings	4,000,000
Soft/Development Costs	3,600,000
Contingency	3,000,000
Total Estimated Costs	**$36,005,000**

Note: Depending on actual construction costs of Phase II, and allocation of site allowance budget, these projects may require additional funding to address site infrastructure costs.

Implementation

Schedule Notes:

1. The schedule is based on the successful passing of general obligation bonds on November 4, 2014.
2. Initiation of Programming for Phase II assumes a professional services agreement can be approved prior to availability of general obligation bonds.
3. Design Team requires access to verify existing conditions prior to abatement, as access will not be allowed to space during abatement. Verification of conditions after abatement is required to finalize design documents.
4. The duration for asbestos abatement assumes that all functions currently operating in the main area of the facility to be abated, will be relocated.
5. The largest number of existing public restrooms in the facility occurs in the area to be abated. It is assumed these can remain accessible by occupants of the adjacent area for most of the abatement period. However, by the start of the demolition and renovation work, provisions to add additional toilet facilities in "Temporary Use" functions area will be required to accommodate the occupant load.

The time frame for the implementation of subsequent phases of the Highland Campus has not been determined.

ACC Highland Campus Master Plan - Potential Phase II Schedule

Activity	Notes	Duration	2014 JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2015 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2016 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2017 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	2018 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
Complete Master Plan for HLC																																																					
Election	1																																																					
Programming for Phase 2 (See Note)	2	6 Months																																																			
Select Design Team for Phase 2		5 Months																																																			
Select CMR for Phase 2		5 Months																																																			
Investigate Conditions	3	3 Months																																																			
Relocation of Temporary Use Functions	4	3 Months																																																			
Mall Space Closes																																																					
Infrastructure Improvements for Temporary Use Spaces	5	3 Months																																																			
Abatement		7 Months																																																			
Design for Phase 2		14 Months																																																				
Permitting		5 Months																																																			
Phase 2 Renovations		19 Months																																																			
Install FF&E		3 Months																																																			
Move In																																																					
Start of Classes																																																				

Development Guidelines

Future development of the Airport Boulevard Corridor and the Highland Campus will occur under the regulatory format of a "Form Based Code Model". The application of this code type will place a greater emphasis on the physical form of buildings and site development, producing a more predictable built environment than what typically occurs under conventional planning and zoning standards.

The City of Austin is currently in the process of coordinating the Airport Boulevard Form-Based Code Initiative with CodeNEXT, an Imagine Austin program, to revise the City's Land Development Code and create the applicable form based code document. According to City of Austin officials, the goal is to have this process completed by the end of 2014.

The planning to date of the Highland development has been conducted in concert with the Airport Boulevard Form-Based Code Initiative. In addition, RedLeaf Properties, with input from ACC, has created a separate document that will also apply to the proposed improvements of ACC related properties at the Highland Campus. The standards defined in this document titled, Highland Design Book continues to be refined and will include:

- The Illustrative Plan of Highland
- Building Form and Development Standards
- Building Design Guidelines
- Streetscape Design Guidelines
- Street Sections and Streetscape
- Plant List
- Sustainability

The actual administration and application of these standards is in the process of being defined and will be incorporated in the final publication of the Highland Design Book.

The emerging Form Based Code and Highland Design Book, while requiring attention to physical form of development and providing a more contextually sensitive result, must be addressed within the context of building codes adopted by the City of Austin. The current applicable codes, standards, and related amendments that will apply to any future development of ACC facilities include:

International Codes:

2012 International Building Code, and City of Austin Amendments

2012 International Fire Code and City of Austin Amendments

2012 International Energy Conservation Code and City of Austin Amendments

2012 International Existing Building Code and City of Austin Amendments

Uniform Codes:

2012 Uniform Mechanical Code and City of Austin Amendments

2012 Uniform Plumbing Code and City of Austin Amendments

Electrical Code:

2011 National Electrical Code and City of Austin Amendments

Life Safety Code:

NFPA 101, Life Safety Code, 2012 Edition

Accessibility Standard:

2012 Texas Accessibility Standards

Development Guidelines

Overview of existing conditions previously identified, establishes the physical parameters that the respective phases as illustrated, will have to accommodate. Other elements that should be considered as the design and engineering of infrastructure for each phase is refined include a range of items either observed by the master planning team or brought to the team's attention outside of formal reports or studies.

Codes

Currently the mall facility is designated as a Mercantile Occupancy with a construction type that allows unlimited floor area. To accommodate the academic programs proposed, the facility will require a change of use to a Business Occupancy. In order to provide a B Occupancy with unlimited floor area, in addition to the automatic fire sprinkler system, the structural frame will need to be protected using gypsum wallboard assemblies or cementitious fireproofing that will provide a fire-resistance rating that meets the hourly ratings established for Type IB construction.

In lieu of protecting the building elements to meet the fire-resistance rating in accordance with Type IB construction, multiple fire walls dividing the building into compliant floor areas may be provided. However, this approach limits the flexibility of future changes severely and would be difficult to implement in a two story facility.

It is assumed that many areas of the facility would not require a finished ceiling and would actually benefit from exposing the existing overhead structure in the space. Where sprayed on cementitious fireproofing material is not desirable, this material could be replaced by an intumescent paint that carries the same fire protection rating as the cementitious material.

Structural

In order to allow certain user groups to occupy the second floor, the second floor structural system should be verified to confirm that the floor system will be able to support certain functions such as library stacks, which require a load of 150 psf, corridors at 100 psf and assembly areas at 100 psf.

In addition, it is recognized that certain areas of the second floor main circulation structure experience some perceivable vibration or bounce when certain dynamic loads are applied. These areas should be evaluated and if necessary, reinforced accordingly.

Ideally, it is desirable to minimize roof penetrations and roof mounted equipment. However, when large roof mounted equipment is utilized, the existing steel beam and joist roof system will require evaluation in the locations the new equipment is located. Likewise, should roof-mounted photovoltaic components or similar systems be considered, the area of roof structure where these would be located will require evaluation.

Mechanical

With a central campus chilling plant, a chilled water pump room will be required for each phase. Additionally, a separate boiler room to house boilers and pumps is recommended for each phase.

Indoor air handling rooms are recommended to house individual air handling units. A few units can be grouped together, however, the mechanical rooms need to be somewhat dispersed throughout the facility to limit duct lengths and sizes. Rooftop air handling units can also be considered, however, indoor units are recommended for maintainability and longevity.

Electrical

Phase II – Mall and Small Tenant Spaces

As previously discussed under the Area A Existing Conditions section, relatively newly installed outdoor switchboards located near the northwest corner of the original construction portions of this area should be well-suited to serve the renovated space. Large panelboards on the west wall of the main electrical room which is located immediately behind the switchboards is of current design and is also suitable for reuse. As previously discussed, distribution equipment directly serving individual tenant spaces and located on the east wall, while suited for its current use, will not be adaptable for the new uses. However, once it is demolished, more than adequate space will be freed up for installation of new equipment, and re-purpose a large portion of the courtyard for functional program use.

The equipment serving the expanded portion of the mall east of the original construction is located in the northwest area of the expanded area. An existing switchboard serving this area may be suitable for reuse if refurbished. A detailed examination will be needed to determine if this will be feasible. Several panelboards are located on a partition wall immediately across an aisle from the front side of the switchboard. It does not appear that the aisle width provides adequate working space in front of the equipment. Relocation of the partition wall one to two feet will be required to correct this condition.

Phase III – East Anchor (former Macy's/Foley's)

The equipment serving this area is located in the northwest portion of the anchor space. An existing switchboard, while apparently serviceable, is near obsolescence and a nearby motor control center is entirely obsolete. Due to these issues, replacement of this equipment is recommended.

Plumbing

It is anticipated that sanitary sewer system would require minimum modifications driven mostly by future design. Due to the age of the sanitary system it would be recommended to conduct a camera investigation to document the condition of the pipe.

It is highly recommended that the active 12" underground water main located along the east edge of Phase II and constructed in 1978, be rerouted, filled with concrete, and abandoned in place to prevent potential building damage in the event that this line fails.

It is recommended that the underground sump pumps that serve to remove ground water from underneath the building remain in their current location. Any new program should be mindful that these pumps will be required to be accessed.

The building fire protection services should be adequate to accommodate any new program. It is recommended that the fire service remain in its current location and reused to the extent possible within a new program. Provide a backflow preventer on each existing system.

Development Guidelines

Sustainability

The Austin Community College District is committed to promoting and practicing responsible environmental behavior. The blueprint for implementing this college-wide transformation was created in February 2009 by the ACC Board of Trustees with the passage of Sustainable Practices Policy C-9, and its respective value statements.

Value Statements

- The Austin Community College District is committed to minimizing its impact on the environment and reducing its dependence on non-renewable energy.
- The College seeks to foster environmental awareness by providing educational leadership in energy conservation efforts, efficient energy use, renewable energy, and recycling.
- College sustainability practices should be justified by long term cost savings, increased operational efficiencies or enhanced environmental stewardship.

The Highland area development as proposed by Redleaf Properties promotes sustainability at three distinct levels;

Community Design Level

Building Level

Park System Level

The Highland Campus transformation with its scale and interconnectedness with the mixed-use development and the principles established for the entire area provides a unique opportunity to be a catalyst for sustainability initiatives on several different scales. Consistent with District's sustainability guidelines, as each master plan phase is implemented, stakeholders shall be identified and viable strategies discussed and analyzed with the objective to create a Sustainability Plan for each project with clear priorities. The fundamental goal of which is to improve the quality of the facility and its surrounding environment through healthier working and living environments, higher productivity of employees, higher performance of students and lowered energy costs.

Reinforcing one vision of the Campus, which is "to provide forum for community learning, events and partnerships", ACC recognizes the value to partner with governmental entities like the City of Austin where scale of implementation of sustainability initiatives requires unique collaboration. These may include energy infrastructure, integrated water management, green infrastructure and transportation.

Design, Construction and Operation Standards

Climate protection practices as defined by the District's Climate Action Plan, energy conservation, renewable energy as well as water conservation and reclamation remain as key features for the Highland Campus.

ACC strives to achieve minimum LEED Silver certification as defined by U.S. Green Building Council's Leadership in Energy and Environmental Design for all major renovations and new construction at the Highland Campus, within the constraints of program needs and budget parameters. Renovation of existing buildings prove challenging to integrate certain green building techniques cost effectively. However, existing physical attributes like large roof areas may effectively support certain elements like rain water harvesting, solar arrays or integration of daylight harvesting.

It is recognized that no single project can ever fully embrace all aspects of sustainability. Continued commitment is required to implement proven and mainstream green building elements and systems, while demonstrating the leadership of adopting emerging and cutting edge sustainability initiatives both on a project by project and comprehensive basis. This will not only allow the Highland Campus to achieve meaningful sustainability goals, but also establish a sustainable learning center for Austin and Central Texas communities.

Development Guidelines

Vehicular Parking and Garage Access

As part of the Master Planning process a study was initiated to evaluate and assess access requirements for the three parking garages proposed to be developed as part of the Highland Campus Master Plan.

The Comprehensive Study prepared by Alliance Transportation Group is included in the Appendix and summarized as follows.

Overview and Process

The analysis of garage access was based on the total long range build-out of the Campus and the following factors:

A. Total enrollment of 21,000 students

B. Estimated number of site generated trips

C. Trip distribution and traffic assignment

D. Entry Service Rate

E. Queue Length

It should be noted that the study assumed that the garage entrances would utilize card readers or ticket dispensers and the exit lanes would have cashier booths or automated payment.

Presently ACC's parking garage protocols do not include these elements. However, since these elements impact queuing lengths, should ACC in the future incorporate such access and exiting controls, the recommendations contained herein will remain valid.

Recommendations

Figure 1 graphically illustrates the recommended parking garage access points for vehicles and pedestrians.

It is recommended that the entrance for Parking Garage 1 should allow for two entry lanes to minimize queuing on entry. This would also allow for left turns and right turns to occur simultaneously. A hooded left turn is not necessary.

Parking Garage 2 is assumed to serve as the primary parking for events at the Performing Arts Center and Convocation/Wellness Center. While the study concludes that sufficient parking spaces exist to support these functions, it indicates that many vehicles will enter Parking Garage 2 via a left turn from Clayton Lane. A hooded left-turn from Clayton Lane into this garage would be desirable. The distance between the garage access drive and the intersections of streets, as well as access needs for the residential uses on the opposite side of Clayton Lane may create a conflict and should be evaluated in more detail when all variables are defined.

Based on the layout of the street network and garage location the study concluded that Parking Garage 3 will experience the lowest service rates for entering vehicles. As with the other two garages, access needs for the residential use opposite the garage could impact potential channelization of inbound garage movements, and should be evaluated in more detail as vehicular access points into this development are designed.

Figure 1

ACC Highland Campus

August 2014

Prepared for:

O'Connell Robertson

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Alliance Transportation Group, Inc.

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INTRODUCTION

Austin Community College (ACC) is currently constructing the ACC Highland Campus, located on the site of the former Highland Mall, in the north-central portion of the City of Austin, Texas. The ACC Highland Campus will initially have academic capacity for 6,000 students, with an ultimate capacity of 21,000 students. The Highland Campus will feature rail and bus access, as well as multiple parking facilities within the campus area. The location of the Highland Campus relative to other ACC campuses is illustrated in **Figure 1**. The other campuses are represented by the blue diamonds in the graphic.

Figure 1: ACC Highland Campus Location

PURPOSE

The purpose of this study is to evaluate and assess parking garage access needs for a proposed parking garage on the north end of the ACC Highland Campus adjacent to Highland Mall Boulevard and two smaller parking garages on the south end of ACC Highland Campus. Based on analysis results, recommendations will be prepared identifying optimal ingress/egress to and from the garages with the objective of minimizing off-site roadway impact.

METHODOLOGY

The following information provides a summary of the technical analysis used for this Parking Garage Access Study. The methodology is based on thorough analysis of the site generated trips and distribution and is as follows:

1) Evaluate trip generation based on information from the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition*.
2) Estimate the peak hour traffic flows entering and exiting the proposed garages for AM and PM.
3) Identify potential locations of parking garage access and the associated trip distributions for each potential location.
4) Develop recommendations for ingress/egress to and from the proposed garage with the objective of minimizing off-site roadway impact.

Appendix

Figure 2: ACC Highland Campus

GARAGE ACCESS ANALYSIS

EXISTING AND PROPOSED CONDITIONS

The ACC Highland Campus is currently under construction and will open for classes in August 2014. The adjacent roadway network includes the following roadways:

Airport Boulevard

Airport Boulevard is a four-lane major arterial running north and south along the west side of the campus. For the purposes of this study, the cross section is expected to remain unchanged for the foreseeable future. The posted speed limit on Airport Boulevard within the study area is 40 mph.

Highland Mall Boulevard

Highland Mall Boulevard is a four-lane collector running east and west along the northern boundary of the campus. There is a Metro Rail station southwest of the signalized intersection of Airport Boulevard and Highland Mall Boulevard. Additional transit service is provided via a Capital Metro Bus Stop along the south curb of Highland Mall Boulevard, just west of Jonathan Drive. For the purposes of this study, the cross section of Highland Mall Boulevard is expected to remain unchanged for the foreseeable future. The posted speed limit on Highland Mall Boulevard within the study area is 40 mph.

Denson Drive

Denson Drive is a two-lane collector running east and west along the west side of Airport Boulevard. The fourth leg of the signalized intersection of Airport Boulevard and Denson

Drive is an existing driveway serving Highland Mall. Denson Drive will be extended as a public street into the existing mall to the proposed western ring road (Street 1) surrounding the main campus structure. The posted speed limit on Denson Drive (west of Airport Boulevard) is 30 mph.

Jonathan Drive

Jonathan Drive is a two-lane collector running north and south that connects Highland Mall Boulevard to Huntland Drive. The conceptual campus plan includes extending Jonathan Drive as a public street into the main campus along the east side of the parking garage.

Clayton Lane

Clayton Lane is a two-lane collector running east and west that currently connects East Koenig Lane to the Highland Mall circulator road. The conceptual campus plan includes extending Clayton Lane as a public street to Airport Boulevard along the south side of ACC Highland Campus and Parking Garages 2 and 3.

Street 1

Street 1 will be a two-lane local roadway running north and south from Highland Mall Boulevard to the south end of campus. The conceptual campus plan designates Street 1 as a pedestrian intensive street. This designation indicates that a street would have a shared vehicle and bike lane in each direction and parallel parking along each curbline. This type of street will have sidewalks of 15 to 20 feet on each side of the roadway.

Street 2

Street 2 will be a two-lane roadway connecting Street 1 to Jonathan Drive. The conceptual plan designates Street 2 as a multi-modal street. This designation refers to a street having bike lanes in each direction and parallel parking on one side of the street. They will also have sidewalks with a width ranging from 12.5 to 15 feet. Street 2 is located along the south side of the proposed parking garage.

It has been determined that access to Garage 1 would not be allowed from Highland Mall Boulevard. Thus, there are three possible access points for the proposed Parking Garage 1.

Option 1

The first access option is to provide access along the west side of the garage, from Street 1. The access point should be located approximately 2/3 of the distance between Highland Mall

Boulevard and Street 2. This will provide the maximum space from Highland Mall Boulevard, while minimizing the operational impact to the intersection of Street 1 and Street 2.

Option 2

The second access option is to provide access along the south side of the garage, from Street 2. This access point should be located approximately mid-block between Street 1 and Jonathan Drive.

Option 3

The final access option is to provide access along the east side of the garage along Jonathan Drive. As with Option 1, the access point should be located approximately 2/3 of the distance between Highland Mall Boulevard and Street 2. This would allow maximum space from Highland Mall Boulevard while minimizing operational impact to the Street 2 and Jonathan Drive intersection.

The proposed access locations for Parking Garage 1 are illustrated in **Figure 3.**

Figure 3: Parking Garage 1 Access Location Options

SITE TRAFFIC

Proposed Site Trip Generation

Trip generation for the site was calculated from information contained in ITE's *Trip Generation Manual, 9th edition*[7]. The number of trips generated is estimated using historical data from similar land uses. For this study, the number of trips is based on Junior/Community College trips generated during the AM (7-9 AM) and PM (4-6 PM) peak hours. This represents the peak hour of the adjacent roadways, and is generally regarded as the "worst case" impact of the development on the surrounding roadways. The dependent variable for trip generation is student enrollment. The estimated site generated trips were based on the ACC Highland Campus projected maximum capacity of 21,000 students.

The number of trips to Parking Garage 1, adjacent to Highland Mall Boulevard, was estimated based on the total number of parking spaces. The proposed parking garage has approximately 45% of the total parking spaces on campus. Therefore, of the approximate 2,500 trips generated during the AM and PM peak, it is assumed that approximately 1,100 trips will be to this particular parking garage.

Table 1 shows the projected entering and exit volumes for the parking garage.

Table 1: Summary of Generated Trips to Parking Garage

Description	AM PEAK			PM PEAK		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
ACC Highland Parking Garage	1,106	907	199	1,106	708	398

Trip Distribution and Traffic Assignment

Trip distribution takes into account where the vehicles generated by the site are going to or coming from based on the roadway network. Other considerations for distribution percentages include the locations of similar land uses. Thus, the estimated trip distribution for this campus includes consideration of the location of the other 10 campuses located throughout the ACC service area.

There are three distribution zones to access the ACC Highland Campus to enter this proposed parking garage. These are northwest of the campus, northeast of the campus, and south of the campus. The roadway network surround the site precludes east and west as accessible routes to the campus. The primary access to the proposed garage from each distribution zone

is as follows: Northwest – eastbound Highland Mall Boulevard; Northeast – westbound Highland Mall Boulevard or Jonathan Drive; and South – Denson Drive or eastbound Highland Mall Boulevard. Estimated distribution percentages from each distribution zone are provided in **Table 2**. Traffic was distributed from each of the distribution zones for each of the Garage 1 entry options and is illustrated in **Figures 4**, **5**, and **6.**

Table 2: Trip Distribution from Distribution Zone

Direction	Percent of Trips
From Northwest	20%
From Northeast	10%
From South	70%

Appendix

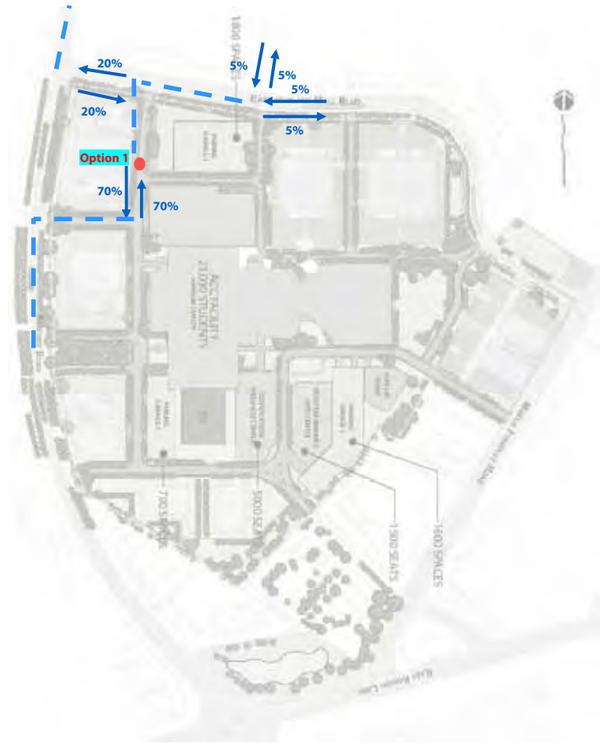

Figure 4: Garage 1-West Access Trip Distribution

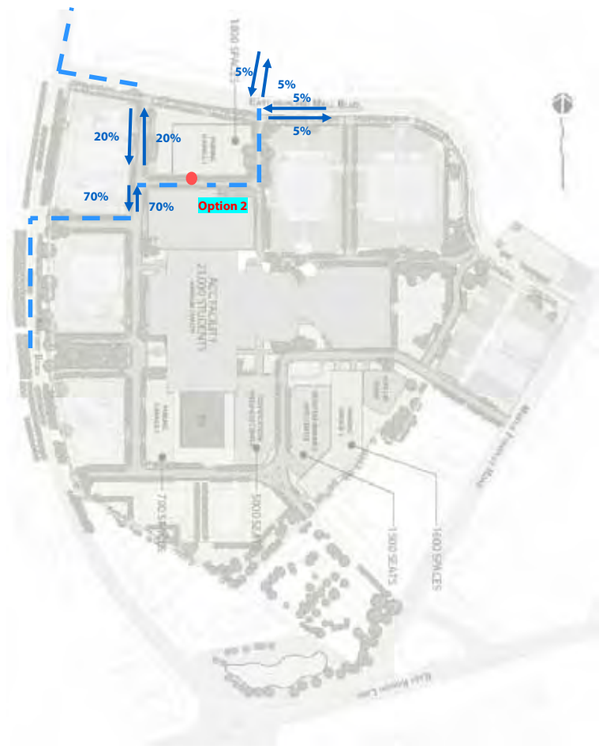

Figure 5: Garage 1-South Access Trip Distribution

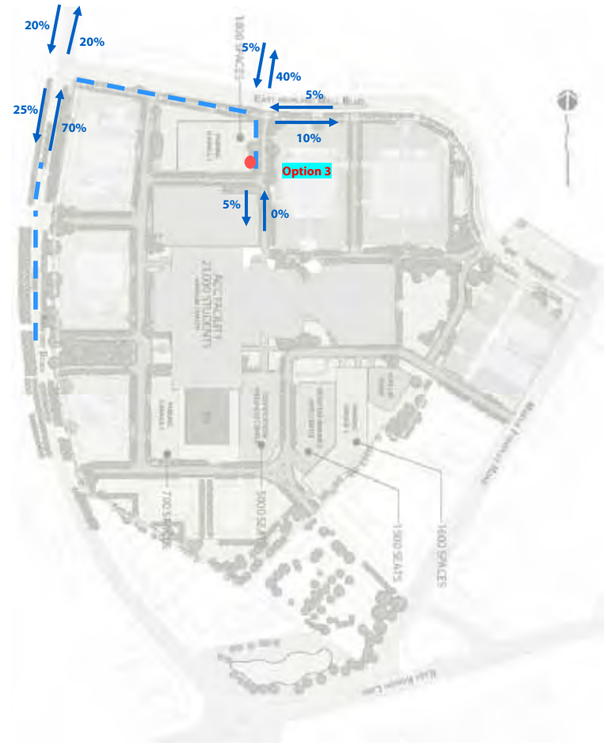

Figure 6: Garage 1-East Access Trip Distribution

Appendix

ANALYSIS OF DRIVEWAY OPTIONS

The three garage access scenarios were analyzed based on a number of factors. These factors include service rate for entry/exit, queue length, and impact of bus operations. The analysis of these options is based on the assumption that the parking garage will not be free for use, but will be either cash bashed or pre-paid permit parking.

Service Rate

To assess garage operations, an understanding is required of the demand which needs to be serviced by the garage. For example, if the peak demand to enter a parking garage is 800 vehicles per hour, but the garage can only serve 400 vehicles per hour, there would be a significant impact on the surrounding roadway network.

Based on the projected trip generation and trip distribution, it is estimated that 900 vehicles will arrive during the AM peak hour at Parking Garage 1. As the entry demand is not uniform through the peak hour, for analysis purposes, the estimated peak hour demand was found to be 1,000 vehicles per hour.

According to a research study by Robert Crommelin[2], garages which utilize ticket dispensing machines have design service rates ranging from 305 to 520 entering vehicles per hour. Design service rates are typically 80% of maximum service rates. Therefore, maximum service rates during peak hours can accommodate up to 650 vehicles. The lower end of the range is for parking garages requiring sharp turns, while the high end is for garages that have an easy direct approach.

In order to maximize the entry service rate with a direct approach, space should be provided for three vehicles to queue at the ticket dispenser inside the garage footprint. The projected demand of 1,000 vehicles per hour would require a service rate of over 500 vehicles per hour. To minimize average queue, it is recommended two entrance lanes be provided with a maximum service rate of at least 600 vehicles per hour.

The estimated maximum flow rate exiting the garage is 400 vehicles per hour. Based on peak flow rates, the demand flow rate would be approximately 450 vehicles per hour. From Crommelin[2], cashier kiosk gates with variable fees service 150 vehicles per hour, while card coded gates can service up to 320 vehicles per hour. On the assumption that a number of the users would have prepaid passes, the service rate would be such that the maximum number of exiting lanes would be two.

Queue Length

Queue length is defined as the number of vehicles stopped or the distance along the roadway occupied by the stopped vehicles at an intersection approach, entry gate, or exit gate. Each of the three access options provides for a different queue length available without impacting the off-site roadway (Highland Mall Boulevard). The approximate queue storage available from Highland Mall Boulevard ranges from 220 feet for Option 3 (east access) to 500 feet for Option 2 (south access). The queue storage available for Option 1 (west access) is approximately 280 feet.

Considering the available queue storage area for each access option, estimated queue demand was modeled based on a Poisson distribution in arrival rates. Queue Theory was applied to the arrival rate-to-service rate ratio to determine the probability of various queue lengths[3]. The ratio for entrance rates is 0.84, while the ratio for exit rates is 0.92. **Table 3** shows the range of arrival to service ratios and the probability of queue length.

Table 3: Vehicle Queue with Arrival Rate/Service Rate Ratio

Arrival/Service	Average Queue (veh)	Probability of n Vehicle Queue						
		0	1	2	3	4	5	6
0.92	6.21	0.08	0.07	0.07	0.06	0.06	0.05	0.05
0.90	4.95	0.10	0.09	0.08	0.07	0.07	0.06	0.05
0.84	3.05	0.16	0.13	0.11	0.09	0.08	0.07	0.06
0.80	2.40	0.20	0.16	0.13	0.10	0.08	0.07	0.05
0.70	1.52	0.30	0.21	0.15	0.10	0.07	0.05	0.04
0.60	1.05	0.40	0.24	0.14	0.09	0.05	0.03	0.02
0.50	0.75	0.50	0.25	0.13	0.06	0.03	0.02	0.01

The probability that there will be a six vehicle queue at the entrance during the AM peak is 0.06. This means that, on average, a driver will encounter a six vehicle queue at the entrance of the parking garage approximately once every four weeks. Given the amount of queue storage available for each option, it is unlikely that an entry queue would extend into Highland Mall Boulevard.

Bus Interaction

There is one bus stop to the immediate north of the proposed parking garage site. It is located on Highland Mall Boulevard and services five bus routes. Option 3 (east access) is the only option that would be directly impacted by the bus stop. The primary concern would be the conflict between eastbound right turns from Highland Mall Boulevard onto Jonathan Drive and the bus top operations.

INGRESS/EGRESS FACTORS

Based on estimated trip distribution and traffic assignment, a general assessment of turns into the garage was evaluated. All other things being equal, right-turns in would have a higher capacity than left turns. Options 1 and 2 are expected to have a higher percentage of left turns into the garage than right turns. Option 3 is expected to have almost all entries into the garage as right turns.

Based on the average queue length analysis, a hooded left turn is not necessary. A hooded left turn could help traffic flow during special events when demand is higher; however careful consideration of site-specific details must be taken. Residential areas are expected to be constructed west of Parking Garage 1, which may require their own left turn bay or driveway access.

The street hierarchy within the campus area also impacts ingress/egress for the garage. Street 1 is designated as a pedestrian intensive street, particularly south of Street 2. Street 2 is designated as a multimodal street. This indicates that there will likely be potential for significant conflict between vehicles and pedestrians, which could add delay for vehicles attempting to enter the garage. Additionally Option 3, based on the bus stop, is expected to be impacted by high volumes of pedestrians from the bus stop to the classroom buildings. The right turns into the garage from Jonathan would be required to yield to the pedestrians, which would impact the service rate entering the garage.

OTHER ON-SITE PARKING

Parking Garage 2

Parking Garage 2 is located in the southeast corner of ACC Highland Campus and is expected to accommodate 1,600 spaces. It is to be located adjacent to the performance arts center.

Based on the number of spaces provided, **Table 4** shows the number of trips expected at Parking Garage 2.

Table 4: Trips Generated at Parking Garage 2

Description	AM PEAK			PM PEAK		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
ACC Highland Parking Garage 2	983	806	177	983	629	354

Parking Garage 2 should be designed to accommodate similar traffic flows as Parking Garage 1, since they are similar in size. This means that Parking Garage 2 should have two entrance lanes with a service rate of greater than 500 vehicles per hour and at least two exit lanes.

It is expected that many vehicles will enter Parking Garage 2 via a left turn. A hooded left-turn from Clayton Lane into this garage would be desirable, however, the spacing between the access point and the roundabout (as shown in the concept plan) and access needs for the residential uses on the opposite side of Clayton Lane may create a conflict.

Parking Garage 2 is expected to serve as the primary parking for events at the performance arts center. The City of Austin Land Development Code[4] provides minimum parking space requirements based on specific land uses. For theatres, the minimum requirement is one parking space for every four seats in the auditorium. Thus, 375 spaces are required for the performance arts center. Parking Garage 2 has more than five times the minimum to satisfy City Code requirements.

To minimize pedestrian conflicts entering the academic complex, the pedestrian crossing from Garage 2 into the academic complex should be located on the northwest corner of Garage 2.

Parking Garage 3

Parking Garage 3 is located in the southwest corner of ACC Highland Campus and is expected to accommodate 700 spaces. It is at the corner of Street 1 and Clayton Lane.

Based on the layout of the street network and the garage location, it is expected that Parking Garage 3 will experience the lowest service rates for entering vehicles. This is due to the lack of space between the adjacent roadway and the garage, which will require all vehicles entering the garage to make a sharp turn to proceed to the parking spaces.

Parking Garage 3 may best function as a faculty and staff centric garage with little turnover throughout the day. As with the other two garages, access needs for the residential uses opposite the garage could impact potential channelization of inbound garage movements.

Although the garage would function with an entrance on either Street 1 or Clayton Lane, the preferred entrance location would be on Clayton Lane to minimize vehicle and pedestrian conflict.

Additional Considerations

The planned convocation center seats 5,000 people and is located near Parking Garage 2 at the south end of the campus. Considering the convocation center as public assembly, by Austin City Code, would require 1,000 parking spaces. As noted in the earlier discussion, Parking Garage 2 as the primary parking facility for the performance art center has 1,600 spaces. Per Code, to service the performance arts center, 375 spaces are required. Thus, for a special event when both the convocation center and the performance arts center are in use, Parking Garage 2 would have ample space to satisfy the demand for both facilities.

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RECOMMENDATIONS

The primary objective for this study is to minimize off-site impacts created by this proposed parking garage. Based on the analyses conducted in this study, we recommend the following:

- Parking Garage 1 access should utilize Option 1, along the west side of the facility. This entry location should have the least impact on pedestrians and bicycles as Street 1, south of Street 2, is designated as a pedestrian intensive street, and Street 2 is designated as a multimodal street.
- The entrance for Parking Garage 1 and 2 should allow for two entry lanes with service rates of 600 vehicles per hour to minimize queuing on entry. This would also allow for left turns and right turns to occur simultaneously.
- Parking Garage 3 may be best utilized as a faculty and staff garage, as it is expected to have a lower service rate due to the proximity to the adjacent roadway. The preferred access point is from Clayton Lane, which would have the least impact on bicycles and pedestrians.
- All garage entrances should utilize card readers or ticket dispensers, while the exit lanes can both be cashier booths or automated payment.
- The pedestrian access point for Parking Garage 1 should be located along the south face of the garage. This will limit the interaction between pedestrians and vehicles entering and exiting the garage, and will also minimize the walking distance to the classroom building.
- The pedestrian access from Parking Garage 2 to the academic building should be located on the northwest corner of the garage to minimize vehicle and pedestrian conflict.

Appendix

Academic Master Plan
2014-15 – 2016-17
Austin Community College District

Highland Master Plan – November 2012
Prepared by RedLeaf Properties, LLC and ACC staff

Development Potential Analysis – Tract One dated June 2010
Development Potential Analysis – Tract Two dated March 2011
Development Potential Analysis – Tract Three dated November 2010
Prepared by McCann Adams Studio for RedLeaf Properties, LLC and ACC staff

Central Texas Buildings Assessments
Highland Mall Facilities
April 23, 2010; November 2010; March 2011
Prepared by Barnes Gromatzky Kosarek Architects

Highland Design Book
Draft document dated January 2014
Prepared by McCann Adams Studio for RedLeaf Properties, LLC and ACC staff

Survey Reports for Asbestos Containing Materials and Visual Mold Assessment dated April 28, 2011
Prepared by Baer Engineering

Airport Boulevard Form – Based Code
City of Austin Chapter 25.2 Zoning
Draft document dated May 1, 2013

ALTA/ACSM Land Title Survey
March 2011
Prepared by Bury and Partners

Campus Master Plan – August 2011
Austin Community College
Prepared by Barnes Gromatzky Kosarek Architects

Facilities Master Plan – January 2007
Austin Community College District
Prepared by Sasaki

ACC Highland Campus - Parking Garage Access
August 2014
Prepared by Alliance Transportation Group, Inc.