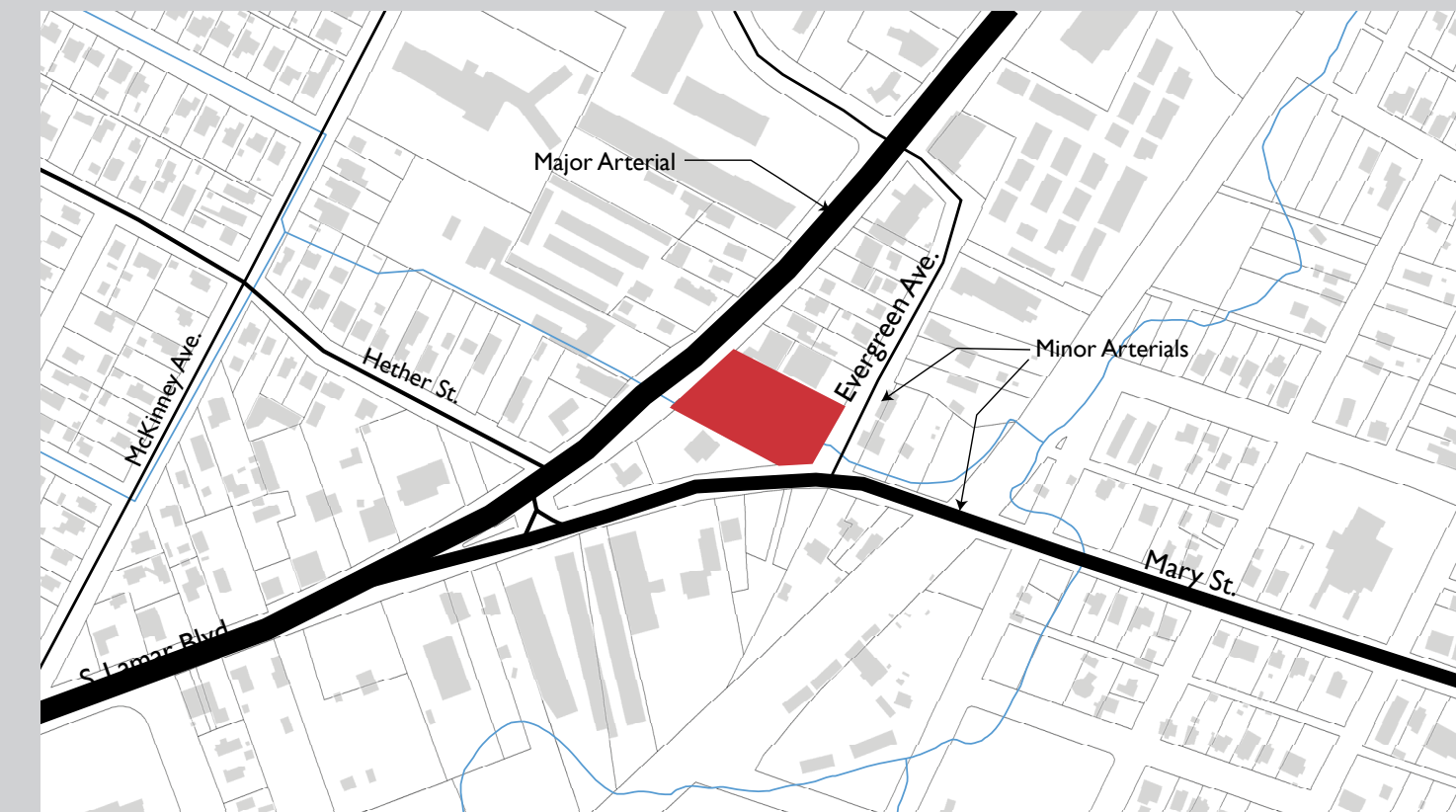


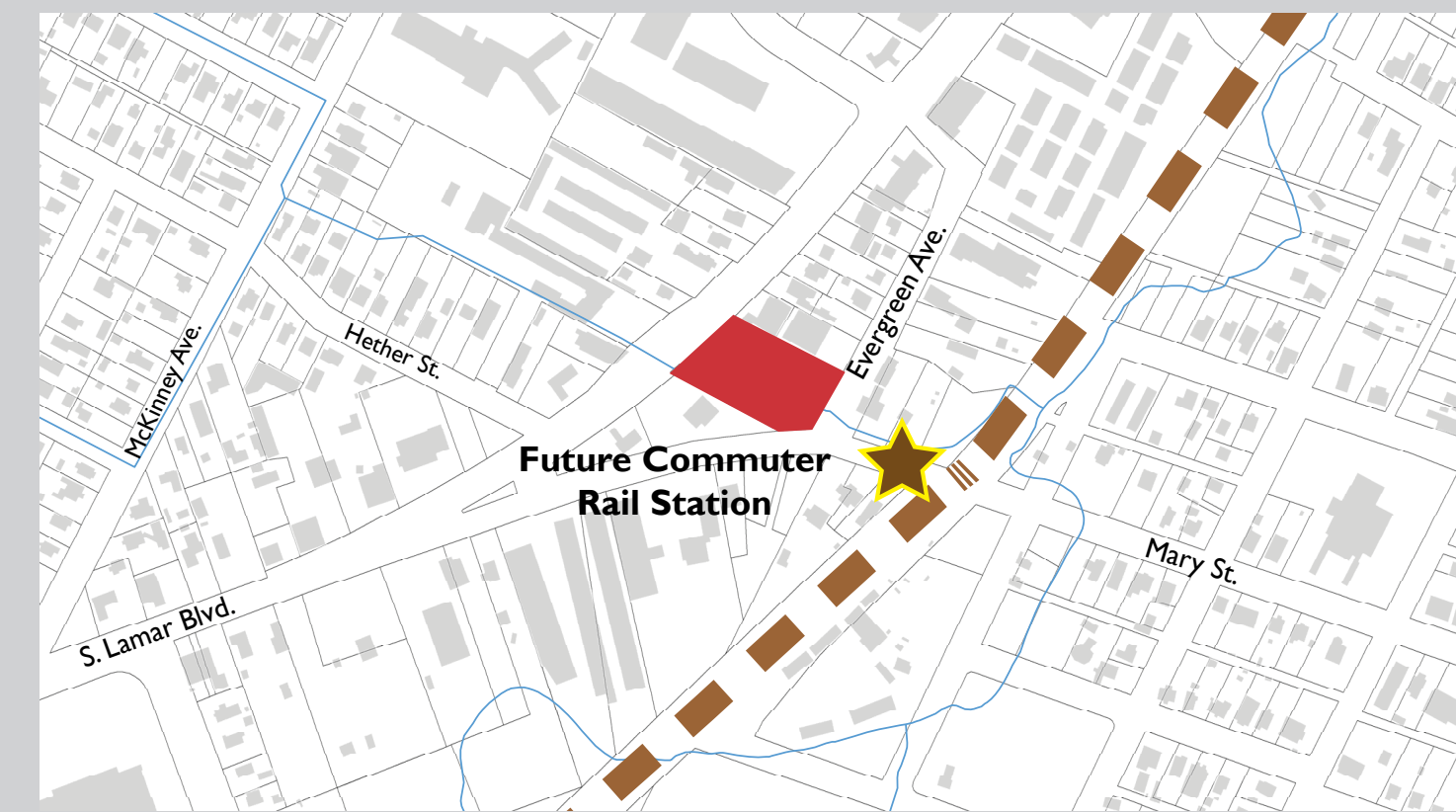
the evergreen



Transportation Networks



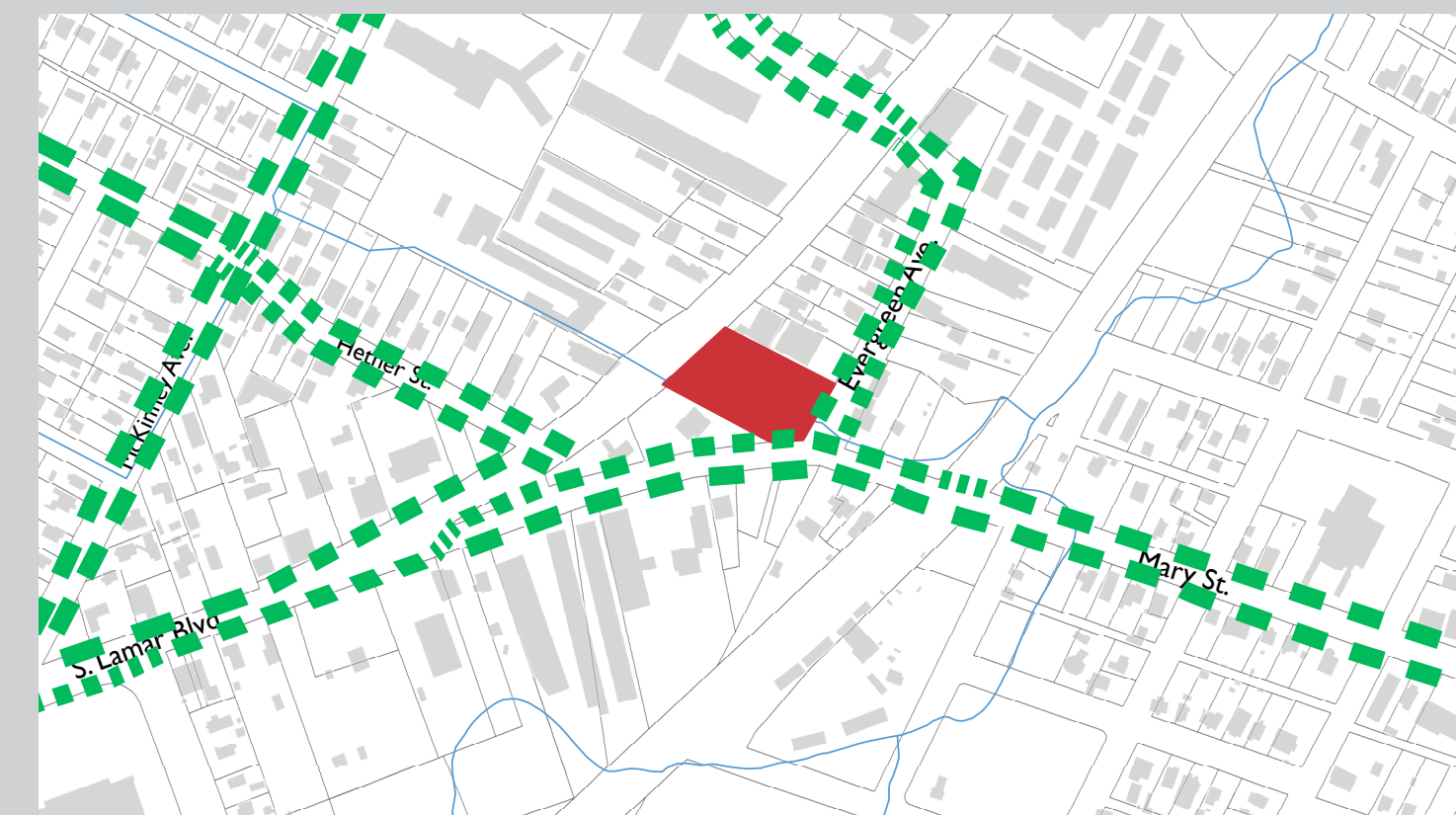
Private Vehicle Access



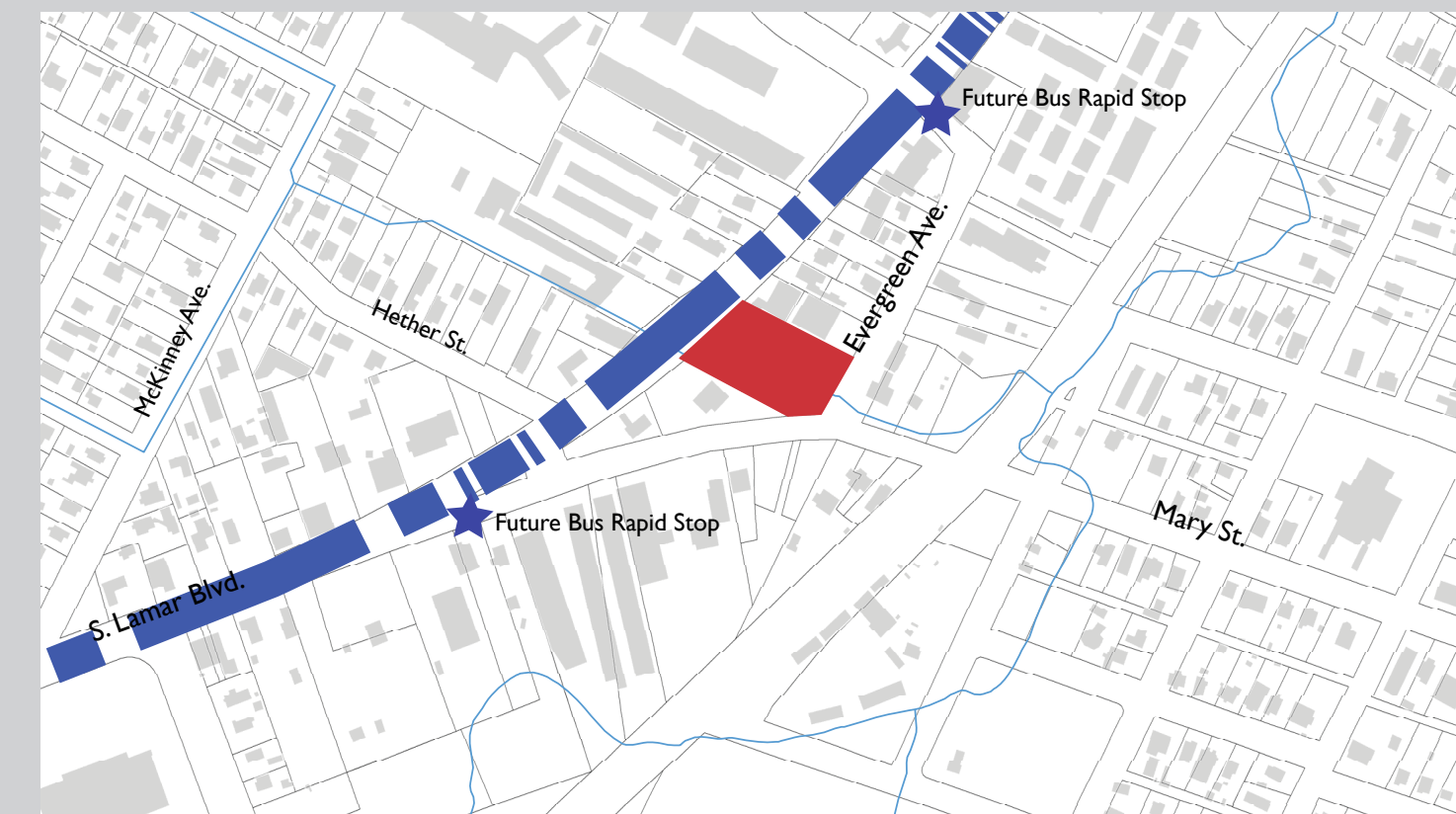
Future Commuter Rail



Pedestrian Access

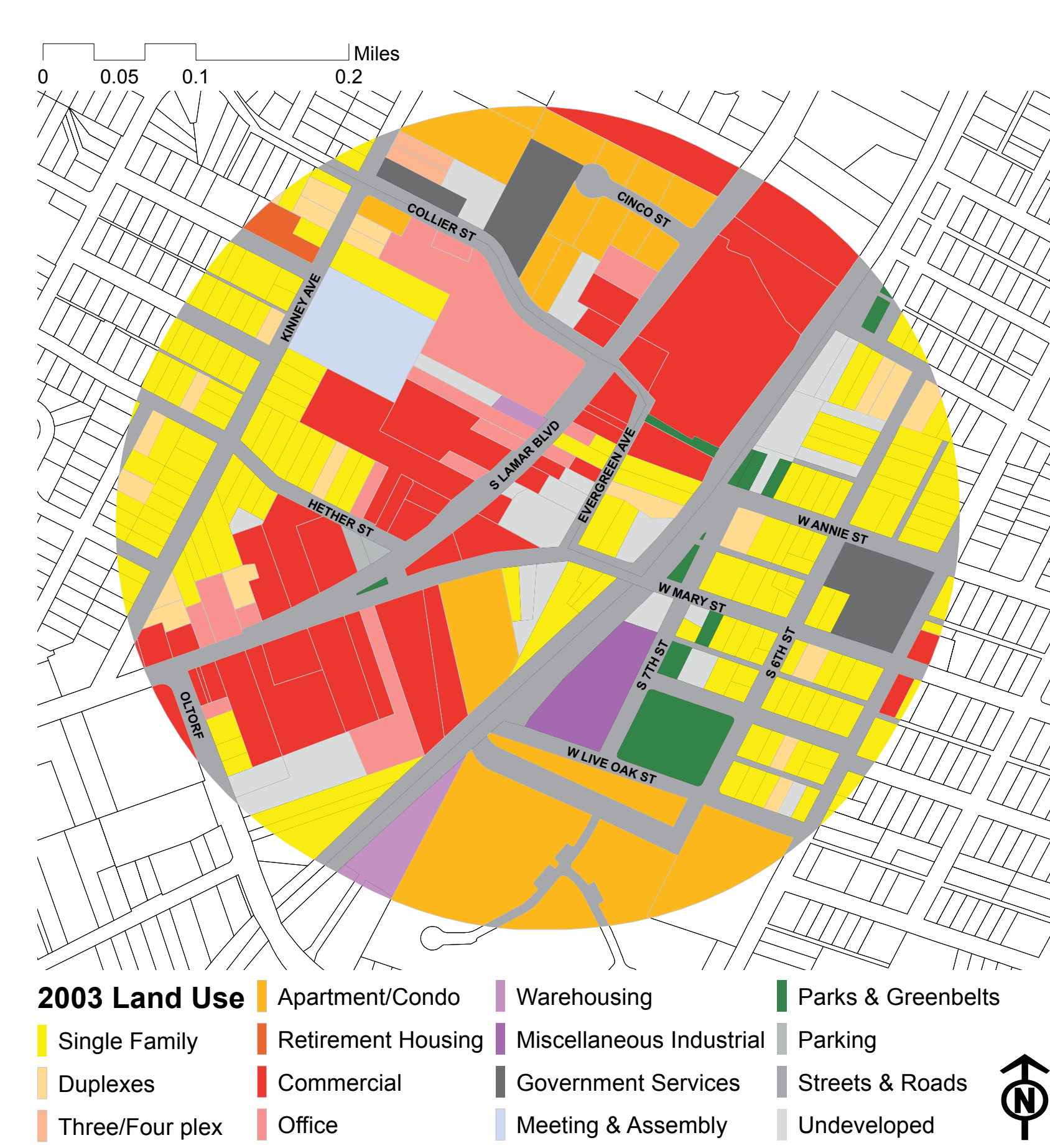


Current/Proposed Bike Routes



Future Bus Rapid Transit

Commercial and Neighborhood Character



	Type	Style	Height	Distance to Site	Parking Structure	Zoning	Scheduled Completion	Acreage	Number of Units	Price per Unit
The Sage	Multi-family	Modern Condos	4 story	.2 mile	Garage Surface	CS-MU-CO	2008	1	32	\$ 290,000-440,000
Thornton Gardens	Single Family Duplex	Modern Condos	2 Story	.5 mile	Surface	SF-4B-CO	2008	1.5	6	\$ 380,000-435,000
The South 5th	Multi-Family	Modern Condos LEED	4 Story	.8 mile	Surface	GR-MU-CO-NP	2009	2	18	\$ 449,000-499,000
Blu Studios	Multi-family	Contemporary Studio Lofts	2 Story	.8 mile	Carport Surface	MF-3-CO	2009	0.5	10	N/A

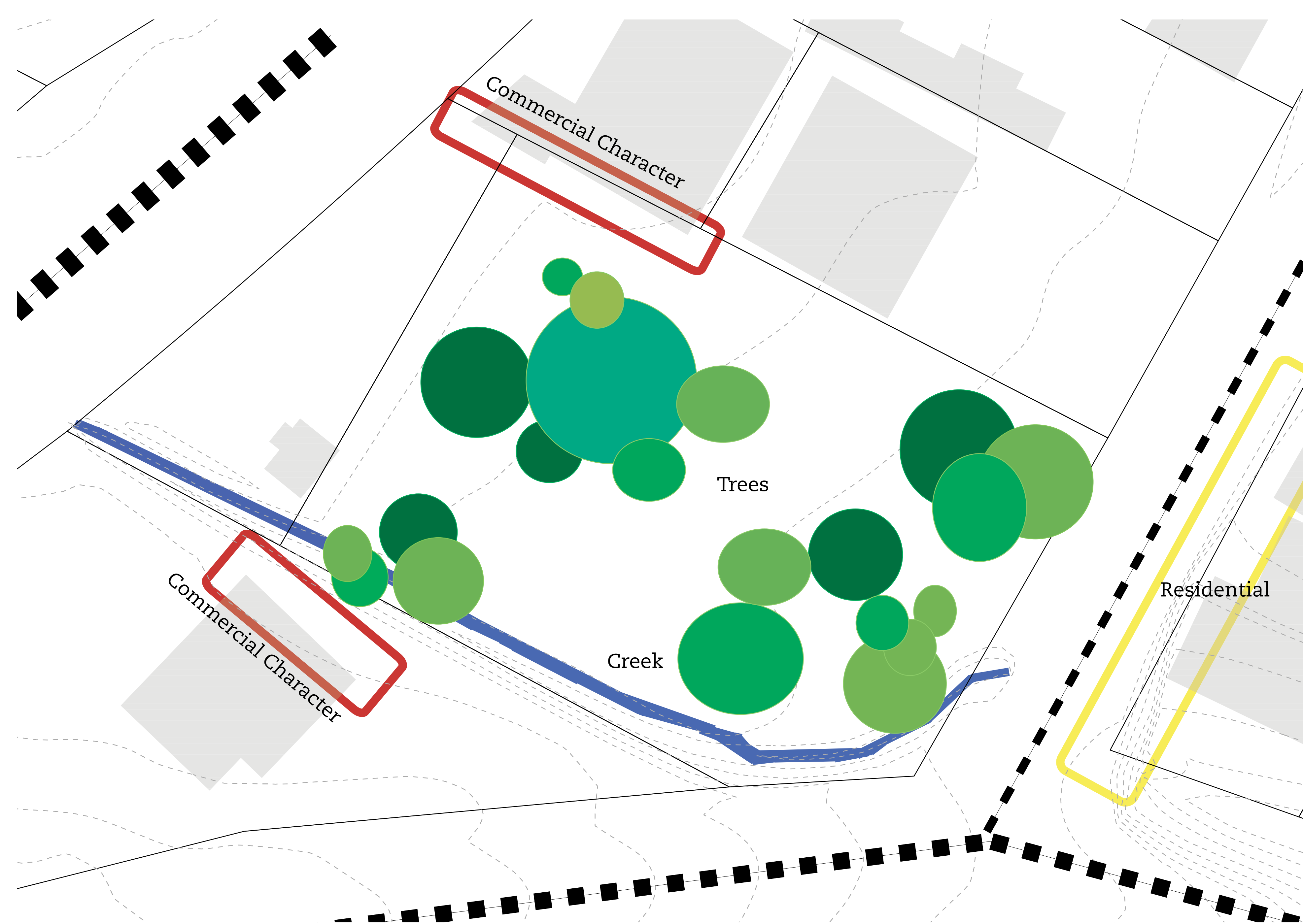
Neighborhood Built Character



Emerging Projects



Site Analysis



Conceptual Design Process

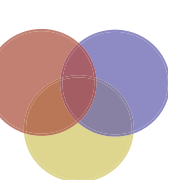



a sense of place.... instead of an impersonal restaurant or clothing store, this bar will compliment the existing character while adding a human element



neighborhood dive bar... a great place for people to gather after work and relax with friends or check out music that is an easy walk from home


outdoor, casual setting... trees and picnic tables will create an inviting atmosphere where people can sit back and watch the squirrels jump from branch to branch





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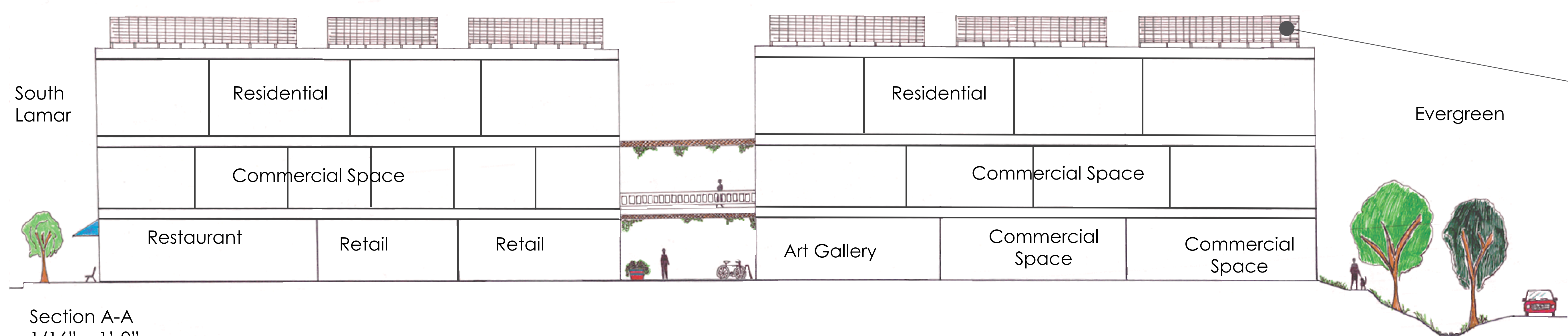
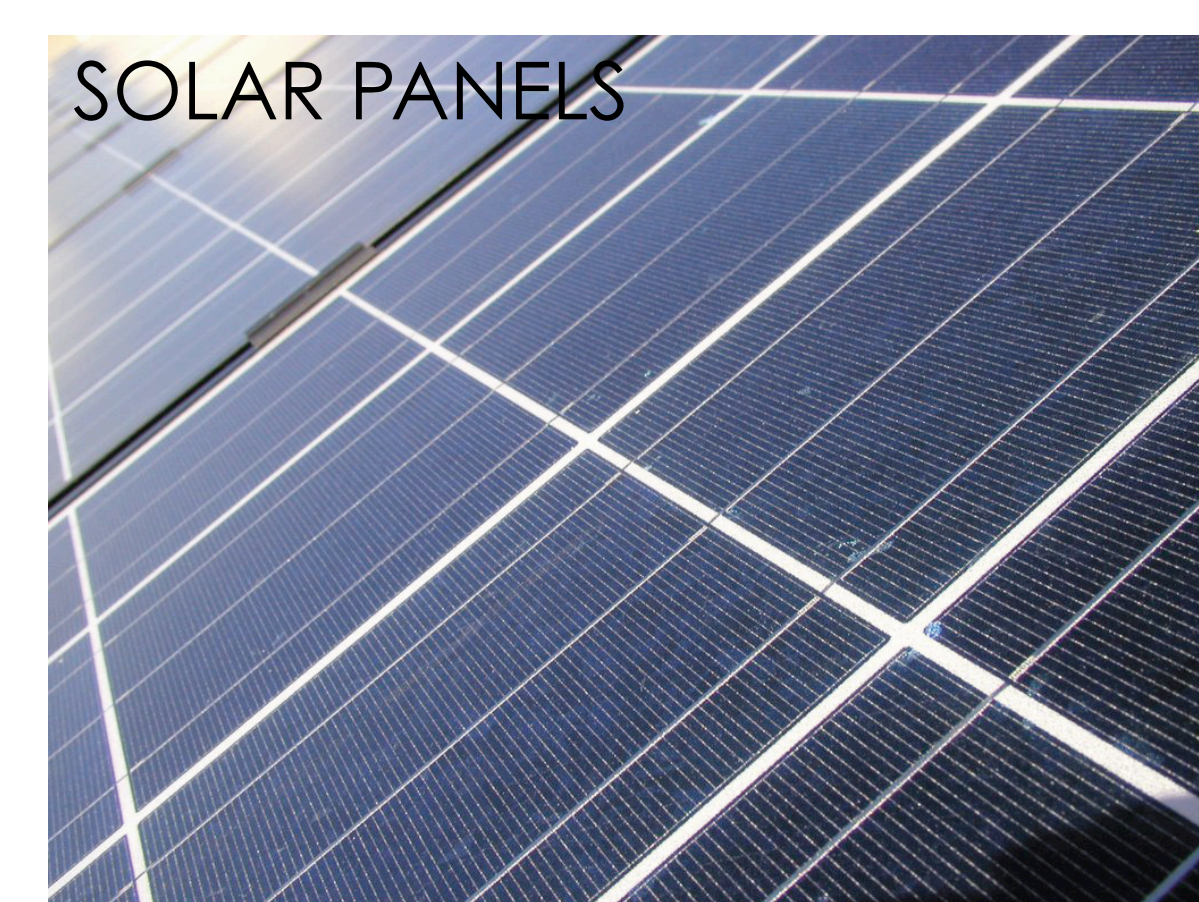
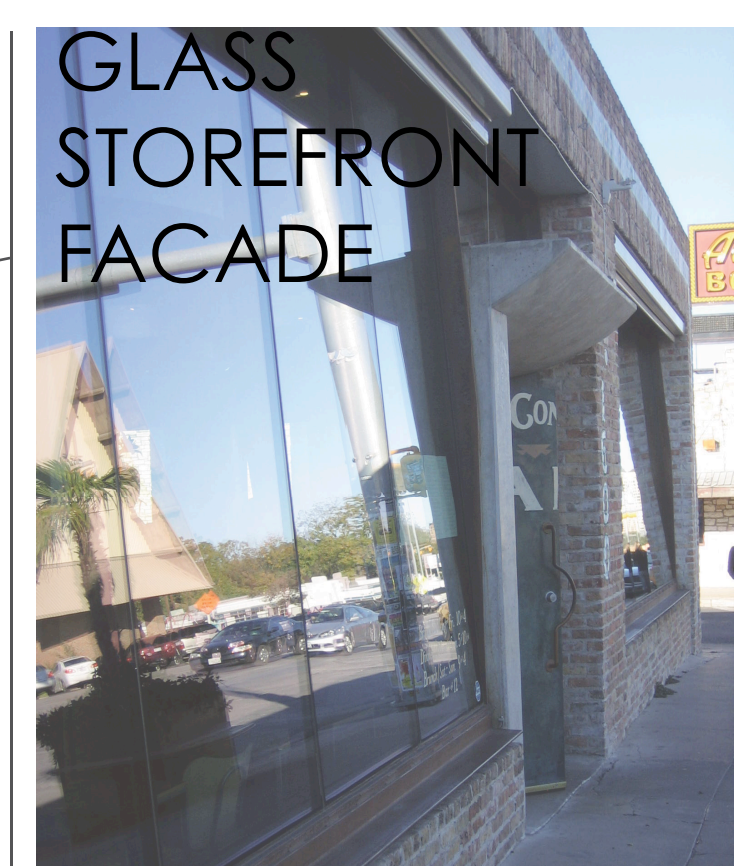
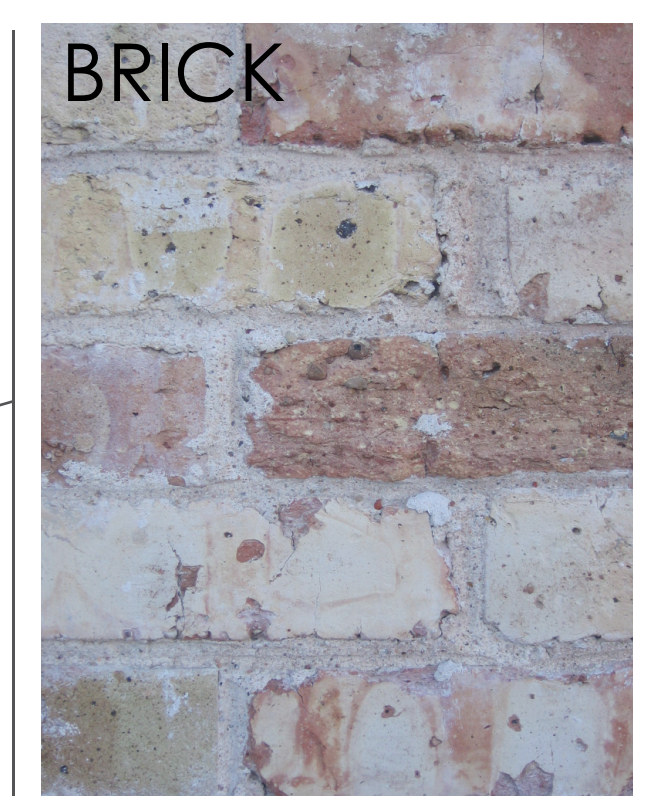
The Evergreen strives to bridge the residential neighborhood and the commercial activity of South Lamar. By stitching together low-impact development and community character, the evergreen will provide cohesive development with modern amenities and a South Austin spirit.



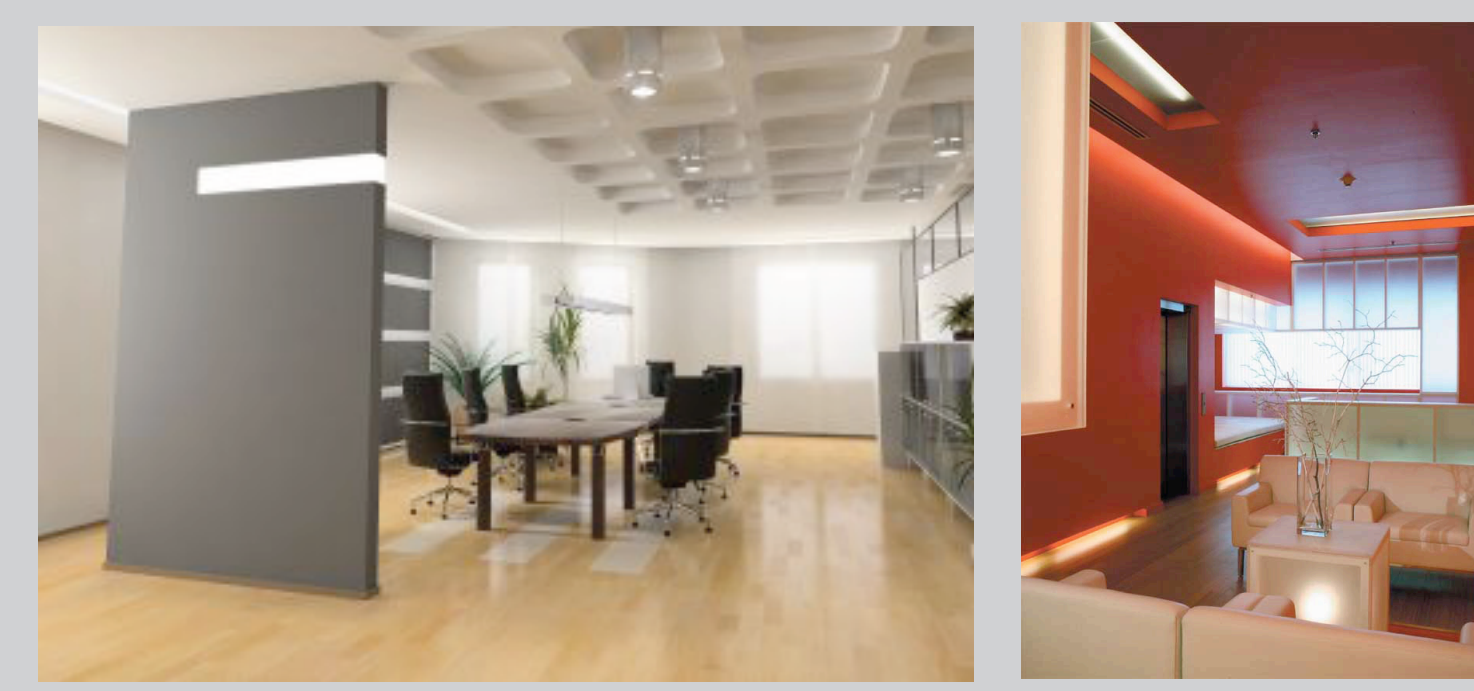
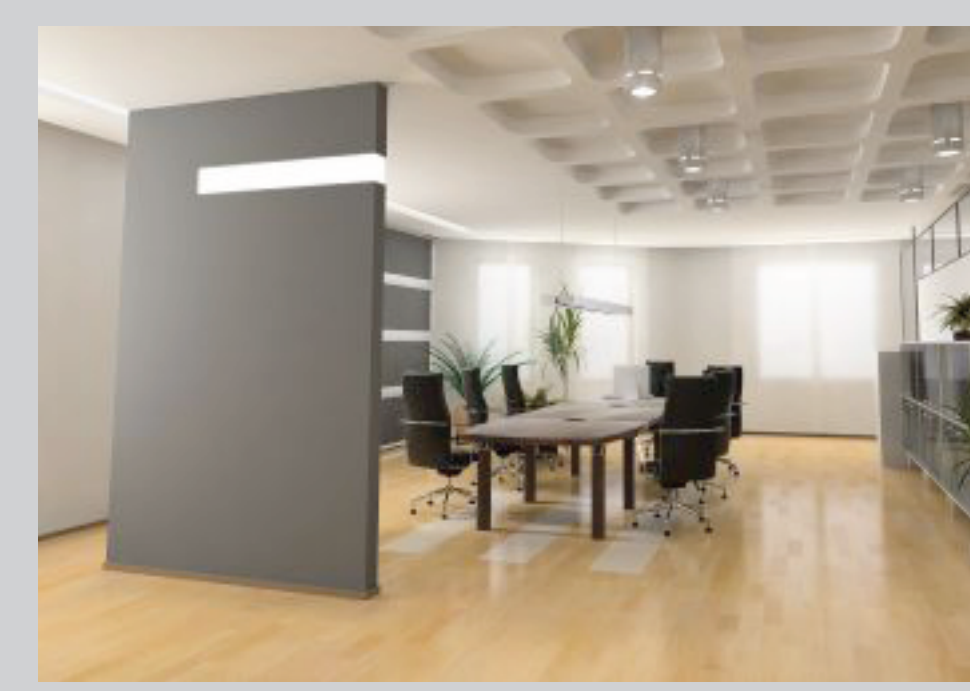
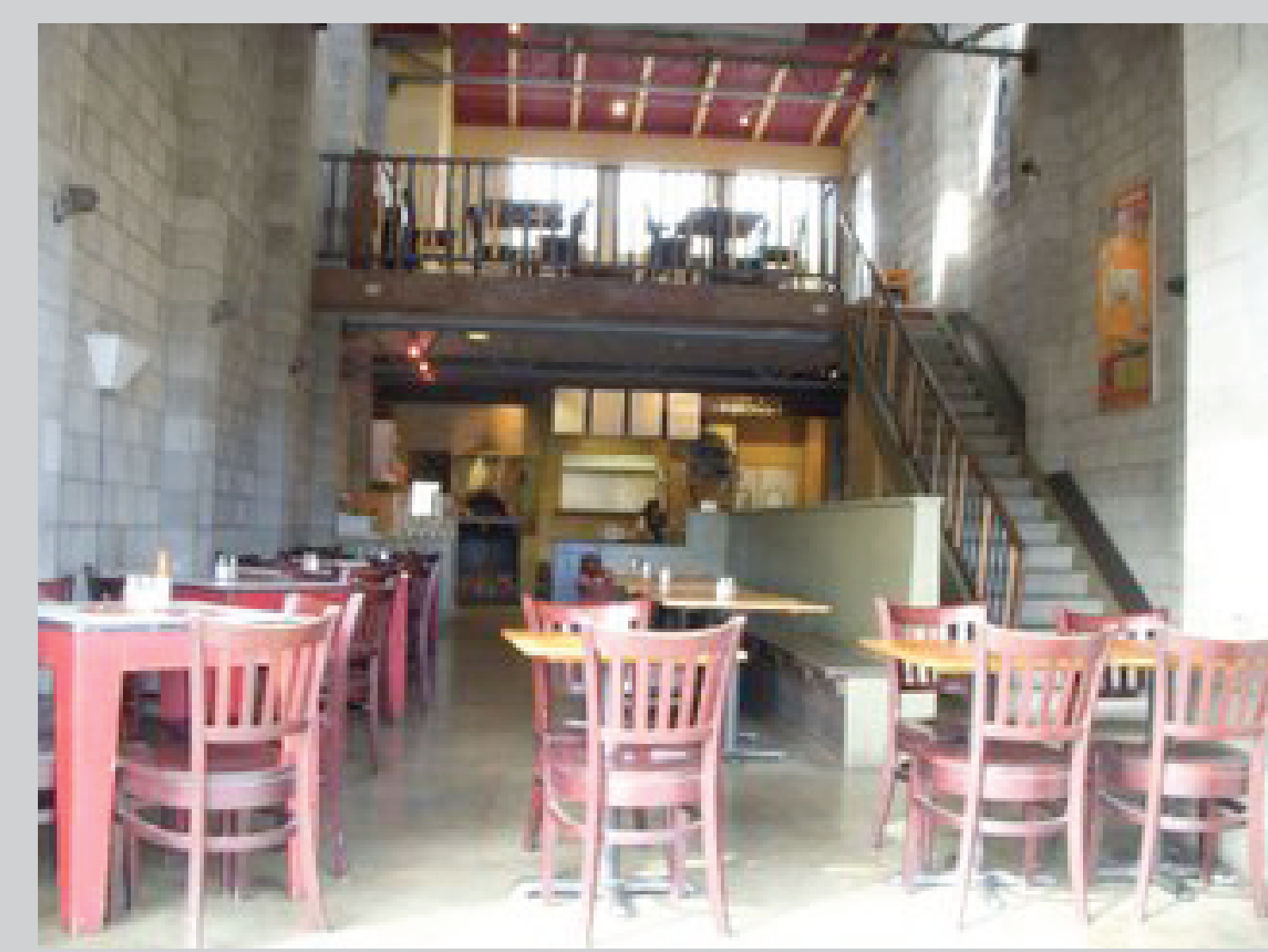
the evergreen

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Building Features



Mixed Uses



Bird's Eye View



Proforma

Projected Costs	Projected Revenue in Year One		Projected Revenue in Year Five	
Site Development	Residential Revenue		Residential Revenue	
Clear Site and Reconnect Utilities		\$ 78,624	\$ 91/sq.ft. by month**	\$393,120
Stormwater and Sanitary Sewer	\$175,000			
Electrical Line and General Development	\$125,000		Retail Revenue	
Total	\$300,000	\$1,287,000	\$30/sq.ft. in month****	\$6,435,000
Construction Costs	Retail Revenue		Retail Revenue	
Residential/Multi-Family/Multiple Story		\$983,232	\$30/sq.ft. in month****	\$4,916,160
\$150/sq. ft.	\$900,000		Restaurant and Bar Revenue	
		\$36/sq.ft. in month***	\$36/sq.ft. in month***	\$38,710,368
Commercial Retail	Commercial Office Revenue		Commercial Office Revenue	
\$115/sq. ft.	\$2,641,100	\$7,742,074	\$31.38/ sq.ft. in month**	\$38,710,368
Total	\$3,541,100	\$10,090,930	Total Revenue	\$50,454,648
Structured Parking	Total Revenue		Total Revenue	
Multi-Level Structured Parking \$20,000/Space	\$1,540,000	\$2,304,524	Projected Profit	\$42,648,242
Landscaping/ Site Amenities	Projected Profit		Projected Profit	
Creek Enhancement	\$150,000			
Green Roof and Living Wall	\$100,000			
Total	\$300,000			
Solar Photovoltaic Unit	Projected Costs in Year One		Projected Revenue in Year One	
Energy Production of 70 KW*	\$700,000			
Austin Energy Rebate	\$100,000			
Total	\$600,000			
Austin Energy Green Technologies Rebates				
Total Hard Costs	\$100,000			
Total Soft Costs	\$6,181,100			
Total Construction Costs	\$494,488			
Total Construction Costs	\$6,675,588			
Design and Engineering (8%)	\$534,047			
Contingency Costs (10%)	\$56,771			
Project Cost	\$7,786,406			

the evergreen

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Site Design

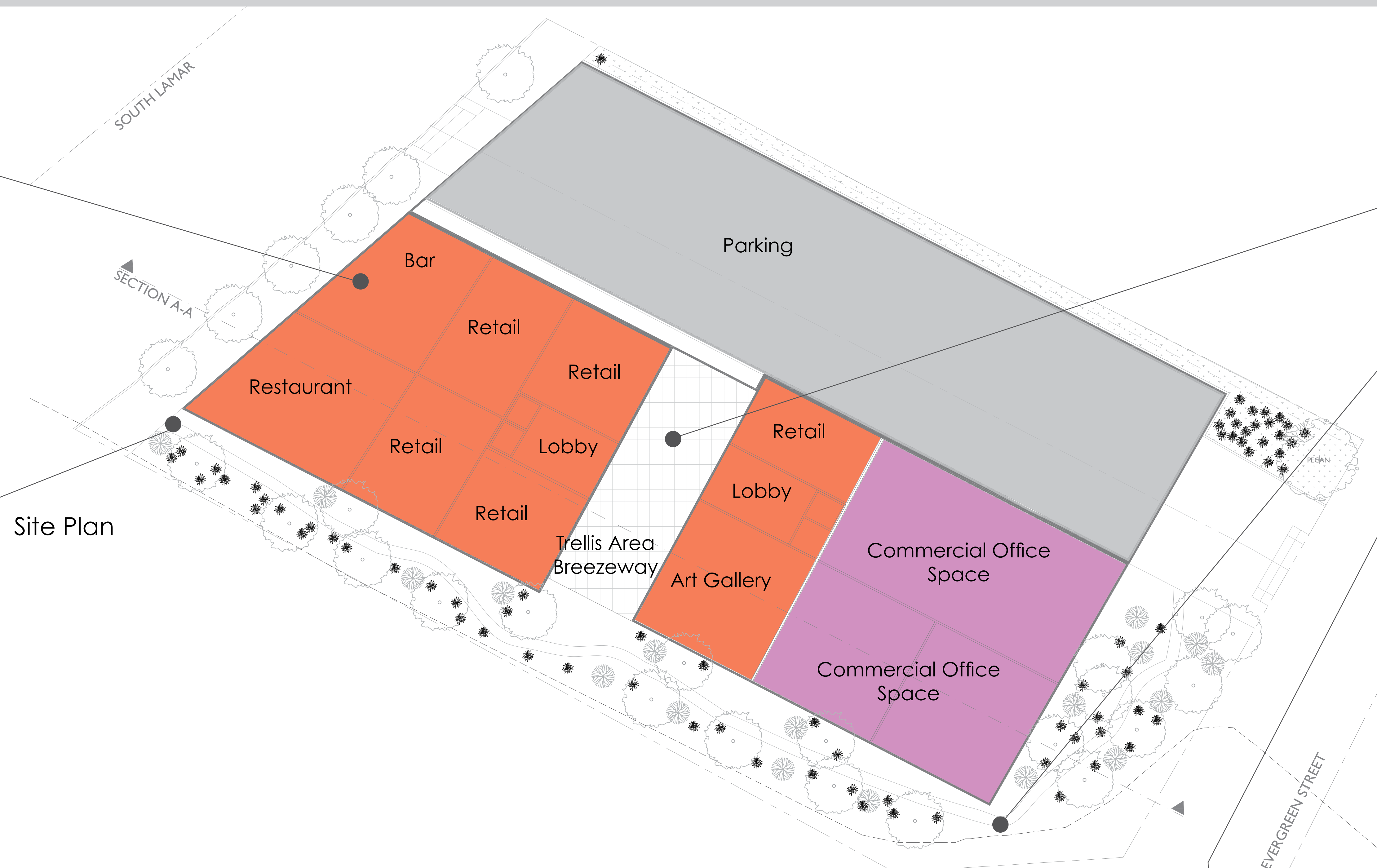
Patterns

#90 Beer Hall “where strangers and friends are drinking companions”

The local bar will serve as both a formal and informal gathering place for members of the community, including residents, workers, and casual visitors, and provide an opportunity for socializing with friends as well as singularly sitting and watching the activities unfold.

#59 Quiet Backs “quiet walks where people go to think, or pause, or have a private talk”

This pattern is embodied by the revitalized creek, drainage area. The waterway will provide refuge for the people living at the site, a worker on lunch break, and the occasional harried shopper, stepping outside for a breath of fresh air.



Elements

Paths

Strong-Trellised breezeways act as connectors between the buildings and prove to be the major thoroughfares of the project, moving pedestrians and bicyclists between the different uses.

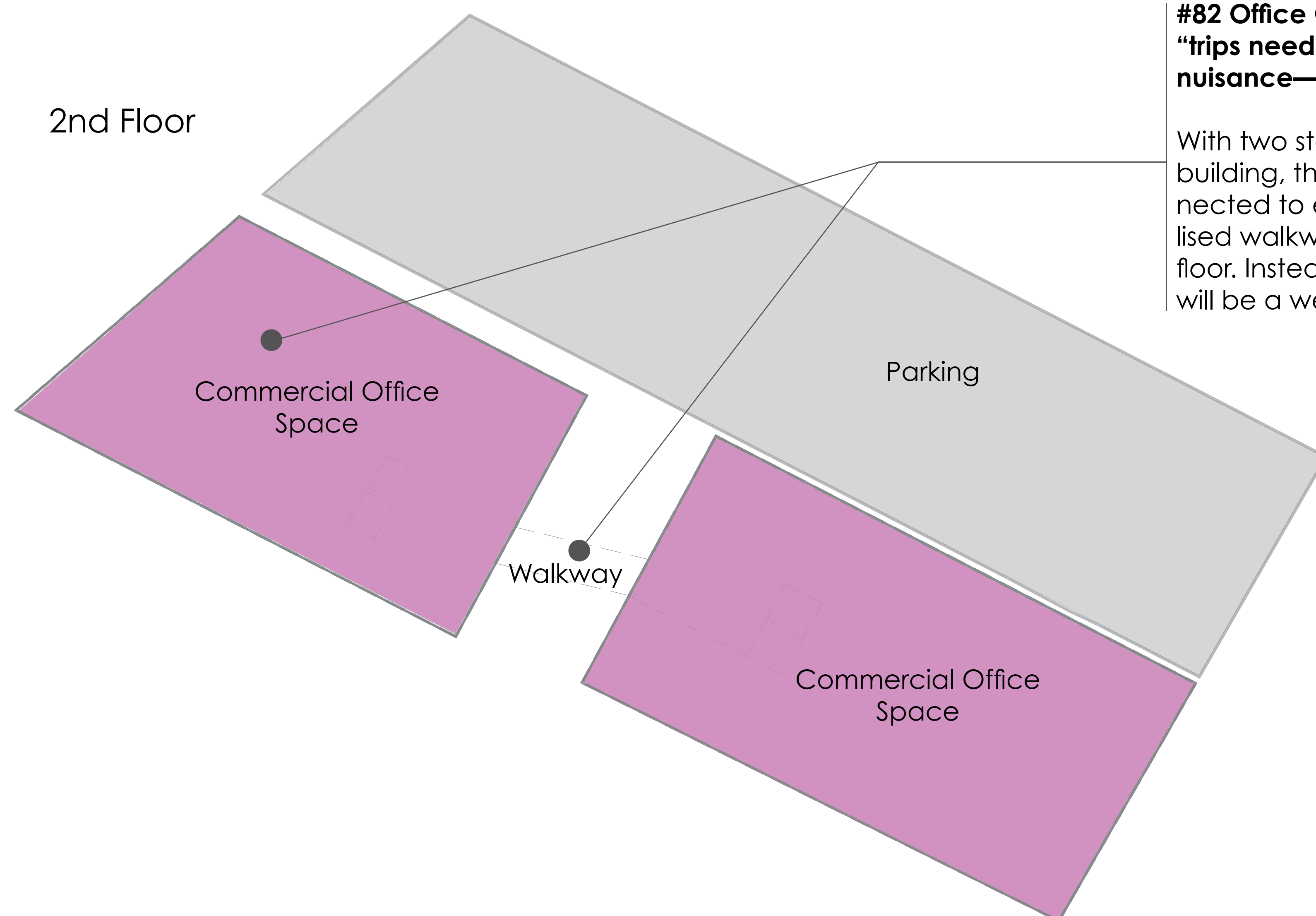
Medium-Walking path beside the waterway will run the length of the site but be a more muted route for people who intend to meander and contemplate their day, taking time to observe the surroundings.

Weak-Paths found on the green roofs will be used the least by people because of the allowable access but will have a vital use, providing private courses for individuals to use during their time spent on the site

Edges

Medium-Blurred edges are revealed as the gradual change from the creek side path to the outdoor patios to the building are merged to create a cohesive project that allows for one use to flow into the next Weak-Green roofs meld seamlessly into the living wall, creating a lush carpet of greenery which will soften the concrete edges of South Lamar and Evergreen

2nd Floor



#82 Office Connections “trips need to be short enough so they are not felt a nuisance—but they do not need to be any shorter”

With two stories of commercial office space in each building, the site will have two clusters of space connected to each other by building and by the trellised walkways on the ground floor and the second floor. Instead of being a nuisance, inter-office trips will be a welcomed break in the work day.

3rd Floor: Residential/ Green Roof Garden



Rooftop Plants



Scale: 1/16" = 1'-0"
980Z KEENAN SMITH
12 DECEMBER 2008