



BEE CAVES WEST RETAIL

PROJECT OVERVIEW

Land Size: 8.57 ACRES

Total Building Area: 25,930 SF

Location: 6317 Bee Caves Road
Austin, TX 78746

Process: Site housed an existing church that was removed
Broken into 3 buildings
Bldg 1: Pad-site bank
Bldgs 2+3: Retail
DCA planned the site and was also the architect on the project

DEVELOPMENT OBJECTIVES

Program: Stand-alone bank building
Retail shopping center
Restaurants with outdoor seating
 nestled around existing trees
Increase parking

Zoning and Entitlements:

GR, 1:1 FAR
90% impervious cover allowed
Hill Country Roadway
Variance acquired for septic system

SOLUTIONS

2 retail buildings were developed to provide density while working around a grove of existing trees. Hill Country Roadway requirements were met through the use of native and local materials, stained timber trellises and thoughtful detailing.

Program: Building 1 N.I.C.
Building 2 10,880 sf
Building 3 15,050 sf

Parking: 20,000 sf 2-level parking deck
175 spaces surface parking

Completed in May 2007

DCA has since worked as architect on a restaurant and coffee shop in the development.

