



## SoCo BAPTIST CHURCH LOT

### PROJECT OVERVIEW

Land Size: 2.02 ACRES (87,860 sf)

Total Building Area: 62,896 SF

Location: 1511 South Congress Avenue  
Austin, TX 78704

Process: Feasibility plan generated  
Zoning study prepared to look at possible re-zoning for the rear portion of the lot from SF-3  
Parking shared with adjacent SoCo Hotel underground garage (also by DCA)

### DEVELOPMENT OBJECTIVES

Program: The church came to our office to discuss plans to renovate and upgrade their facilities. Their desire is to remain in their current location for the next 100 years. Our design approach was to add density along the front half of the lot, focusing the higher traffic uses along Congress Avenue and preserving open space around an existing Live Oak in the rear portion of the site.

The program included classrooms, sanctuary, lobby and office space as well as a new “Founders Hall” and coffee shop.

### Zoning and Entitlements:

Front half: CS, Rear Half: GO  
Commercial Design Standards  
Compatibility requirements triggered

### SOLUTIONS

Total Conditioned Space: 62,896 sf

Program: Classrooms 33,606 sf  
Lobby 9,896 sf  
Office 6,088 sf  
Coffee Shop 2,143 sf  
Founders Hall 12,766 sf  
Sanctuary 10,171 sf

Parking: Approx. 82 spaces in an integrated parking structure below the Founders Hall, gym and offices

