



ACC Highland Campus Master Plan

Austin, TX

Remodel/Adaptive Reuse/Restoration

Campus master planning

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DESIGN TEAM

Facility Programming and Consulting, Programming
 MWM Design Group, Civil Engineering
 Alliance Transportation, Traffic & Parking Planning
 Southwest Strategies, Mixed Use Development Consulting
 Halford Busby, Cost Estimating

OWNER/CLIENT

Austin Community College District
 Austin, TX
 Dr. Richard Rhodes, President
 512/223-4222

KEY STATS

Grades Served: Post-Secondary
 Capacity: 21,000 (7,000 in Phase II)
 Size of Site: 81 acres
 Building Area: 1,200,000 (415,000 in Phase II) sq. ft.
 Space per Student: 59 sq. ft.
 Cost per Student: \$12,428 (Phase II)
 Square Foot Cost: \$210
 Construction Cost: \$87,000,000 (est. Phase II)
 Project Cost: \$135,000,000 (est. Phase II)
 Completion Date: May 2018
 Sustainability Rating System/Applied/Status/Level: LEED Silver

PHOTOGRAPHY: O'CONNELL ROBERTSON; PFEIFFER PARTNERS



HIGHLAND AREA REDEVELOPMENT PLAN

ACC Highland is a unique project that will transform a former shopping mall into a one-of-a-kind college campus. Austin Community College (ACC) purchased the facility after many of the mall's stores had closed as a result of declining business. Partnering with a local developer, ACC envisioned a mixed-use destination that would provide innovative educational and workforce development programs.

The goal for the campus master plan was to create an energized student environment that will support regional economic development; provide a forum for community events and partnerships and support ACC's Academic Master Plan.

Varied ideas gathered from multiple stakeholders were synthesized within budgetary parameters and the physical building and site characteristics. The resulting plan provides a compelling vision that will guide future development of this new campus.

Phase II (the first phase of the master planning process) will renovate 415,000 sf of interior space, providing a high-impact factor in both design and programming. Initial phases include a creative digital media center, regional workforce center, health sciences simulation center, culinary arts/hospitality management center and a childcare center. Subsequent phases will complete the interior renovation plus add a new performance venue, convocation/wellness center and parking structures.





The master plan envisions that the windowless mall facility will be transformed in many areas to create a transparency between internal activities and exterior circulation, while also providing multiple public spaces for student and community interaction, such as using a solid façade as a projection screen for viewing movies, digital murals and performances being held in the performing arts venue. Entry forecourts will physically and symbolically denote the transition into a scholarly, dynamic environment, introducing an abundance of natural light and creating a strong interaction between the two levels. Multiple collaborations niches will provide a variety of gathering spaces for students to meet and study before and after classes, areas often lacking on community college campuses. When fully implemented, the Master Plan will include courtyards to connect the existing building with the new construction, surrounded by two acres of recreational open green space, an area for visual arts, and an informal amphitheater.



LONG-RANGE BUILD-OUT CONCEPT



PH. II: FIRST LEVEL PLAN CONCEPT



PH. II: SECOND LEVEL PLAN CONCEPT