

PUBLIC HEARING

DISCUSSION AND DIRECTION

Fluor 50 Acre Campus PD FDP

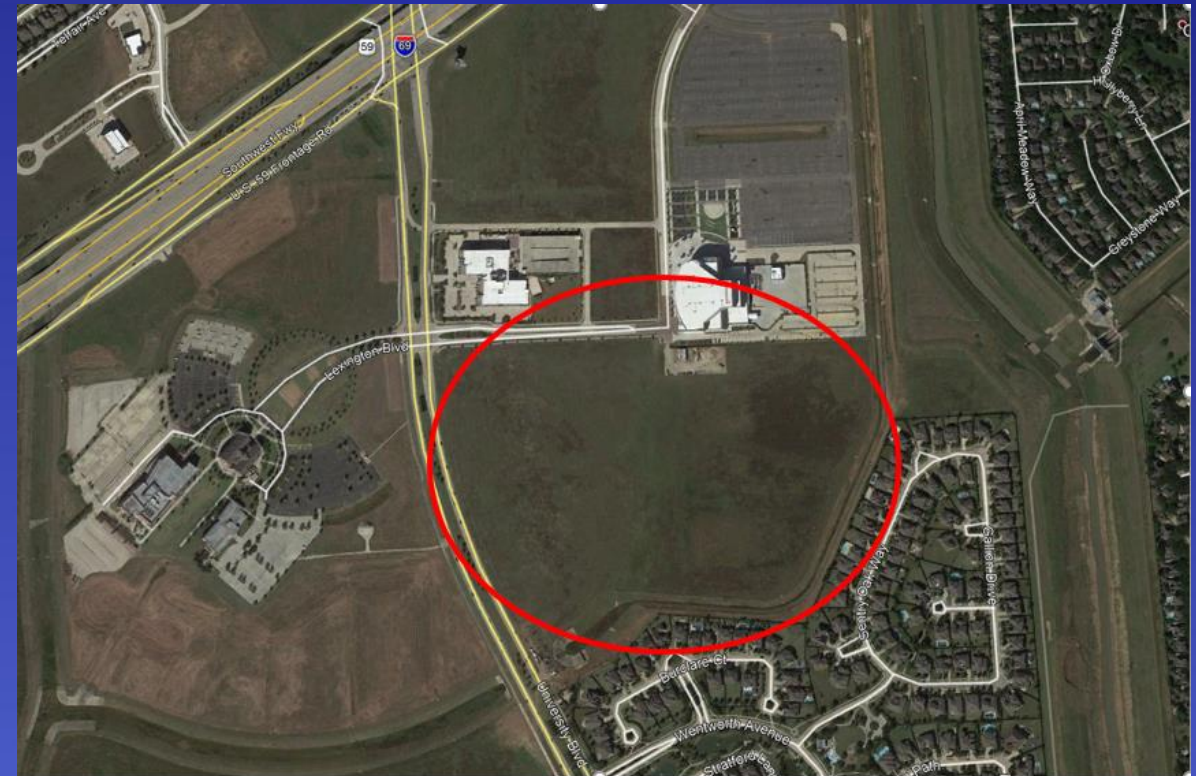
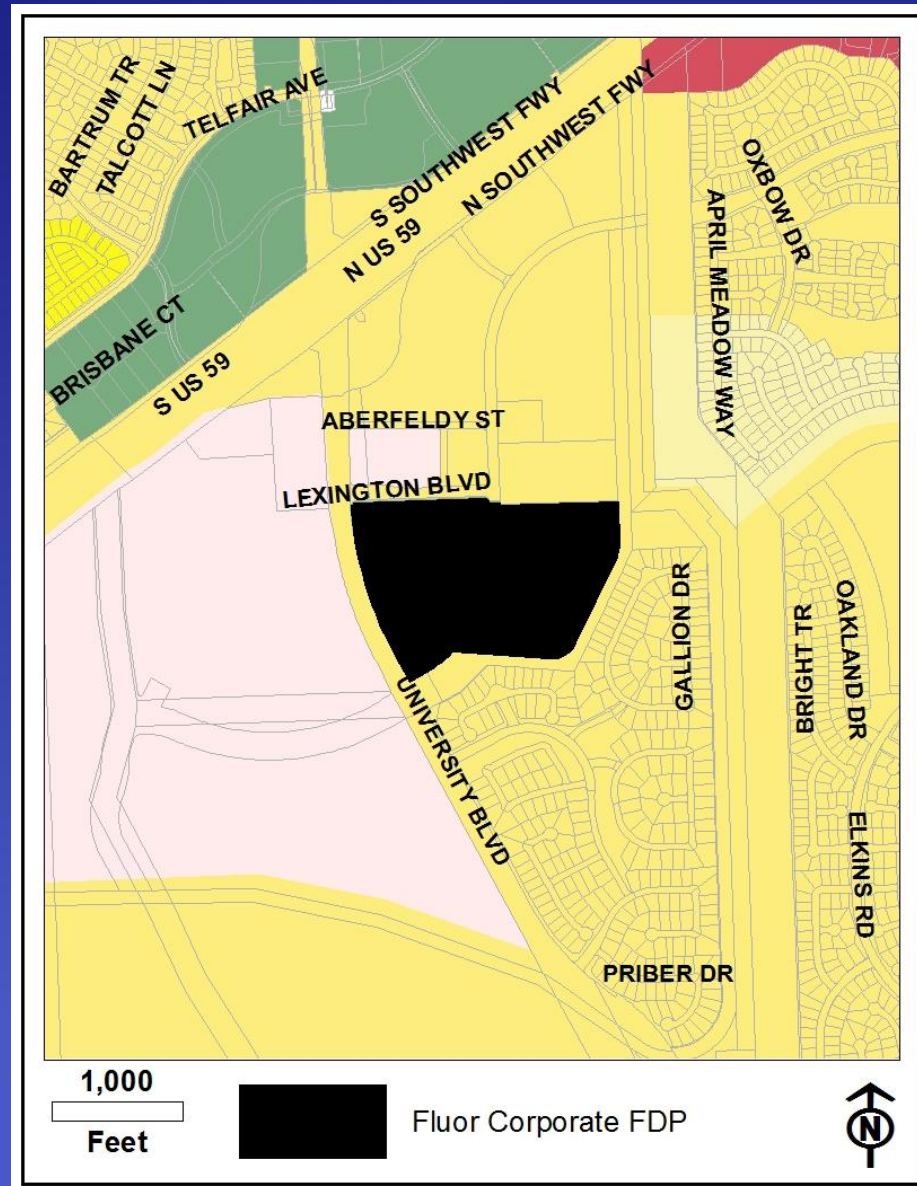
Ms. Lauren Fehr

Principal Planner

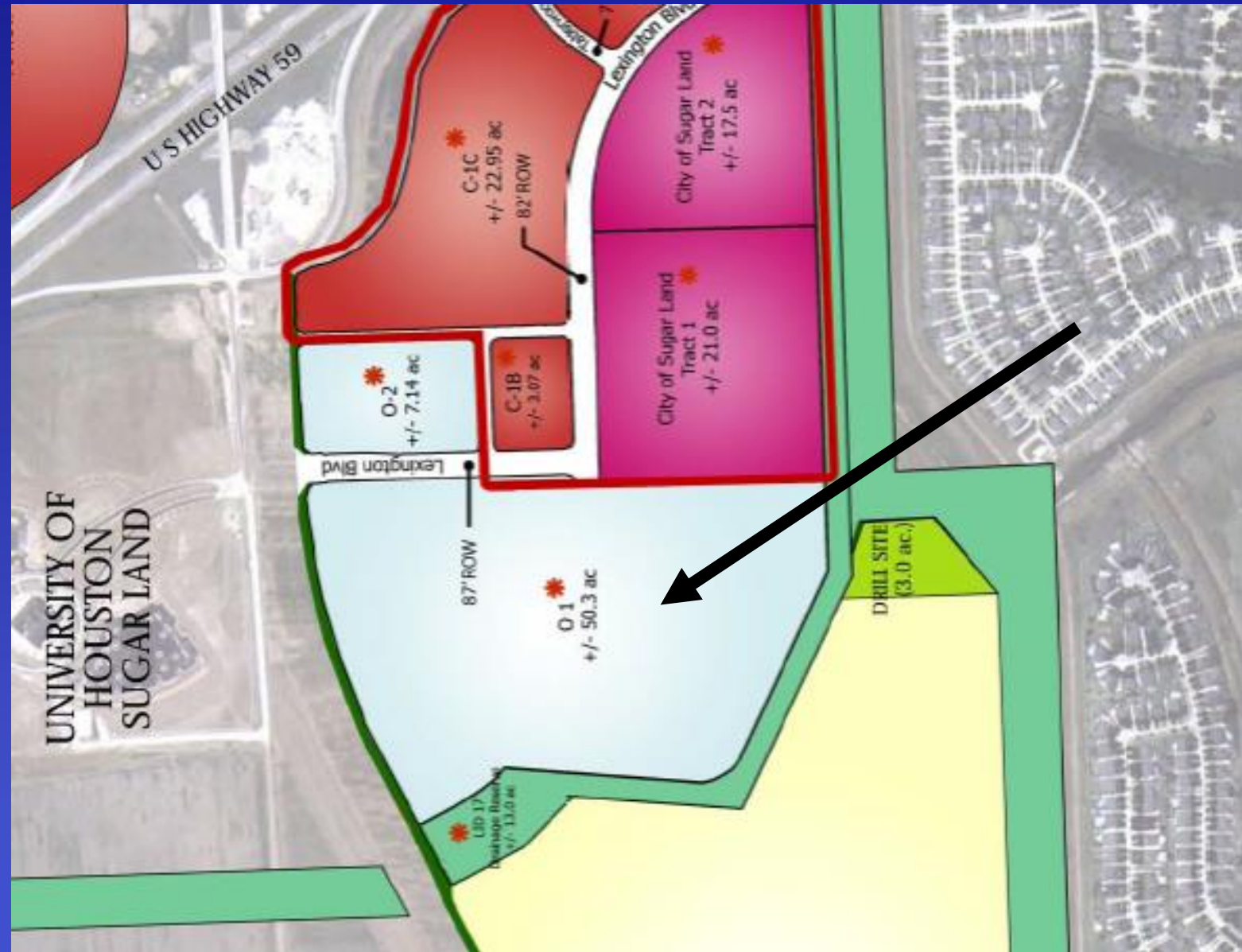
with

Fluor & HOK

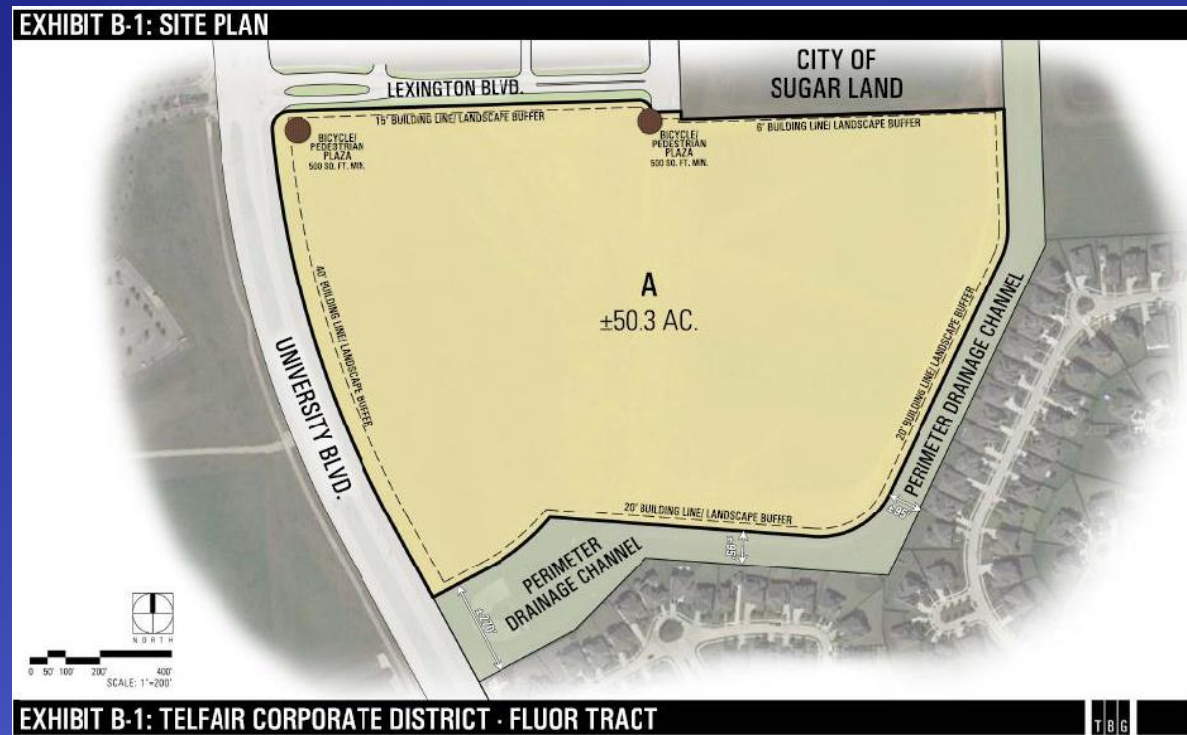
Vicinity Map



Telfair General Land Plan



Telfair Corporate District GDP



- Approved in 2013
- Set up framework for overall acreage
- 300 foot retail buffer
- Tree buffer along drainage channel
- Outlined various size parameters
 - Height and square footage

Proposed FDP

- **Primarily designed as corporate office campus**
- **Campus includes multi-story office buildings and structured parking, retail/services, child care facility**
- **Retail, services, child care designed to support campus**
- **Provides for extension of a new public street**
- **Pedestrian features consistent with GDP & addition of pedestrian promenade for retail/services village**
- **Enhanced buffering from SF homes located across ditch**

Proposed FDP

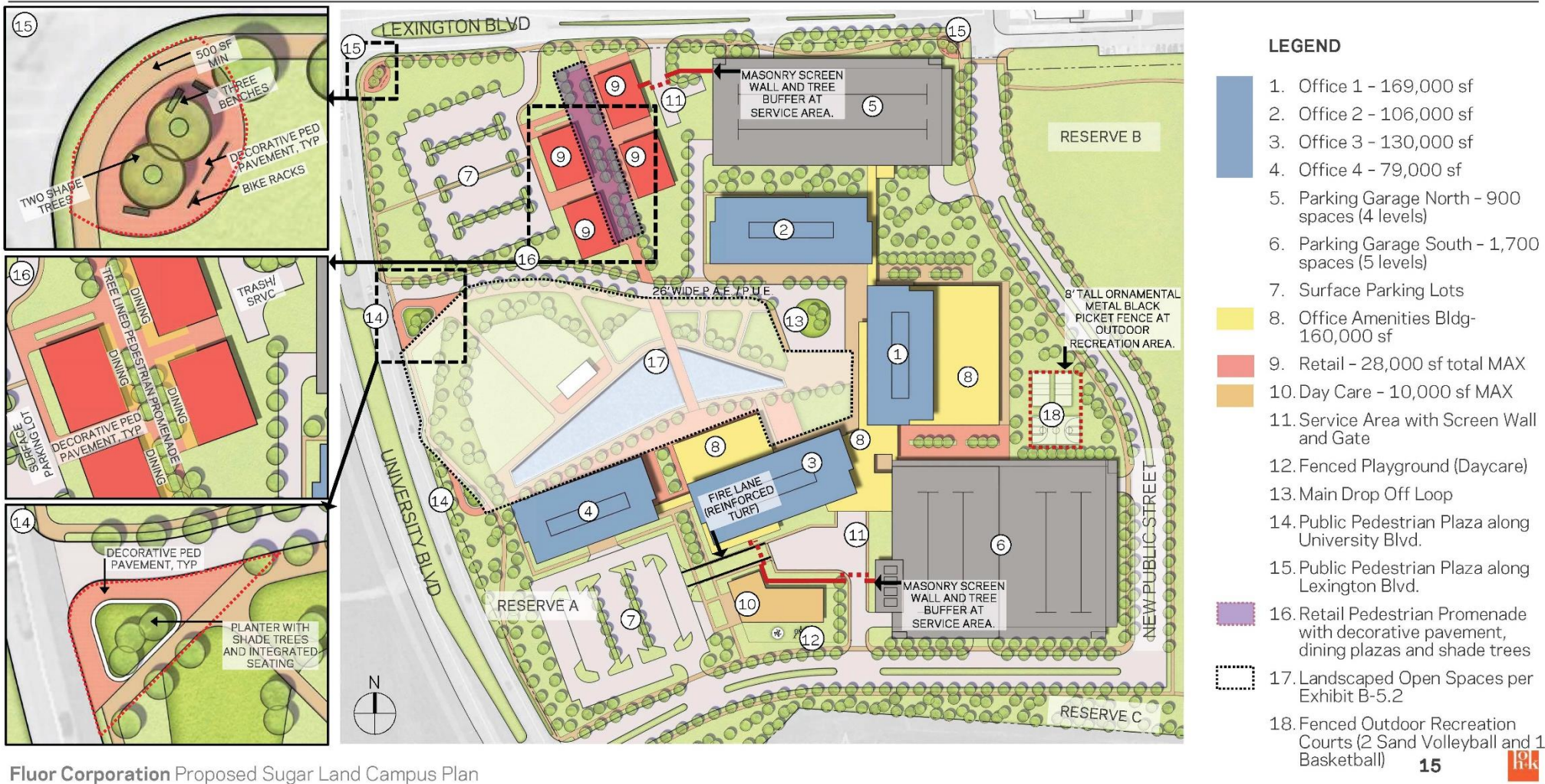
- Set up as three reserves with Reserve B requiring future PD Amendment, Reserve C for landscaping buffer:
 - Consistent with FDP requirement outlined in GDP
 - Sets up framework of requirements for future Reserve B
 - Has access to new public street
 - Ensures tree plantings along entire boundary of acreage (drainage channel) & Reserve C area
- Overall the proposal complies with development parameters outlined in the GDP

P&Z Workshop – July 26th

- **Request for detail on screening of service areas adjacent to retail area and day care and how they will be accessed via truck**
- **Discussion on proposed office bldg. and pkng garage elevations, including materials and use of screen walls**
- **A focus on the child day care center w/in Reserve A, & the need to understand its proposed operations on site**
- **A number of clerical edits and suggested modifications to the proposed FDP language and associated exhibits to provide clarity**

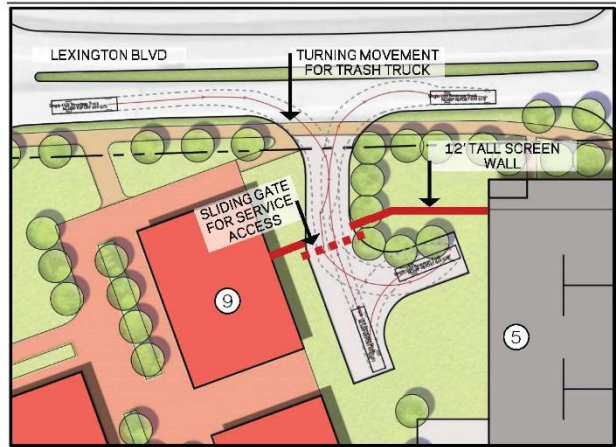
Proposed Campus Plan

Exhibit B-2.2 - Campus Plan

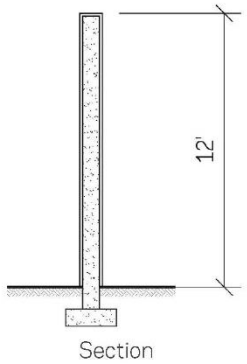


Screen Wall Exhibit

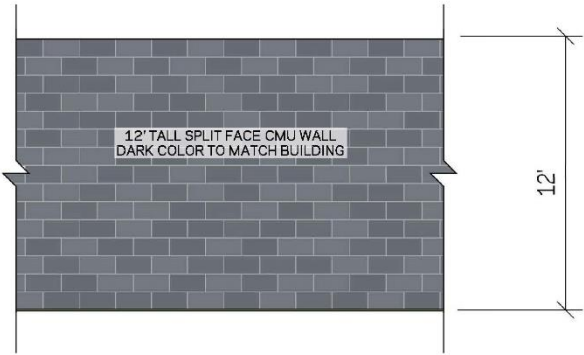
Exhibit B-2.3 - Service Area Details



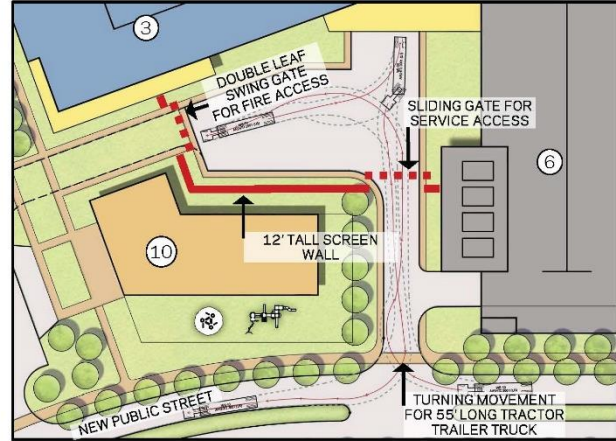
Screen Wall



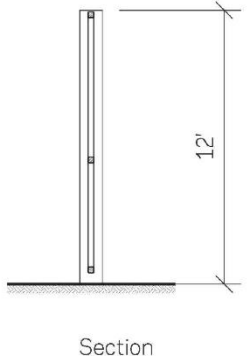
Section



Elevation



Metal Gate



Section



Elevation

Fluor Corporation Proposed Sugar Land Campus Plan

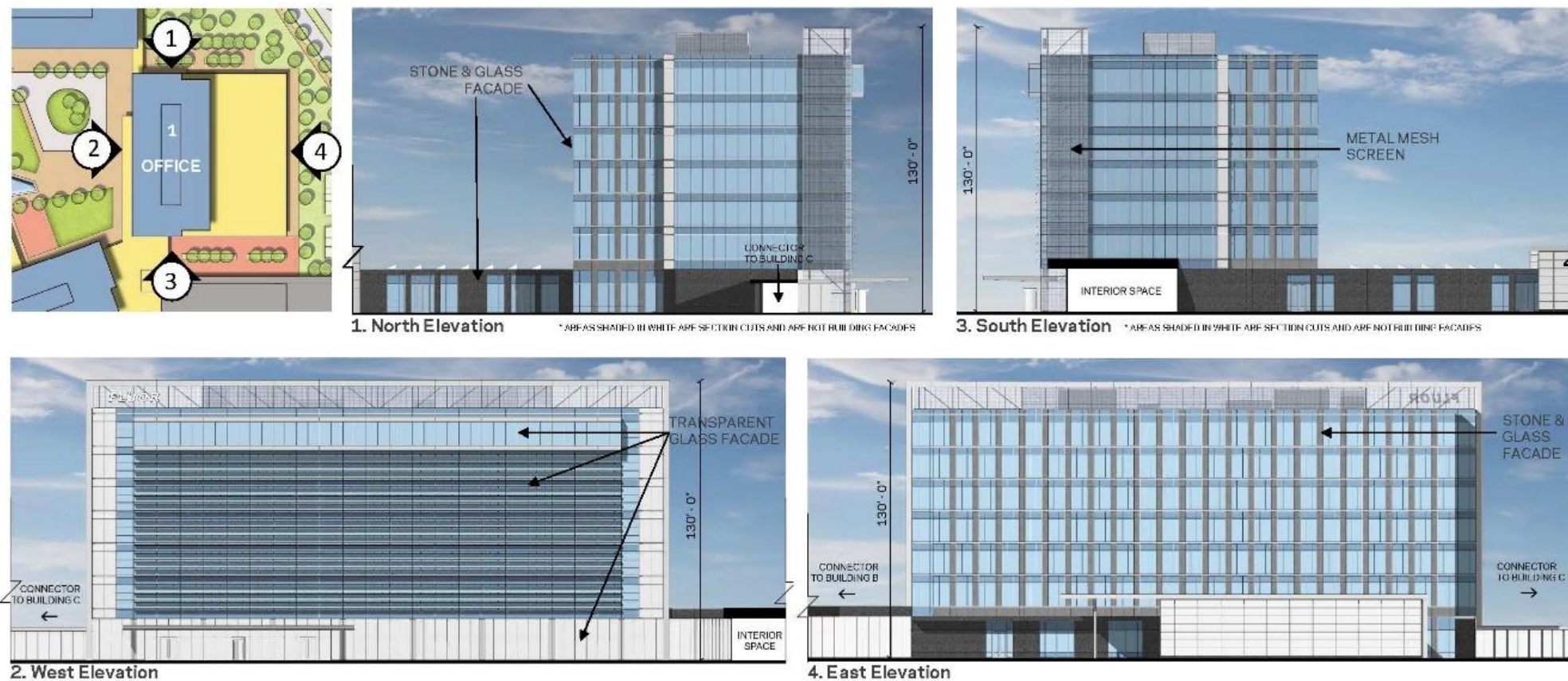


Proposed Office Building Elevations

- Applicant made minor adjustment to office building elevations
- Current exhibits call for stone and glass as primary façade finish
- Proposal to utilize metal and glass façade as primary finish on all four office buildings
- Proposal to add metal mesh screen to office bldg. 1 to shield stairwell tower beyond transparent glass facade
- Following exhibits to be modified for PZ C&A meeting:
 - Exhibit B-6.2a
 - Exhibit B-6.2b
 - Exhibit B-6.2c
 - Exhibit B-6.2d

Current Proposed Office Building Elevation

Exhibit B-6.2a - Building Elevations



1 OFFICE ELEVATIONS

Fluor Corporation Proposed Sugar Land Campus Plan

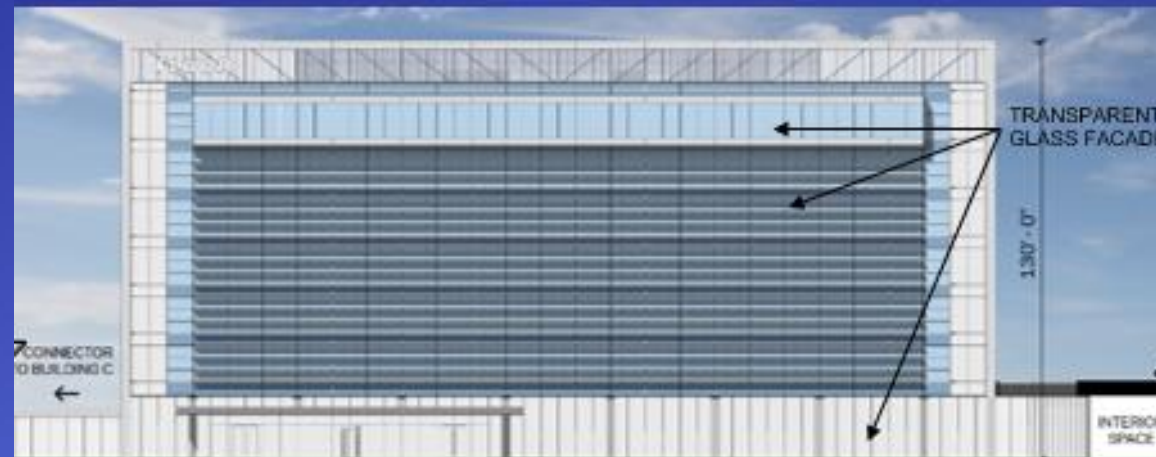
Proposed Modification to Office Building Elevation



1. North Elevation



3. South Elevation



2. West Elevation



4. East Elevation

Proposed Parking Garage Elevations

Exhibit B-6. 2e - Building Elevations



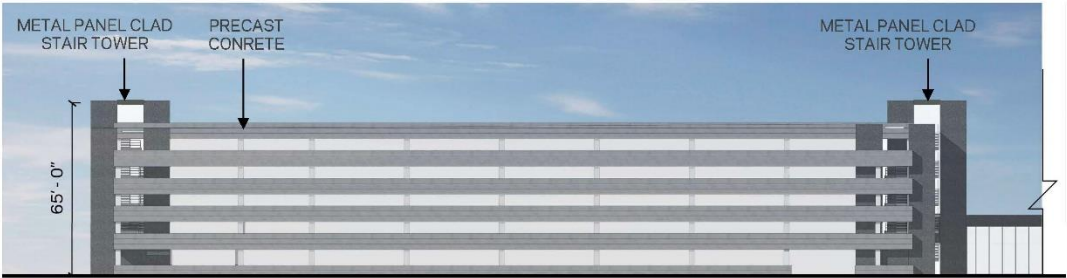
1. Typical North/South Elevation(6 GARAGE)



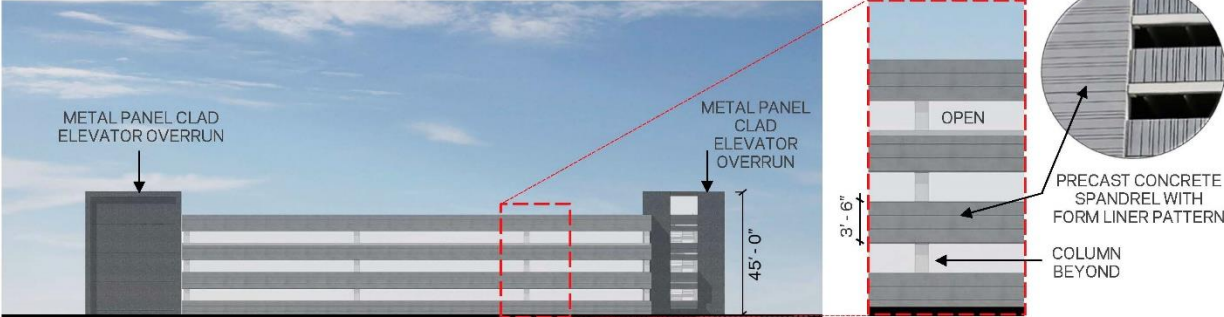
2. Typical North/South Elevation(5 GARAGE)

ar Land Campus Plan

Exhibit B-6. 2f - Building Elevations



1. Typical East/West Elevation (6 GARAGE)



2. Typical East/West Elevation (5 GARAGE)

ar Land Campus Plan

Alternative Parking Garage Option



- Provide option to utilize architectural metal screen on one or more sides
- Add an exhibit as “alternative” option for applicant to consider
- Screen was discussed at workshop with Commission

Request for Feedback on Proposed FDP

- **Feedback on the revised elevations proposed**
- **Office building facades utilizing metal mesh screen material**
- **Parking garages to utilize precast concrete and alternative option for use of architectural metal screen on one or more sides as enhancement**
- **Feedback on proposed screening details now provided for trash service areas**
- **Overall feedback and direction on proposed Exhibit B PD text and associated exhibits**

Public Hearing Notification

- **Notified all property owners within 200 feet & Avalon at Telfair HOA**
- **Published notification on City website & in newspaper of general circulation**
- **Staff not aware of any opposition, has received no inquiries at this time**

Next Steps

- **Presentation from applicant and team**
- **Hold public hearing followed by discussion and direction**
- **Consideration & Action to be scheduled for a future P&Z Meeting**

WORKSHOP

Applicant Presentation
Fluor 50 Acre Campus
Final Development Plan

Fluor
HOK

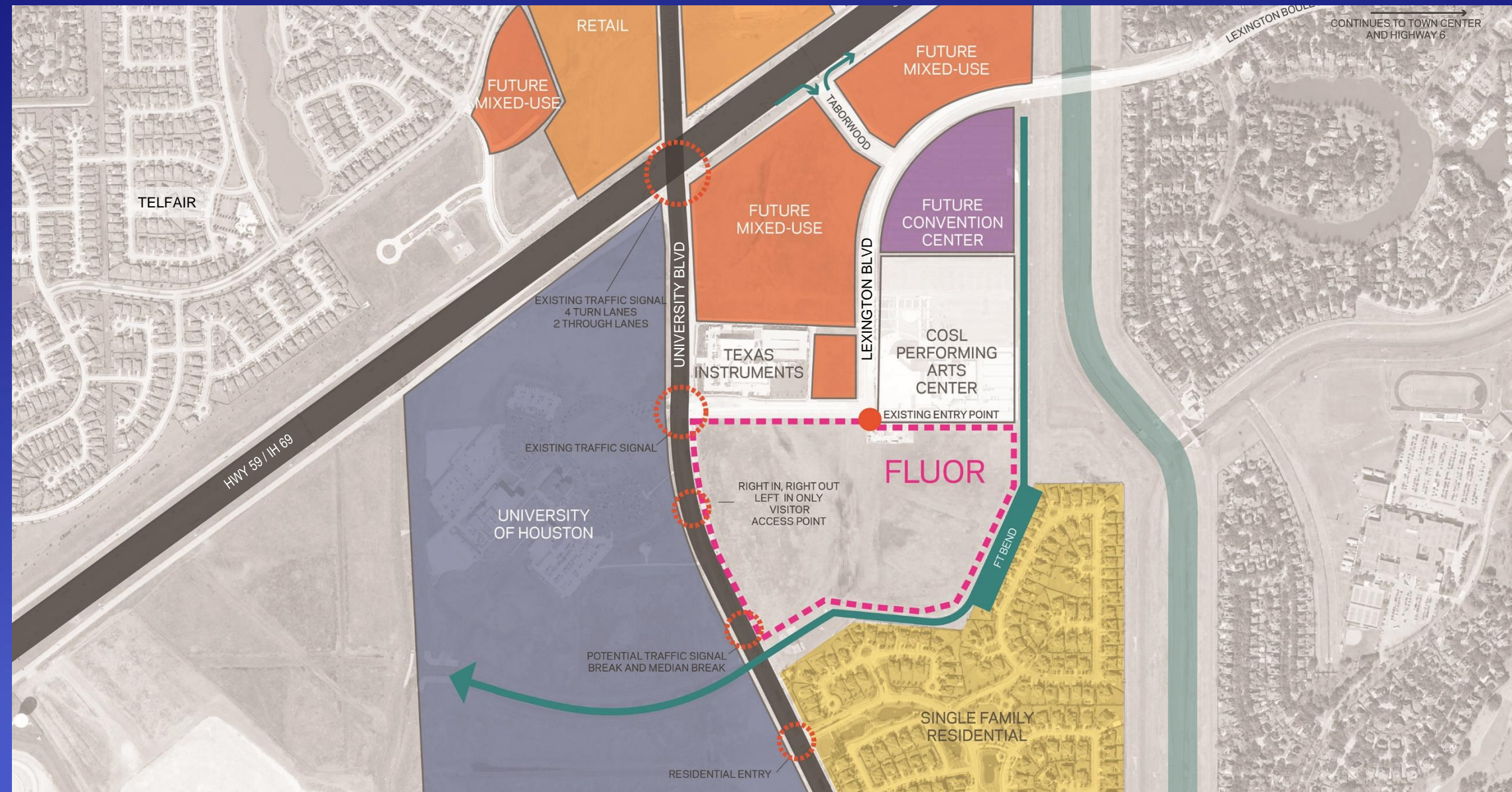
Fluor Sugar Land Campus Project Vision

To create a new office campus that will accommodate between 2,500 to 3,500 people in a “**Workplace of the Future**” that supports Fluor’s business and is well received by employees, clients and visitors. The new Campus is to have a clear “**identity**” that is respectful of its surroundings.

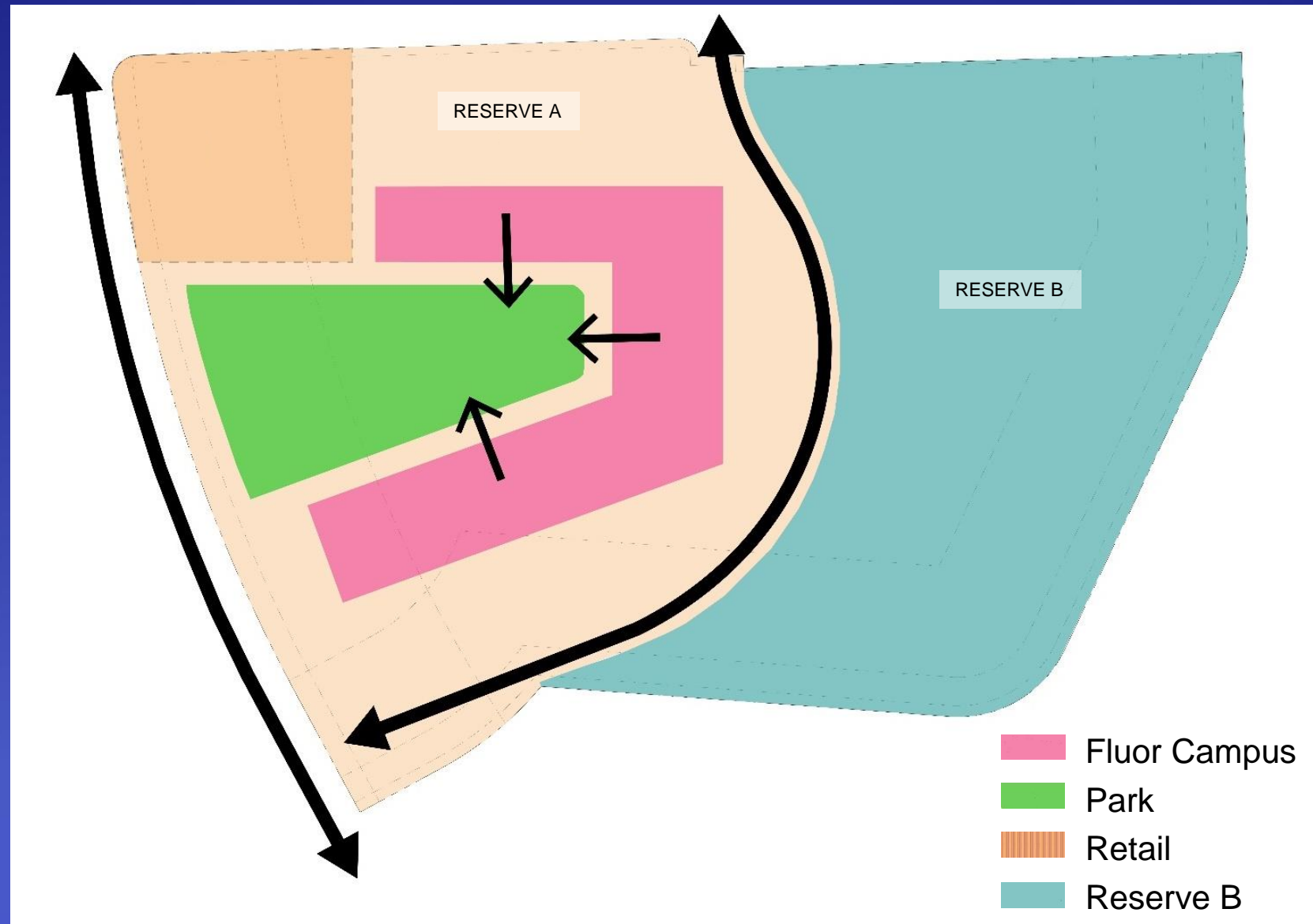
Campus Program Requirements

- **Office Space to accommodate 3000 SEATS**
- **Fluor Campus of 680,000 GSF maximum that includes employee amenity program of approx. 150,000 GSF**
- **Retail (28,000 GSF) and Child Care (10,000 GSF) facilities as part of campus amenity program**
- **Surface parking and garages to support the Fluor Campus, Retail and Child Care**
- **Total Site Area: 50.3 Acres**

Development Context



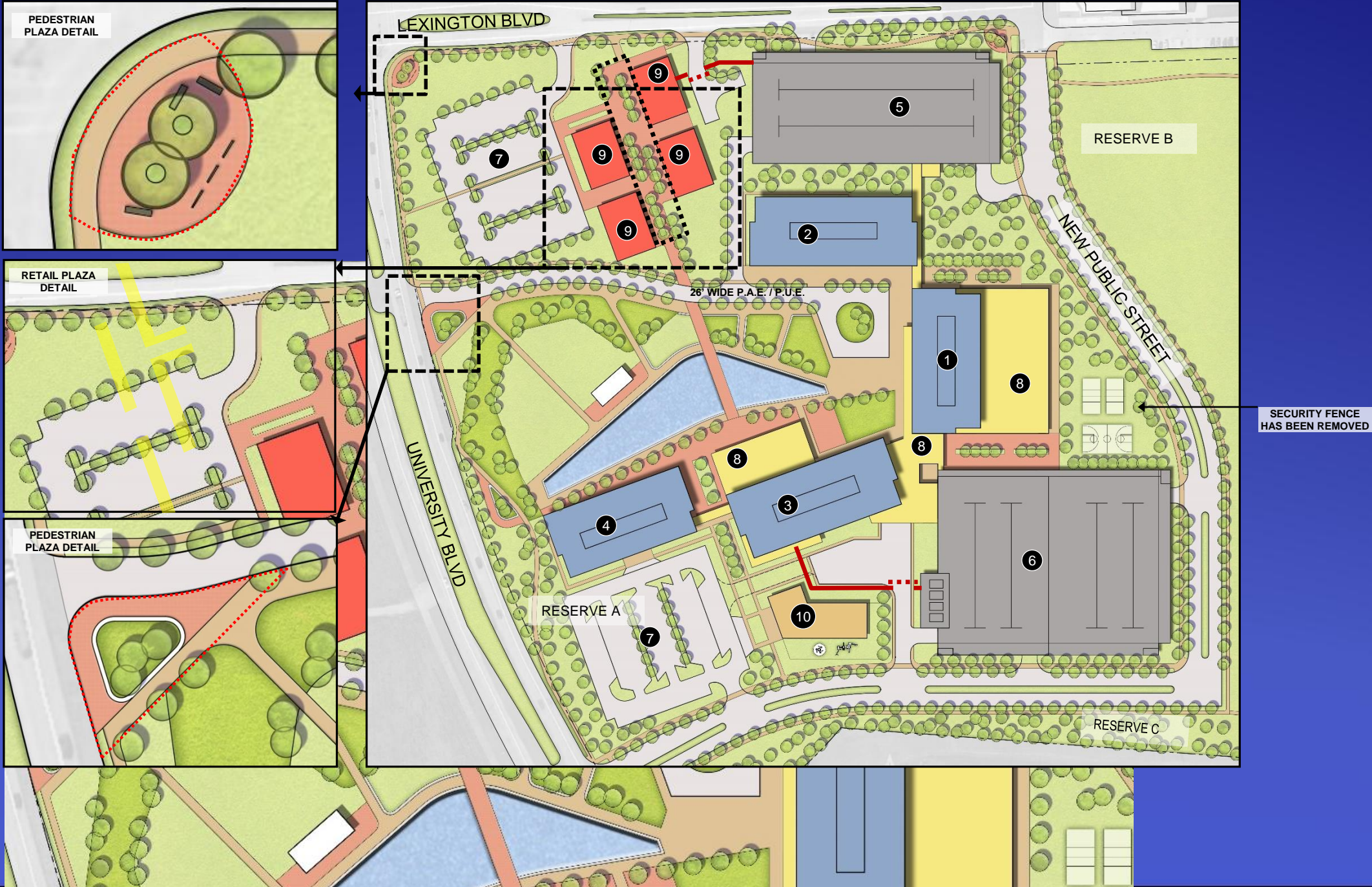
Conceptual Framework



Campus Plan



Campus Plan Details



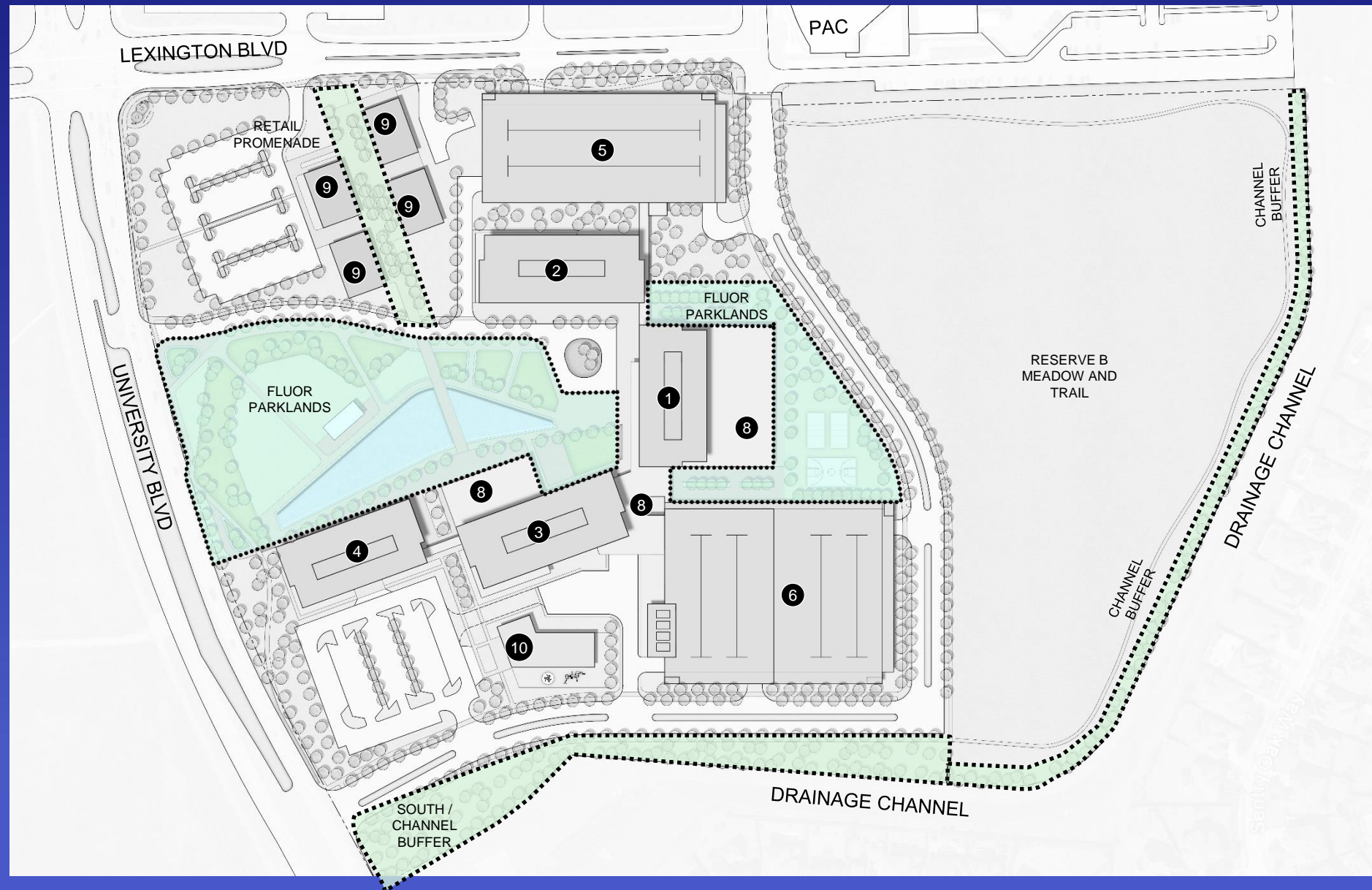
Subdivision Plan



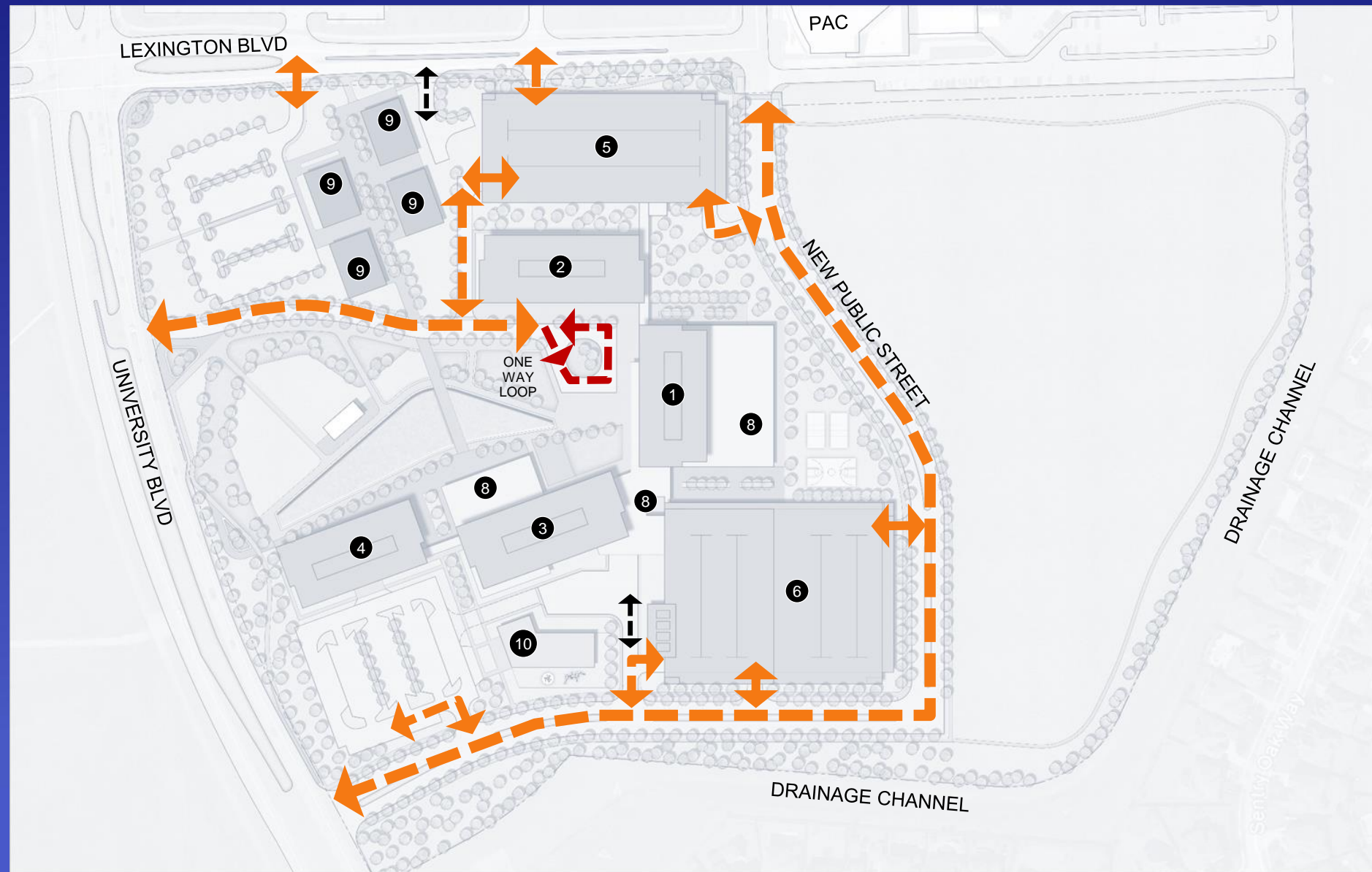
Potential Reserve A Subdivision Plan



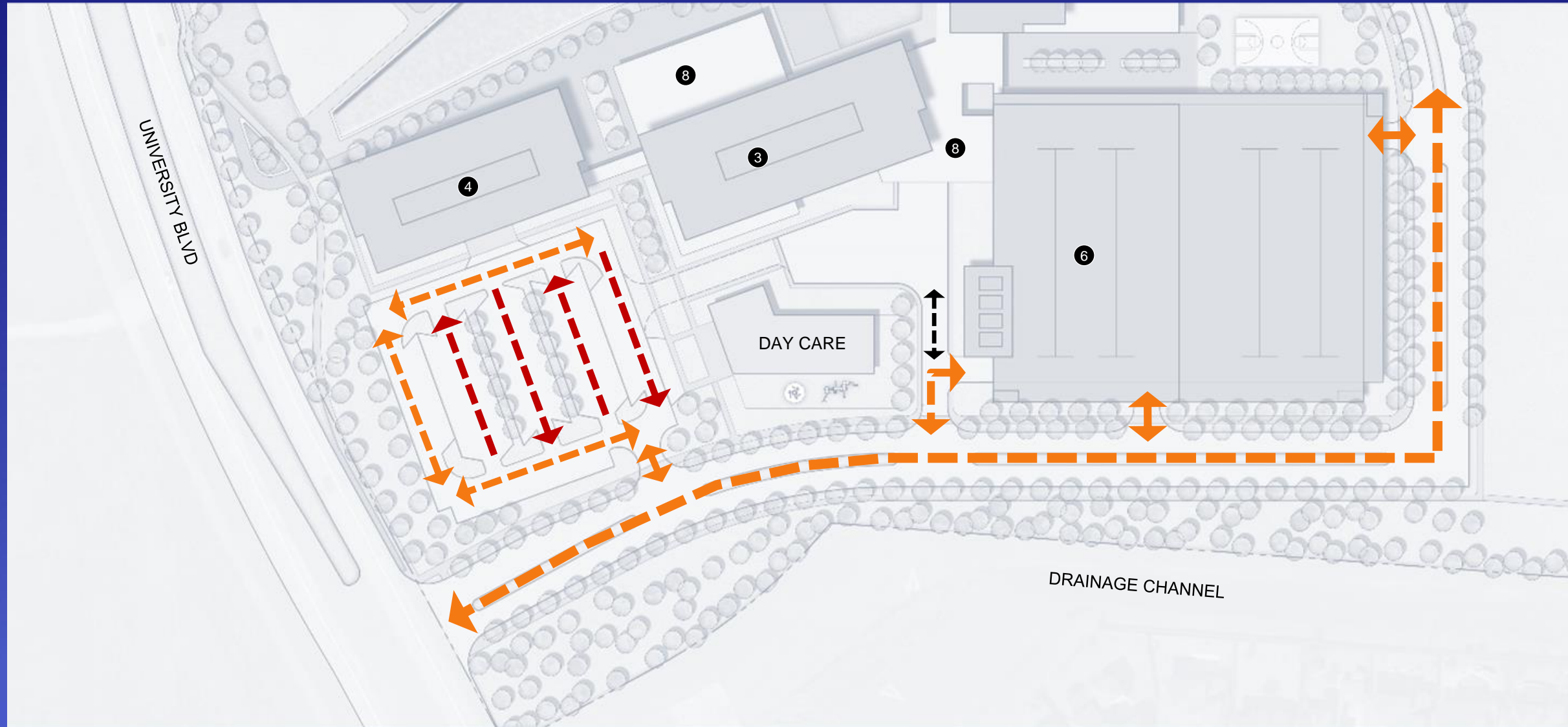
Major Open Space Framework



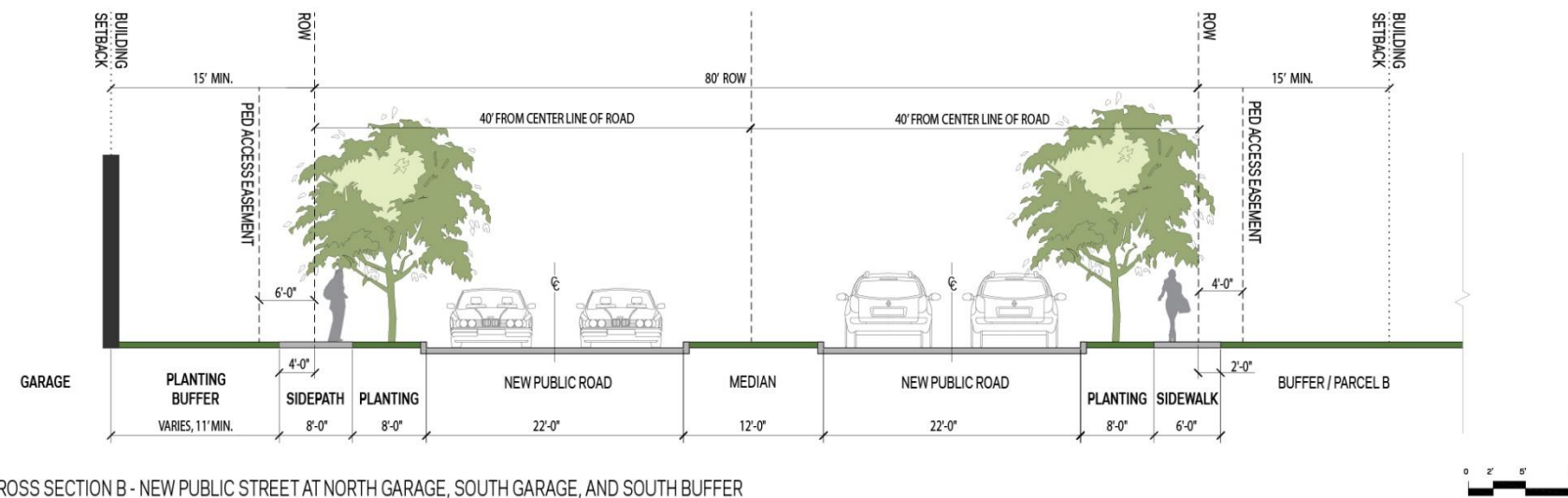
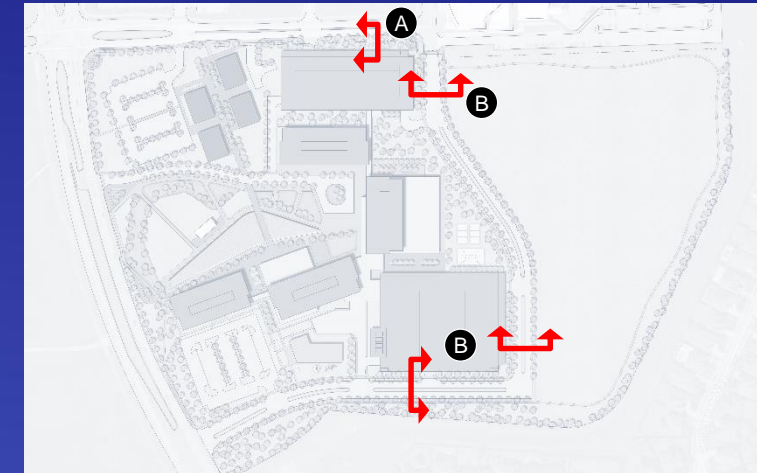
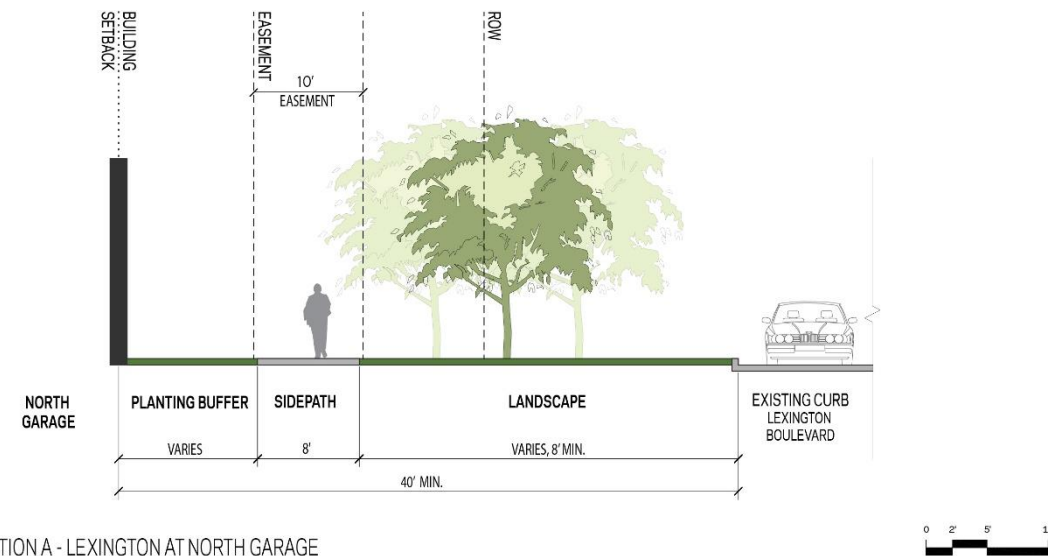
Vehicular Circulation Plan



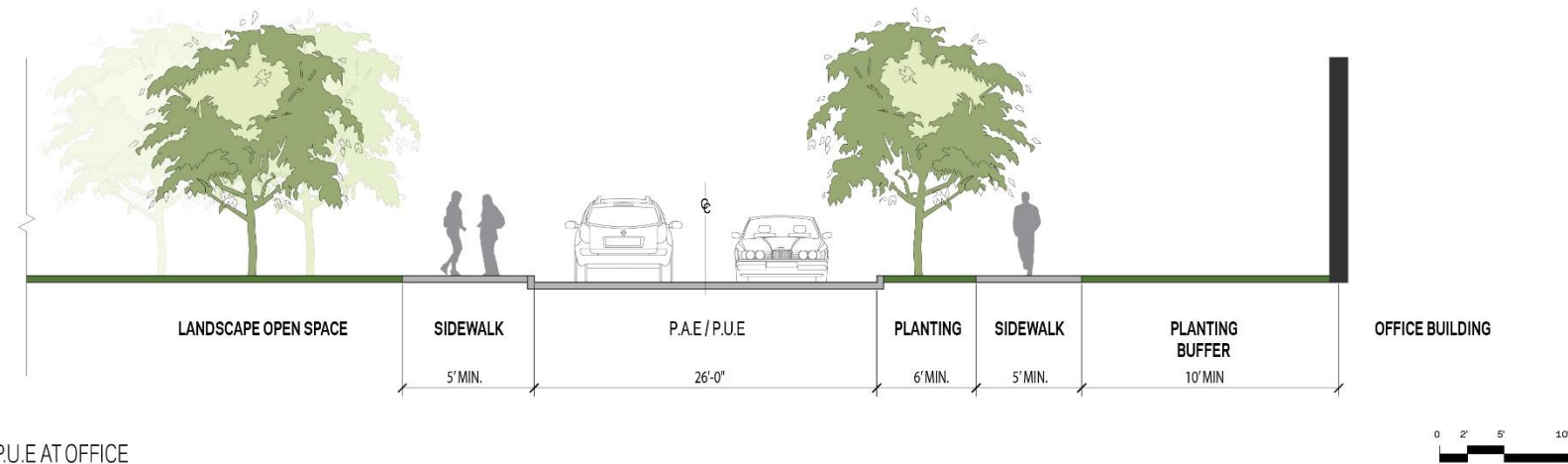
Day Care Circulation Detail



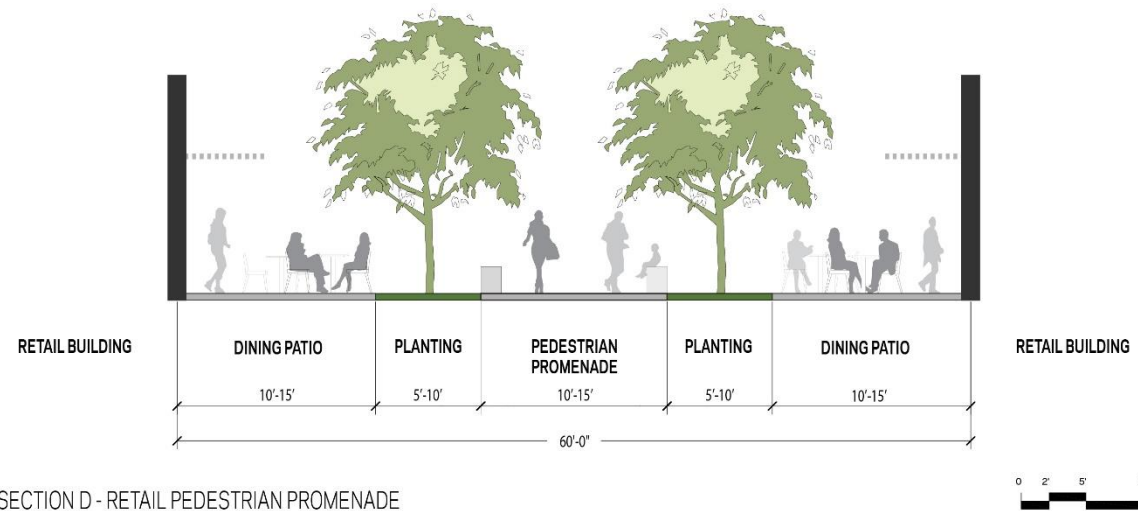
Street Sections



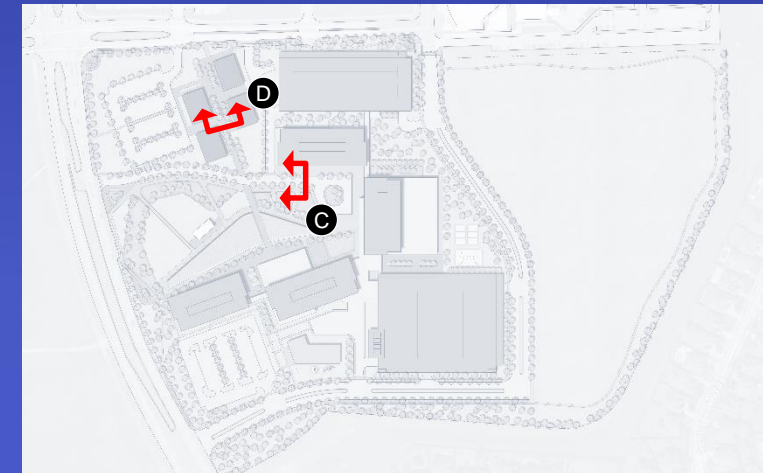
Street Sections



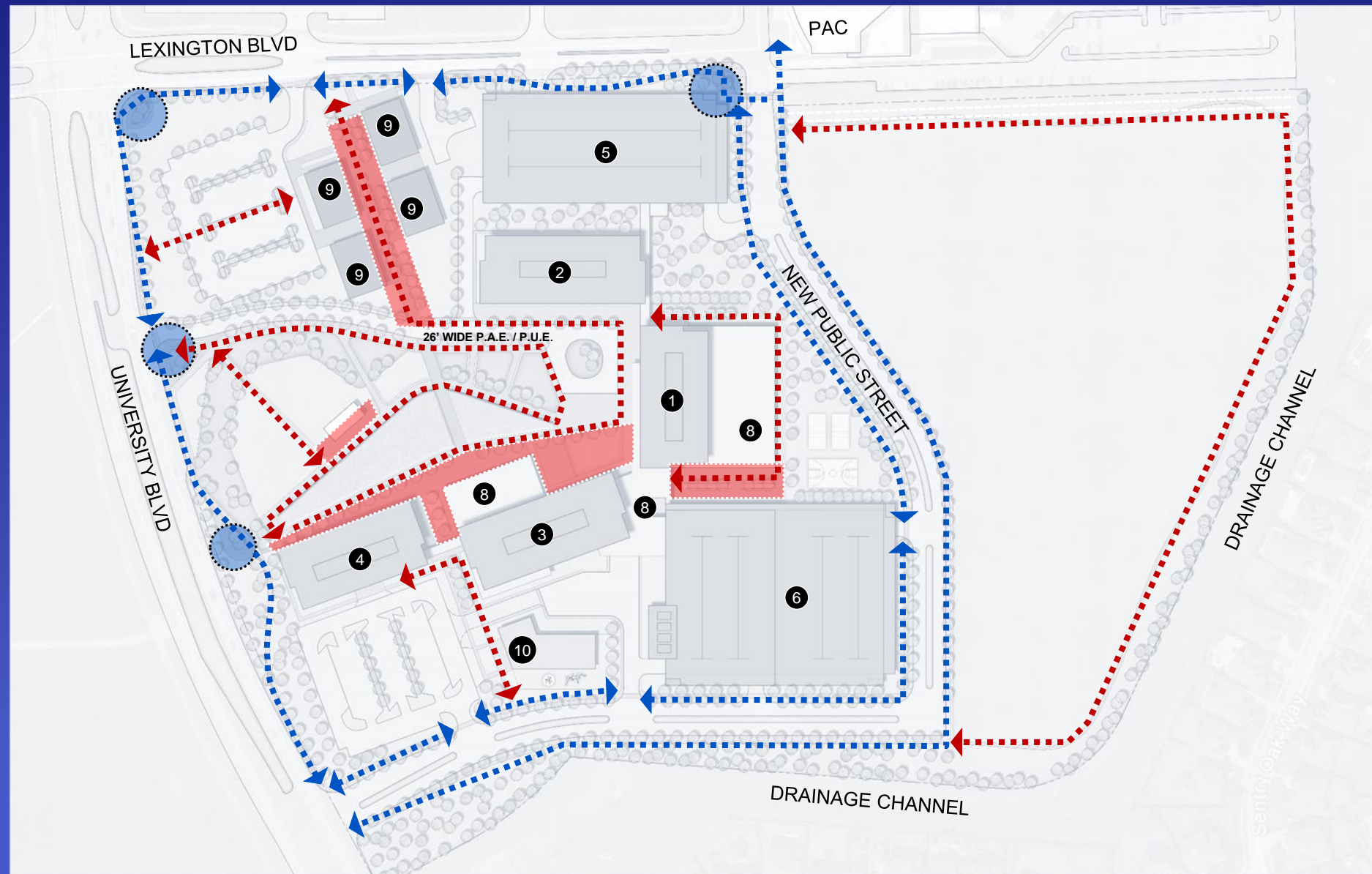
CROSS SECTION C - P.A.E / P.U.E AT OFFICE



CROSS SECTION D - RETAIL PEDESTRIAN PROMENADE



Pedestrian Circulation Framework



Campus Massing



Rendering

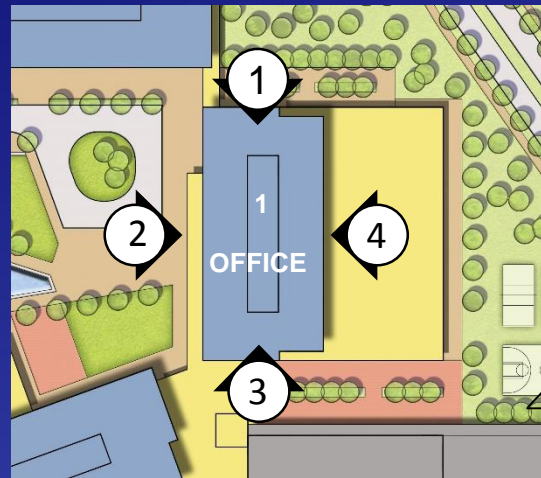


Rendering

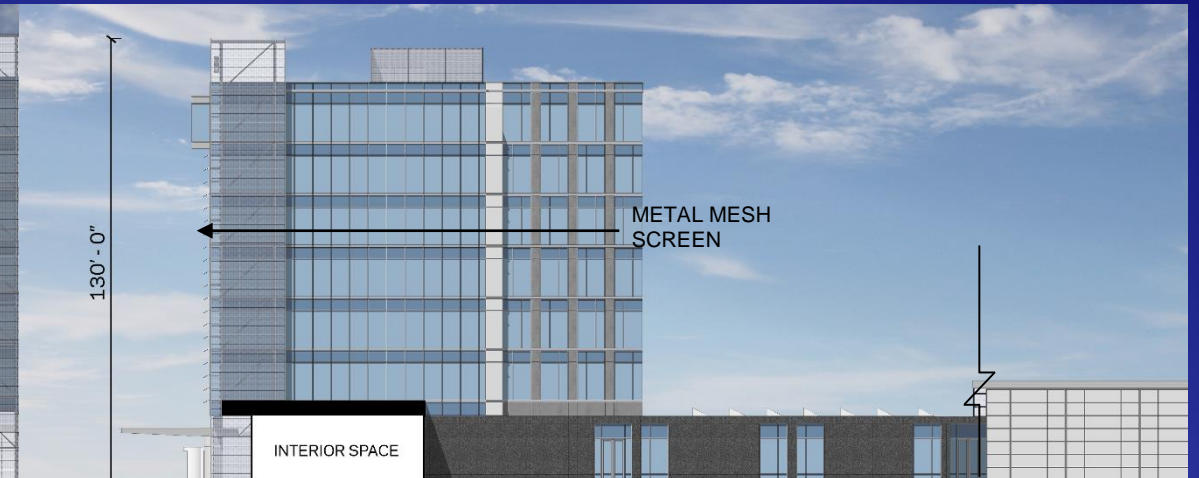


Rendering

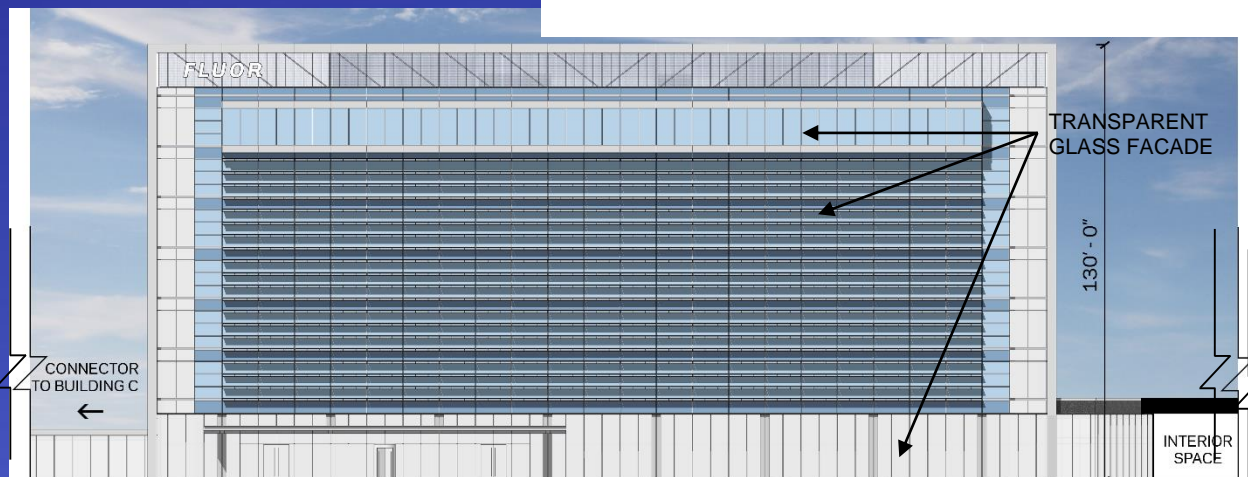




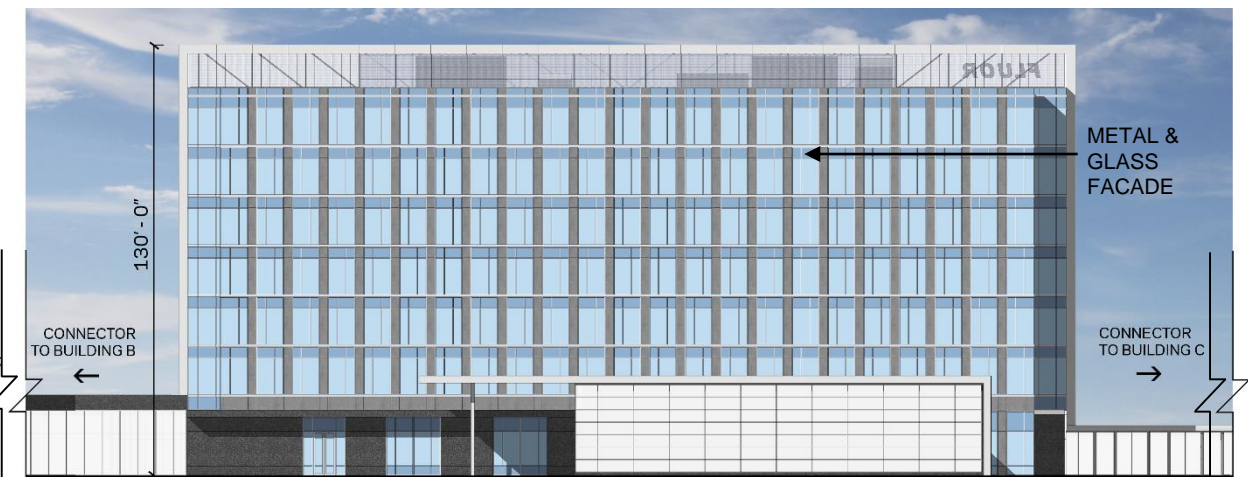
BUILDING A - NORTH ELEVATION



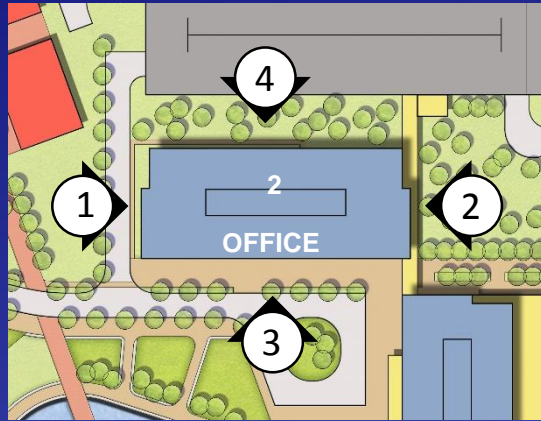
BUILDING A - SOUTH ELEVATION



BUILDING A - WEST ELEVATION



BUILDING A - EAST ELEVATION



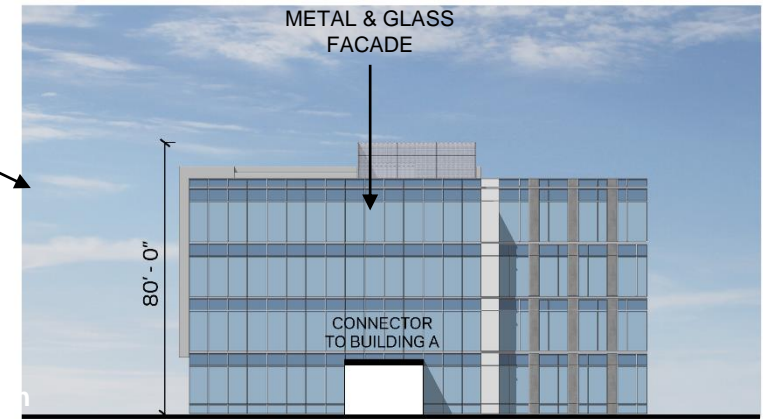
1.

METAL & GLASS
FACADE



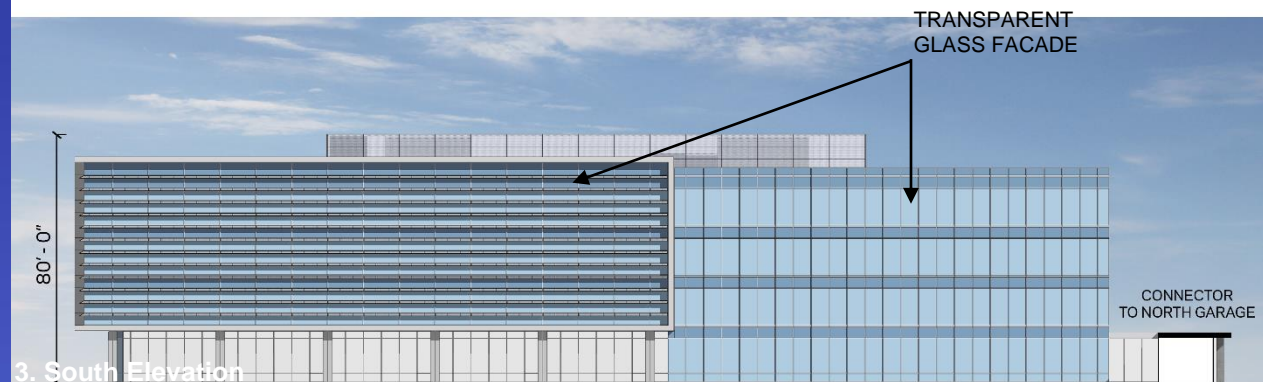
BUILDING C - WEST ELEVATION

METAL & GLASS
FACADE



BUILDING C - EAST ELEVATION

TRANSPARENT
GLASS FACADE



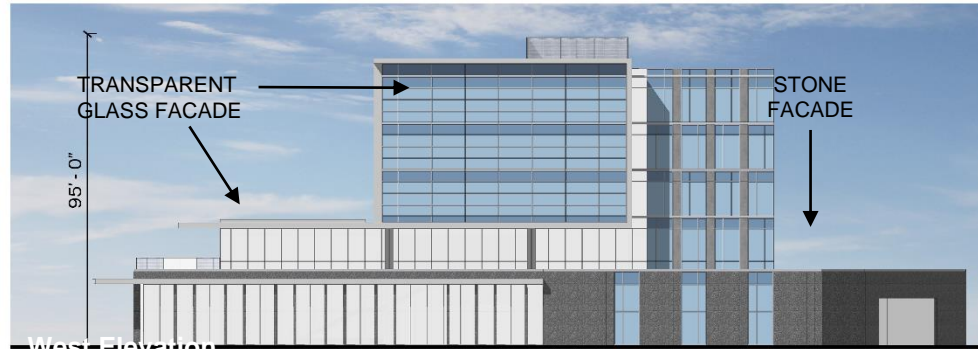
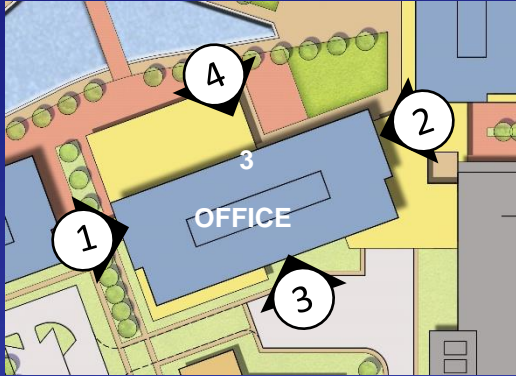
3. South Elevation
BUILDING C - SOUTH ELEVATION

METAL & GLASS
FACADE

METAL
PANEL



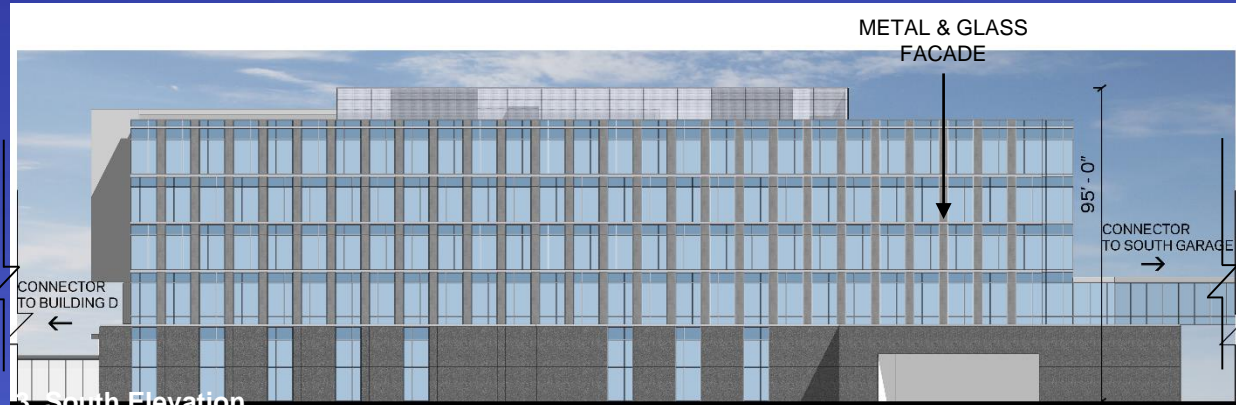
4. North Elevation
BUILDING C - NORTH ELEVATION



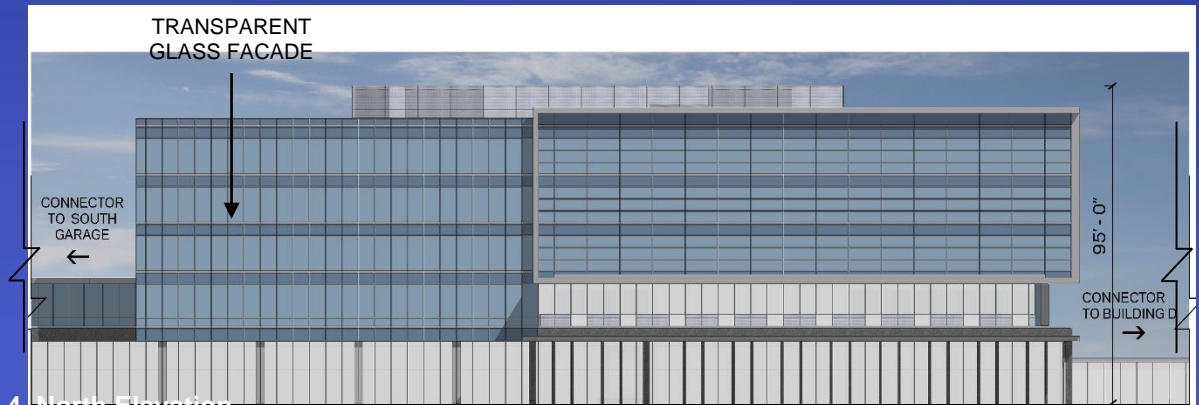
1. West Elevation
BUILDING B - WEST ELEVATION



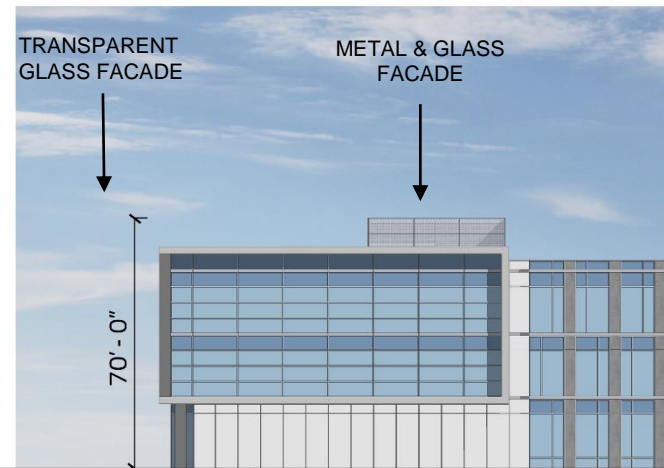
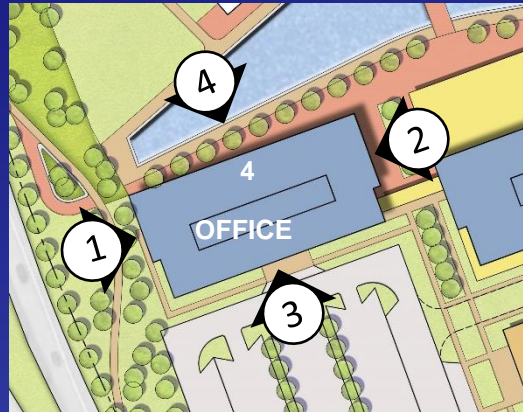
2. East Elevation
BUILDING B - EAST ELEVATION



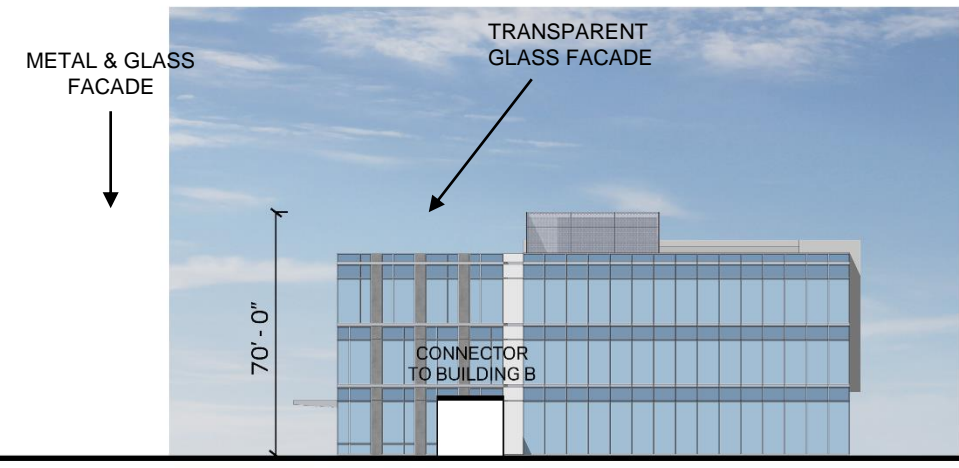
3. South Elevation
BUILDING B - SOUTH ELEVATION



4. North Elevation
BUILDING B - NORTH ELEVATION



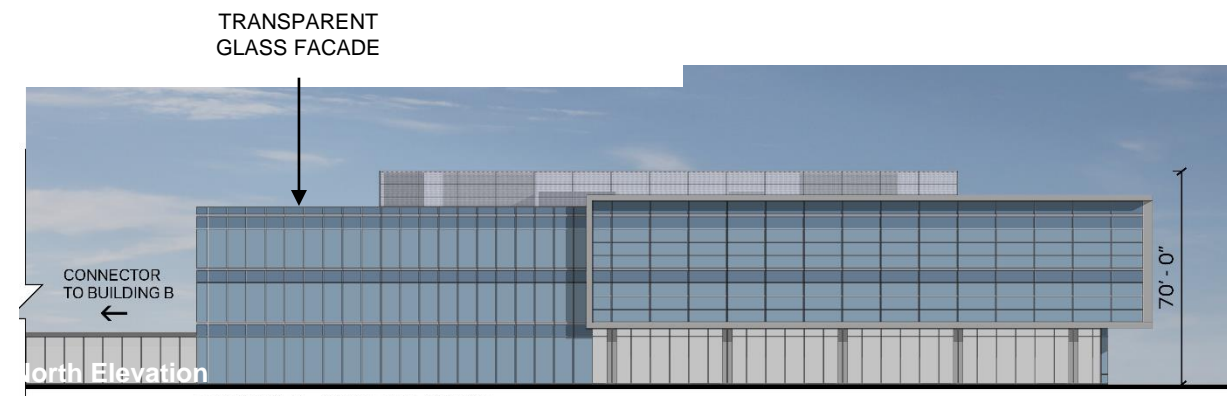
BUILDING D - WEST ELEVATION



BUILDING D - EAST ELEVATION



BUILDING D - SOUTH ELEVATION



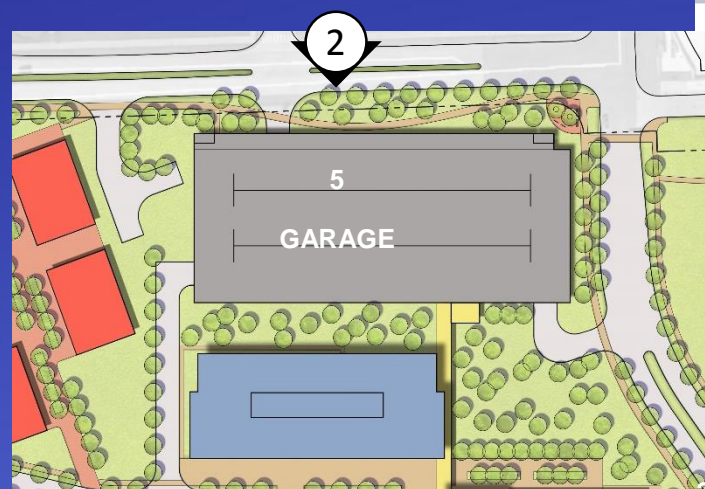
BUILDING D - NORTH ELEVATION



METAL PANEL PRECEDENT IMAGERY



SOUTH GARAGE - SOUTH ELEVATION



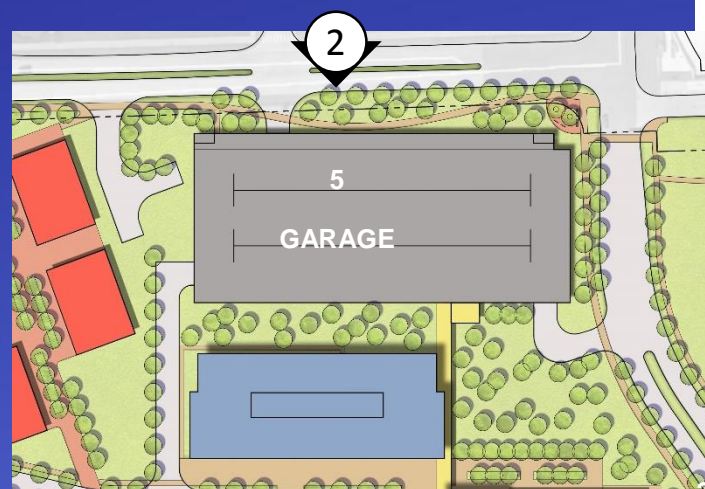
NORTH GARAGE - NORTH ELEVATION

5 & 6 GARAGE ELEVATIONS



1. Typical North/ South Elevation (6 GARAGE)

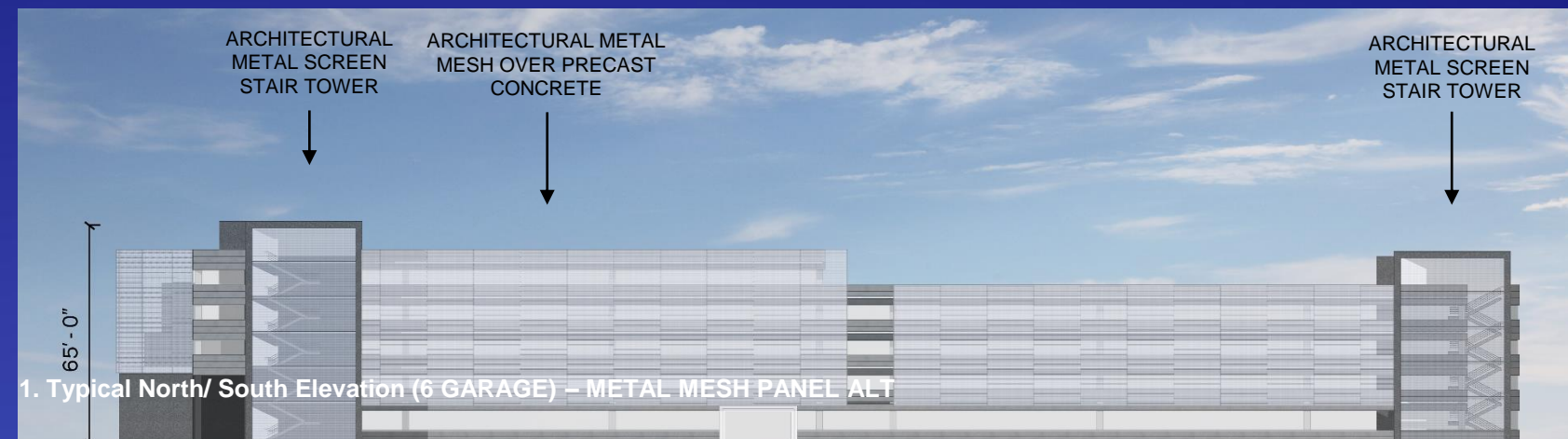
SOUTH GARAGE - SOUTH ELEVATION



2. Typical North/ South Elevation (5 GARAGE)

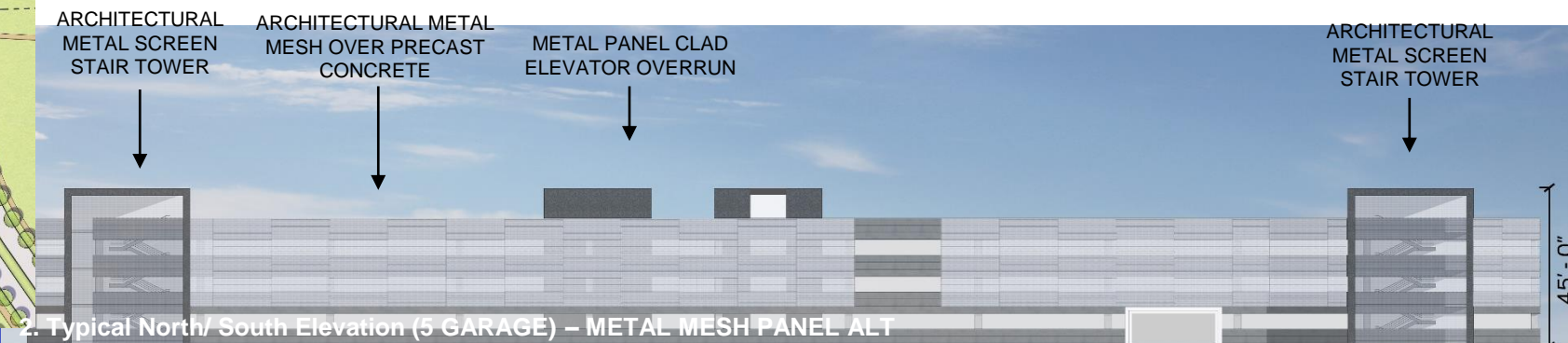
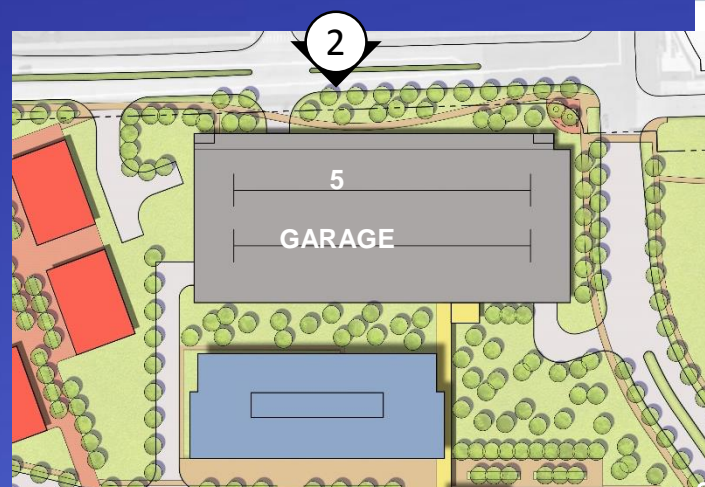
NORTH GARAGE - NORTH ELEVATION

5 & 6 GARAGE ELEVATIONS



1. Typical North/ South Elevation (6 GARAGE) – METAL MESH PANEL ALT

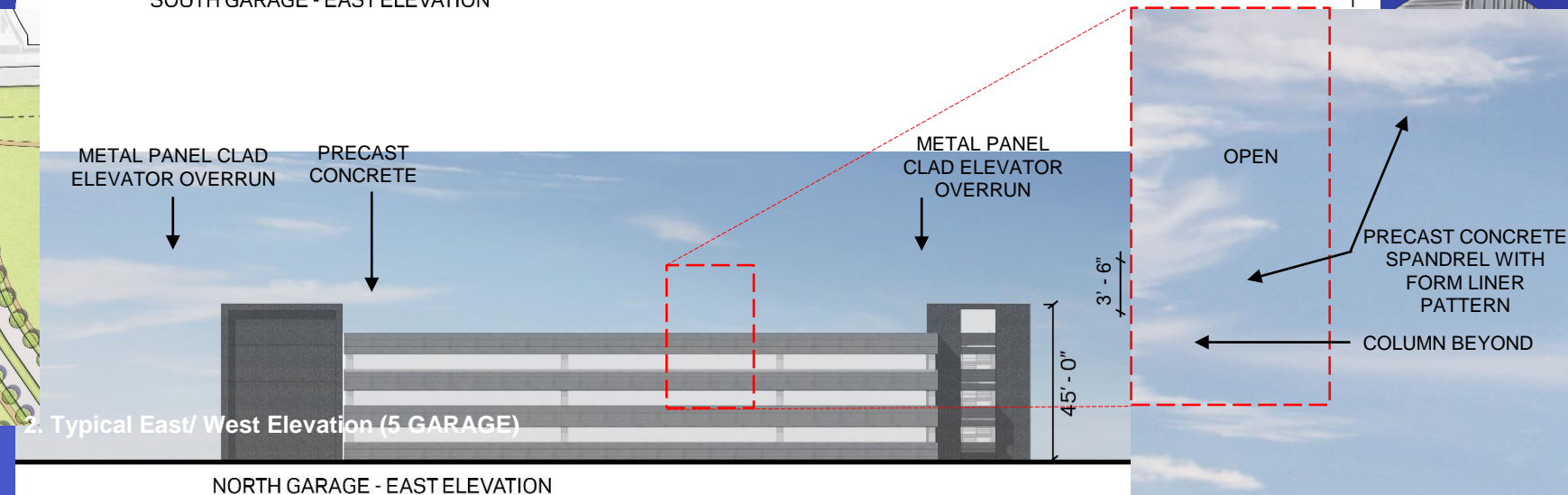
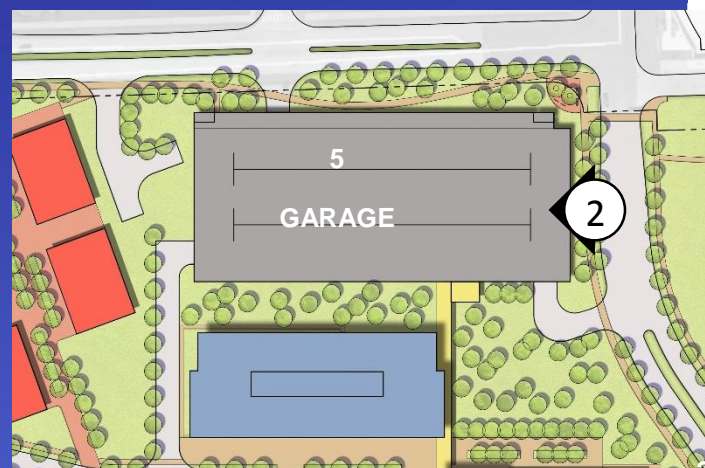
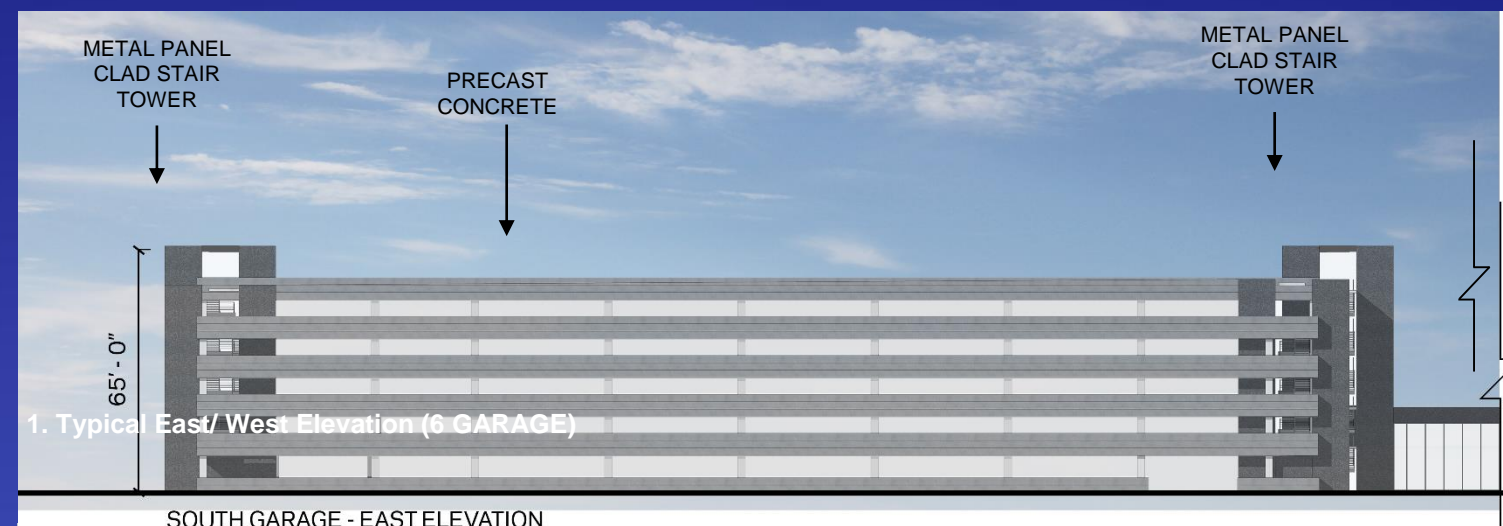
SOUTH GARAGE - SOUTH ELEVATION



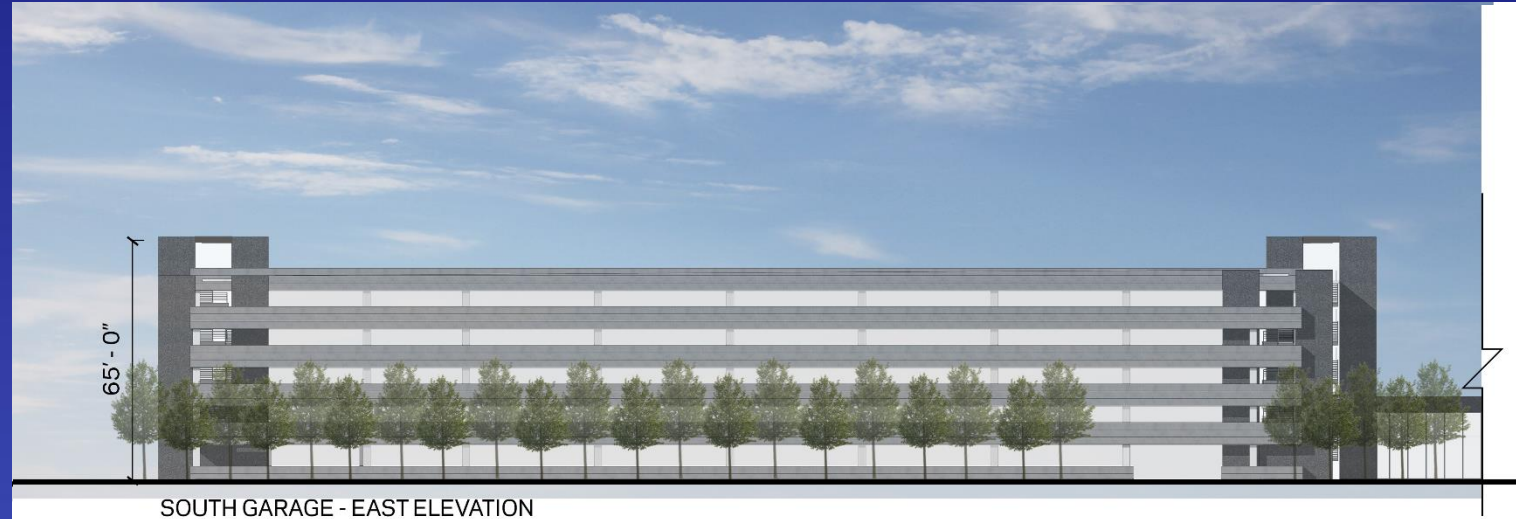
2. Typical North/ South Elevation (5 GARAGE) – METAL MESH PANEL ALT

NORTH GARAGE - NORTH ELEVATION

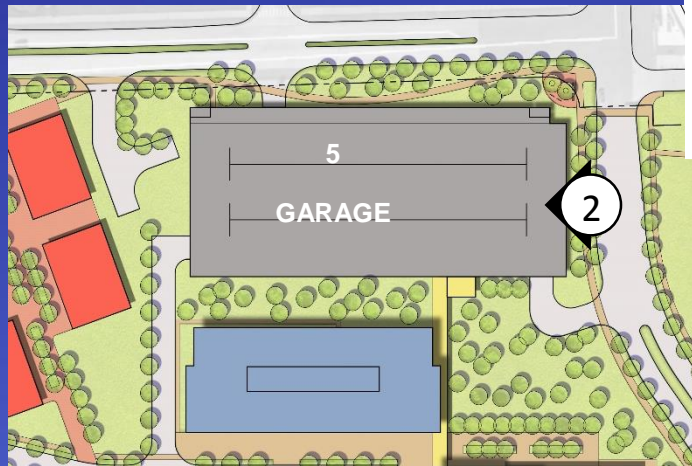
5 & 6 GARAGE ELEVATIONS



5 & 6 GARAGE ELEVATIONS



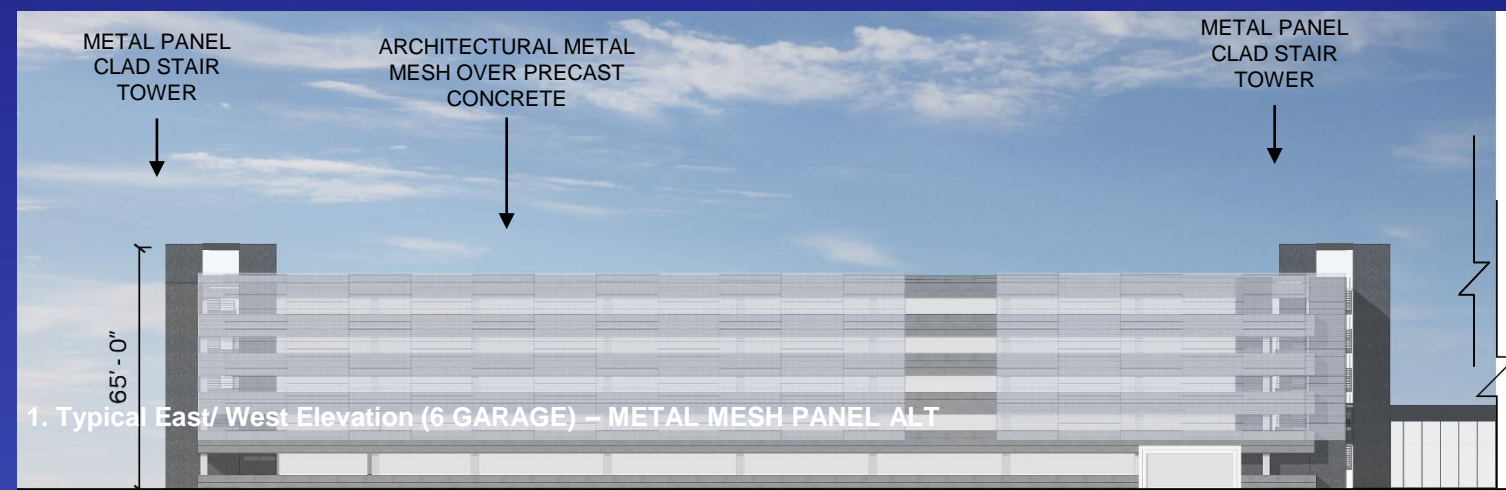
SOUTH GARAGE - EAST ELEVATION



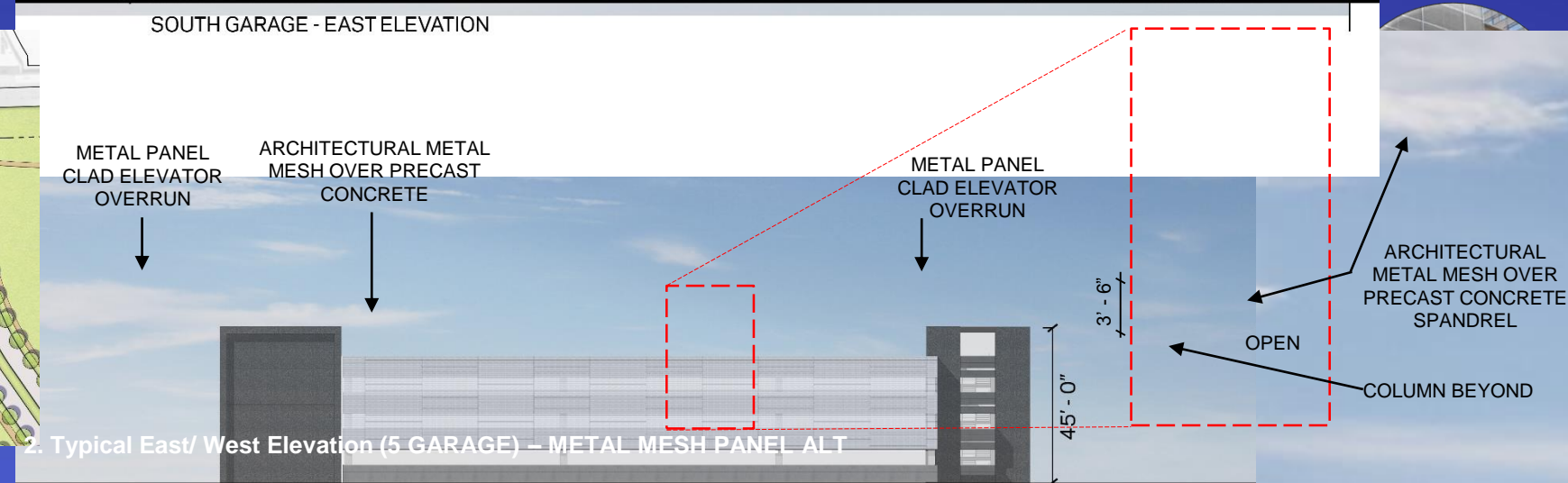
2. Typical East/ West Elevation (5 GARAGE)

NORTH GARAGE - EAST ELEVATION

5 & 6 GARAGE ELEVATIONS - WITH TREES



SOUTH GARAGE - EAST ELEVATION



NORTH GARAGE - EAST ELEVATION

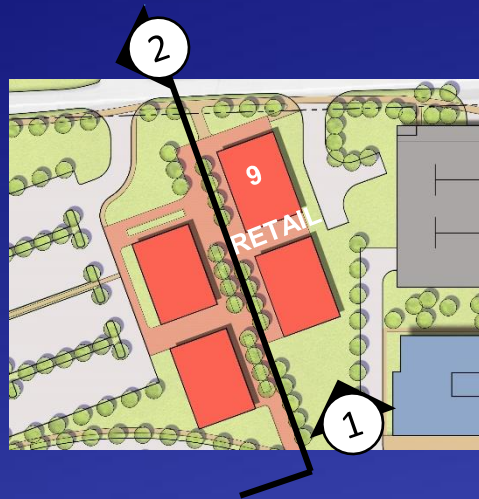
5 & 6 GARAGE ELEVATIONS

Texas Instruments Garage



Methodist Hospital Garage





1. South Elevation * TENANT SPACE SUBJECT TO THEIR PARTICULAR TRADE DRESS AND DESIGN STANDARDS



2. East Elevation * TENANT SPACE SUBJECT TO THEIR PARTICULAR TRADE DRESS AND DESIGN STANDARDS

9 RETAIL ELEVATIONS



REPORTS

A. Planning and Zoning Commission Liaison Report

- ❖ **City Council Meetings**

B. City Staff Report

- ❖ **Calendar of Scheduled Meetings and Events**



NEXT
Planning & Zoning Commission
MEETING

September 27, 2018