

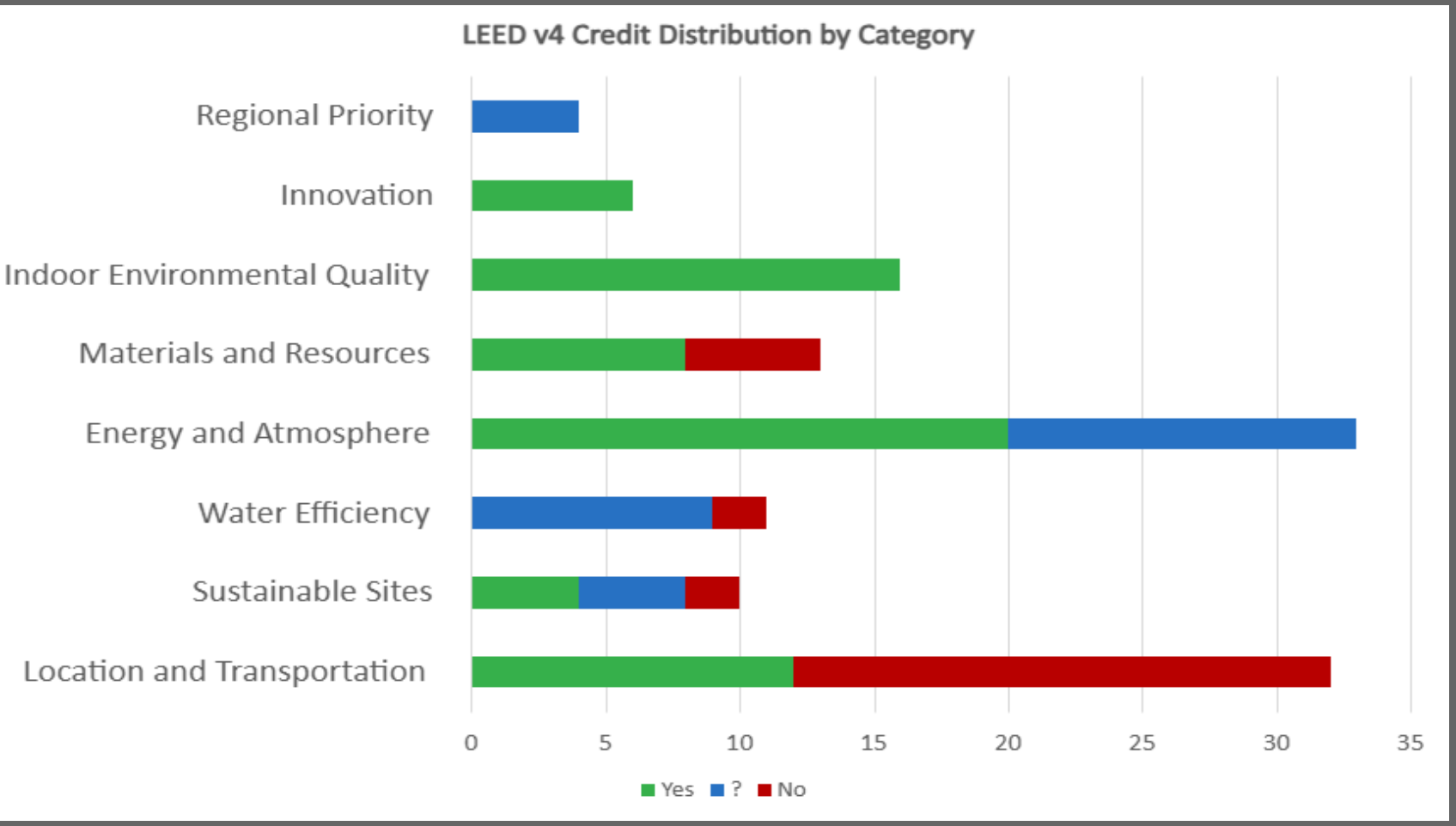
## Project Overview

- Assess feasibility of a 120-room hotel on a 3.04-acre site along IH-35 in San Marcos, Tx.
- Create a compliant site plan using the developer’s building footprint.
- Identify site constraints and needed infrastructure improvements.
- Estimate project costs for developer’s proforma.
- Address engineering and regulatory requirements.



## Sustainability Summary

Topic	YES	?	NO
Location and Transportation	12	0	20
Sustainable Sites	4	4	2
Water Efficiency	0	9	2
Energy and Atmosphere	20	13	0
Materials and Resources	8	0	5
Indoor Environmental Quality	16	0	0
Innovation	6	0	0
Regional Priority	0	4	0
TOTAL	66	30	29



## Analysis



- Gold Certification: 60-79 points
- Presents a more complete sustainability profile with fewer required upgrades , making it a more efficient and cost-effective candidate for a long-term development

# C1.04 – Land to Landmark: Hotel Site

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Sponsor:

Kimley»Horn

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## Alternatives Considered

- Alternative 1: Uses the original 2420 S I-35 site with a standard hotel layout. Meets all city requirements.
- Alternative 2: Located at 2498 E McCarty Ln on a larger 9.35-acre site, allowing for a new design.
- Alternative 3: Same 3.04-acre site as Alt 1, but with a parking garage instead of surface parking.
- Alternative 4: Uses a different 3.96-acre site at 1909 N I-35 in San Marcos.

Criteria	Weight	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Impervious Cover	7	7	7	7	7
Safety	9	8	7	5	3
Location	5	8	8	6	8
Aesthetics	2	8	9	3	7
TOTAL		177	170	130	130

## Constraints

### Regulatory Documents

- Land Development Code
- Transportaion Master Plan
- Zoning & GIS Maps

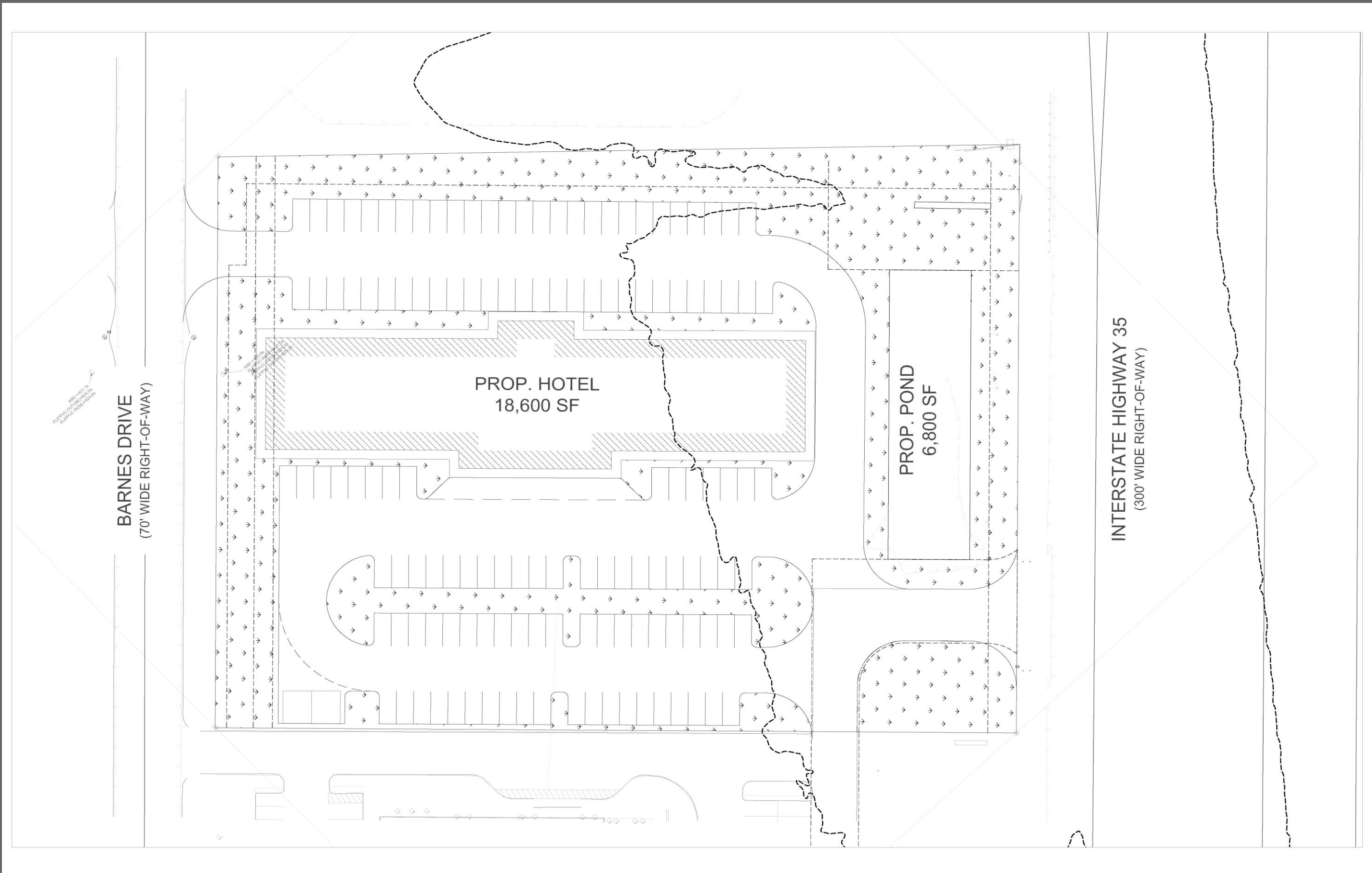
### Infrastructure & Enviromental Codes

- Drainage & Utility Criteria Manuals
- 2021 IFC (International Fire Code)

### Flood Risk

- FEMA Flood Map Service Center
- San Marcos River Protection
- Zone

## Design Alternative



- Site area: 3.08 acres
- Parking provided: 126 w/ 7 accessible
- Impervious cover: 60%
- Retention pond: 6,800 SF



## Capital & Life-Cycle Cost

Capital Costs	
Items	Total
Rooms	\$ 24,000,000
Hotel Supplies	\$ 360,000
Concrete	\$ 242,000
Sidewalk	\$ 45,000
Landscaping	\$ 429,200
Retention Pond	\$ 59,600
Construction prep	\$ 18,200
Utilities	\$ 24,000
Engineering	\$ 2,517,800
TOTAL	\$ 27,695,800

Year	Initial	Maintenance	Rehabilitation	Salvage
0	\$27,695,800	\$1,860,000	\$5,000,000	\$0
1	\$0	\$1,788,500	\$0	\$0
10	\$0	\$1,256,500	\$3,377,800	\$0
20	\$0	\$848,900	\$2,281,900	\$0
30	\$0	\$573,500	\$1,541,600	\$5,539,200

Net Present Value \$59,655,600

## Next Steps

- Continue refinement of the Alternative 1 site plan
- Hotel site pre/post-development evaluation
- Create drainage and retention layout for hotel

## Our Team

