



CASE STUDY

HOTEL VAN ZANDT

BACKGROUND

Hotel Van Zandt is located in the Rainey Street district in downtown Austin. It is 16 stories, has 326 rooms, and covers 346,000 square feet. Construction began with the excavation of the 3-story subterranean garage and associated foundation system excavated in 5-foot increments and supported by an extensive soil retention system.

FACTS



INITIALLY ANNOUNCED IN 2006, THE HOTEL WAS POSTPONED DURING THE ECONOMIC DOWNTURN. CONSTRUCTION WAS DELAYED SIX YEARS AND STARTED IN 2013.



THE HOTEL WAS ORIGINALLY GOING TO BE A 29-STORY HOTEL AND CONDO TOWER. THE DEVELOPMENT WAS REDUCED TO 16 STORIES AND TO INCLUDE JUST THE HOTEL.



THERE HAD BEEN SOME NEIGHBORHOOD OPPOSITION TO THE HOTEL, ESPECIALLY AROUND WHERE THE DRIVEWAY HAD BEEN PROPOSED. THE FINAL PLANS MOVED THE DRIVEWAY TO DAVIS STREET.

Boutique hotel fills niche in bustling entertainment district.

BIG RED DOG'S RESULTS:

BIG RED DOG provided civil engineering services for the development of Hotel Van Zandt, which included project civil engineering design, regulatory permitting, retention system permitting and construction administration

The hotel filled a need for downtown visitors while incorporating a unique music-focused design. The final hotel also has a 6,800 square foot pool deck and bar, 12,000 square feet of meeting space, and 1,300 square feet of office space.

