CHAPTER V

MARKET ANALYSIS

5.1 Market Analysis Report Summary ................................................................. page 5.1
5.2 Emerging Growth ....................................................................................... page 5.2
5.3 Project Precedents ...................................................................................... page 5.7
5.4 University-Related Development Precedents ............................................ page 5.27
5.1. MARKET ANALYSIS REPORT SUMMARY

The market information for this study was collected prior to the national economic downturn in late 2008; however, while the pace of absorption in some commercial real estate sectors has slowed, the Austin market remains one of the stronger areas in Texas and in the country; due in part to the stronger economic base in Texas when compared to other states, and to the diverse range of industries in the capital area. The location of the Brackenridge Tract within the greater Austin area will continue to be considered a prime site as potential development scenarios are considered. The markets for single and multi-family residential, retail, office and hotel uses were considered for the plan alternatives; the market analysis summarized below was for multi-family.

Residential, retail, office, and hotel uses were considered for a 15 to 20-year time frame. Conceptually, the greatest demand will be for residential uses, with a retail component that is scaled to nearby residential demand, so as not to generate significant infill traffic; office and hotel uses may be considered niche markets, with specialized requirements to meet demand and to be compatible with surrounding neighborhoods: lower scaled, build to suit for specific markets, and a long term phasing perspective.

5.1.1. RESIDENTIAL

Austin’s Residential Multi-Family Market
- Despite a slower regional market, the general trend in the Austin area has remained strong through the past five years, reflecting in sustained developer interest resulting in 8,860 multi-family units planned in the central Austin market area.
- Apartment occupancy is currently at 88.7% and expected to improve.
- Based on historic development patterns and short and long-term projections, demand for multifamily housing on-site will total 2,300 units by 2027; at an average annual absorption of approximately 153 units per year starting in 2012.
- Residential market tracks with employment, student population, supply and demand.
- Demand exceeded supply by 2,000 units in 2004.
- Demand exceeded supply by 4,400 units in 2005.
- December 2007 multi-family market (over 50 units) 96.6% occupied.
- December 2008 estimated occupancy at 92.5%.

Austin’s Residential Multi-Family Market Projected Annual Absorption:
- 2008 – 2012: 915 units per year
- 2013 – 2017: 1,085 units per year
- 2018 – 2022: 1,299 units per year
- 2023 – 2027: 1,488 units per year

5.1.2. OFFICE

Austin’s Office Market
- Growth in the economy, especially in the office intensive sectors, indicates a sustained increase in demand for office space as regional employment increases. The type of proposed office at the Brackenridge site would be more likely created for smaller-scale specialized office users within a larger mixed-use planning approach.
- Vacancy rates have decreased and the downtown area market is currently competitive after a soft-market period 5 years ago.
- Currently the West Austin office submarket, where the Brackenridge Tract is located, accounts for only 3 percent of office space in the city and is largely a small office sector within the central Austin area.
- Assuming a reasonable employment growth rate and an increasing share of demand moving into the overall West Central Austin submarket, office demand will total 732,000 square feet through 2023, at an average annual absorption rate of 48,800 square feet.
- The central Austin market office supply trend is reflected below:
  - 1987: 22 M sf in 251 buildings
  - 2008: 36.6 M sf in 561 buildings (Multi-tenant/Leasable)
  - 2008: 676 M sf in 2,415 buildings (incl. public, owner-occupied)
- Eight suburban markets contain 28.4 M sf multi-tenant/leasable.

Downtown Austin has 8.2 M sf multi-tenant/leasable office.
- Average annual vacancy rate = approximately 15%.
- Average Austin office rent (2008) = $26.81 (gross rent on net leasable square feet).

Austin Employment and Office Market
- Employment / office market variable and unpredictable.
- Total employment increased 3.12% per year.
- Only decreasing years: 2002 (2.33%) and 2003 (8.2%).
- Growth rate slowing to 2.4% to 2.7% per year through 2027 (Source: Texas Workforce Commission).
- Total Austin employment projected to increase by 24% by 2027.
- Office potentials at Brackenridge affected by location characteristics, area growth, downtown proximity.

5.1.3. RETAIL

- The retail analysis focused on two primary trade areas surrounding the site and measured retail household spending.
- Currently $378 million in retail sales in the trade areas per year, in large part due to the recently opened Whole Foods flagship store at 6th and Lamar.
- By capturing a share of the spending potential within the West Austin neighborhood and from new household spending that could be developed on site, retail demand analysis identifies support for 138,500 to 207,240 square feet of on-site demand for new retail development over the full build out of the plan.
- The retail demand shows strong demand for restaurants and for small store formats that will serve the local neighborhood and on-site development.

Brackenridge Tract Retail Market
- Retail will be neighborhood-serving, not destination scaled.
- Depending on scale and range of offerings:
  - Each resident will support about 4 to 7 sf of retail on site.
  - Each employee will support about 2 to 5 sf of retail on site.
  - Each visitor will support about .5 to 1.5 sf of retail on site.
  - Each student will support about .5 to 1.0 sf of retail on site.

Retail will be the sidecar, not the motor.

5.1.4. HOTEL

- The hotel market is increasingly strong with strong occupancy levels and, though low, increasing average daily rates.
- The downtown market is strong with the Convention Center driving significant growth for the hotel market.
- A strong pipeline of development will meet this demand in the short and medium-term in the Central Business District market.
- In the long-run, as average daily rates increase in the Central Business District, hotel development opportunities could appear in emerging markets surrounding the downtown.

Brackenridge Hotel/Lodging Market
- Location remote from convention and business markets.
- Insufficient market for a commercial hotel for at least 10 years.
- In the long-term, at year eight or later, the demand could emerge for a mid-scale hotel with 150-170 rooms. Over the longer-term, it is likely that the site could support more significant hotel development.
5.2. EMERGING GROWTH

There are several public and private-sector projects in and near downtown Austin that are currently under construction or in the planning phase. Major downtown districts are being shaped as catalysts such as the Market District and the Convention Center. Together these areas are activating City, the Lakefront and downtown living.

Emerging Projects

*Source of information: City of Austin, Downtown Redevelopment - Downtown Emerging Projects

Retail: approx. 583,000 sqft  
Office: approx. 1,080,000 sqft  
Residential: approx. 4,400 units  
Hotel: approx. 935 rooms

Emerging Projects

*Source of information: City of Austin, Downtown Redevelopment - Downtown Emerging Projects

Retail: approx. 48,500 sqft  
Residential: approx. 2080 units  
Hotel: approx. 2120 rooms

Emerging Projects

*Source of information: City of Austin, Downtown Redevelopment - Downtown Emerging Projects

Retail: approx. 48,500 sqft  
Residential: approx. 2080 units  
Hotel: approx. 2120 rooms
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Developer and Architect</th>
<th># of bldgs</th>
<th>Area</th>
<th>Retail</th>
<th>Office</th>
<th>Res.</th>
<th>Hotel</th>
<th>Other Uses</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth &amp; Baylor (Austin Market District, West Block)</td>
<td>Spring Austin Partners Ltd. RTKL (Architects)</td>
<td>1</td>
<td>80,000 sqft</td>
<td>30,000 sqft</td>
<td>50,000 sqft</td>
<td>94 units condo</td>
<td></td>
<td></td>
<td>In progress</td>
</tr>
<tr>
<td>800 West Avenue</td>
<td></td>
<td>1</td>
<td>4,400 sqft</td>
<td>112,683 sqft</td>
<td>Restaurant</td>
<td>4,000 sqft</td>
<td>102,048 sqft</td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>Shoal Creek Office</td>
<td></td>
<td>2</td>
<td>385,000 sqft</td>
<td>85,000 sqft on gr fl</td>
<td>200,000 sqft Whole Foods offices</td>
<td>942 parking spaces 3-level underground parking structure</td>
<td>In progress</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin Market District, East Block</td>
<td></td>
<td>3</td>
<td>10,000 sqft</td>
<td>10,000 sq ft expansion Austin Fitness</td>
<td>7-story</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin Market District, South Block Ph. II</td>
<td></td>
<td>5</td>
<td>76 acres</td>
<td>50,000 sqft</td>
<td>62,000 sqft</td>
<td>80 condos</td>
<td>160 rooms</td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>Spring</td>
<td></td>
<td>6</td>
<td>42-story</td>
<td>7,400 sqft gr fl</td>
<td>263 units</td>
<td></td>
<td></td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>The Monarch</td>
<td></td>
<td>7</td>
<td>2 acres</td>
<td>29-story 320 feet</td>
<td>9,500 sqft gr fl</td>
<td>305 units</td>
<td></td>
<td>Completed rental</td>
<td>In progress</td>
</tr>
<tr>
<td>Gables Park Plaza 801 W. Cesar Chavez</td>
<td></td>
<td>8</td>
<td>5.1 acres</td>
<td>22,000 sqft</td>
<td>11,000 sqft</td>
<td>294 apts + 185 condos</td>
<td>5,020 sqft restaurant</td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>Seaholm Power Plant Redevelopment</td>
<td>Southwest Strategies Group Design Collective Inc. (Architects)</td>
<td>9</td>
<td>35 acres</td>
<td>20,000 sqft gr fl</td>
<td>30,000 sqft</td>
<td>436 condos</td>
<td>Restaurant</td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>PRO</td>
<td>CLB Partners, Ltd Rhode Partners (Architects)</td>
<td>10</td>
<td>32-story</td>
<td>1,000 sqft gr fl</td>
<td>430 units</td>
<td></td>
<td>Restaurant</td>
<td>Completed</td>
<td>Pending</td>
</tr>
<tr>
<td>2910</td>
<td>Novare Group Holdings LLC + Andrews Urban LLC</td>
<td>11</td>
<td>35-story</td>
<td>1,000 sqft gr fl</td>
<td>430 units</td>
<td></td>
<td>Restaurant</td>
<td>Completed</td>
<td>Pending</td>
</tr>
<tr>
<td>Federal Courthouse</td>
<td>US General Services Administration</td>
<td>12</td>
<td>40-story</td>
<td>25,000 sqft gr fl</td>
<td>550 condos</td>
<td>150 rooms</td>
<td></td>
<td></td>
<td>In progress</td>
</tr>
<tr>
<td>Gables Republic Park</td>
<td>Gables</td>
<td>13</td>
<td>40,000 sqft gr fl</td>
<td>20,000 sqft</td>
<td>210 apts</td>
<td>Restaurant</td>
<td></td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>Energy Control Center</td>
<td>Trammell Crow Company 2 condo towers</td>
<td>14</td>
<td>2 condo towers</td>
<td>15,000 sqft</td>
<td>482 units</td>
<td></td>
<td></td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>380</td>
<td>Novare Group Holdings LLC + Andrews Urban LLC</td>
<td>15</td>
<td>44-story 580 ft</td>
<td>15,000 sqft gr fl</td>
<td>430 units</td>
<td></td>
<td>Restaurant</td>
<td>Completed</td>
<td>Pending</td>
</tr>
<tr>
<td>Museum Tower</td>
<td>Hines Interests LP</td>
<td>16</td>
<td>30-story</td>
<td>425,000 sqft</td>
<td></td>
<td></td>
<td>Cancelled</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin Museum of Art (AMOA)</td>
<td>Hines Interests LP 40,000 sq ft 3-story</td>
<td>17</td>
<td>40,000 sq ft</td>
<td>3-story</td>
<td></td>
<td>Art museum</td>
<td>Cancelled</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thomas C. Green Water Treatment Plant</td>
<td>Trammell Crow Company 7 51-story</td>
<td>18</td>
<td>1600 sqft</td>
<td>588,000 sqft 320 apts + 140 condos + 235 senior independent living units 375 rooms 10,000 sq ft civic nonprofit space</td>
<td></td>
<td></td>
<td>In progress</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMLI on 2nd</td>
<td></td>
<td>19</td>
<td>2.5 acres</td>
<td>18-story</td>
<td>43,000 sqft gr fl</td>
<td>231 units</td>
<td>Restaurant above-ground</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>19th Austin Hotel and Residences</td>
<td>Status Properties, Inc.</td>
<td>20</td>
<td>780,000 sqft</td>
<td>8600 sqft gr fl</td>
<td>35,000 sqft</td>
<td>206 condos</td>
<td>250 rooms</td>
<td>2,200-seat venue</td>
<td>In progress</td>
</tr>
<tr>
<td>The Ashton (Avalon, 101 Colorado)</td>
<td>MetLife Inc.+ The Hanover Company</td>
<td>21</td>
<td>1.3 acres</td>
<td>36-story 14 ft</td>
<td>47000 sqft gr fl</td>
<td>47000 sqft gr fl</td>
<td>206 condos</td>
<td>250 rooms</td>
<td>5-level</td>
</tr>
<tr>
<td>The Austinian</td>
<td>Benchmark Land Development + Ziegler Cooper Architects</td>
<td>22</td>
<td>683 ft</td>
<td>30,000 sqft gr fl</td>
<td>188 condos</td>
<td></td>
<td></td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>Marriott Hotel</td>
<td>White Lodging Services Corp.</td>
<td>23</td>
<td>31-story</td>
<td>7 gr fl</td>
<td></td>
<td></td>
<td>1,000 rooms</td>
<td>50,000 sq ft meeting space</td>
<td>Pending</td>
</tr>
<tr>
<td>Project Name</td>
<td>Developer and Architect</td>
<td># of bldgs</td>
<td>Area</td>
<td>Height</td>
<td>Retail</td>
<td>Office</td>
<td>Res.</td>
<td>Hotel</td>
<td>Other Uses</td>
</tr>
<tr>
<td>--------------</td>
<td>-------------------------</td>
<td>------------</td>
<td>------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>------</td>
<td>-------</td>
<td>------------</td>
</tr>
<tr>
<td>25 Westin Hotel</td>
<td>Hixon Properties Inc. and Hines</td>
<td>1</td>
<td>18-story</td>
<td>303 rooms</td>
<td>Restaurant + 15,000 sqft meeting space + spa</td>
<td>Pending</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26 501 Congress</td>
<td>T. Stacy &amp; Associates Inc. + Walton Street Capital</td>
<td>1</td>
<td>&gt; 26-story</td>
<td>300 rooms</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27 9th and Brazos</td>
<td>T. Stacy &amp; Associates Inc. + Walton Street Capital</td>
<td>1</td>
<td>830 feet</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28 501 Brazos</td>
<td>Tom Stacy</td>
<td>1</td>
<td>8,500 sqft</td>
<td>1,200-space garage</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29 721 Congress</td>
<td>Sinclair Blaek</td>
<td>1</td>
<td>6-story</td>
<td>16 condos</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30 The Onsay</td>
<td>Noble Development Group, Clayton, Levy &amp; Little, Architects</td>
<td>1</td>
<td>10-story</td>
<td>90 units</td>
<td>Pending</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31 Red River Flat</td>
<td>GreyStar Real Estate Partners, LLC</td>
<td>1</td>
<td>1.3 acres</td>
<td>124 units</td>
<td>Completed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32 Stubb’s Expansion</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>1,500 seat capacity indoor nightclub + outdoor amphitheater capacity 3,500 + restaurant expansion</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33 Four Seasons Residences</td>
<td>Ardent Residential &amp; Post Properties, Inc., Michael Graves &amp; Associates (Architects)</td>
<td>1</td>
<td>10,000 sqft</td>
<td>166 condos</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34 21C Museum Residences &amp; Hotel</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>202 condos + 12 artist lofts</td>
<td>Pending</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35 Hotel Van Zandt</td>
<td>Kimpton Hotels + JMI Realty</td>
<td>1</td>
<td>307 rooms</td>
<td>307 rooms</td>
<td>Pending</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36 Mexican-American Cultural Center (MACC) Education Building</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>3,110 sq. ft. education addition to the Mexican American Cultural Center</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>37 Legacy @ Town Lake</td>
<td>Legacy Partners</td>
<td>1</td>
<td>31-story</td>
<td>187 apartments + 9 live / work lofts</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>38 La Vista de Guadalupe</td>
<td>Guadalupe Neighborhood Development Corp</td>
<td>1</td>
<td>22 units</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39 Block One</td>
<td>Richard Kooris</td>
<td>1</td>
<td>140 condos</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40 Satillo District Redevelopment Master Plan</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>11 acres of Capital Metro property</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>41 BartonPlace Condos</td>
<td>Perry Lorenz, Larry Warshaw + Rick Engel</td>
<td>1</td>
<td>7-story</td>
<td>250 condos</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>42 300 Lamar Boulevard South</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>2 levels, one above &amp; one below ground 450 parking spaces</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>43 AquaTerra</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>17-story Hyatt Regency Austin + office bldg</td>
<td>Cancelled</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44 208 Barton Springs Road (Hyatt Site)</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>500 units</td>
<td>Restaurant</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45 1108 Lavaca</td>
<td>Texas Hospital Association and the Texas Auto Dealers Association (TADA)</td>
<td>1</td>
<td>70,000 sqft</td>
<td>6 levels</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>46 The Metropolitan</td>
<td>The Metro Group</td>
<td>1</td>
<td>8-story</td>
<td>192 condo</td>
<td>Cancelled</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>47 The Shore</td>
<td>Tremain Crow Co</td>
<td>1</td>
<td>22-story</td>
<td>In progress</td>
<td>5 levels</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>48 Capstar at Compass Plaza</td>
<td>Sage Land Company + Capital City Partners</td>
<td>1</td>
<td>118,000 sqft</td>
<td>In progress</td>
<td>148 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>49 300 N. Lamar</td>
<td></td>
<td>1</td>
<td>In progress</td>
<td>450 parking spaces</td>
<td>In progress</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EMERGING GROWTH**

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS

June 2009 · Project Report · page 5.4
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Developer and Architect</th>
<th># of bldgs</th>
<th>Area</th>
<th>Height</th>
<th>Retail</th>
<th>Office</th>
<th>Res.</th>
<th>Hotel</th>
<th>Other Uses</th>
<th>Parking</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>50 2101 Rio Grande</td>
<td>Cobalt</td>
<td>.4 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>158 units</td>
<td></td>
<td></td>
<td>In progress</td>
<td></td>
</tr>
<tr>
<td>51 2819 Rio Grande</td>
<td>CWS</td>
<td>.7 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>97 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>52 2222 Pearl</td>
<td>CWS</td>
<td>1 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>92 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>53 2501 Pearl</td>
<td>CWS</td>
<td>.6 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>114 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>54 702 W. 26th Street</td>
<td>CWS</td>
<td>1 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>167 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 1603-1611 W. 5th Street - Gables 5th Street Commons</td>
<td>Gables</td>
<td>3.2 acres</td>
<td></td>
<td></td>
<td>40,000 sqft gr fl</td>
<td></td>
<td>138 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56 Gables at Pressler</td>
<td>Gables</td>
<td>2 acres</td>
<td></td>
<td></td>
<td>25,000 sqft gr fl</td>
<td></td>
<td>168 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>57 Jefferson 26</td>
<td>JPI</td>
<td>4.8 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>366 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>58 Jefferson Langview</td>
<td>JPI</td>
<td>1.6 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>165 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>59 Quarters Grayson House</td>
<td>Simmons Vedder</td>
<td>1.2 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>101 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 Quarters Nueces House</td>
<td>Simmons Vedder</td>
<td>1.1 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>235 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>61 Texan Pearl</td>
<td>Mitch Ely</td>
<td>.7 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>98 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>62 2811 Guadalupe Street</td>
<td>Simmons Vedder</td>
<td>.7 acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>78 units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source of information: City of Austin, Downtown Redevelopment - Downtown Emerging Projects*
Emerging growth in Houston was completed in 2008. W Austin Hotel and Residences are under construction. The Austonian is under construction. Four Season Residences are under construction. The 360 condominium tower has been completed in 2008. The construction of Legacy on the Lake ended in 2008. Gables on 5th street in the foreground is under construction. In the background: The Spring (under construction and Monarch [completed in 2007]). Construction of AMLI on 2nd Street was completed in 2008.
5.3. PROJECT PRECEDENTS

5.3.1. MIXED-USE/TOWN CENTER

The Triangle - Austin, TX

The Triangle is adjacent to the historic Hyde Park district of Austin and includes: restaurants, banking, shops, entertainment, lofts, townhouses, and apartments all within walking distance.

Total Site ........................................ 22 acres
Retail ............................................. 120,000 sf
Residential .............................. 750 units

Housing Types
Apartments

Community Amenities
Farmer’s market, interactive fountain, band shell
With memberships available: club room with media entertainment, fitness center, game room, swimming pool, business center

Green Infrastructure
City park, jogging trail, pond
The Domain is a mixed-used development, including luxury destination-shopping venues, restaurants, office spaces, hotels, and apartments. It is located in northwest Austin, bordered on the west and north by MoPac/Loop 1, on the east by Burnet Road campus, and on the south by Braker Lane.

Total Site .................................. 304 acres
Phase I ................................... 57 acres
Open Space .................................. 9 acres
Retail ........................................... 2,100,000 sf
Phase I .................................... 700,000 sf
Phase II ................................... 600,000 sf
Office ......................................... 4,000,000 sf
Phase I .................................... 90,000 sf
Phase II ................................... 75,000 sf
3 Hotels ................................... 750 rooms
Residential .................................. 4,500 units
Phase I .................................... 400 units
Phase II .................................... 400 units

Housing Types
Apartments

Community Amenities
Jogging trails with route markers, runners’ showers, fitness centers, Whole Foods Market, a paseo past an outdoor fireplace, public art fashioned from salvaged materials, water-play station, community garden, Wi-Fi connectivity throughout the community

Green Infrastructure
9-acre central park, community garden, water conservation tactics, certified by LEED or Austin green builder, 80% of demolished material recycled
When Austin’s airport relocated to its current location and vacated the Mueller site, a need for a redevelopment plan was born. The Mueller master plan calls for the creation of a mixed-use, pedestrian-oriented and transit-oriented development.

**Total Site** ...................................... 709 acres

**Open Space** .................................. 140 acres

**Office** ........................................ 3,500,000 sf

**Retail** ........................................... 700,000 sf

Includes office, retail, medical and film production

**Phase I** ........................................ 225,000 sf

**Phase II** ...................................... 150,000 sf

**Town Center** ................................. 42 acres

**Mueller Medical Plaza** ................. 88,000 sf

**Residential** .................................. 300,000 sf

............... 4,600 units

............... + 1,100 affordable units

Includes yard houses and row-houses, live/work, mixed-use apartment and townhouse buildings

**Housing Types**

Single-family houses, condominiums, live-work houses, apartments

**Community Amenities**

32-acre Dell Children’s Medical Center of Central Texas, The University of Texas Medical Research Campus, 20-acre Austin Film Studios, Seton Administrative Headquarters Southwest Educational Development Laboratory (SEDL), neighborhood school, recreation center

**Green Infrastructure**

5 miles of bicycling/pedestrian trails, connections to public transportation

**PROJECT PRECEDENTS**

June 2009 - Project Report  page 5.9

© 2008 Google-Imagery
Central Market - Austin, TX

The Central Market mixed-use development is a joint enterprise between the State of Texas and a private developer. It is located a few blocks north of the University of Texas main campus and anchored by the highly acclaimed "Central Market" Grocery. A quarter of the development is a park, including several storm water ponds.

Total Site ........................................ 39 acres
Open Space ........................................ 10 acres
Community Retail Center ............... 112,822 sf
Grocery ............................................... 67,000 sf
Apartments ........................................... 273 units

Housing Types
Apartments

Community Amenities
Grocery store, boutique shopping, Austin’s Heart Hospital, outdoor cafes, entertainment plaza, park

Green Infrastructure
City park with trails, exercise stations, and picnic areas, a flood detention basin containing a series of three storm water quality wet ponds

PROJECT PRECEDENTS

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS
The Second Street District is a significant mixed-use infill and redevelopment project in downtown Austin along the Colorado River. The project was initiated by the City of Austin, owner of five of the six blocks, in a joint effort to revitalize Austin's warehouse district. It is part of the Second Street District Streetscape Improvement that hopes to “enhance the identity and image of downtown Austin as a civic and cultural destination for residents, visitors, and businesses while preserving and enlivening Austin’s sense of place.” (City of Austin).

Total Site.................................15 acres
Office........................................400,000 sf
Retail........................................219,000 sf
Hotel........................................250 Rooms
Residential..................................647 du
Parking.....................................3,050 spaces
Parking Ratio..............................1.25:1,000 sf

**Amenities**
Wide tree-lined sidewalks, 5 city-owned blocks

**Green Infrastructure**
Infill development
East Avenue - Austin, TX ( Former Concordia University)

Located in central Austin just north of downtown, the East Avenue project will serve as an alternative to suburban mixed use projects. Although adjacent to the healthy neighborhood of Hancock, the developers made efforts to acknowledge the existing culture and community while being environmentally responsible with both the master plan and building design. The offices are vertically and horizontally integrated into the design and can accommodate a variety of tenants.

Total Site ........................................ 23 acres
Total Building Area ................ 2,750,000 sf
   Office ................................... 600,000 sf
   Retail .................................... 325,000 sf
   Residential .............................. 1,450 du
   Hotel .............210 Rooms & 150 Condos
Parking ........................................ 5,000 spaces
Parking Ratio ............................... 4:1,000 sf

Green Infrastructure
Seeking LEED certification, recycled 85% of existing materials, underground water run-off detention and filtration system
The offices of Hill Country Galleria, located above the retail shops on the main street, are well integrated into the mixed use development. The lifestyle center is centered by the City Hall and Library and a community square with an amphitheater. Adjacent to a nature preserve in the Bee Cave suburb of Southwest Austin, Hill Country Galleria includes apartments, called Alexan Galleria.

Total Site ........................................ 152 acres
Open Space ........................................ 50 acres
Total Building Area .......................... 1,300,000 sf
Office .............................................. 145,000 sf
Retail ................................................. 650,000 sf
Civic ................................................... 30,000 sf
Residential ........................................ 300,000 sf
Apartments ....................................... 309 du
Condominiums ................................. 50 du
Parking .............................................. 5,850 spaces
Parking Ratio ..................................... 4.5:1,000 sf

Amenities
50-acre park, central square, amphitheater

Green Infrastructure
Walkable neighborhood plan
Legacy Town Center - Plano, TX

Legacy Town Center is a mixed-use town center built within an existing office park. It features office, residential, and retail facilities. The development includes a network of interconnected streets and open space that were designed as a pedestrian friendly environment.

Total Site ........................................ 150 acres
Mixed-Use ........................................ 112,822 sf
  (Office above Retail)
Hotel (3) ........................................... 689 rooms
Residential ........................................ 2,700 units

Housing Types
Apartments

Community Amenities
3-acre park, retail, restaurants

Green Infrastructure
3-acre Bishop Park and future Baccus Park
Southlake Town Square was designed as a “park-once” environment where visitors park and walk from retail uses to restaurants to the public gathering places. The town center includes a mix of land uses, compact building design, and pedestrian-friendly street trees and wide sidewalks.

Total Site ...................................... 130 acres

Mixed-Use ........................................ 2,500,000 sf
Retail ............................................... 700,000 sf
Office ............................................... 275,000 sf
Theater ............................................. 70,000 sf
Hotel .................................................. 212,000 sf
                                      248 rooms
Government Space .............................. 100,000 sf
United States Post Office
Southlake Town Hall
Tarrant County Courthouse
Apartments ....................................... 114 units

Housing Types
Single family units

Community Amenities
Pedestrian-friendly streets, park, active fountains

Green Infrastructure
Public squares, plazas, and parks
Addison Circle - Addison, TX

Addison Circle town center provides a mix of uses where residents could live, work, and play. It is comprised of a residential neighborhood, including mid-rise housing, neighborhood retail, parks and community services, and a commercial district, consisting of high-density office, hotel, retail, and residential development.

Total Site ...................................... 124 acres
Open Space 10 acres

Residential Density
Residential ..................................... 4,700,000 sf
Apartments ................................. 4,800 units

Non-Residential Land Use
Retail / Commercial .................. 6,000,000 sf
Traditional office, loft office, retail, flex-space, storage

Housing Types
Apartments, loft, penthouse, townhome/carriage home

Community Amenities
3 performance venues, water garden, interactive fountains, active recreation fields, walking trails

Green Infrastructure
A network of pocket parks

PROJECT PRECEDENTS
Highland Park Village - Dallas, TX

Highland Park is one of the first planned communities in Texas. Highland Park Village, designed in Spanish Mediterranean style, opened in 1931 and became “the heart of the town.” Today, it is designated as a National Historic Landmark and it includes more than one hundred retail stores.

Total Site .................................. 9.9 acres
Retail ........................................ 200,000 sf
Office ....................................... 46,200 sf
Parking .................................... 1,106 spaces

Green Infrastructure
Central fountain, plazas, ten acres of brick paths and walkways, lush landscaping, benches, and trees.
Pearl District - Portland, OR

The Pearl District was once a forgotten industrial site dominated by abandoned warehouses. Today, it has been transformed into one of Portland’s most sought-after places to live. The Pearl District is also a popular destination for entertainment, arts, culture and fine dining.

Total Site .......... Approximately 250 acres
Hoyt Street Yards ................. 34 acres
Brewery Tower ......................... 4.6 acres

Residential Density
Hoyt Street Yards ...................... 3000 units
Metropolitan Tower .................... 136 units
Station Place Tower ................... 176 units
Pearl Lofts ................................ 27 units
Brewery Tower ......................... 386 units
Bridgeport Condominiums .......... 123 units
The Encore Condominiums .......... 123 units
The Pinnacle ............................. 176 units
Lexis on the Park ....................... 139 units
Kearney Plaza Apartments ........... 139 units
Park Place Condominiums .......... 124 units
Riverstone Condominiums .......... 121 units
Johnson St. Townhomes ............. 13 units
Tanner Place Condominiums ........ 120 units

Non-Residential Land Use
Retail
- Hoyt Street Yards .............. 200,000 sf
- Brewery Tower .............. 160,000 sf
- The Pinnacle .................... 7,000 sf
- Riverstone Condominiums ...... 10,000 sf
- Office (Brewery Tower) ....... 538,425 sf
- 3 Hotels

Housing Types
Flats, townhouses, lofts, penthouses

Community Amenities
Fitness facility, art galleries, farmers market, primary health care clinic, and community facility... 81,000 sf

Green Infrastructure
Tree-lined streets, open plazas, 3 public parks: Jameson Square Park, Tanner Spring Park, a 3-acre park

PROJECT PRECEDENTS

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS
Quarry development - San Antonio, TX

Redevelopment of the old quarry into a retail center started in the 1980s, and gained a substantial foothold in San Antonio’s shopping scene when the Alamo Quarry Market opened in 1997. The development includes the Quarry Golf Club, the Alamo Quarry Market, headquarters of Clear Channel Communications Inc., the Meridian apartments, medical offices, and the Quarry Village, which is built on the last undeveloped tract.

The Quarry Village, developed by Embrey Partners Ltd, is designed to feel like a pedestrian-friendly village. The first phase of Quarry Village, opened in 2008, included 280 luxury apartments rising three stories atop 70,000 square feet of retail space, built around a concealed parking garage. The project’s second phase, beginning in 2008, includes office space and 30,000 square feet of retail space.

Quarry Village

Total Site ..................................... 12.74 acres
Retail ........................................... 104,500 sf
Residential .................................... 280 units
Parking ....................................... 1,134 spaces
5.3.2. RESIDENTIAL

To understand the current residential trends of Central Austin, several multi-family housing projects have been identified and studied.

Project name ................................ Address
3 Block on Rio Grande .... 2819 Rio Grande
4 Block on 28th ............ 701 W. 28th St.
5 Block on 25th ........... 702 W. 25th St.
6 Quarters Neuces .... 2300 Neuces St.
7 Quarters Karnes .... 2222 Rio Grande St.
8 Block on 23rd .... 2222 Pearl St.
9 Block on Pearl .... 2200 Pearl St.
10 Quarters Grayson .... 714 W. 22nd St.
11 Block on Leon .... 2510 Leon St.
12 Red River Flats .... 901 Red River St.
13 Robertson Hill .... 1000 San Marcos St.
14 Amli on Second .... 421 W. 3rd St.
15 300 N. Lamar ........ 300 N. Lamar Blvd.
16 The Crescent .... 127 East Riverside Drive

Current Central Austin multi-family residential projects

PROJECT PRECEDENTS

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS

June 2009 - Project Report page 5.20
Examples of current multi-family projects from Central Austin
5.3.3. OFFICE DEVELOPMENT

Current office developments have been identified and studied to understand the local office typologies and current market expectations. Large office users are currently primarily drawn to the suburban market.
Research Park Plaza - Austin, TX

Four office buildings wrapping two parking garages provide ample office space for the technology as well as the financial industry in Austin. The buildings of Research Park Plaza are connected to the garages by covered walkways that wrap around luscious courtyards with active water features. The use of limestone reflects Austin’s architectural heritage.

- **Total Site**: 25 acres
- **Open Space**: ~14 acres
- **Total Building Area**: ~630,000 sf
  - **Office**: 622,000 sf
  - **Floors**: 4 Stories
  - **Floor Plate**: ~35,000 sf
- **Parking**: 2,364 spaces
- **Parking Ratio**: 4:1,000 sf

**Amenities**
- Employee cafeteria, day care center, computer rooms, landscaped courtyards

**Green Infrastructure**
- Water and natural features in courtyards
Palisades West I and II - Austin, TX

Nestled atop one of the highest points in Austin, at 1,009’, the two Palisades office buildings capture breathtaking views of the city. Curved to resemble the site’s stratified terrain, the two buildings are connected by the roof garden atop a garage tucked into the landscape. The wooded hilltop site, once used for demolition testing, is a few minutes from downtown and adjacent to dining, retail, and other service necessities.

Total Site......................... 22 acres
Open Space......................... 19 acres

Total Building Area............... 360,000 sf
Office................ 210,000 & 150,000 sf
Floors.................. 7 & 5 Stories
Floor Plate............... 27-33K sf

Parking.......................... 1,400 spaces
Parking Ratio.................... ~4:1,000 sf

Amenities
60,000 sf park atop parking garage

Green Infrastructure
Preserved trails, communal gardens, roof park
The Park on Barton Creek - Austin, TX

The Park on Barton Creek gets its name due to its location in the hill country overlooking the Barton Creek Greenbelt. On a wooded site itself, the two office buildings and their flanking parking garages accompany water features including a cistern to recycle rainwater. Accessible from South MoPac and Loop 360, the buildings are designed to adapt to single tenants as well as multi-tenant use.

Total Site: 20.6 acres
Open Space: 18 acres

Total Building Area: 211,000 sf
Office: 211,000 sf
Floors: 5 Stories
Floor Plate: 21,100 sf

Parking: 865 spaces
Parking Ratio: 4:1,000 sf

Green Infrastructure
Retention and detention ponds
AMD Lone Star Campus - Austin, TX (Advanced Micro Devices)

Office Development

The Advanced Micro Devices (AMD) Lone Star Campus provides four office buildings, three parking garages, and The Lone Star Commons Building. Each building’s roof collects rainwater in a series of thirteen cisterns totaling 360,000 gallons which will be used for irrigation of the site’s 100% native landscaping. Buildings occupy 33 acres of the 58-acre site and are positioned to minimize disturbance to the natural habitat. AMD is an example of a development based on the goal of ecological and social sustainability.

- **Total Site**: 58 acres
- **Open Space**: 25 acres
- **Total Building Area**: 889,000 sf
  - **Office**: 870,000 sf
  - **Floors**: 4 Stories
  - **Floor Plate**: 4 floors
- **Parking**: 2,827 spaces
- **Parking Ratio**: 3:1,000 sf

**Amenities**: Footprint ~60,000 sf
- Employee cafeteria, coffee bar, fitness center, conference facility

**Green Infrastructure**
- LEED gold certified, central utility plant

---

**University-Related Development Precedents**

The University of Texas System: Brackenridge Tract

Austin, Texas
### University Park at MIT - Cambridge, MA

**PROJECT BACKGROUND**
- 27-acre, 2.3 million sf mixed-use corporate campus
- Five-phase $650 million project
- Forest City selected from 38 developer respondents
- Structured as 75-year ground lease

**DEVELOPMENT PROGRAM**
- Ten buildings, 1.3-acre public Green
- Four residential buildings with 674 rental units
- 210-room University Park Hotel
- 89,000 sf of restaurants and retail, including a grocery store
- Structured parking for 2,650 cars

**DEVELOPMENT STRUCTURE**
- MIT retains ownership; Forest City developed and operates
- At lease termination, MIT will own
- Special zoning district in exchange for infrastructure contribution
- Planning and approvals process took four years

### Ohio State–South Campus Gateway - Columbus, OH

**PROJECT BACKGROUND**
- 7.4-acre redevelopment
- Joint venture between Campus Partners for Community Urban Redevelopment and City of Columbus; Jones Lang LaSalle was fee development advisor
- 4 years from site assembly to opening day

**DEVELOPMENT PROGRAM**
- Five 5-story mixed-use buildings:
  - 92,000 sf office space
  - 6,000 sf Law School Alumni office
  - 1,200-space parking garage
  - 190 rental apartments (reserved for students, faculty, and staff)
  - 244,000 sf retail (cinema, restaurants, Barnes & Noble Bookstore, grocery store, and 38 others)

**DEVELOPMENT STRUCTURE**
- Campus Partners’ master developer role linked to OSU Person nel Office; allowed tax-exempt financing
- Included $35 million in New Markets tax credits
- CB Richard Ellis manages project since completion.

### Penn Square at UPENN Walnut Street Project Expansion - Philadelphia, PA

**PROJECT BACKGROUND**
- Surface parking lot for 40 years, deteriorated neighborhood
- Multiple plans over 30 years
- Developed by Penn when unable to attract private developers
- $90 million catalyst project for West Philadelphia, Penn Campus gateway
- Planning and analysis took 1 year; completed in 1998

**DEVELOPMENT PROGRAM**
- 300,000 sf urban commercial development
- 238-room Hilton Hotel
- 110,000 sf retail includes:
  - Two full service restaurants,
  - Cosi Sandwich and Coffee Bar,
  - Barnes & Noble College Bookstore (32,000 sf)
  - National retailers (Urban Outfitters, American Apparel, and EMS)

**DEVELOPMENT STRUCTURE**
- West Philadelphia site did not attract development proposals.
- Penn issued $90 million bond and relocated campus bookstore as anchor use.
- LaSalle Partners managed Penn Square’s design and construction

### Georgia Tech – Technology Square - Atlanta, GA

**PROJECT BACKGROUND**
- 13.3-acre, 1.5 million sf technology-focused research mixed-use complex
- $179 million project completed in 2.5 years
- Connected to Georgia Tech main campus across I-75/85
- LEED Silver certification, set redevelopment standards for Mid-Town

**DEVELOPMENT PROGRAM**
- 420,000 sf academic and technology R & D space
- 252-room Hotel at Georgia Tech
- 1,500-car parking garage
- 72,000 sf ground-floor retail, 55,000 SF Barnes & Noble anchor

**DEVELOPMENT STRUCTURE**
- Owned by Georgia Tech and Georgia Tech Foundation.
- Fee-for-service development contract with Jones Lang LaSalle (JLL)

### UBC – South Campus Master Plan - Vancouver, BC

**PROJECT BACKGROUND**
- 39-hectare (96.4-acre) South Campus site
- Redevelopment of UBC agricultural lands as live-study residential village

**DEVELOPMENT PROGRAM**
- 2,481 residential units (low rise to high-rise), 68,000 SF mixed use village center.
- Public school and Community Center

### University Retirement Communities

- University Retirement Market
- Growing national trend
- Over 50 existing university retirement communities
- Many projects in planning or construction
- Concurrent with well educated retiring Baby Boomer market
- Continues life long learning opportunities
- Reinforces alumni, faculty, and staff loyalty to university

### Lessons Learned from University Development Case Studies

- Community involvement results in better projects
- Long-term development vision and plan
- Longer investment horizon fosters higher quality, less susceptible to immediate real estate trends
- Overall use mix is crucial (academic, office, R & D, residential, retail, lodging, civic, open space)
- Residential uses are typically rental
- Great design and placemaking create value

### Program Characteristics

- Promotes fund raising relationship
- Most include Continuing Care Communities (from independent living to full care)
- Some located on/near campus, others remote
- University affiliation eases marketability
- Reinforces alumni, faculty, and staff loyalty to university

### Universities and Retirement Communities

- Some located on/near campus, others remote
- University affiliation eases marketability
- Reinforces alumni, faculty, and staff loyalty to university

---

**Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>89,000 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>647 units</td>
</tr>
<tr>
<td>Office / R&amp;D</td>
<td>1,400,000 sf</td>
</tr>
<tr>
<td>Hotel</td>
<td>210 rooms</td>
</tr>
<tr>
<td>Parking</td>
<td>2,650 spaces</td>
</tr>
</tbody>
</table>

---

**Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>244,200 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>190 units</td>
</tr>
<tr>
<td>Office / R&amp;D</td>
<td>92,000 sf</td>
</tr>
<tr>
<td>Academic</td>
<td>6,400 sf</td>
</tr>
<tr>
<td>Parking</td>
<td>1,200 spaces</td>
</tr>
</tbody>
</table>

---

**Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>110,000 sf</td>
</tr>
<tr>
<td>Hotel</td>
<td>238 rooms</td>
</tr>
</tbody>
</table>

---

**Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>72,000 sf</td>
</tr>
<tr>
<td>Academic</td>
<td>371,000 sf</td>
</tr>
<tr>
<td>Office / R&amp;D</td>
<td>50,000 sf</td>
</tr>
<tr>
<td>Hotel</td>
<td>252 rooms</td>
</tr>
<tr>
<td>Parking</td>
<td>1,500 spaces</td>
</tr>
<tr>
<td>Open Space</td>
<td>767 acres</td>
</tr>
</tbody>
</table>

---

**Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>64,580 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>2,481 units</td>
</tr>
<tr>
<td>Community Center</td>
<td>20,000 sf</td>
</tr>
<tr>
<td>Senior Residential</td>
<td>161,460 sf</td>
</tr>
<tr>
<td>Open Space</td>
<td>767 acres</td>
</tr>
</tbody>
</table>

---

**THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract**

AUSTIN, TEXAS

---

**UP NIVERSITY-RELATED DEVELOPMENT PRECEDENTS**

June 2009 - Project Report page 5.27
As part of the Trinity River Master Plan Development Project, the urban riverfront campus was designed to extend the city’s urban core north along the river while being innovative in building technology. With an open design connected by a “Main Street” that provides interactive amenities, the campus aims to comfort and satisfy employees. The flexibility of the three 200,000 sf office buildings and the central commons building will allow the project to accommodate media facilities as well as academic and research program for the Tarrant County College Campus.

Total Site ........................................ 38 acres
Open Space ..................................... 19 acres

Total Building Area .......................... 900,000 sf
Office ........................................... 600,000 sf
Retail ............................................ 10,000 sf
Media Center ................................ 48,000 sf
Floors ................................. 2, 6, & 7 Stories
Floor Plate ................................. 30,000 sf

Parking ........................................ 2,400 spaces
Parking Ratio ............................. 2.5:1,000 sf

Amenities
Training and conference areas, fitness center, 500-seat cafeteria (kitchen and dining)

Green Infrastructure
LEED Silver, public transportation accessibility, environment conservation
Technology Square is an example of university-sponsored development that has helped transform a dilapidated neighborhood into a vibrant district. The four block complex is located in the Midtown neighborhood, separated from the Georgia Institute of Technology campus by Interstate 75/85. The pedestrian oriented design and vibrant program allowed Georgia Tech to reconnect to Midtown.

Total Site: 13.3 acres
Open Space: 3 acres

Total Building Area: 1,200,000 sf
- Office: 600,000 sf
- Retail: 72,000 sf
- Academic: 365,000 sf
- Hotel: 207,712 sf
- Conference Center: 21,000 sf
- Rooms: 252

Parking: 1,500 spaces
Parking Ratio: 1.25:1,000 sf

Amenities:
- Wide tree-lined sidewalks, interior plazas and courtyards, bookstore, restaurants

Green Infrastructure:
- LEED Silver - College of Management
Science + Technology Park - Baltimore, MD (John Hopkins University)

The Science + Technology Park is part of Phase I for the East Baltimore Development proposed to revitalize and renew the East Baltimore neighborhood. It will provide varying types of office space and research labs for the John Hopkins University, private firms, and large technology groups. The science park will also provide diverse residential opportunities on lively streets and parks.

Total Site........................................31 acres
Open Space......................................3 acres
Office and Research ......................1,100,000 sf
Retail...................................................80,000 sf
Residential........................................800 du
Parking........................................2,300 spaces
Parking Ratio.................................~1.25:1,000 sf

Amenities
Parks

Green Infrastructure
Seeking LEED certification, green street network
University Park - Cambridge, MA
(Massachusetts Institute of Technology)

University Park is a mixed use development in partnership with the Massachusetts Institute of Technology, and includes a combination of office and laboratory buildings that are home to several biotechnology companies, residential developments, and retail amenities. This diverse program creates an innovative and vibrant urban campus serving the public, students, and emerging technology research.

Total Site ........................................ 27 acres
Open Space ........................................ 3 acres

Total Building Area .................. 2,300,000 sf
Office and Research ............. 1,500,000 sf
Retail .................................. 89,000 sf
Hotel .................................... 250,000 sf
Rooms .......................... 210 rooms
Meeting Space ................. 15,000 sf
Residential ............... 674 du

Parking .................. 2,700 spaces
Parking Ratio ........... 1.2:1,000 sf

Housing Types
Apartments

Amenities
Richly landscaped University Park Commons, including the Traces public art project, restaurants, health and fitness centers, entertainment centers, and event facilities

Green Infrastructure
A system of parks and open spaces, and richly-landscaped 1.3-acre University Park Commons
Walnut Street Development - Philadelphia, PA (UPENN)

In the 1990s, the University of Pennsylvania launched an ambitious plan to revitalize Walnut Street with retail development. The later “Penn Connects” plan proposes developing vacant and underutilized spaces along Walnut Street, the main artery of campus.

Total Site ........................................... Approximately 105 acres
Retail .................................................. Approximately 170,000 sf
Office .................................................. Approximately 150,000 sf
Academic .............................................. Approximately 5,200,000 sf

Residential Density
Hill Square, new College House .............. 198,000 sf
342 beds (suite style units), 21 Resident Advisor units, 1 House Master apartment, 2 Faculty apartments, Common Facilities, Central Lawn

Non-Residential Land Use
Mixed-Use
40th at Walnut Street .................................. 3.36 acres
Office ................................................... 25,266 sf
Retail ..................................................... 94,000 sf
Grocery Store ......................................... 35,000 sf
Restaurant ............................................ 7600 sf
Six-screen Cineplex
3900 Walnut / The Radian ......................... 304,000 sf
Housing .................................................. 179 units / 500 beds
Retail ..................................................... 40,000 sf
3401 Walnut ............................................ 1.5 acres
Office .................................................. 121,800 sf
Retail ..................................................... 35,000 sf
Academic
3700 Walnut Redevelopment .................... 250,000 sf
Wharton School
Postal Annex Site .................................... 1,260,000 sf
1200 spaces
Mixed-Use and Research Center .............. 2,435,000 sf
Research Center ..................................... 690,000 sf
300 spaces
Nanotech Site ........................................ 257,000 sf
Atrium and Plaza along Walnut Street
Academic Building ................................... 117,500 sf
3400 Walnut Redevelopment .................... 150,000 sf
Retail or academic uses
Walnut Street Cultural Building ............... 45,000 sf
Gateway Center ..................................... 1,700 spaces

UNIVERSITY-RELATED DEVELOPMENT PRECEDENTS

THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS