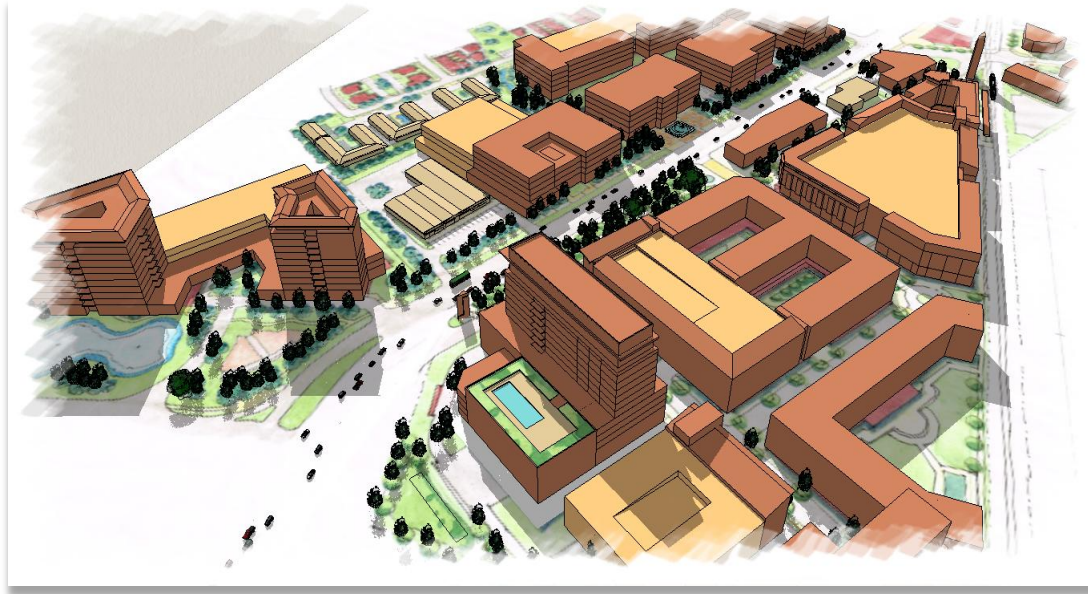


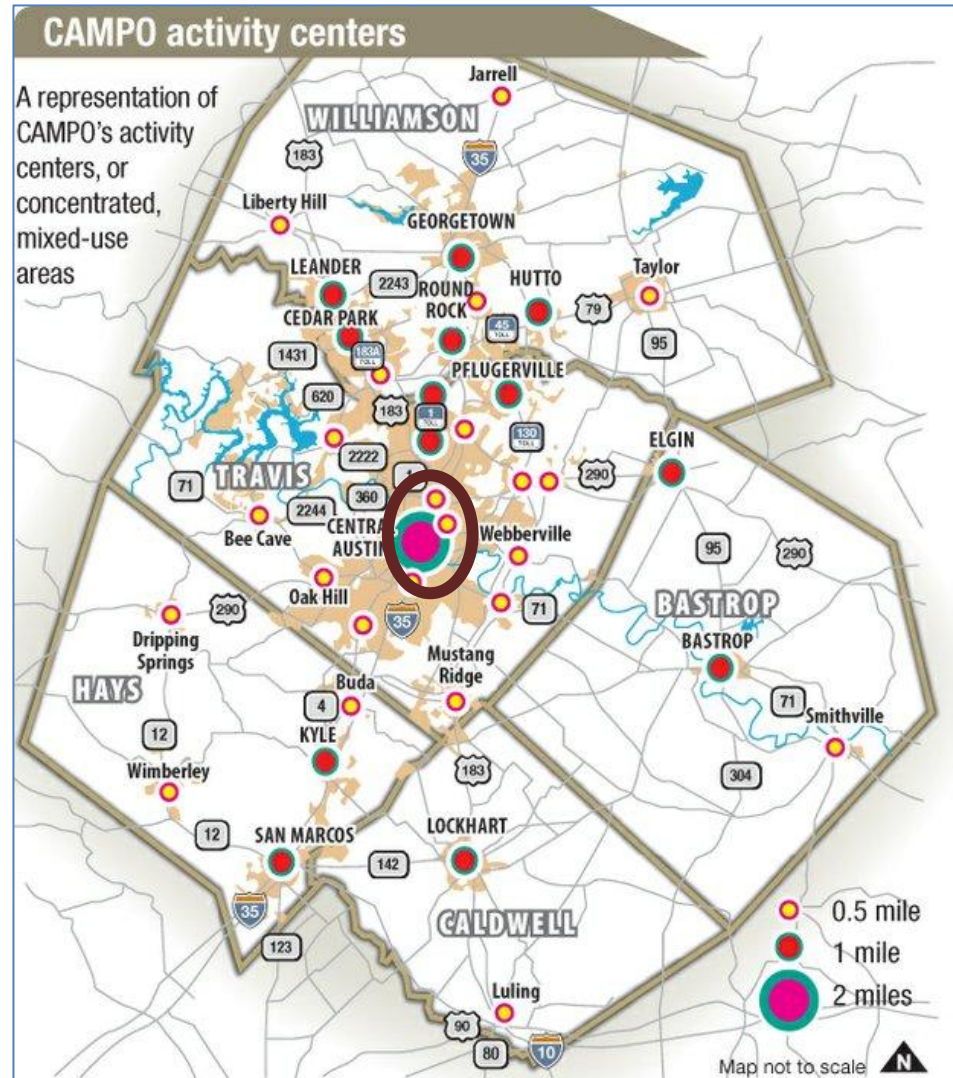
# The Economic Opportunity of TOD



Transit Working Group  
Scott Polikov  
4.27.12

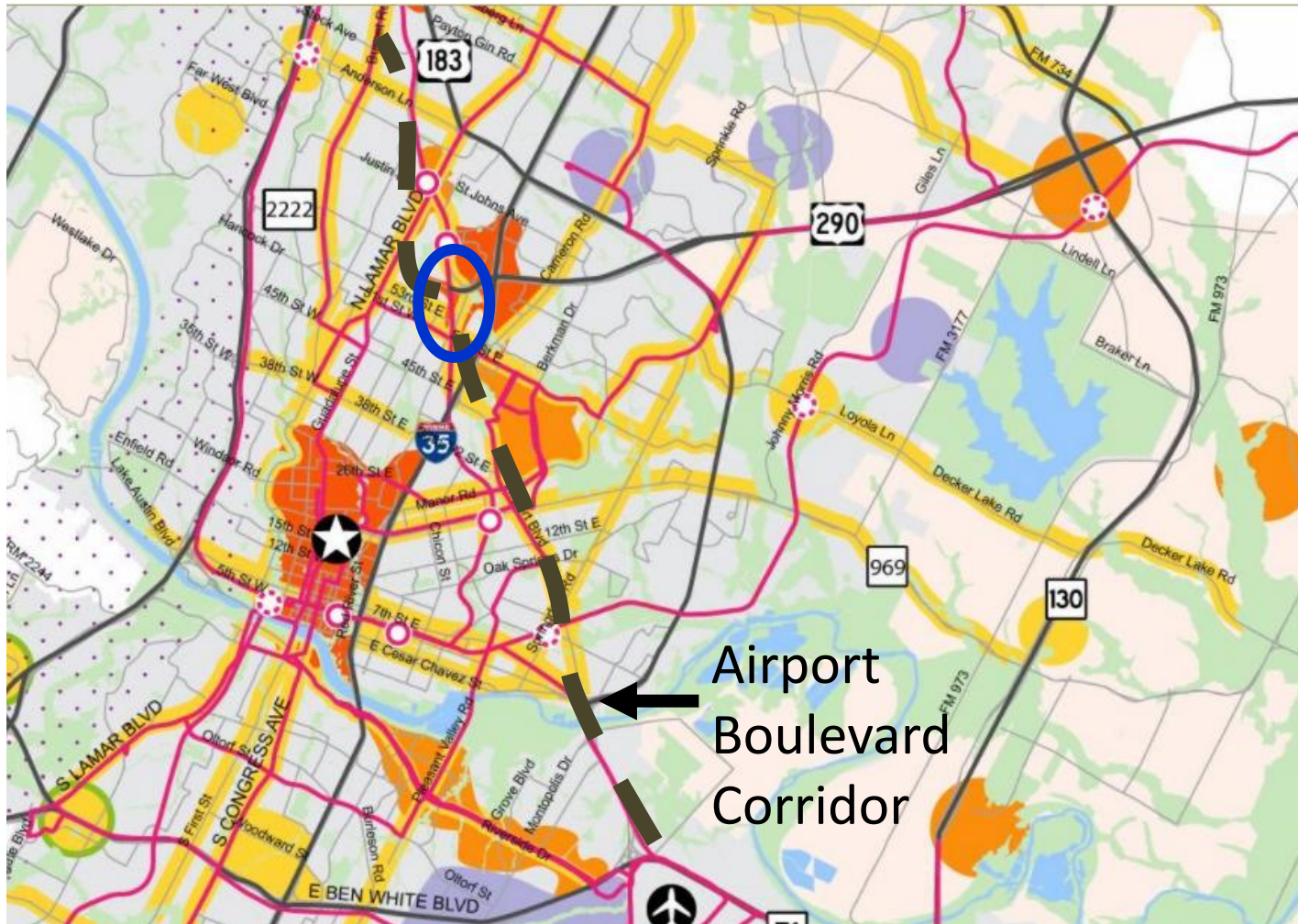
## Select Austin Activity Centers Analyzed

- Fiskville TOD
- Rainey Street
- South Shore





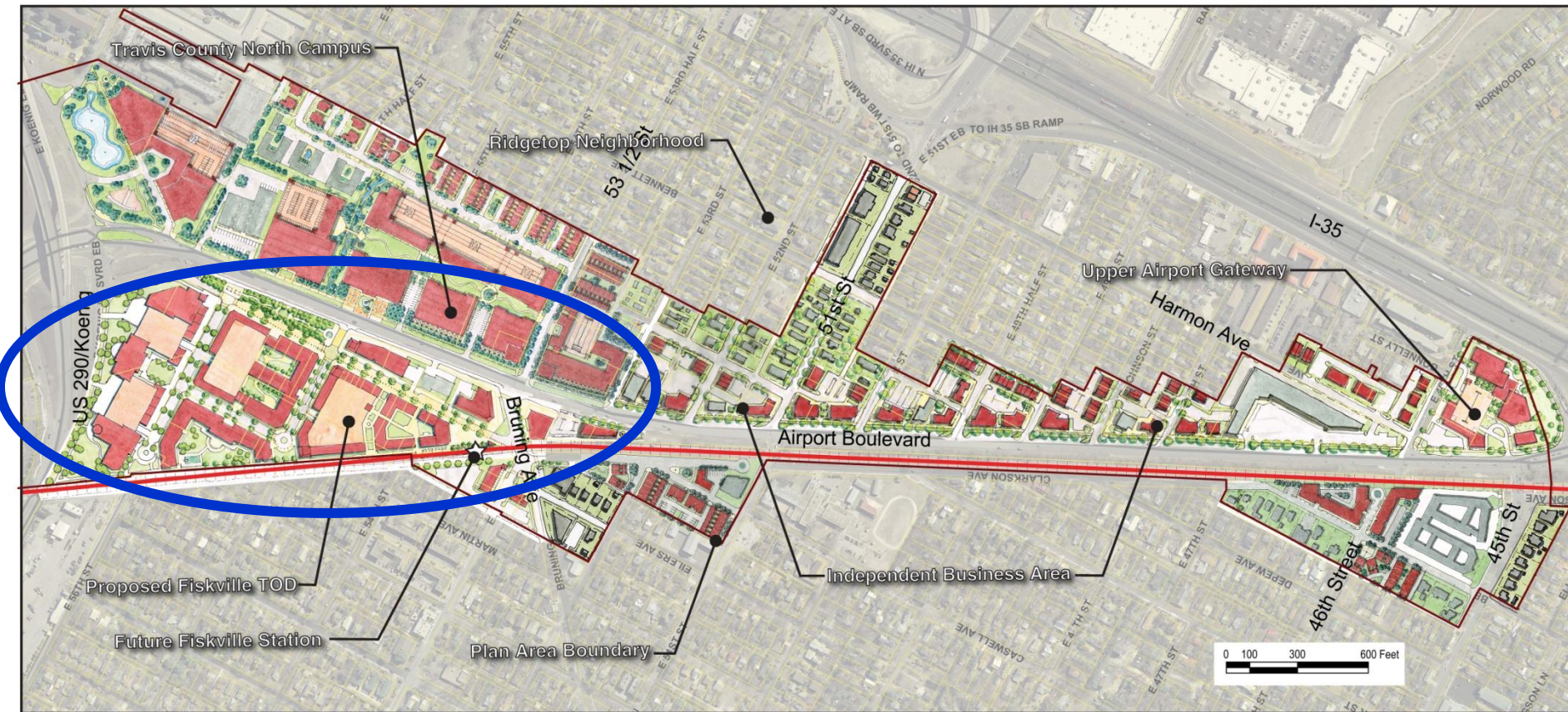
# Fiskville TOD, Airport Boulevard



Airport  
Boulevard  
Corridor



# Revised Illustrative Vision - South of Koenig Lane



**GATEWAYPLANNING**  
Design • Implementation • Value Capture



culturalstrategies



Kimley-Horn  
and Associates, Inc.



January 26, 2012

[www.airportboulevard.com](http://www.airportboulevard.com)

DRAFT

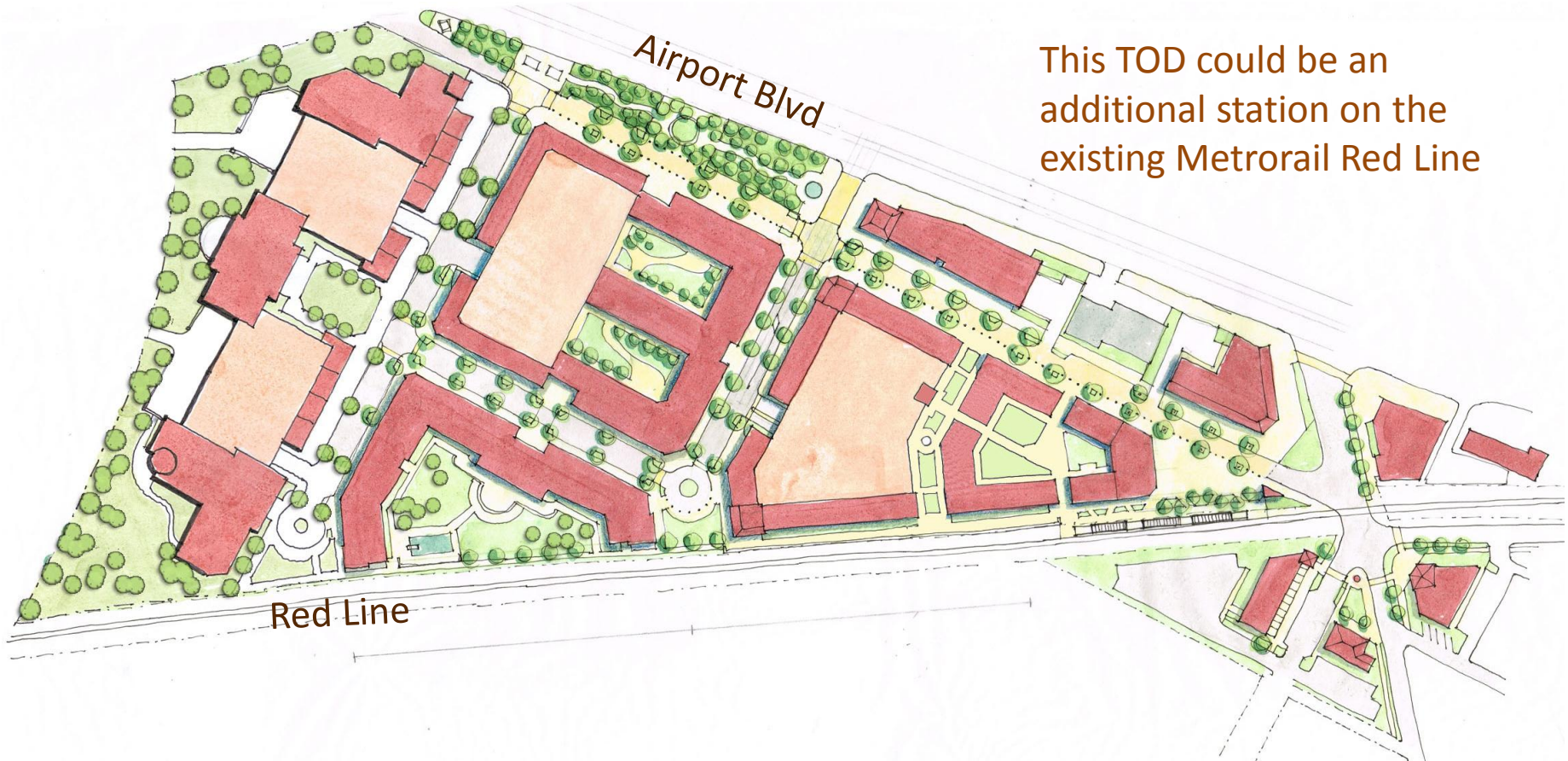
**airport**  
b l v d  
business. living. vision. development.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
This product has been produced by the City of Austin Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# Fiskville TOD

This TOD could be an additional station on the existing Metrorail Red Line



# Fiskville TOD

## Use of rail on site:

- Take advantage of existing operation in corridor by adding a stop
- Provide stop across from new Travis County employment center & neighborhoods

## Redevelopment Potential:

- Leverage form-based redevelopment of Airport Boulevard





# Fiskville TOD



## Fiskville TOD

3 New Buildings (conservative)

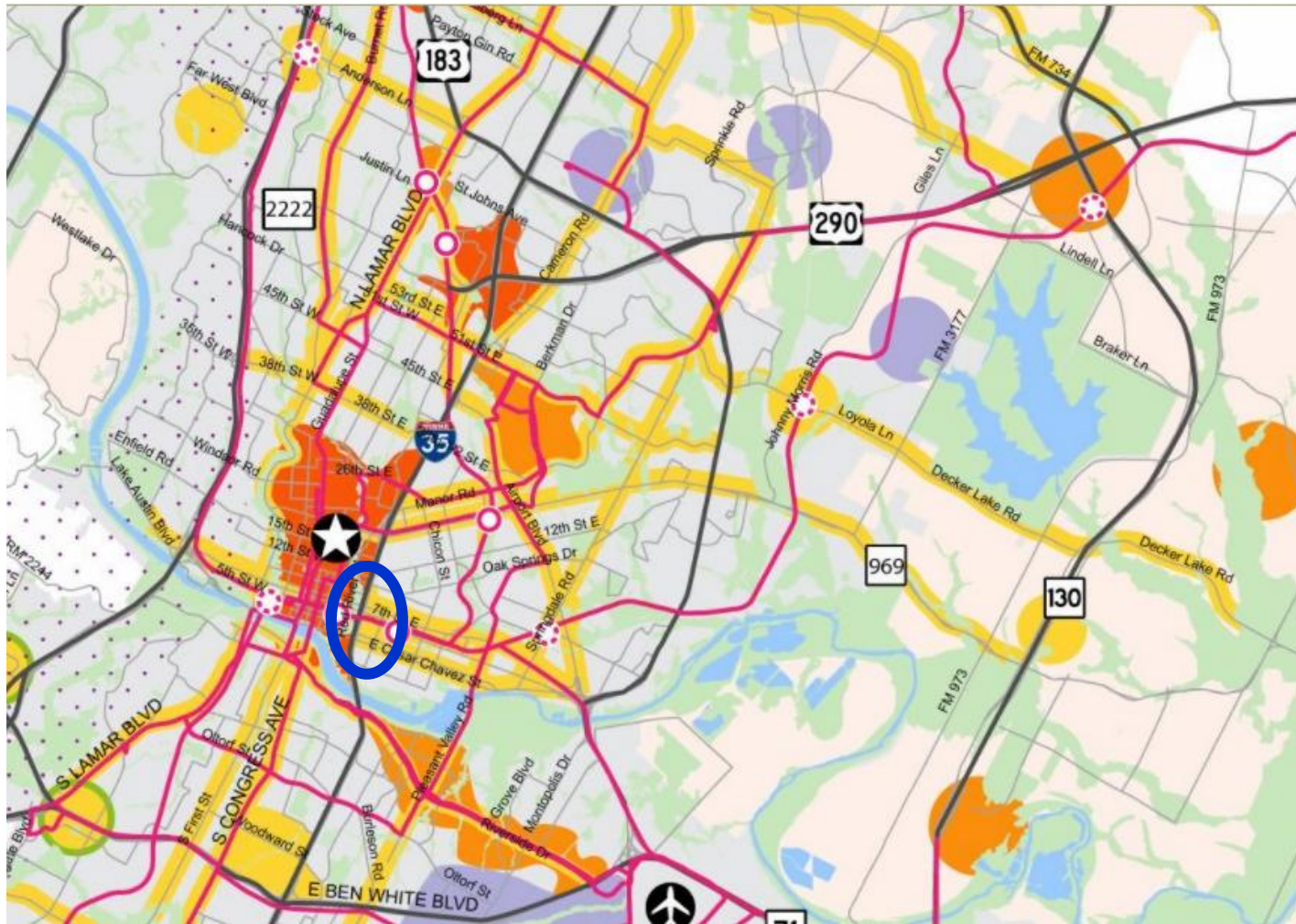
\$113 Million in new taxable value

91 New jobs created

\$750,000 in new tax revenue (annual)



# Rainey Street, Downtown Austin

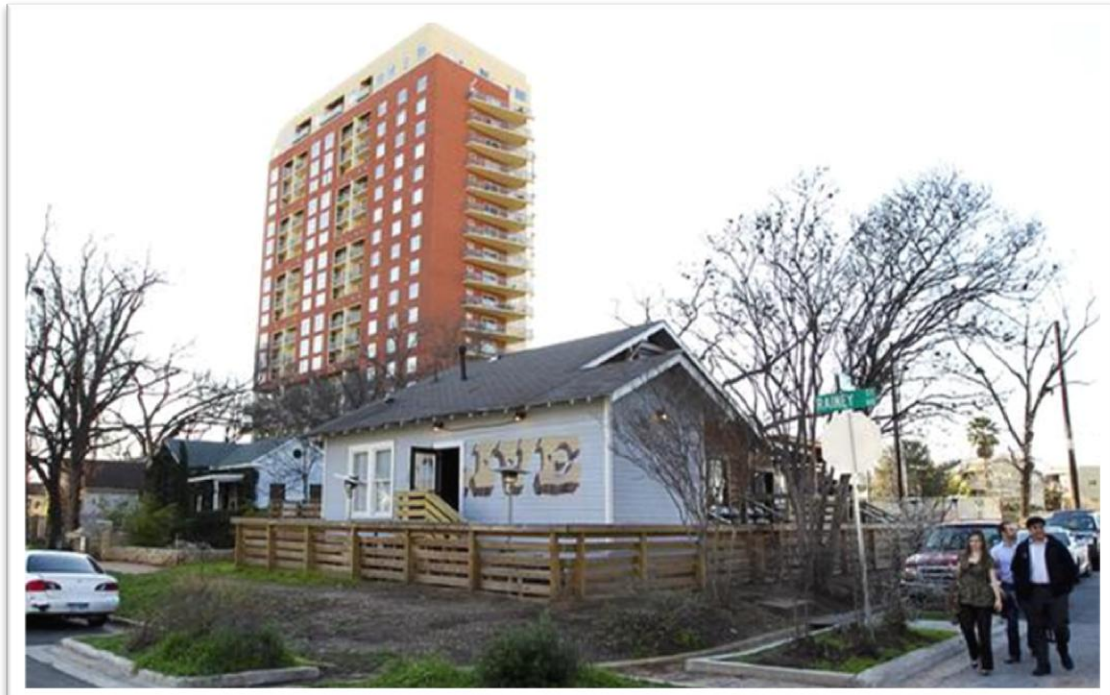


# Rainey Street

- Rainey Street existed as a vibrant single family neighborhood
- 2004 Rainey Street rezoned CBD, after a period of decline
- Proximity to Convention Center



(Source: Downtown Austin Blog)

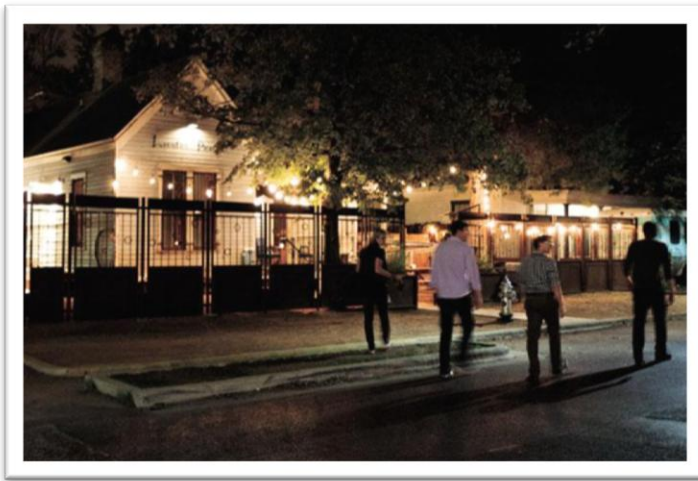


(Source: Statesman)



# Rainey Street

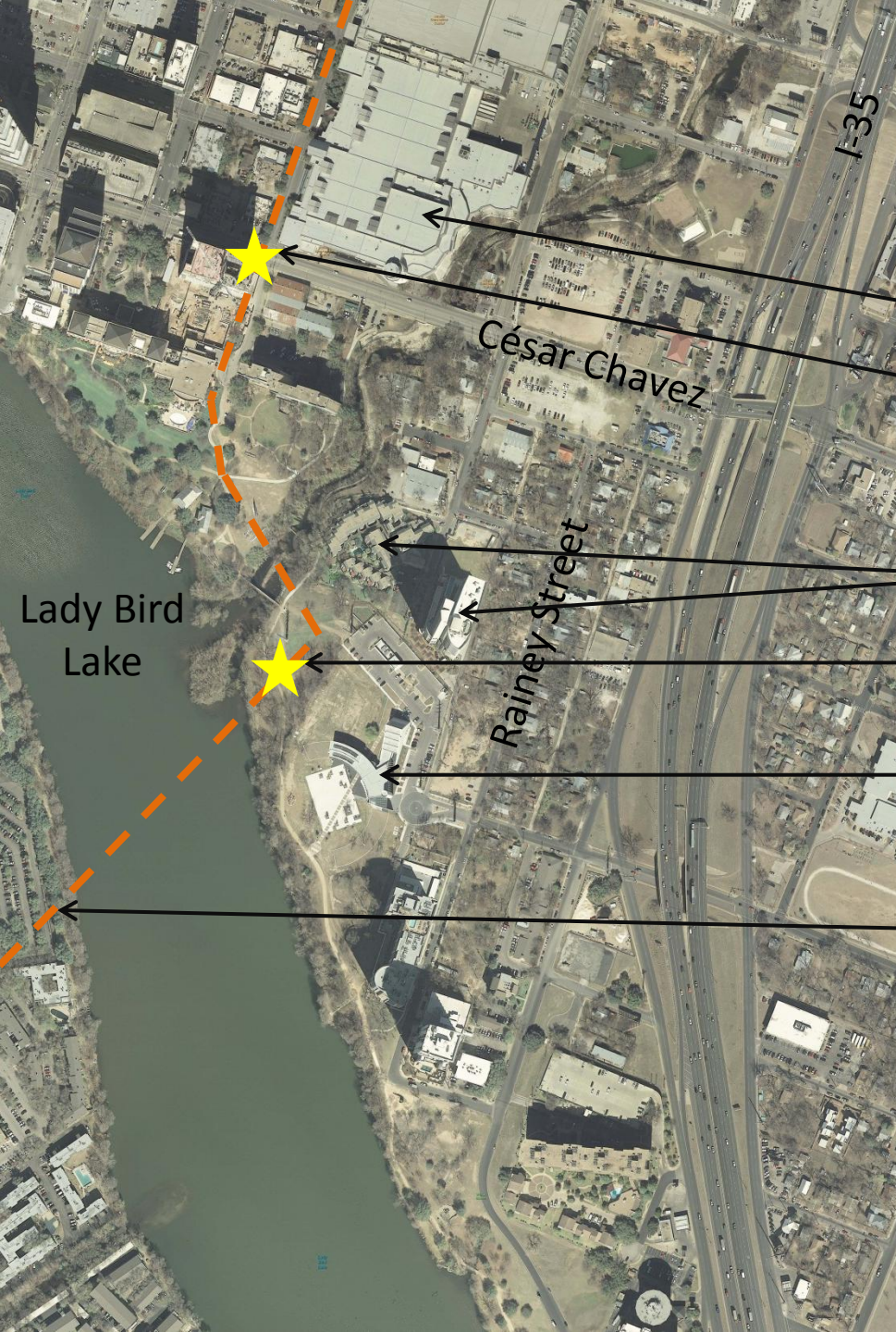
- Mexican American Cultural Center, flanked by Lady Bird Lake
- Parking becoming very challenging
- Rail and future structured parking could be coordinated to leverage redevelopment



(Source: Austin Business Journal)



(Source: Austin Chronicle)



## Rainey Street Future Urban Rail

Convention Center

Future urban rail station

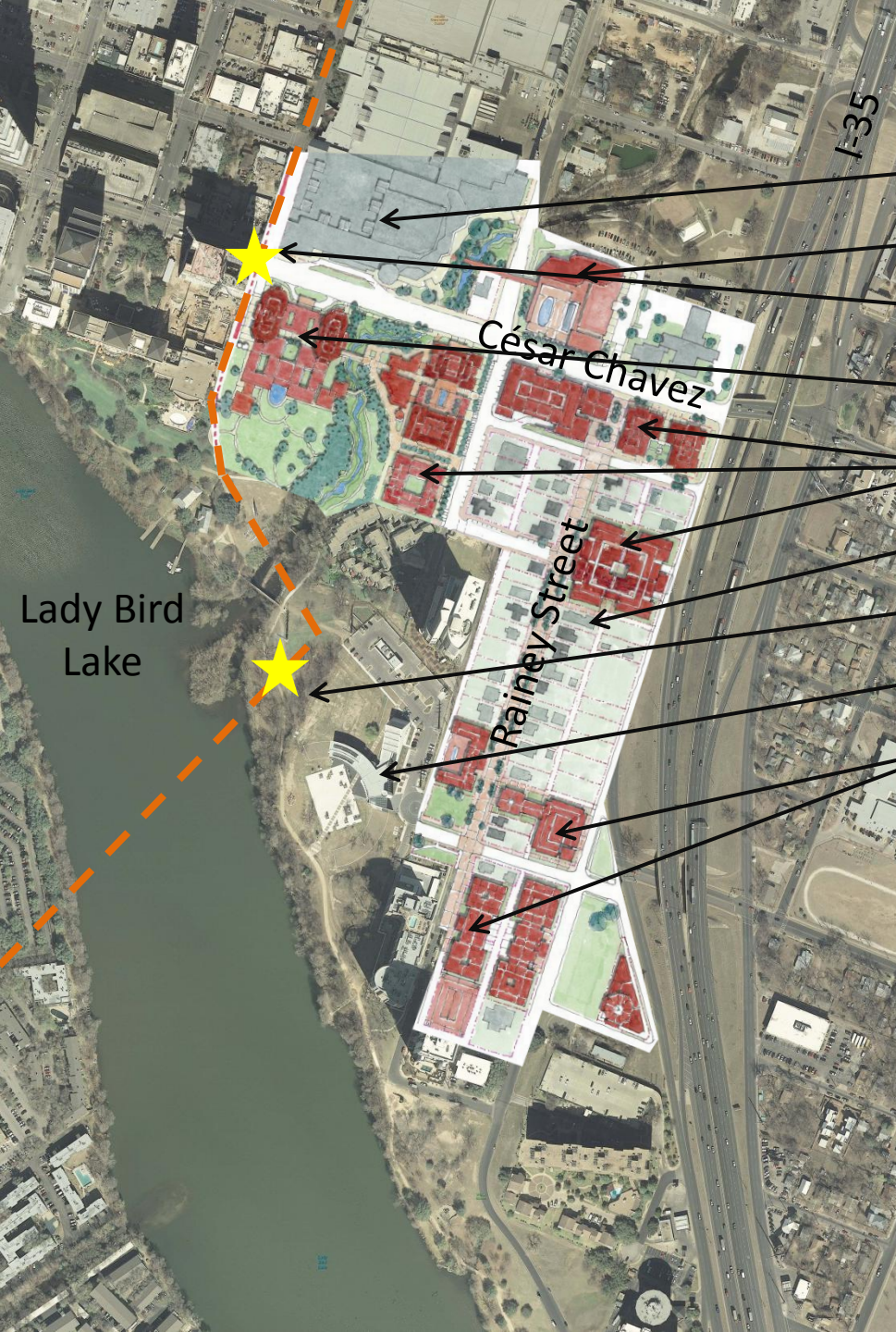
Existing urban residential

Future urban rail station

Mexican American Cultural Center

Future urban rail line to South shore





Convention Center

Future Manchester Hotel

Future urban rail station

Future Hotel / Residential

High-rise office and Residential Towers

Bars in adapted SF buildings

Future urban rail station

Mexican American Cultural Center

Office and Residential Towers

**Rainey Street  
Potential Redevelopment (illustrative)**

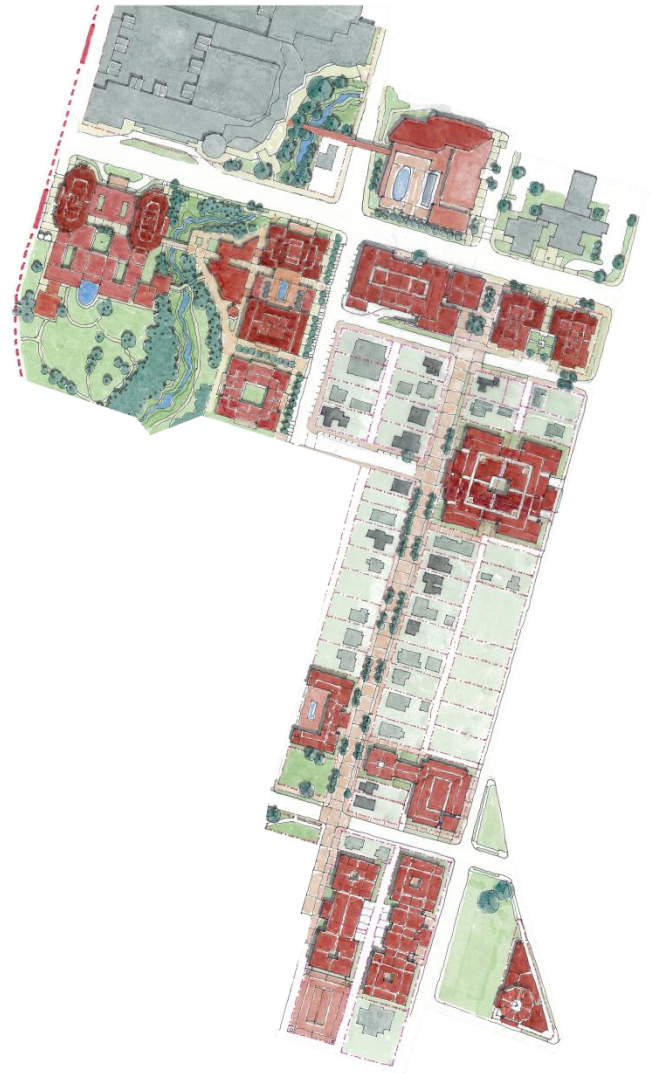
# Rainey Street

## Use of rail on site:

- The rail to connect South Shore as well as Capitol Complex and UT.
- Access to rail stop from Rainey Street improves connections to the existing regional hike and bike trail

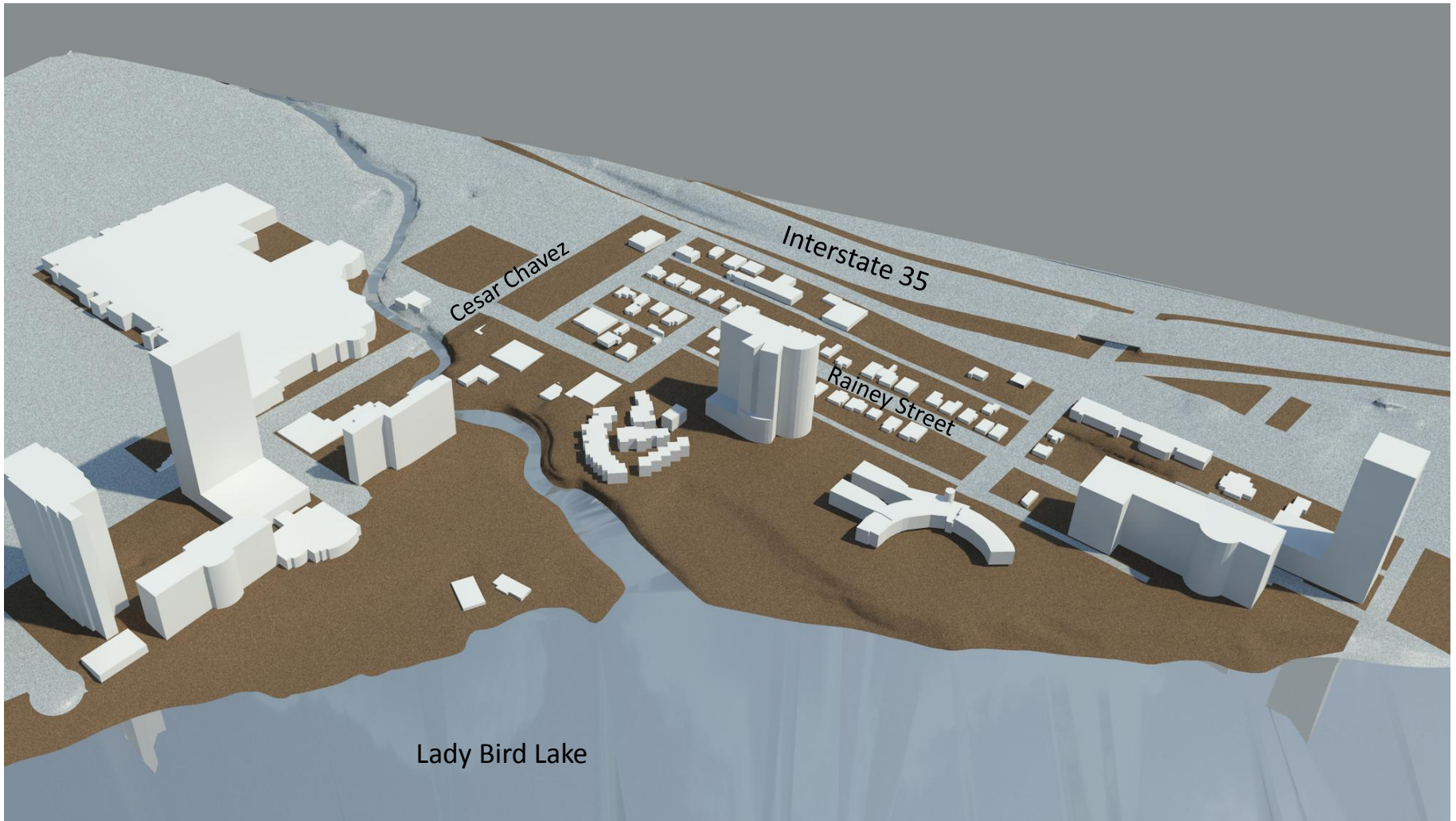
## Redevelopment Potential:

- CBD zoning, the proximity to downtown and IH-35 frontage justify high rises





# Rainey Street - Existing



# Rainey Street - After





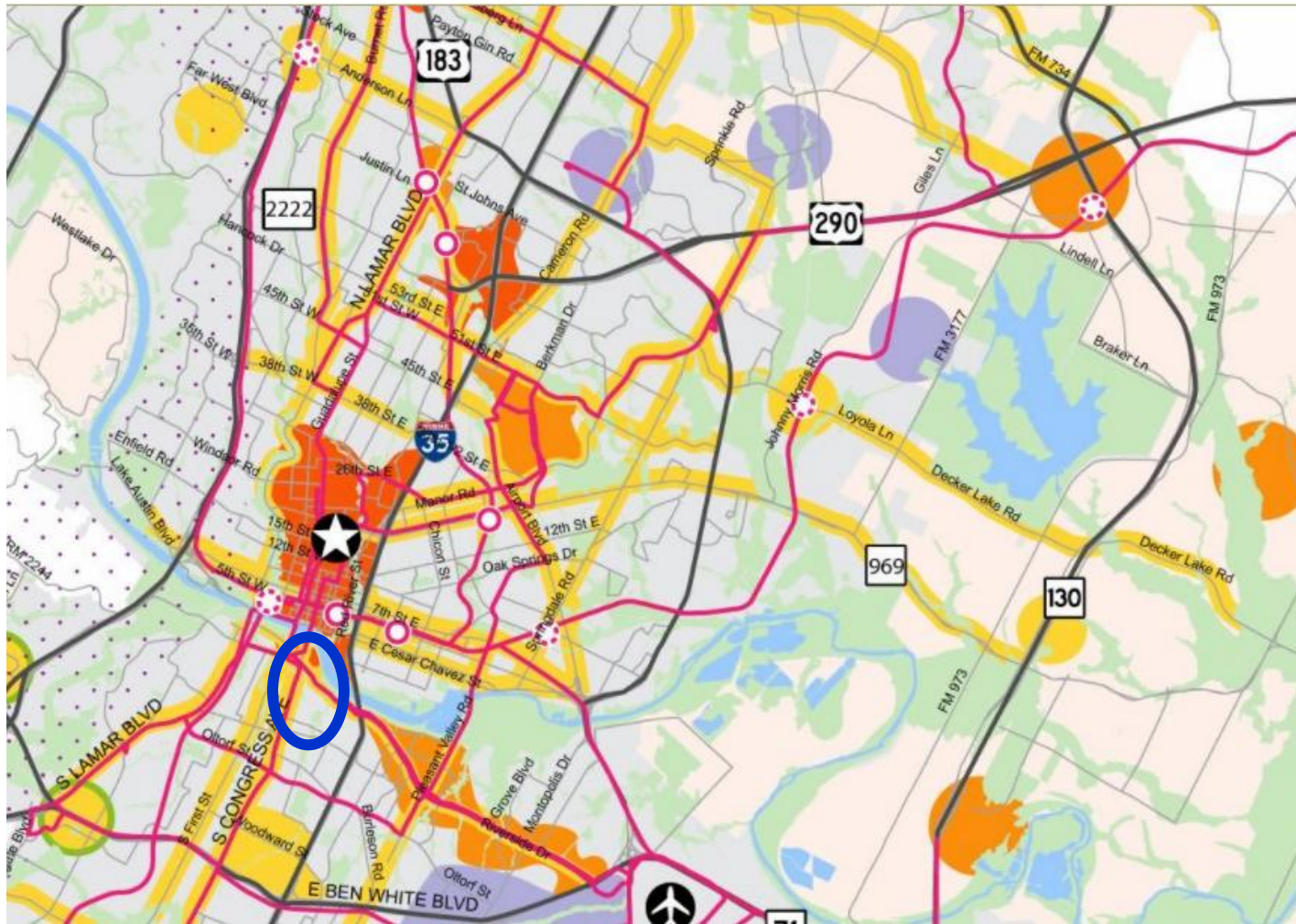
## Rainey Street

\$660 Million in new taxable value

2,913 New jobs created

\$5.2 Million in new tax revenue (annual)

# South Shore, Downtown Austin





# South Shore



## Opportunities and constraints:

- Two major landowners
- Street frontage is vacant retail or surface parking lot
- Site contains super blocks that limit access to lake
- Height restrictions in relation to the price of land makes new development challenging
- The build out of the existing PUD on “COX” site will not achieve objectives stated in the Waterfront Overlay and Neighborhood Plan (approved in 2005), failing to give priority to waterfront or pedestrian environment
- AIA SDAT will be undertaken in summer

# South Shore



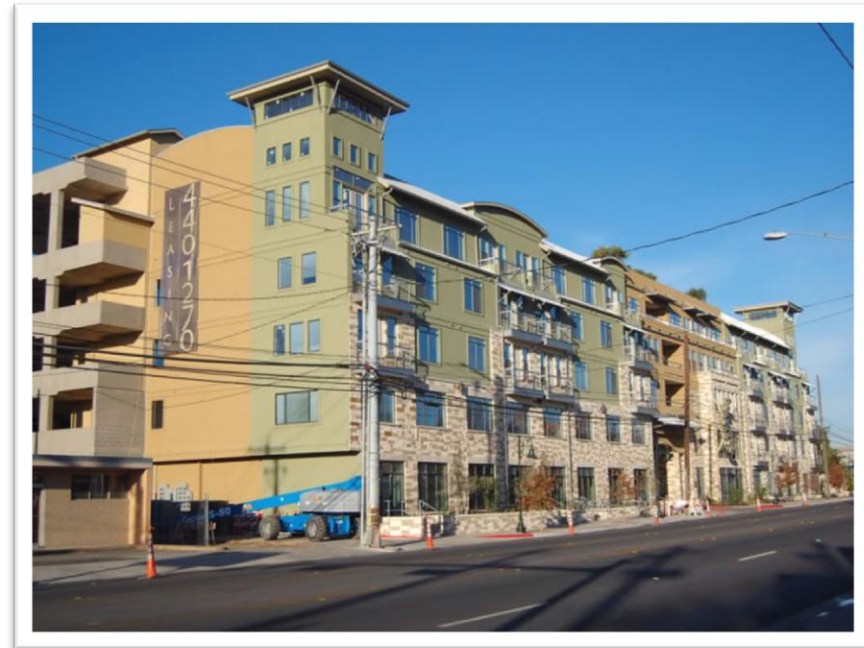
(Source: homeaway.com)

## Greater South River City Combined Neighborhood Plan, Adopted in 2005

- *“New and existing businesses can support enhanced public transportation along commercial roadways.”*

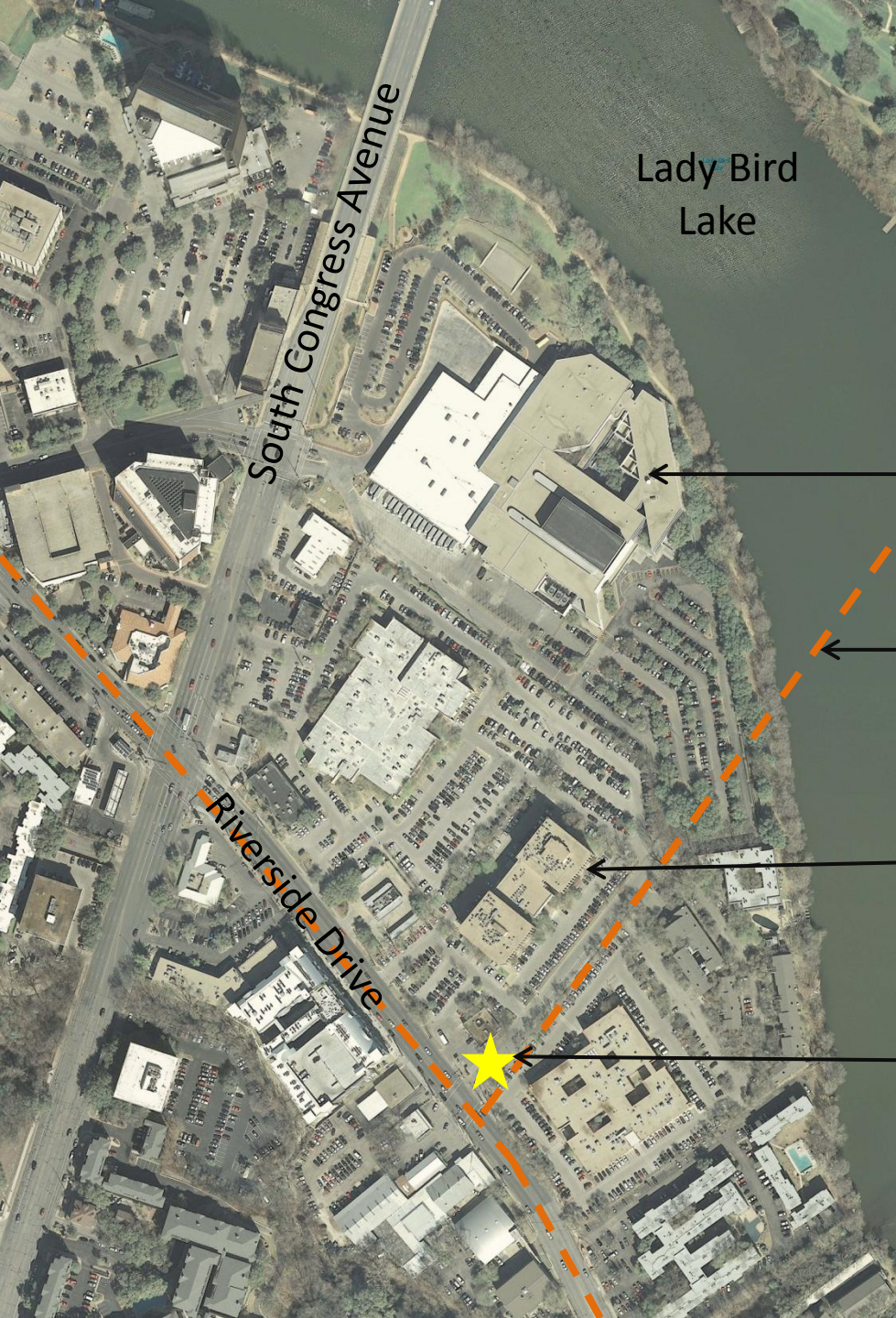
## Update to the Waterfront Overlay, Adopted in 2009

- *“provide a more harmonious interaction and transition between urban development and the parkland and shoreline of Lady Bird Lake”*
- *“Encouraging appropriate mixed-use and residential development along the waterfront and urban edge”*



(Source: forum.skyscraperpage.com)





### Existing Development:

- Approximately 250,000 SF of Office
- Mostly single tenant – TxDOT and Austin American-Statesman

← Austin Statesman – Cox Property

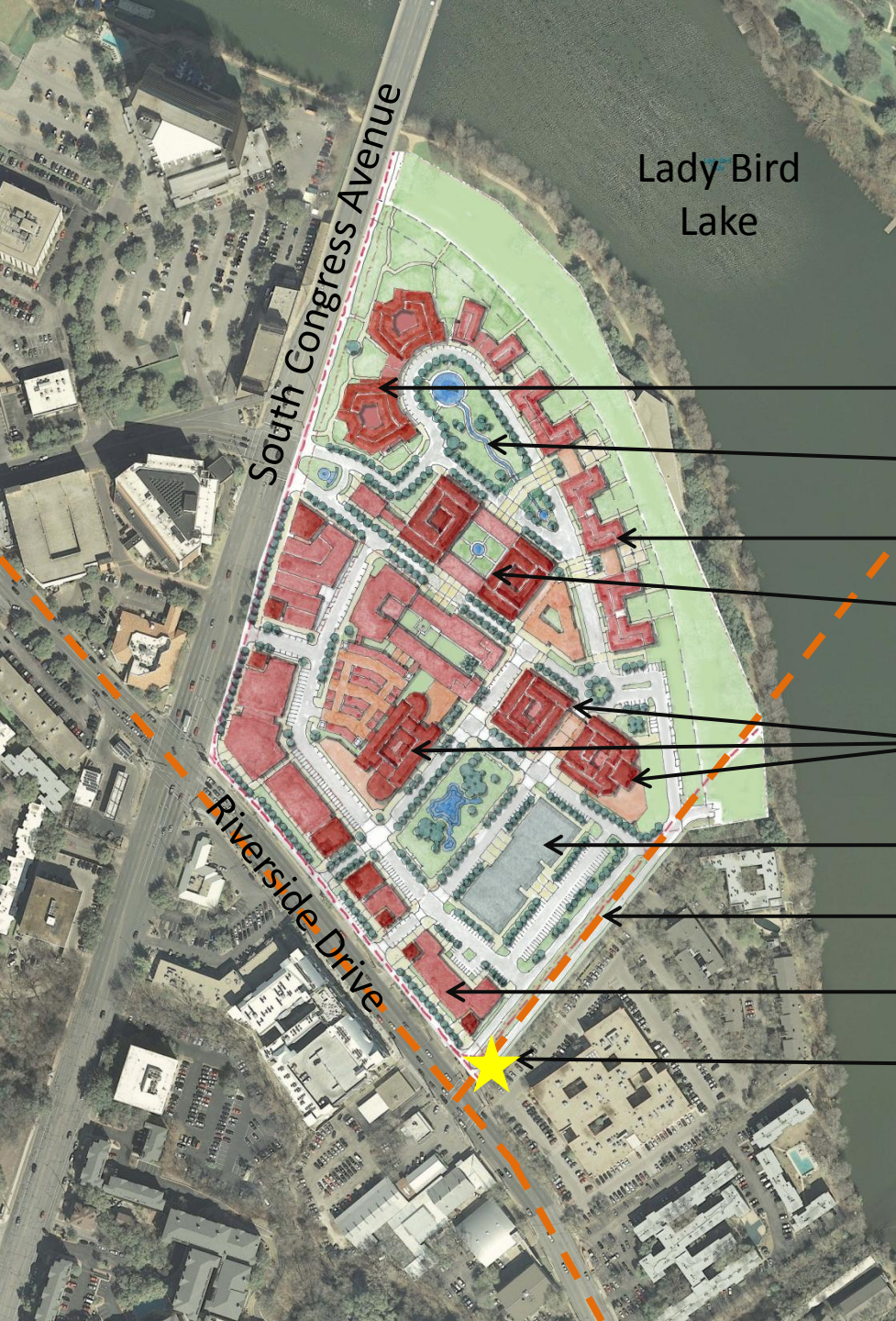
← Future urban rail line to downtown

← Crockett Property

← Future urban rail station



## Long Term Potential Development (illustrative):



Lady Bird  
Lake

South Congress Avenue

Riverside Drive

- Office tower with garage parking
- Open space with access to lake and trail
- Multifamily with ground floor restaurant
- Residential tower with ground floor retail
- Office and Residential Towers
- Existing 5 story office
- Future urban rail line to downtown
- Street-fronting mixed-use
- Future urban rail station



# South Shore - Existing



# South Shore - Transitional





# South Shore – Potential Full Buildout



## South Shore

\$500 Million in new taxable value

3,525 New jobs created

\$3 Million in new tax revenue (annual)



# Potential of advanced computing

