

# Comprehensive Planning & Transportation Committee

## Department of Aviation

Wednesday | October 16 | 2013



Austin-Bergstrom  
International Airport



## ABIA Retail Vision and Customers

### Vision:

- ABIA Retail is envisioned to be a first class destination that will offer airport users, employees, hotel guests and SE Austin residents a range of retail, restaurant and commercial offers, as well as leisure attractions such as a playground/public space.

### Customers:

- 10+ million passengers per year
- HWY 71 Adjacent Traffic 134,000 (average vehicles per day/year)
- 2,000+ Airport Employees
- 278 Room Hotel - Conference Center
- 23,000 residents within 10 minutes of ABIA  
(esri population summary)



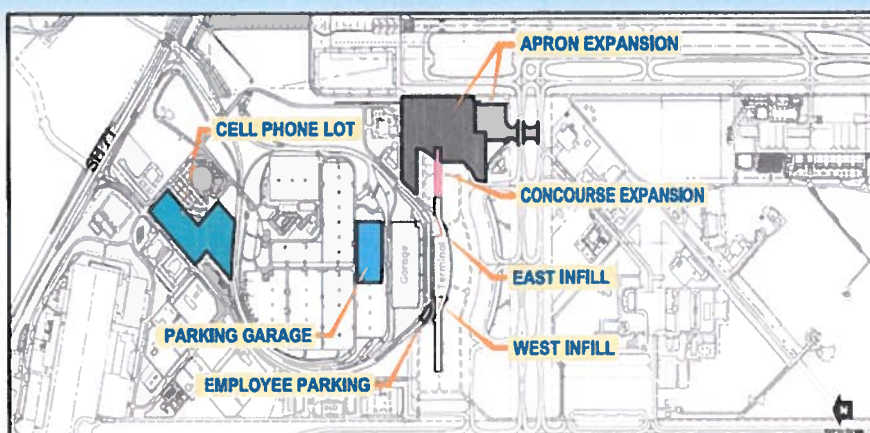
## Retail Development Concept

- Planned commercial and cell phone lot development
- Additional non-airline revenue source for Airport
- Reduces vehicular traffic on Airport roads / curbside
- Destination facility for community and passengers
- Future multi-modal facility possibilities
- Bike and pedestrian friendly site
- Coordinates with Imagine Austin connectivity initiative

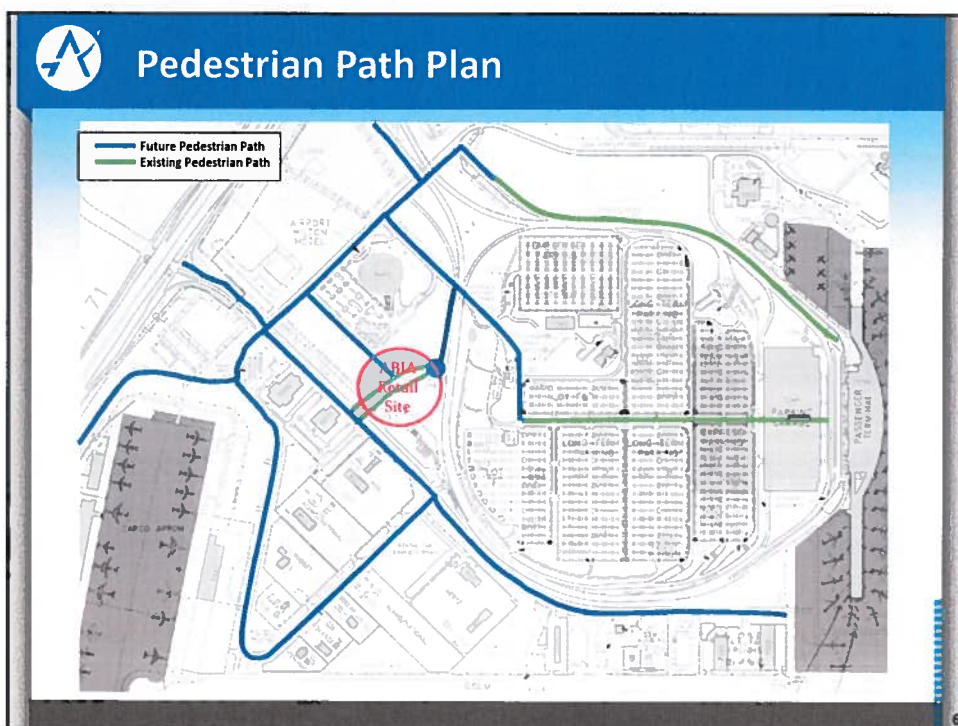
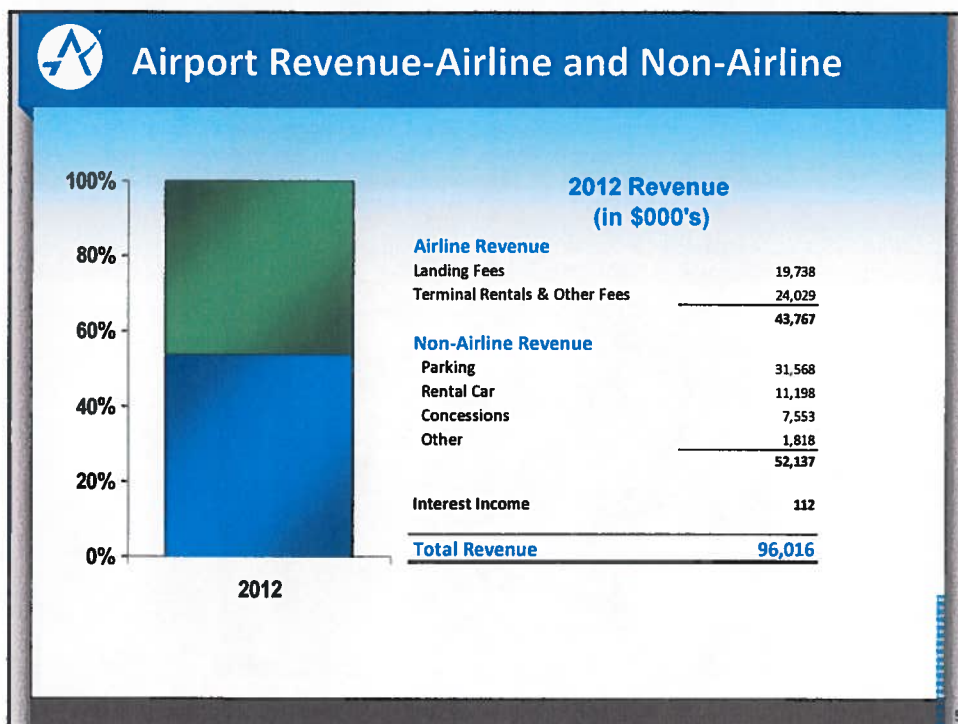
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## ABIA Master Plan Phasing



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## Retail Development - Connectivity



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## Spirit of Austin Lane (New Roadway)



Narrow Roadways



Pedestrian Friendly



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## ABIA Retail - Commercial Retail Development

- Added amenities for cell phone lot users
- Increase non-airline revenue
- Reduce curbside congestion, vehicle circling
- Future Light Rail Connectivity – Long Term

Capital Metro Bus Stops



Austin Development International Support

ABIA Retail Ventures, LLC

July 2012

NelsonPartners

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## ABIA Retail - Commercial Retail Development

- Phase One Development
  - ✓ Convenience Store with Fuel
  - ✓ 10,000 sf Total Retail
  - ✓ Park Amenities / Playscape
  - ✓ Public Restroom Facilities
  - ✓ Restaurant
- Future Phases
  - ✓ Hotel
  - ✓ Restaurant
  - ✓ Retail
- Pedestrian and Bicycle Connectivity to Terminal, Existing Hotel and Admin. Buildings



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## ABIA Retail - Commercial Retail Development



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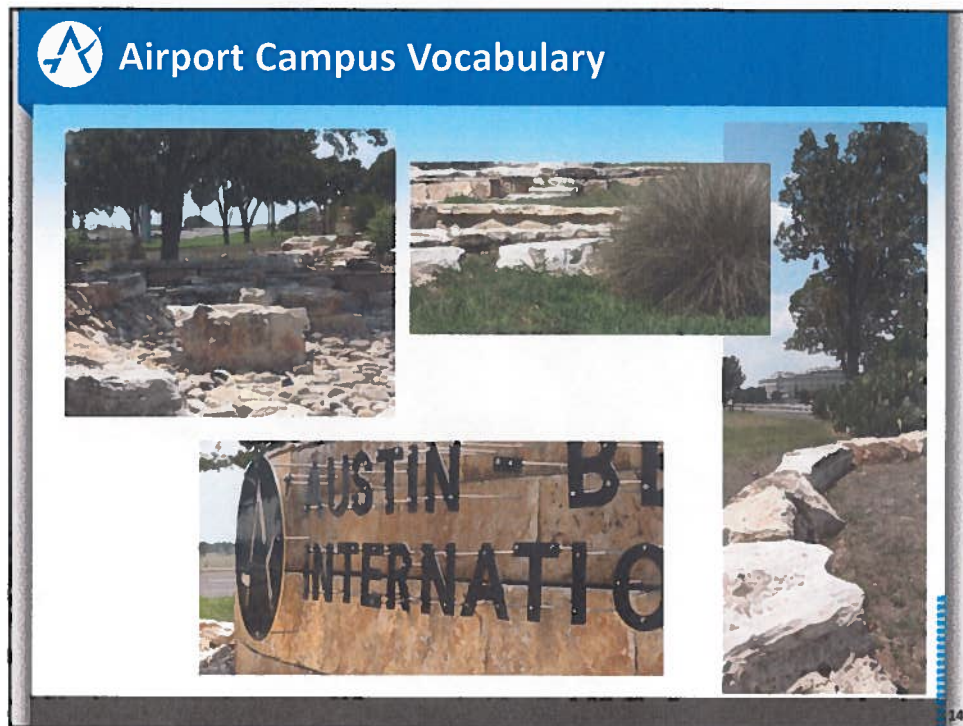
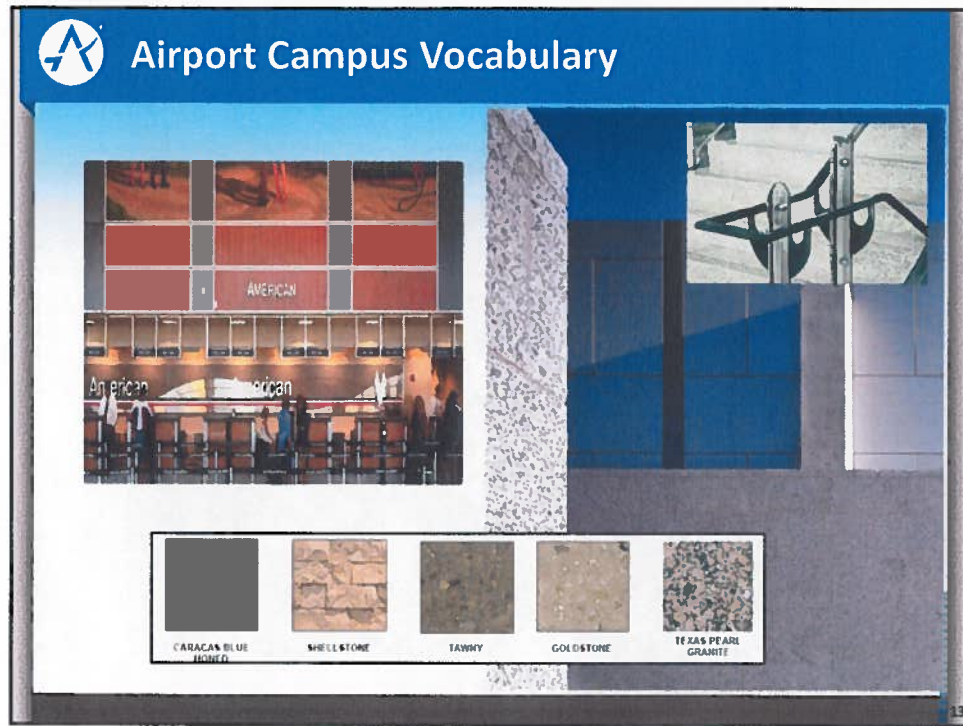
## Existing Connective Walkways



Existing pedestrian walkway connecting passengers to the terminal



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## Short and Long Term Commercial Opportunities



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## Capital Metro Bus Stop Improvements

Terminal Curbside Stop



Hilton Hotel Stop/ABIA Retail



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