

SEAHOLM DISTRICT

CITY OF AUSTIN
LOW

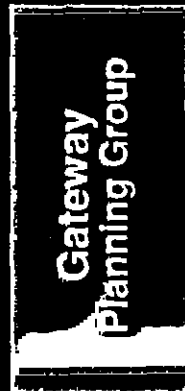
FAULKNER USA

#42
02-17-05

The **FAULKNERUSA** Development Team

BLACK + VERNOOY ARCHITECTURE AND URBAN DESIGN Architecture & Urban Design	Gensler Executive Architect & Master Planner	 Civil Engineering
 Adaptive Reuse & Transportation	 Retail & Entertainment Design	 Bicycle Transportation
RESOURCE DESIGN Landscape Architect		

Prime Relationships



FAULKNERUSA

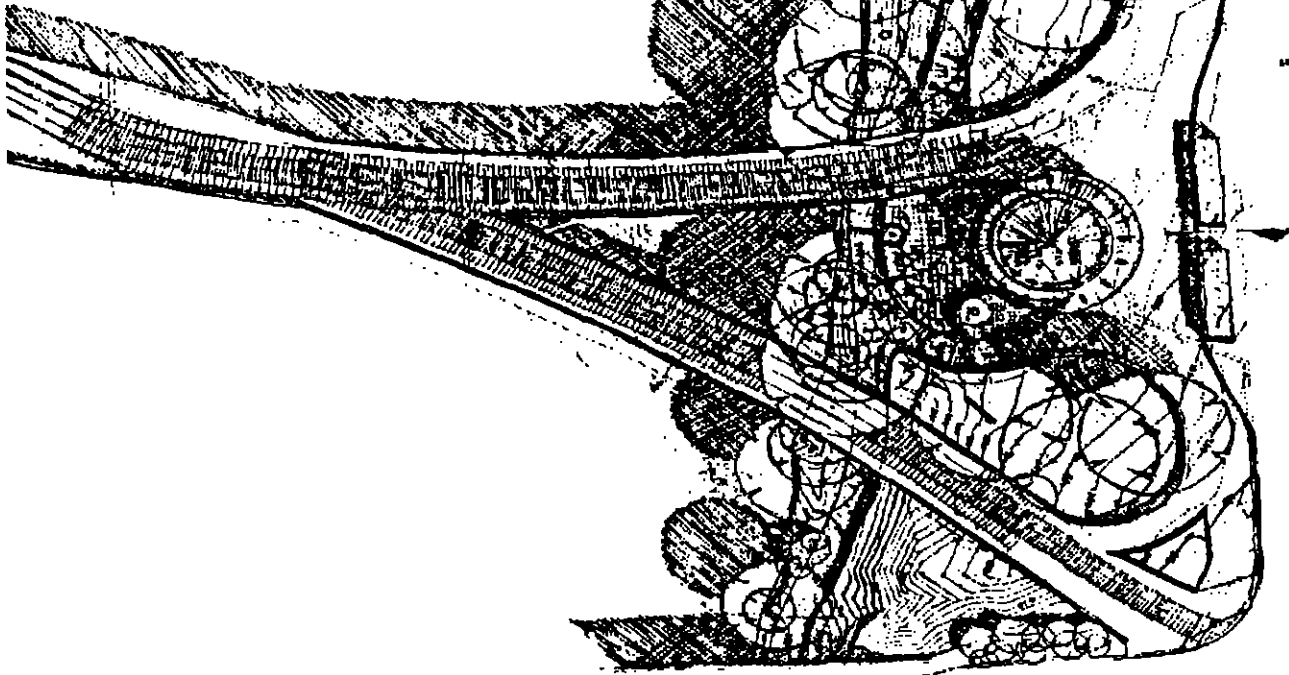
- ▣ National leader in public-private development based in Austin, TX
- ▣ Development experience with City of Austin
- ▣ 36th in Top 100 Design-Build Companies *Engineering News Record 2004*
- ▣ \$700 million bonding capability
- ▣ Superior knowledge of design-build method
- ▣ Turnkey project delivery / single point of contact
- ▣ Strong record of minority and local participation
- ▣ Community involvement with project partners
- ▣ Guaranteed completion date & guaranteed price contract

BLACK + VERNOOY
ARCHITECTURE AND URBAN DESIGN

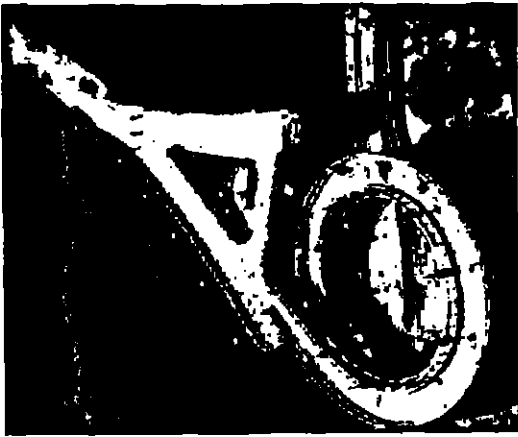


CITY OF AUSTIN
**GREAT
STREETS**
MASTER PLAN

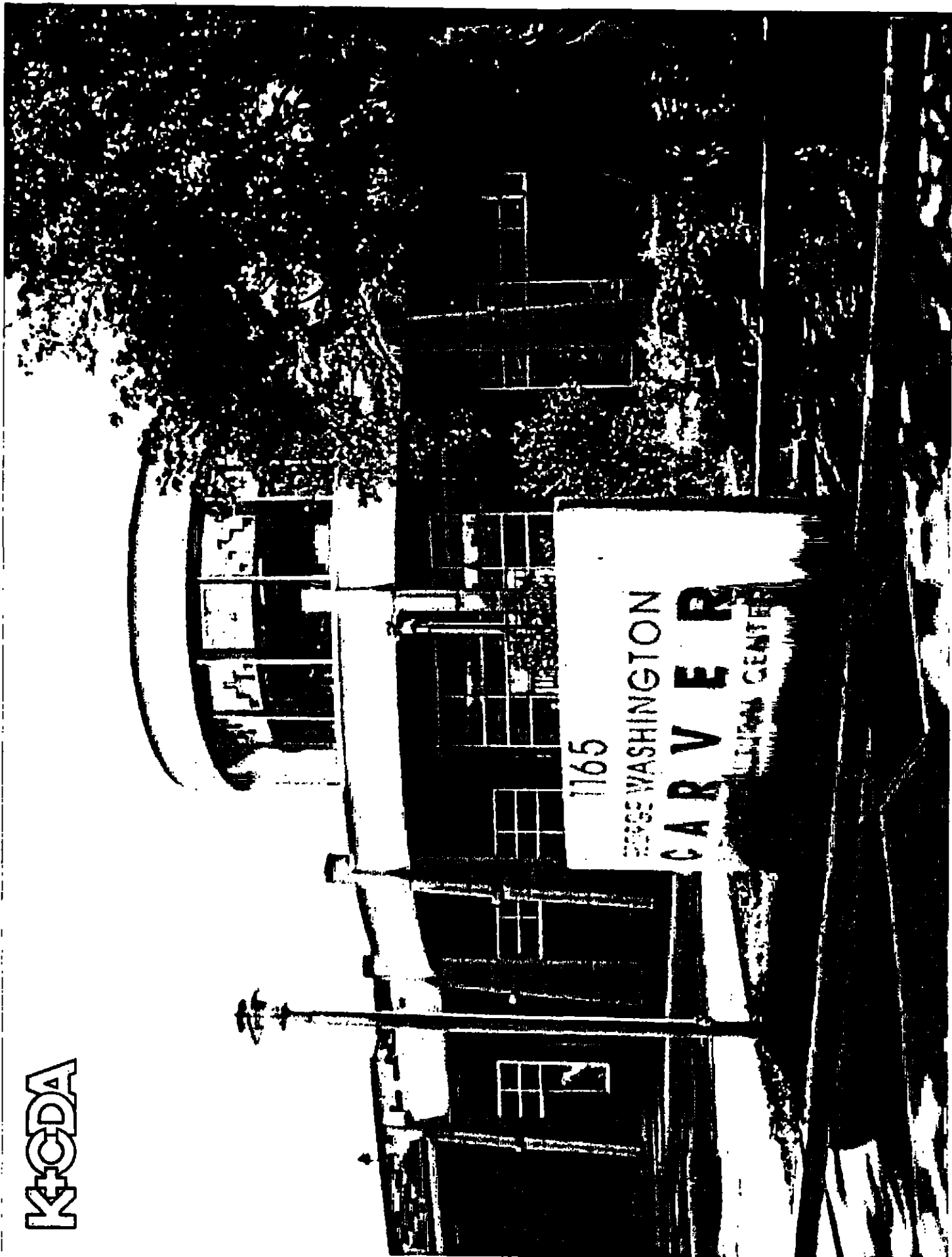
K+CDA



AMIR PESTIZIAN
DATE: 12 MAR 90
CITY: BND
COUNTRY: ROMANIA
CONTACT: NBUK

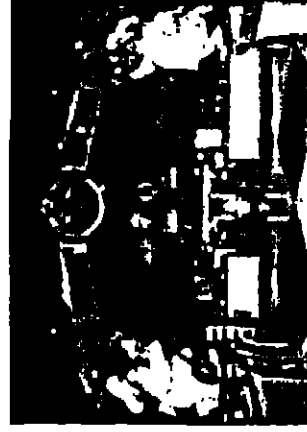
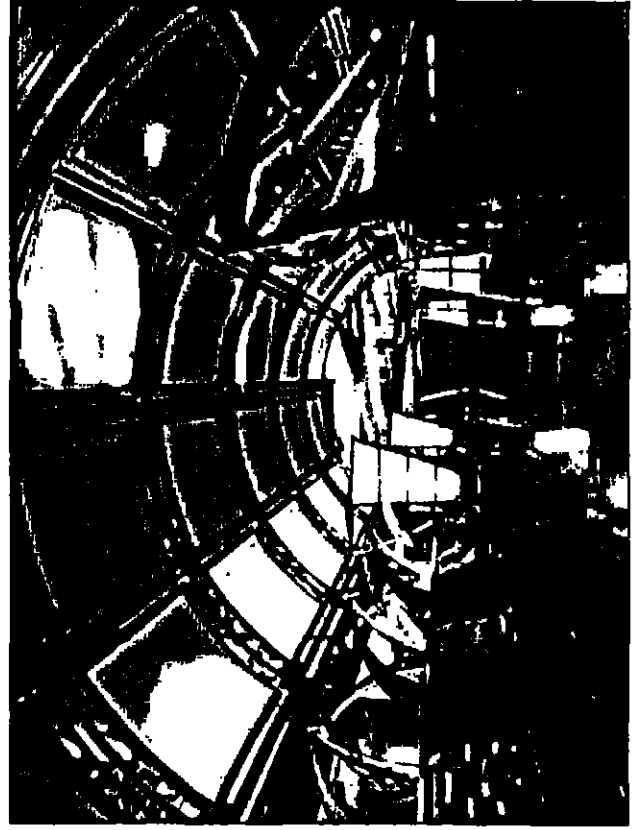


K+CDA



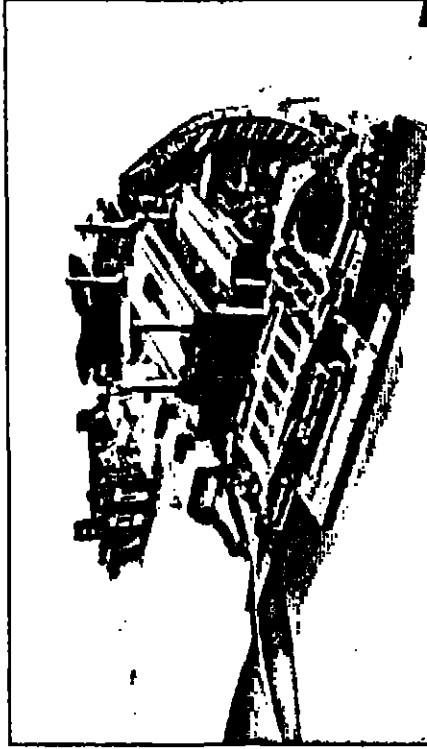
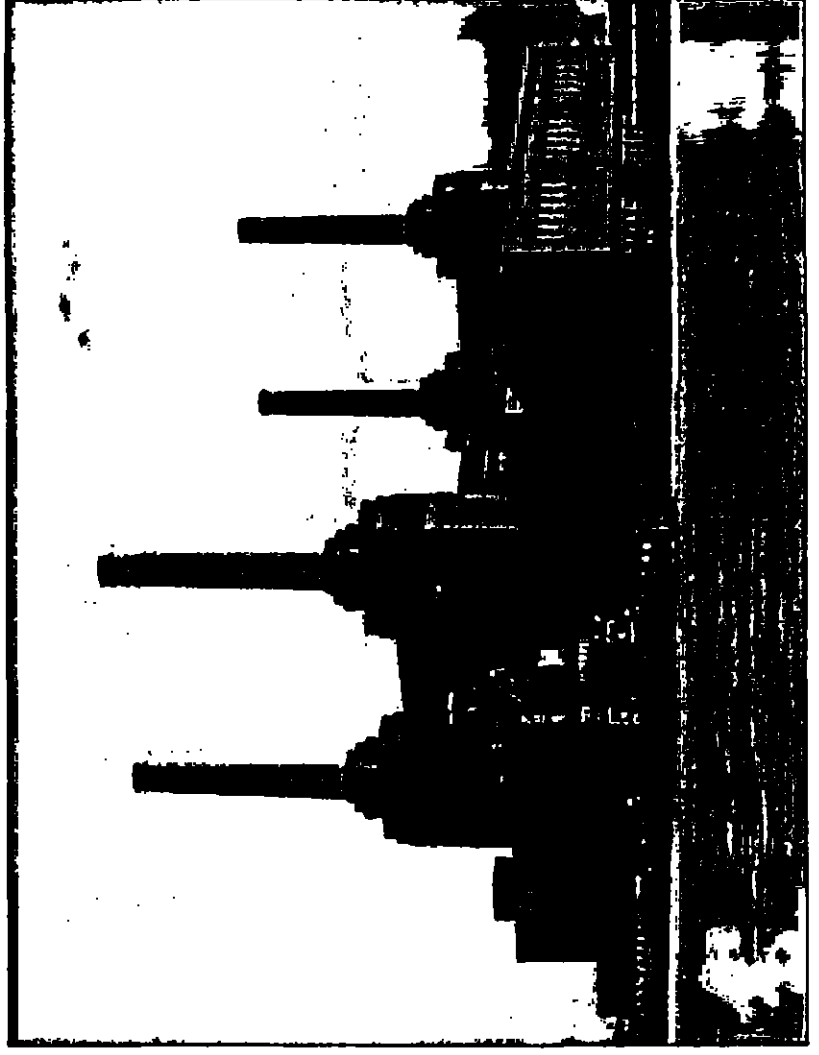
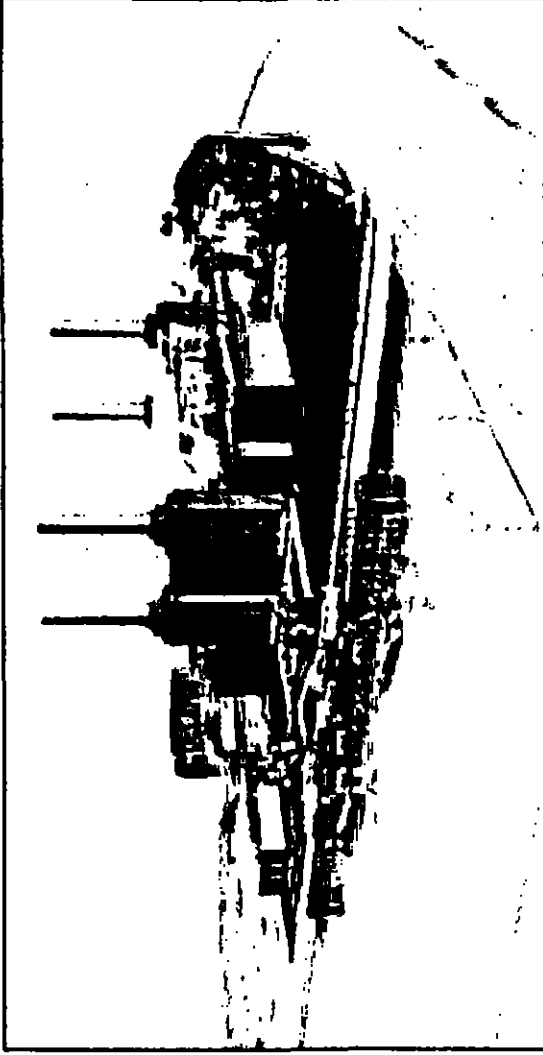
HYPER™ ENTERTAINMENT

- Stakeholder's briefing
- Initial market research
- Generation of concept "story"
- Emotion boards
- Tenant mix
- Strategic analysis
- Concept artwork



Battersea

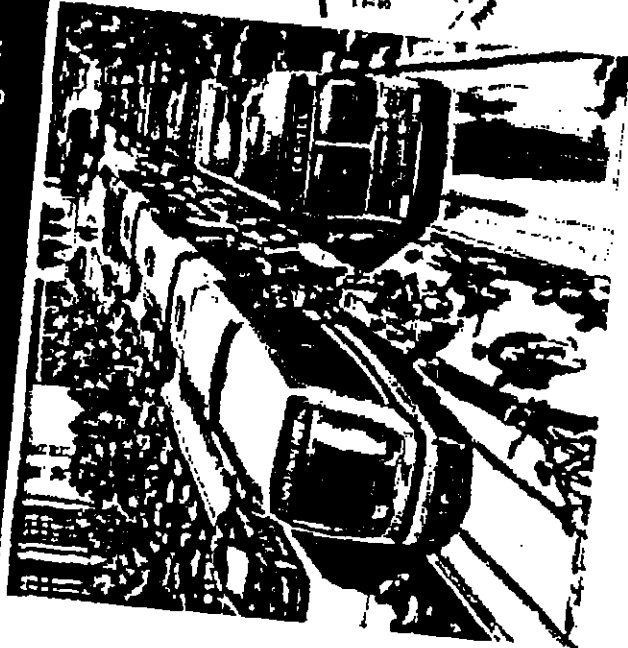
Power Station Redevelopment



THE ALL SYSTEMS GO LONG-RANGE TRANSIT PLAN

OF CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY

- 1** Seaholm will be at the nexus of regional rail travel
- 2** Understanding the future of regional transportation is critical to success
- 3** We are looking ahead to the future of rail transportation and its impact on the region



Gensler

- ▣ Established in 1965
- ▣ 12,000 clients worldwide
- ▣ More than 1,750 employees in 26 offices
- ▣ Sustainable design innovation
434 LEED professionals firm-wide
- ▣ Internationally recognized planning,
urban design, entertainment, retail &
hospitality firm
- ▣ Global design partner for entertainment industry
- ▣ Capabilities beyond traditional architectural firms:
 - Tenant planning & rollout programs
 - Graphic design & branding
 - 3-D visualization animation productions
 - Feasibility studies
 - Facilities management systems



Town Lake Trail Foundation



AUSTIN
CIRCLE OF
THEATERS



AUSTIN
MUSEUM
of ART



KLRU



CAPITAL SPORTS & ENTERTAINMENT

KLRU

Bill Stotesbery, President and CEO

Texas Music Hall of Fame

Pat Jasper, Consultant and Curator

Town Lake Trail Foundation

Dan Garrison, Volunteer Director

Austin Circle of Theaters

Latifah Taormina, Executive Director

Austin Children's Museum

Gwen Crider, Executive Director

Capital Sports and Entertainment

Michael Feferman, (L. Armstrong)

Austin Museum of Art (AMOA)

Jack Tisdale, Chair of Facilities & Development Committee

Smithsonian Institution

Affiliates Program

Conceptual Development Program

- ▣ Phased development
- ▣ KLRU in new "purpose-built" building
(possibly accommodate KLRU admin offices inside Seaholm)
- ▣ Texas Music Hall of Fame inside Seaholm
- ▣ Music themed boutique hotel with mixed use tower for restaurant,
residential, office and retail (considering a W brand, approx. 200-keys)
- ▣ Public performance space
- ▣ Rail transit station
- ▣ Public plaza over parking
- ▣ Pedestrian bridge over Cesar Chavez to converted intake station
- ▣ Great Streets concept for Cesar Chavez between Congress and Lamar

Commitment to Local & M/WBE Subcontractor Participation

Project	Actual	Goal
Hilton Austin Airport	44.5 % (record)	32.2%
Hilton Austin	35.4 %	32.2%
Hilton Omaha	95 % (local)	none

M/WBE & Safety

- Forming partnerships with the local workforce
- Going beyond the “good faith effort”
- Corporate culture of engaging minority subcontractors
- Safety Record - Construction Leaders Agreement for Safety (CLAS) designation issued by OSHA

Phasing Scenarios

Phase I

Seaholm Adaptive Reuse – Multiple Development Scenarios

Scenario A (Public-Private Venture)

Texas Music Hall of Fame (50,000 SF)

Austin Circle of Theaters (3,000 SF)

Specialty Retail (57,000 SF)

Scenario B (Private)

Cultural Anchors (Austin Museum of Art) (70,000 SF)

Specialty Retail (40,000 SF)

Scenario C (Public-Private Venture)

Texas Music Hall of Fame (50,000 SF)

KLRU administrative offices (30,000 SF)

KLRU new construction on site (25,000 SF)

Phase I includes infrastructure improvements & shared parking between Gables & Seaholm site

Phasing Scenarios

Phase II

Multiple development scenarios

Boutique Hotel (private) • Retail • Restaurant •
KLRU new construction

Phase III

Multiple development scenarios

Rail Transit Station • Residential • Office

Phase IV

Future development

Tom Green relocation • major civic building •
substation relocation

Private investment
Private equity investment & debt

Potential Public Participation

Tax-exempt revenue bonds and TIF support
For the adaptive reuse of the Seaholm building

Hotel specific Seaholm city hotel occupancy tax

Publicly owned parking

PILOT (payment in lieu of taxes)

Capital campaigns
for KLRU and Texas Music Hall of Fame

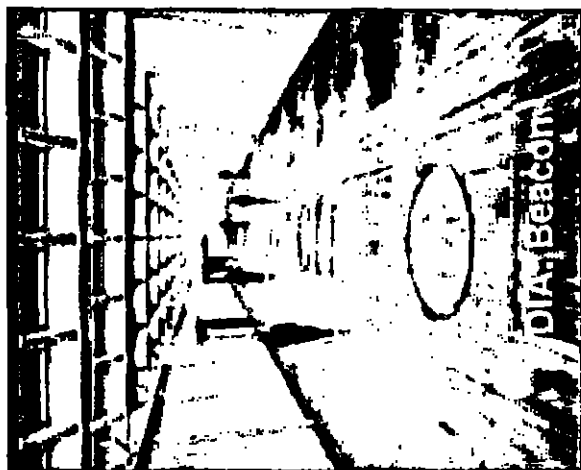
Development agreement with AMOA
Private development of Republic Square site could
provide long term operating revenues for AMOA

General Approach to Financing

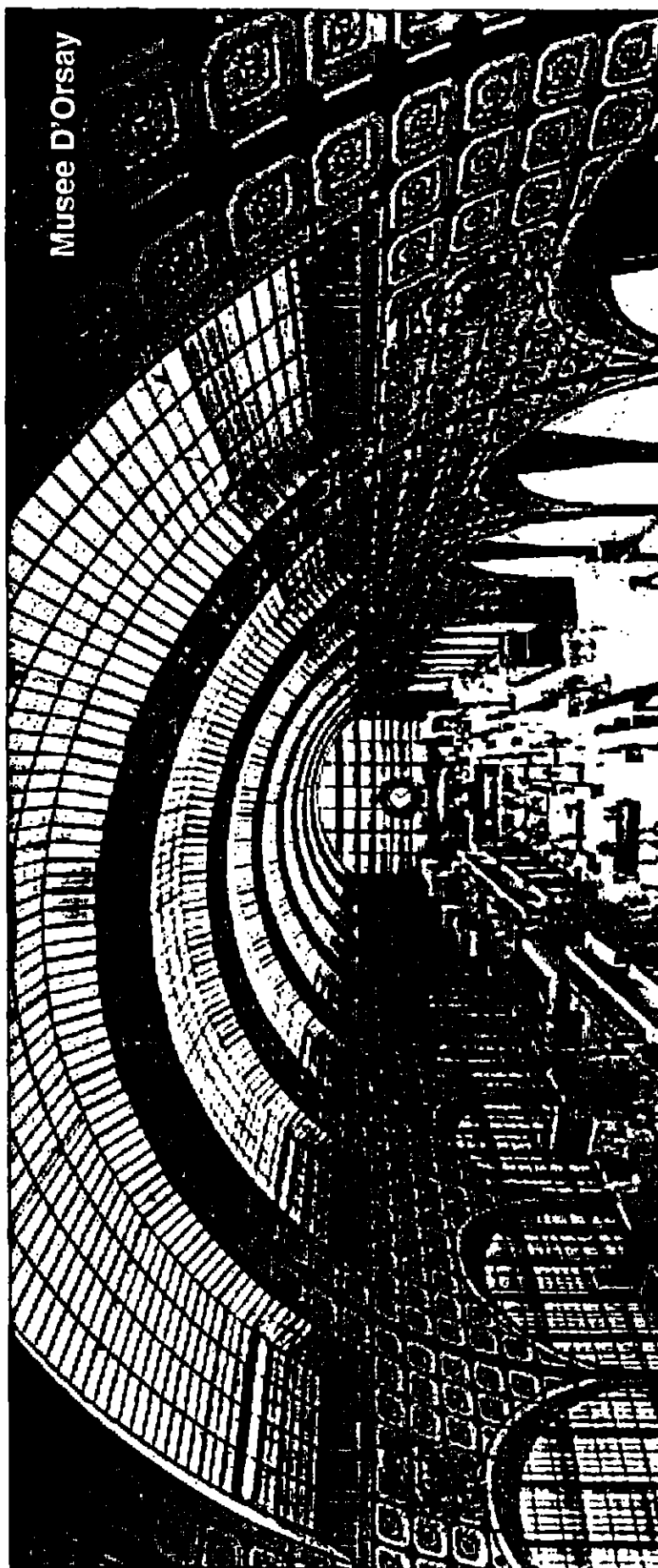
Public-Private Model

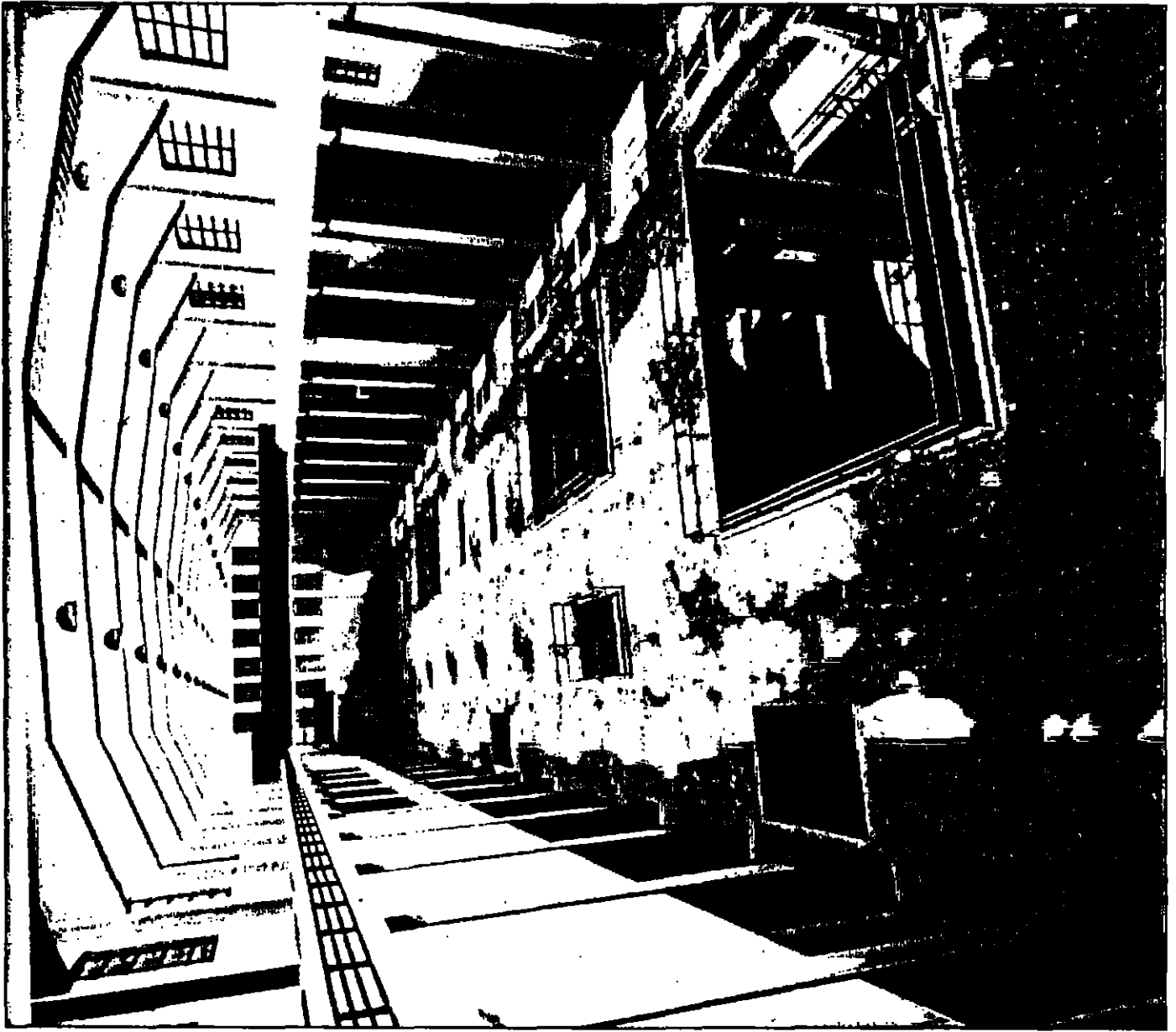
VESSELS^{OF}
LIGHT

The Tate Modern



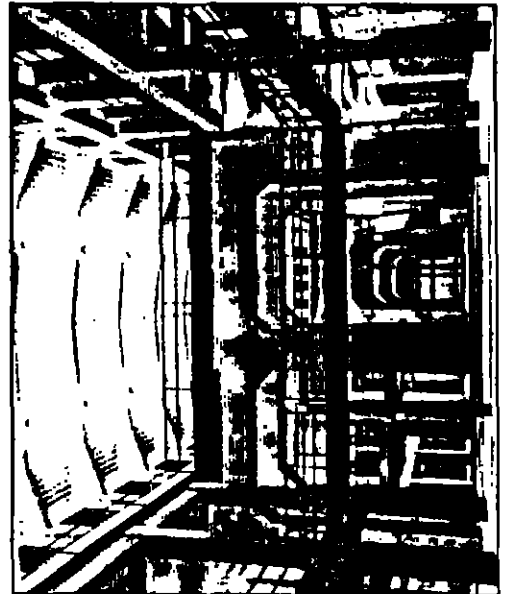
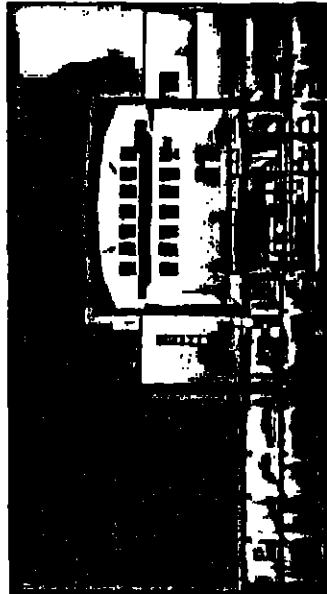
Musee D'Orsay

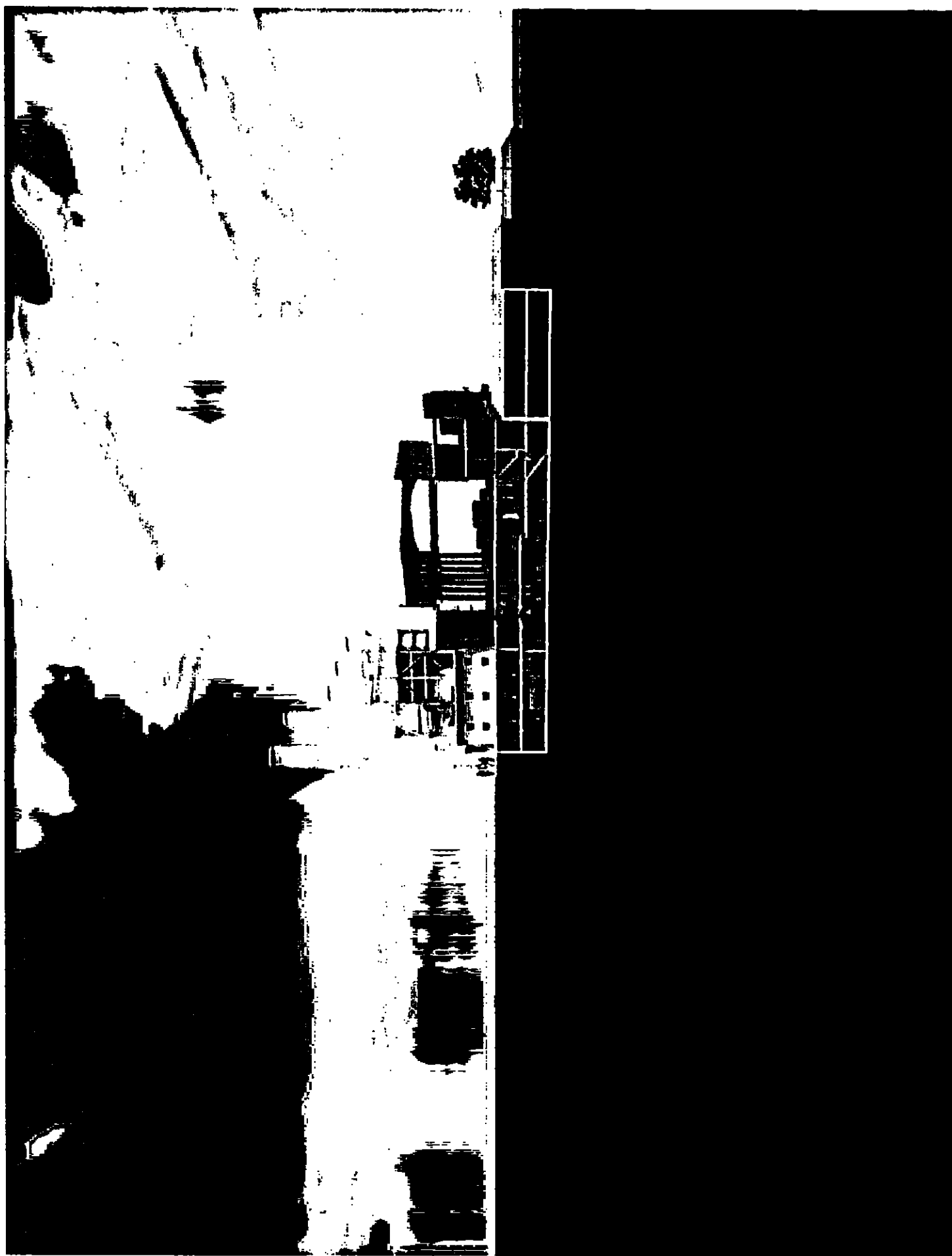


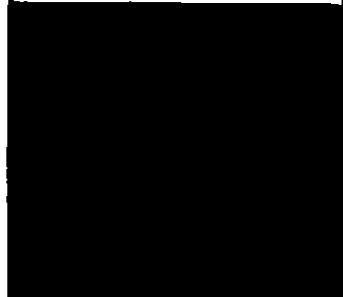
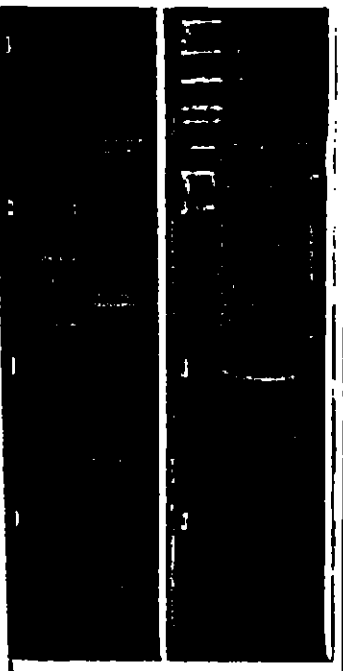
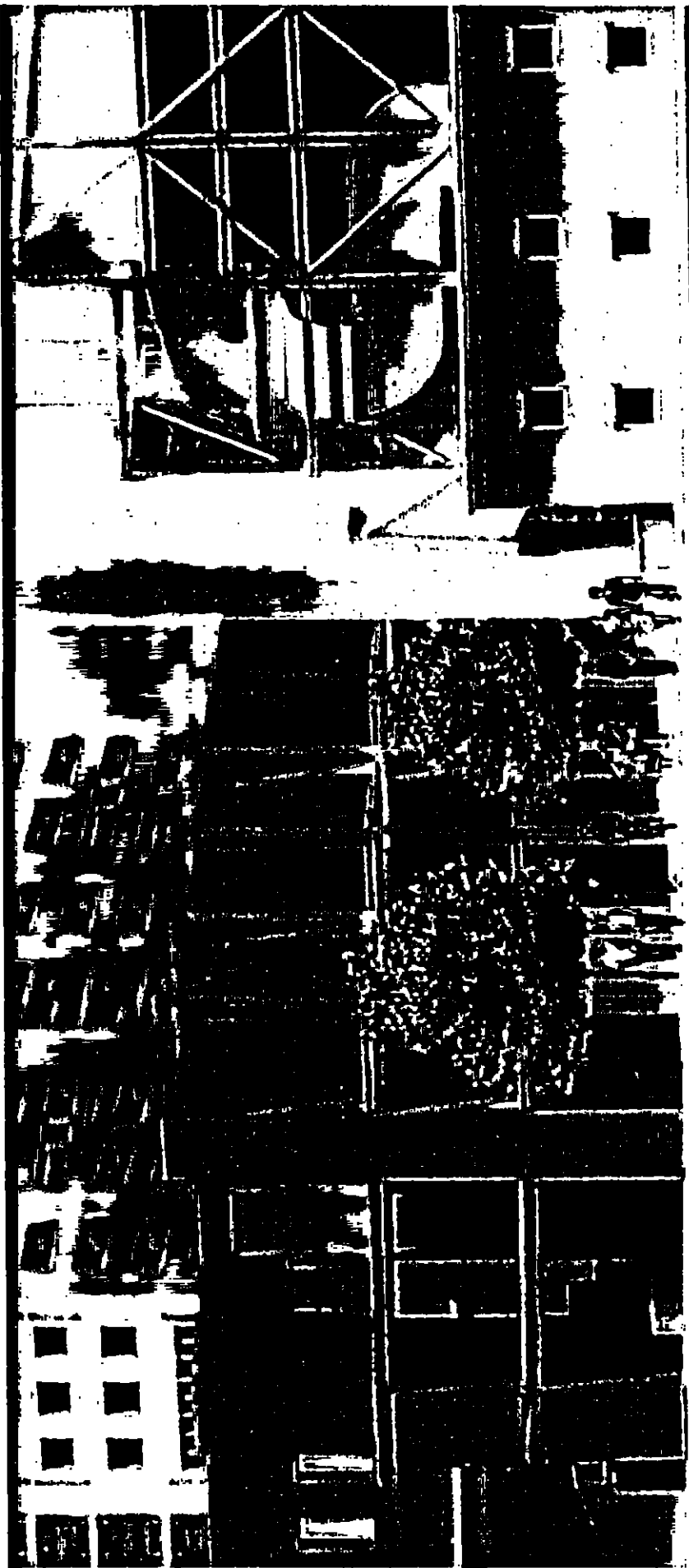


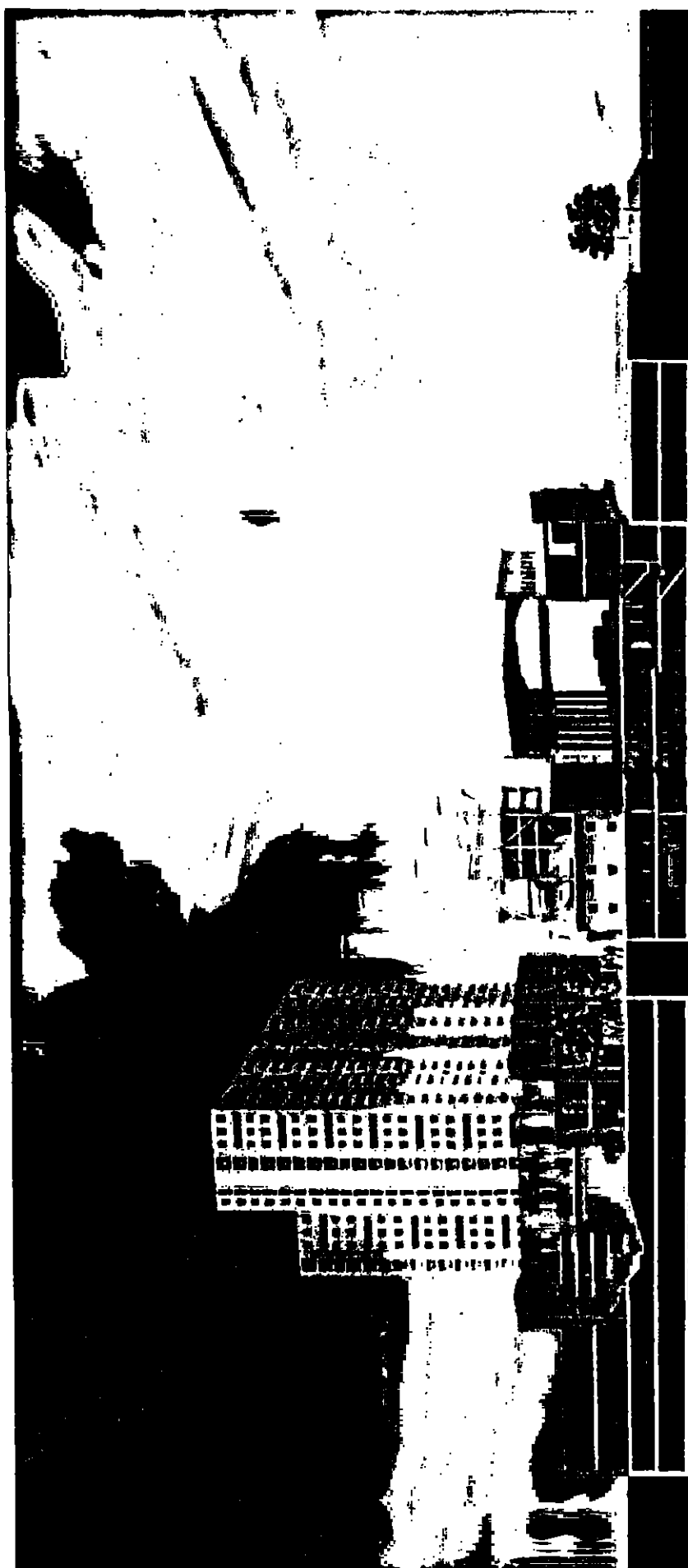
VESSELS^{OF} LIGHT

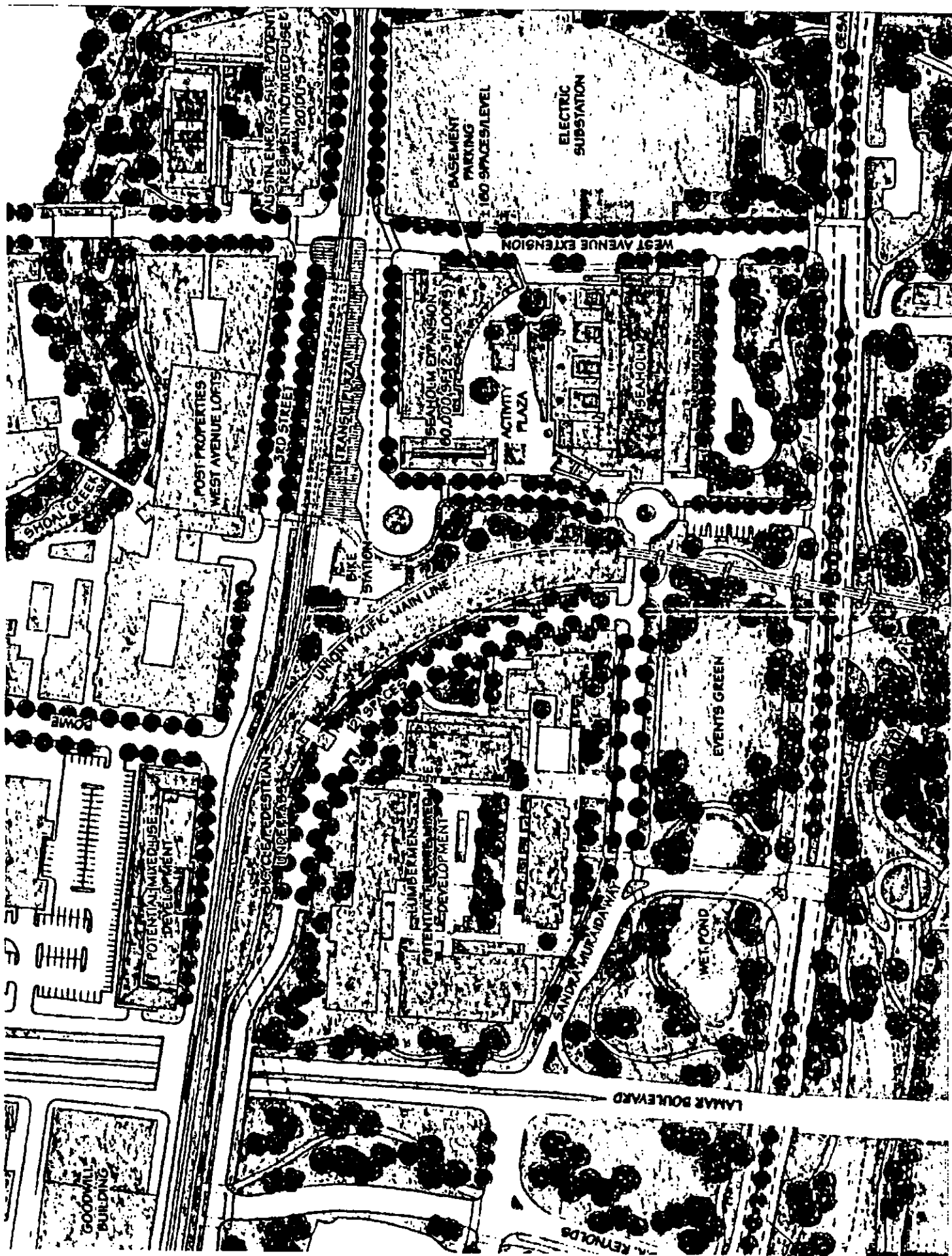
SEAHOLM POWER PLANT













BLACK + VERNOOY
ARCHITECTURE AND URBAN DESIGN

LEGEND

	Power Plant
	Office
	Garage
	Residential / Hotel
	KLRU
	Commuter Rail Station
	Retail

Gensler

The **FAULKNERUSA** Development Team

- 1 Financial strength and experience in successfully structuring complex public-private partnerships – FaulknerUSA has a \$700 million bonding capability
- 2 FaulknerUSA Development Team is uniquely qualified with strategic partners that bring local, regional and international perspectives with similar redevelopment experience
- 3 Mixed-use experience and the previous working relationships between members of the FaulknerUSA development team represents significant added value for the City of Austin
- 4 FaulknerUSA has demonstrated its ability to deliver large-scale complex development projects at home and across the country
- 5 The Seaholm Redevelopment vision must be delivered with solid experience from a position of financial strength guaranteed by a substantial umbrella bonding capability

KCDA

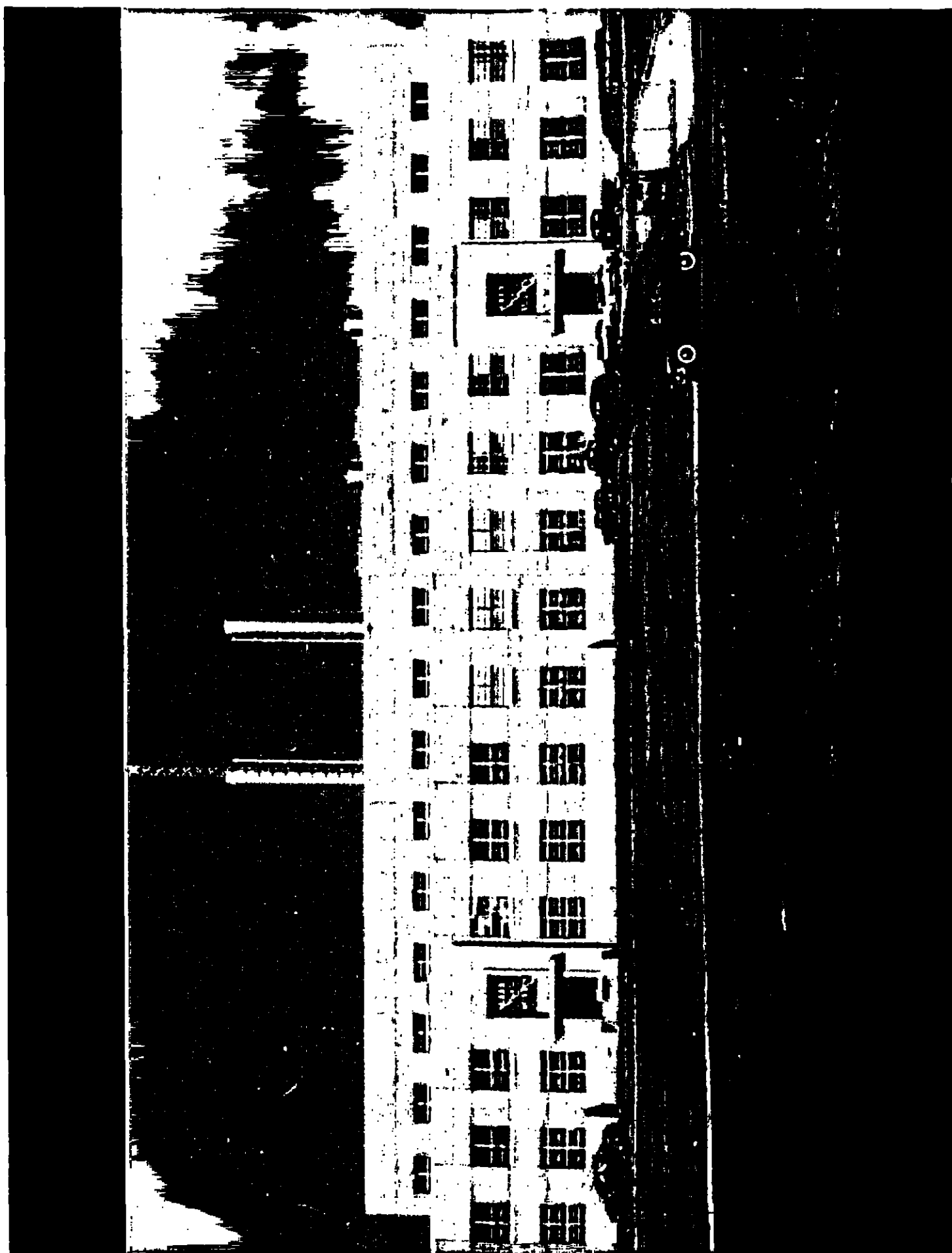
Gensler

BLACK + VERNOOY
ARCHITECTURE AND URBAN DESIGN

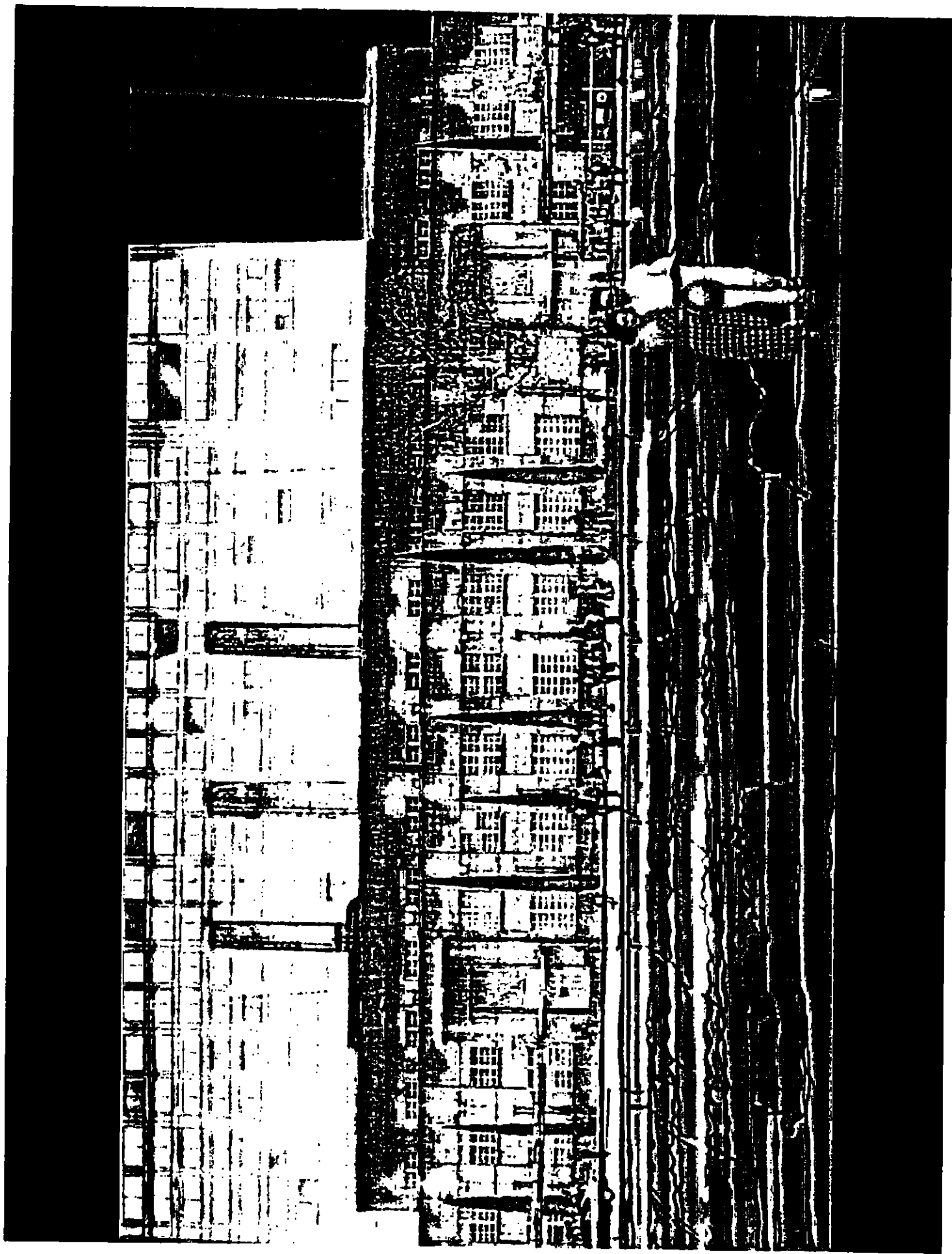
HYPER
ENTERTAINMENT

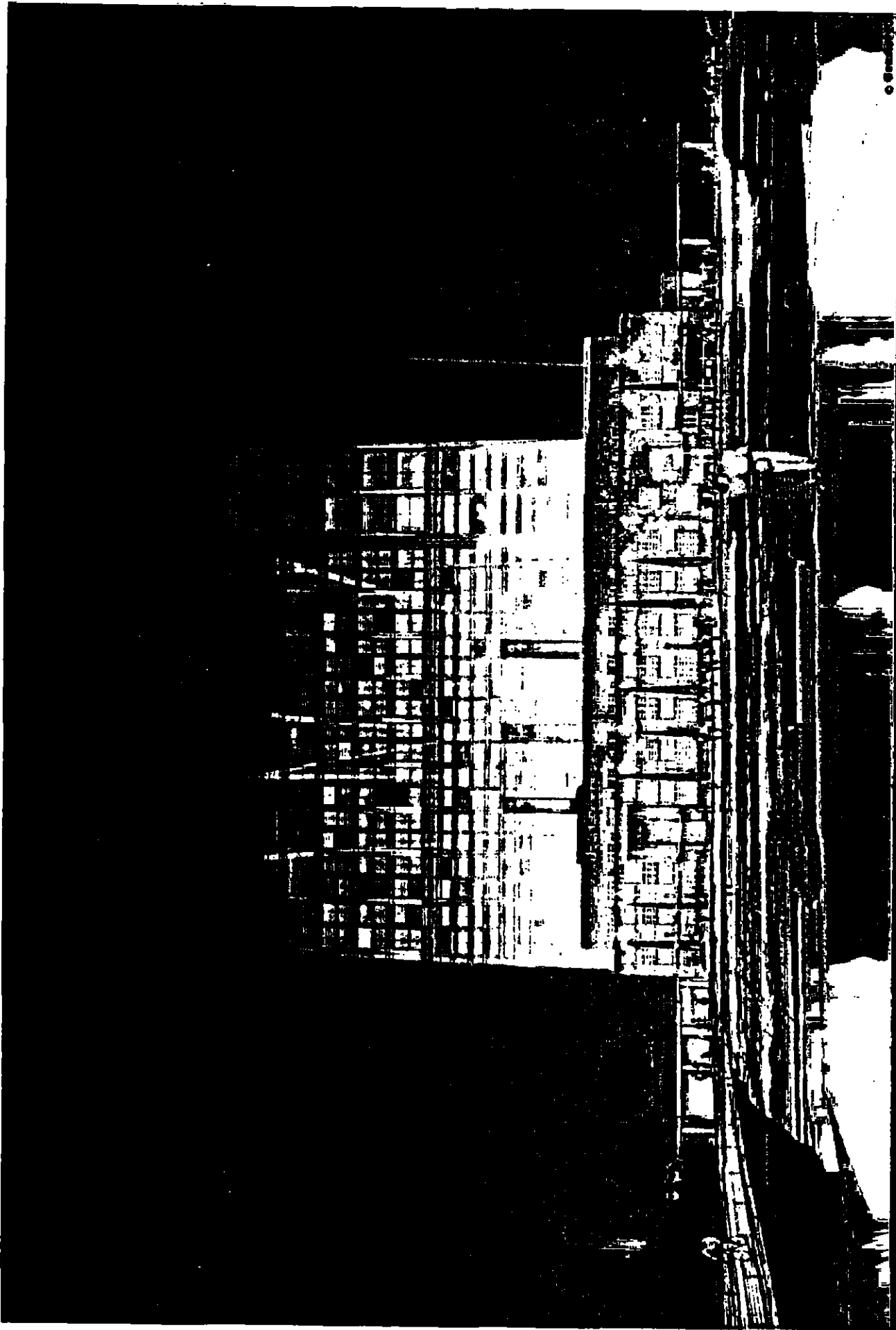
RESOURCE DESIGN











FAULKNERUSA

KCDA

Gensler

BLACK + VERNOOY
ARCHITECTURE AND URBAN DESIGN

HYPÉR-
ENTERTAINMENT

RESOURCE DESIGN

D&A