

***CodeNEXT Citizens Advisory Group
Infill, Compatibility, Missing Middle
Working Group***

**DRAFT Trend Analysis
for an Imagine Austin Corridor
6 February 2015**



DRAFT Trend Analysis for an Imagine Austin Corridor

6 February 2015

The analysis in this presentation was developed for planning purposes only. It is not intended to replace a feasibility analysis and/or market study for an individual parcel.

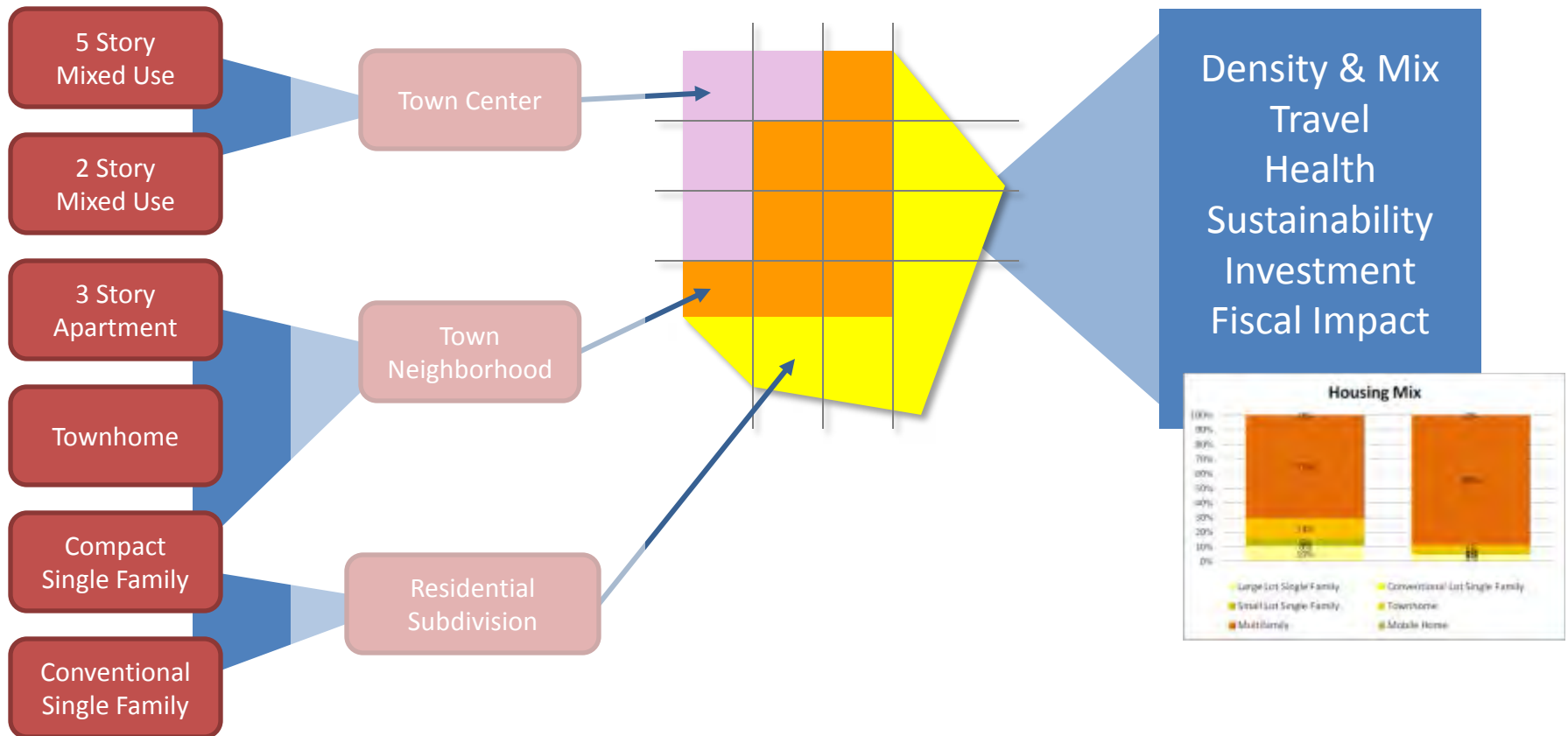
Envision Tomorrow: A Linked System of Spreadsheets and GIS

Buildings
ROI Model

Development Types
Scenario Spreadsheet

GIS
Painting
ArcGIS

Evaluation Criteria
Scenario Spreadsheet



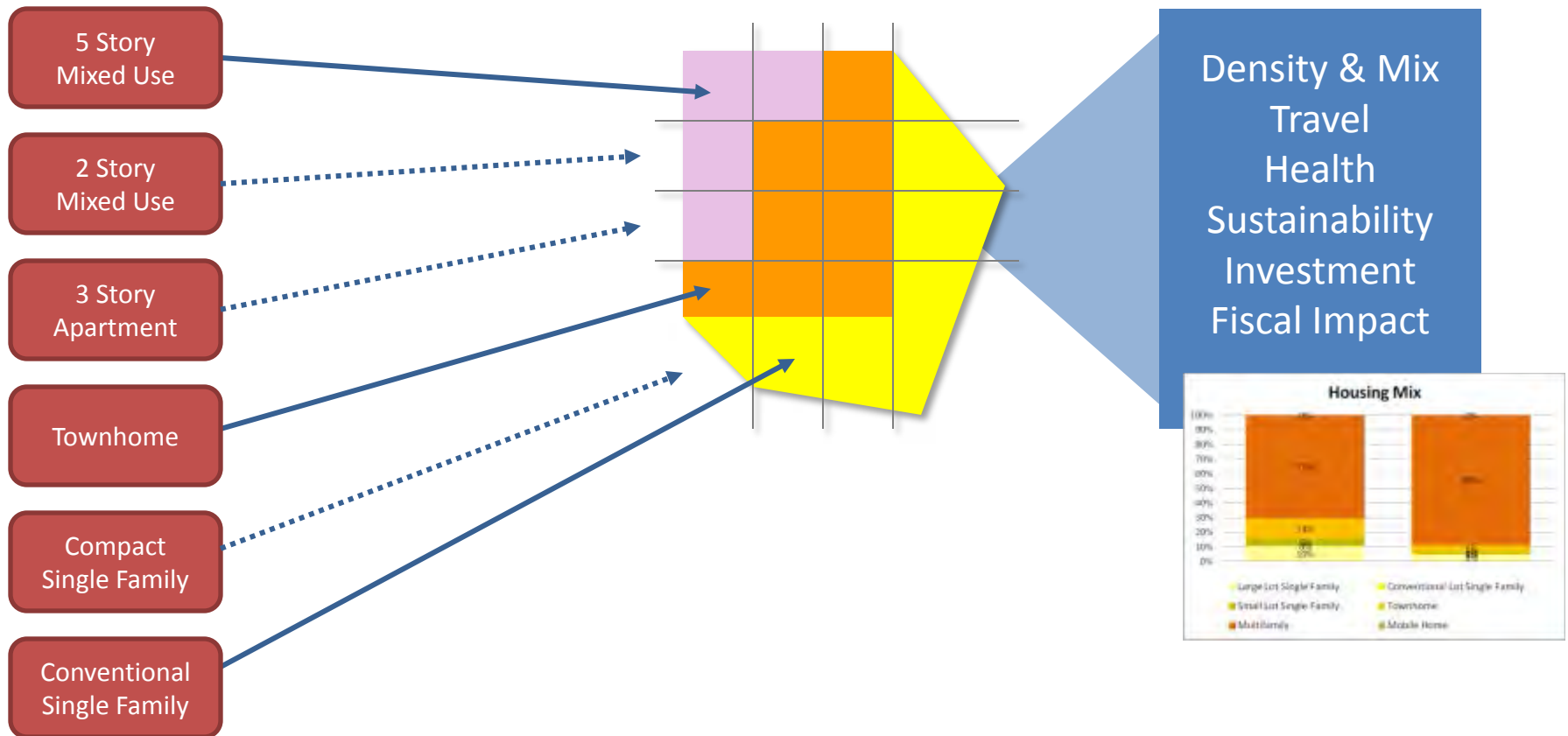
Envision Tomorrow: Use for DRAFT Trend Analysis

Buildings
ROI Model

Development Types
Scenario Spreadsheet

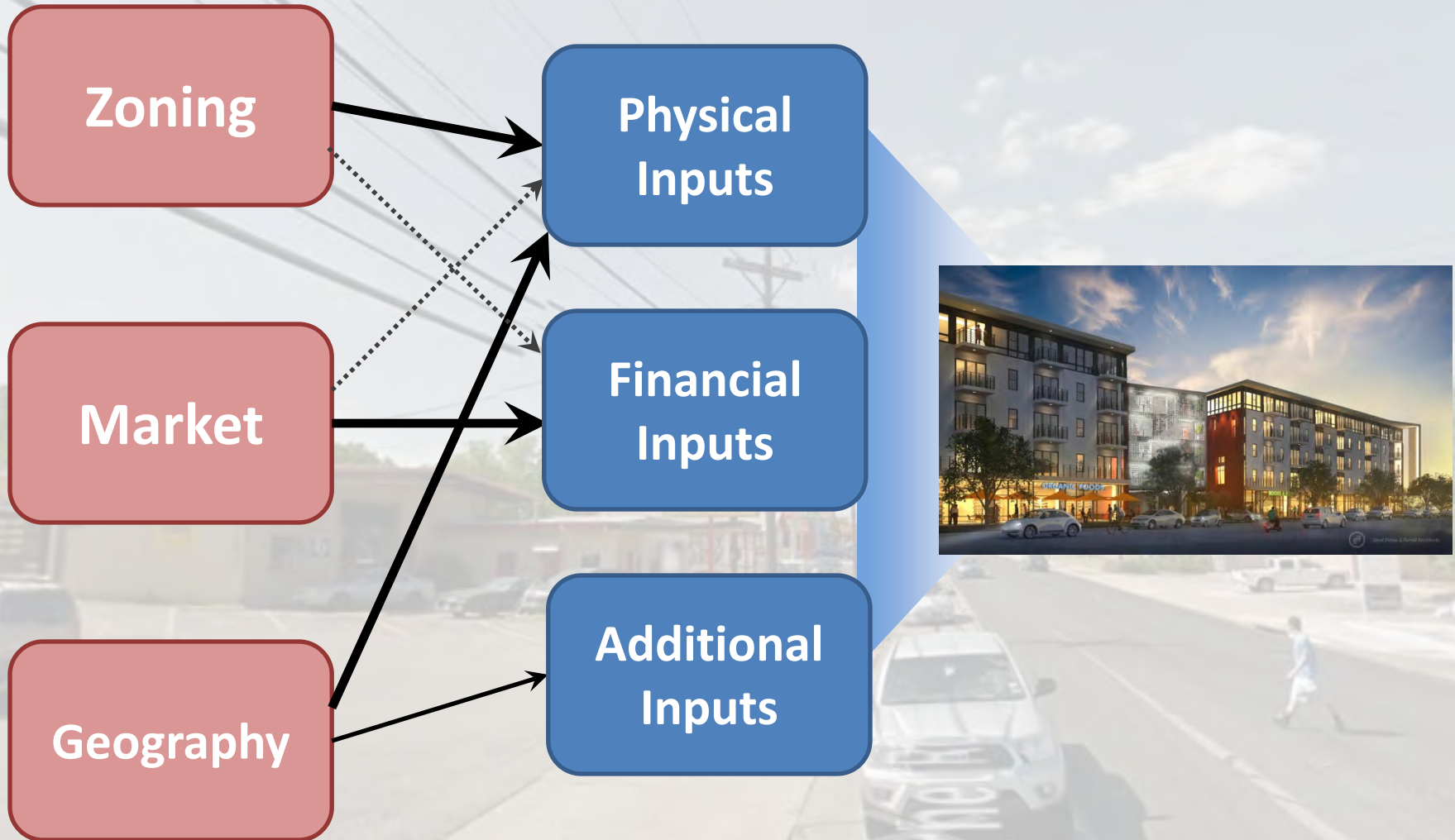
GIS
Painting
ArcGIS

Evaluation Criteria
Scenario Spreadsheet



Envision Tomorrow Modeling

Creating Building Types



Envision Tomorrow Modeling

Creating Building Types

Zoning

Major Zoning Related Inputs:

- Building height
- FAR (calculated)
- Land use
 - residential often subsidizes retail
- Impervious cover
- Parking ratios
- Park dedication fees
- Austin Energy fees
- Water quality fees

Envision Tomorrow Modeling

Creating Building Types

Major Market Related Inputs:

Market

- Land acquisition costs
 - (TCAD * 120% to reflect market rates)
- Cost of construction
 - dependent on size of project
 - > relates to size of parcel
- Market rents for:
 - residential
 - retail
 - office

Envision Tomorrow Modeling

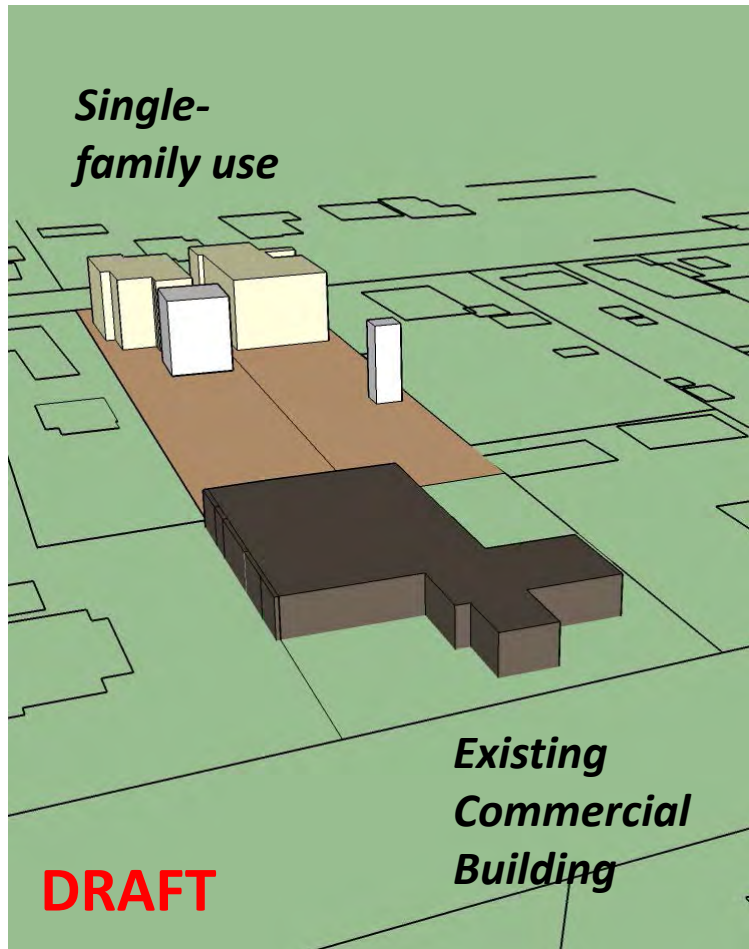
Creating Building Types

Major Geographic Related Inputs:

- **Size of parcel**
- **Water quality treatment zone**
 - allowable controls and quantities (i.e., Barton Springs Recharge Zone versus Urban watershed)

Geography

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels

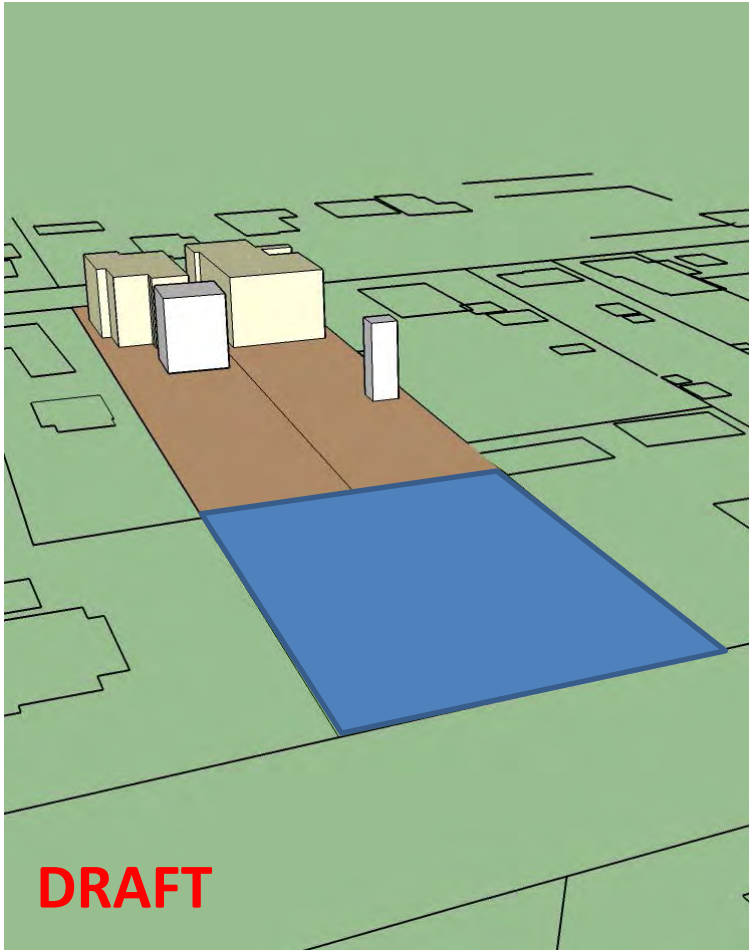


Service garage built in 1961 (54 years old)

Site	13,888 sf	1/3 acre	138' deep	100' wide
Bldg footprint	5,732 sf			

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels

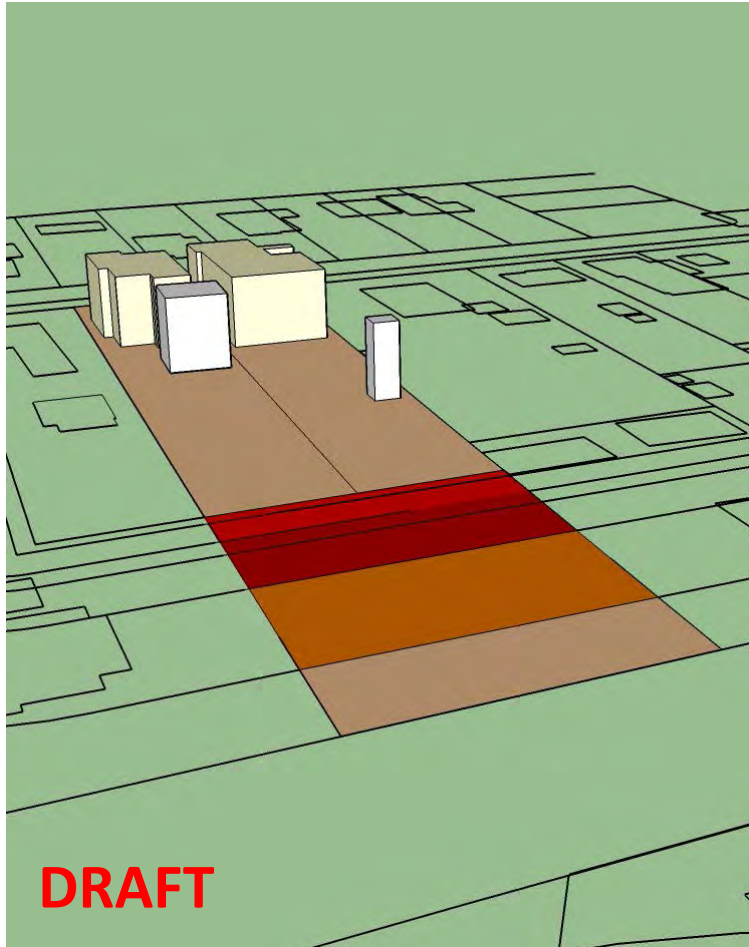


Rebuilding on parcel with service garage built in 1961

Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding on parcel with service garage built in 1961

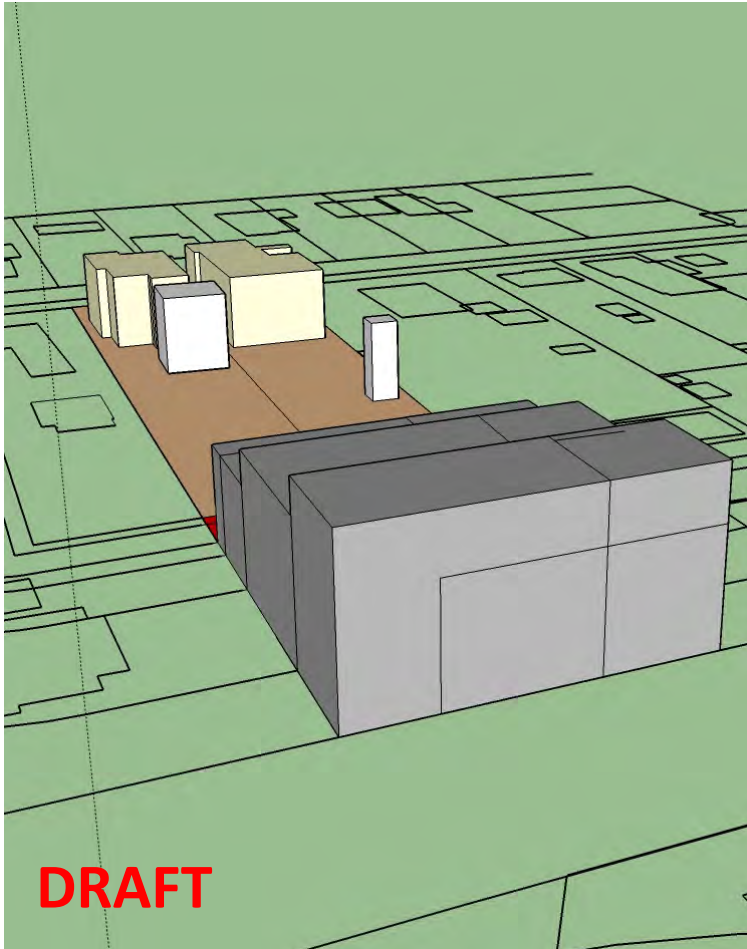
Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Single-family compatibility zones

No build	2,060 sf	15%	25'	
2-story (30')	3,500 sf	25%	35'	
3-story (40')	5,000 sf	36 %	50'	
4-story (50')	3,330 sf	24%	33'	

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding on parcel with service garage built in 1961

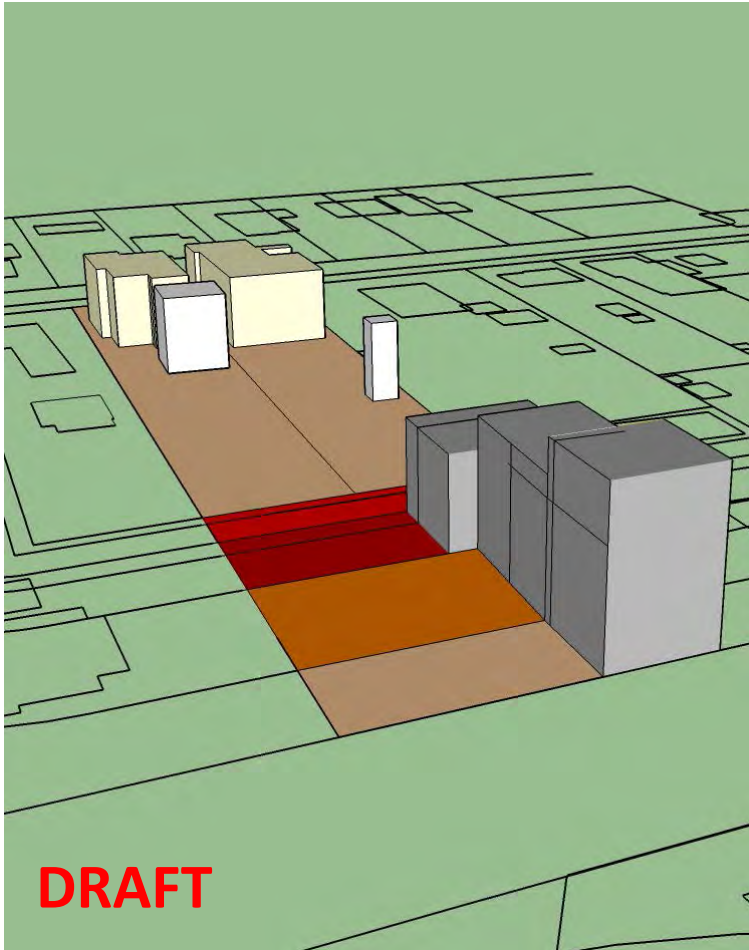
Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Single-family compatibility zones

No build	2,060 sf	15%	25'	
2-story (30')	3,500 sf	25%	35'	
3-story (40')	5,000 sf	36 %	50'	
4-story (50')	3,330 sf	24%	33'	

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding mixed use

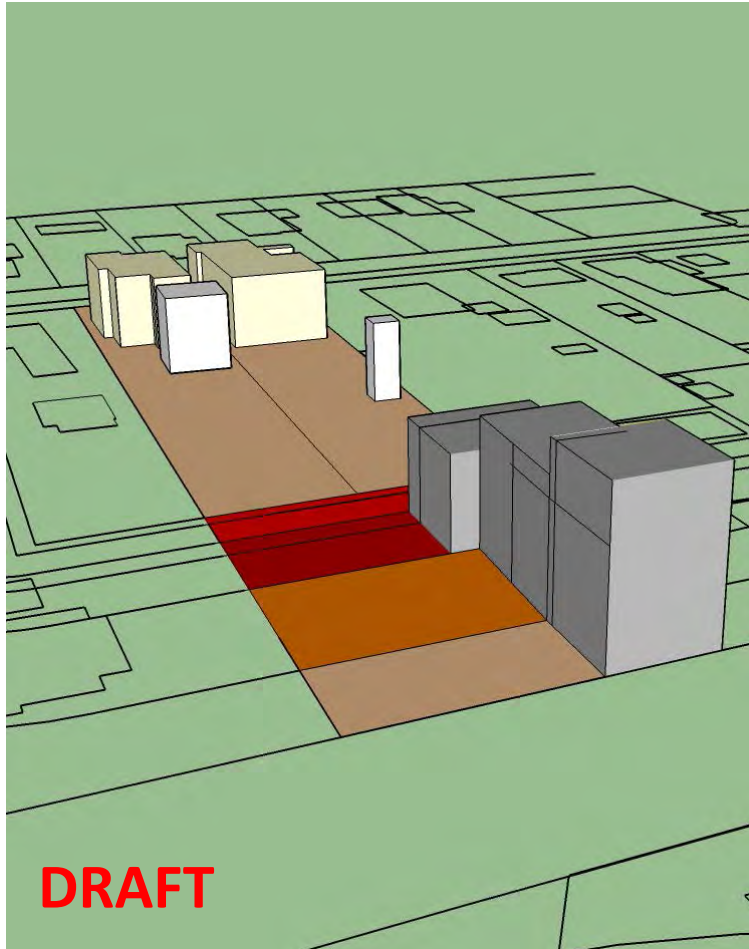
Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Modeling assumptions

Residential parking ratio	1.5 space/unit		
Retail parking ratio	3.6 spaces / 1000 sf		
Land cost	\$501,587	\$35/ sf	

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding mixed use

Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Modeling assumptions

Residential parking ratio	1.5 space/unit		
Retail parking ratio	3.6 spaces / 1000 sf		
Land cost	\$501,587	\$35/ sf	

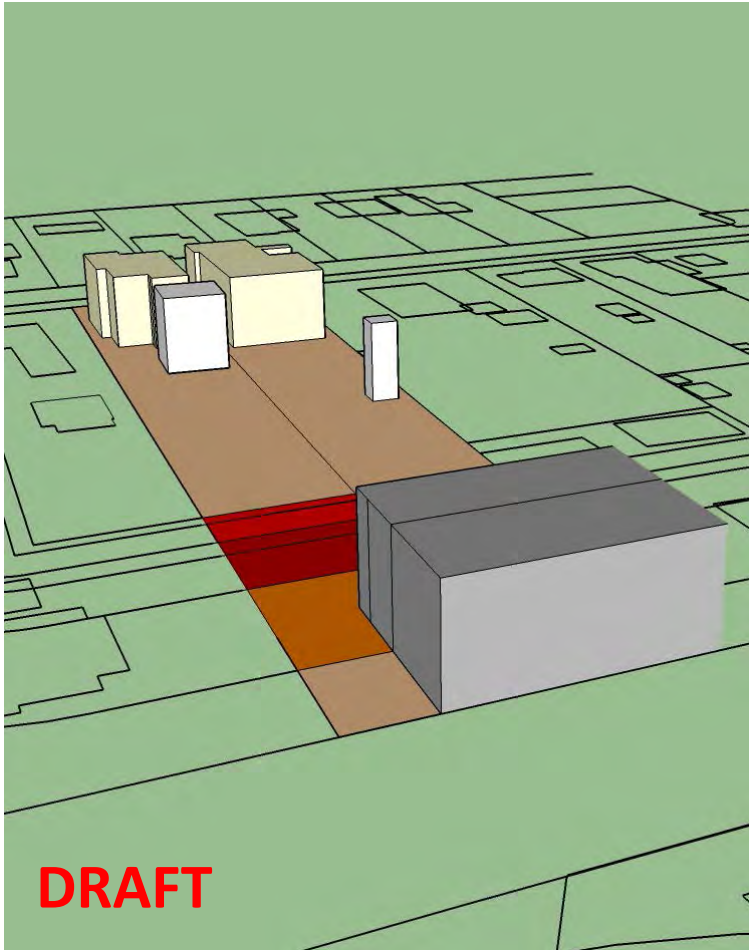
Results

Project cost	\$2,383,600		
Rate of return	7.9%	Target 12%	

NOT FINANCIALLY FEASIBLE

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding mixed use 2-story

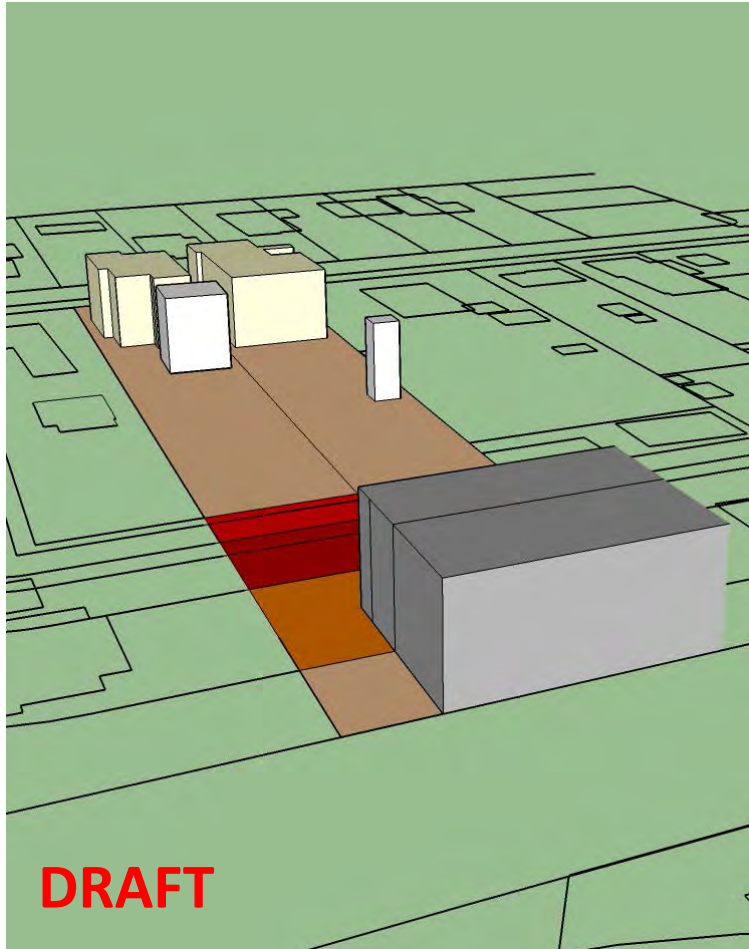
Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Modeling assumptions

Residential parking ratio	1.5 space/unit		
Retail parking ratio	3.6 spaces / 1000 sf		
Land cost	\$501,587	\$35/ sf	

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Rebuilding mixed use 2-story

Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Modeling assumptions

Residential parking ratio	1.5 space/unit		
Retail parking ratio	3.6 spaces / 1000 sf		
Land cost	\$501,587	\$35/ sf	

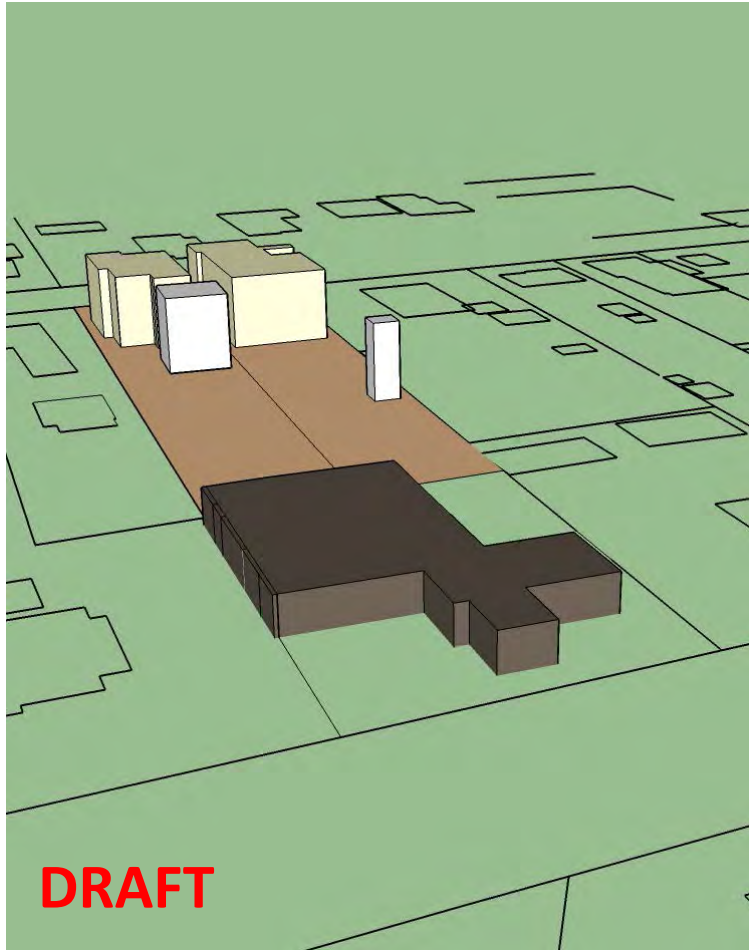
Results

Project cost	\$1,668,541		
Rate of return	7.7%	Target 12%	

NOT FINANCIALLY FEASIBLE

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. It has been produced by the 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.

Envision Tomorrow Modeling: Single-Family Compatibility and Parking for Shallow Parcels



Remodeling current owner

Site	13,888 sf	1/3 acre	138' deep	100' wide
------	-----------	----------	-----------	-----------

Modeling assumptions

Residential parking ratio	1.5 space/unit
Retail parking ratio	3.6 spaces / 1000 sf

Results

Project cost	\$623,480		
Rate of return	14.4%	Target 12%	

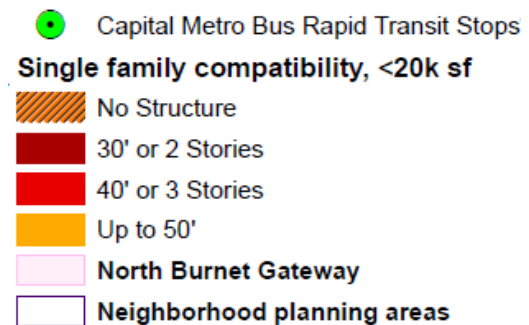
FINANCIALLY FEASIBLE

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. It has been produced by the 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.



Single-Family Compatibility

DRAFT



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. It has been produced by the 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.

Recent market trends along Burnet-Anderson

- Increasing land costs



TCAD appraisal of sample parcel
increased by **13%** from 2010 to 2014
with the majority of the increase (77%)
in the last two years.

- Decreasing rental unit size

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. It has been produced by the 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.



Building Types

Burnet Flats



Burnet Marketplace



Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail

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. It has been produced by the 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.

Building Types



Building Types










-  5-story Mixed (residential-retail) w/Structured Parking
-  5-story Office mixed
-  4-story Mixed (residential-retail)
-  4-story Office
-  4-story Office mixed
-  3-story Mixed (residential-retail)
-  3-story Office
-  3-story Office mixed
-  1-story Retail

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. It has been produced by the 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.

Building Types



Building Types

-  5-story Mixed (residential-retail) w/Structured Parking
-  5-story Office mixed
-  4-story Mixed (residential-retail)
-  4-story Office
-  4-story Office mixed
-  3-story Mixed (residential-retail)
-  3-story Office
-  3-story Office mixed
-  1-story Retail

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. It has been produced by the 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.

Building Types

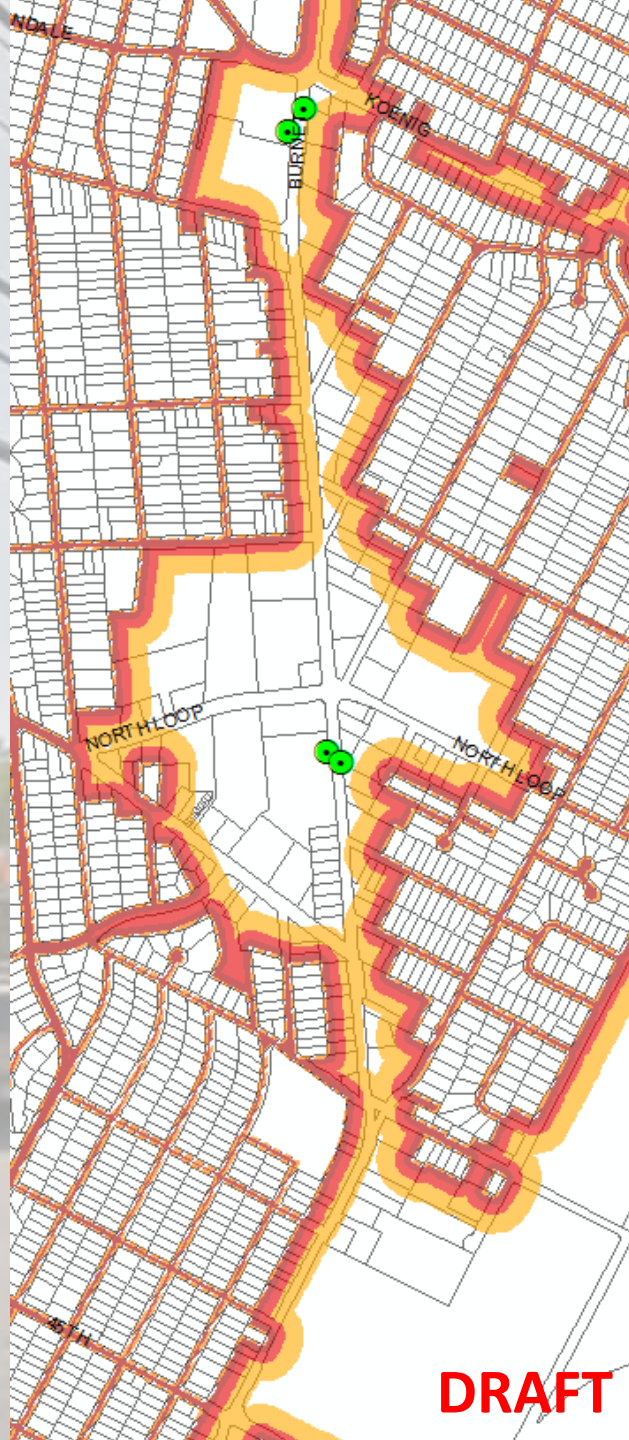


Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail

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. It has been produced by the 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.

Lower Burnet Compatibility



Cap Metro Bus Rapid Transit Stops



Parcels

Single-family compatibility



No Structure



30' or 2 Stories



40' or 3 Stories



Up to 50'

DRAFT

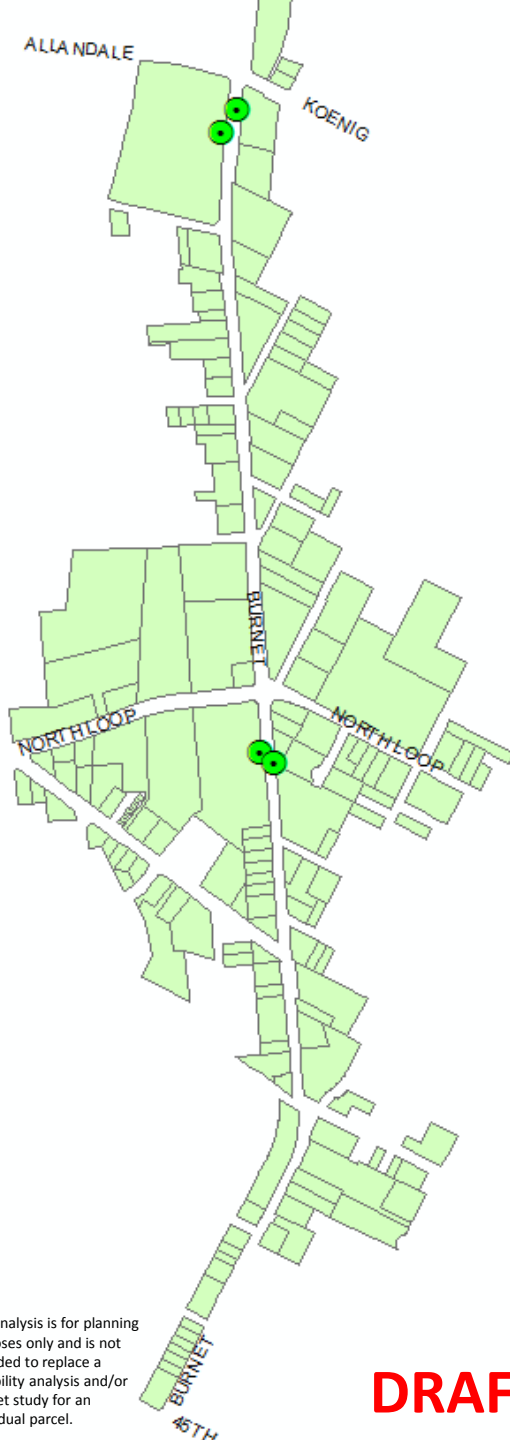
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning 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.

Lower Burnet Opportunities

Commercial and multi-family parcels

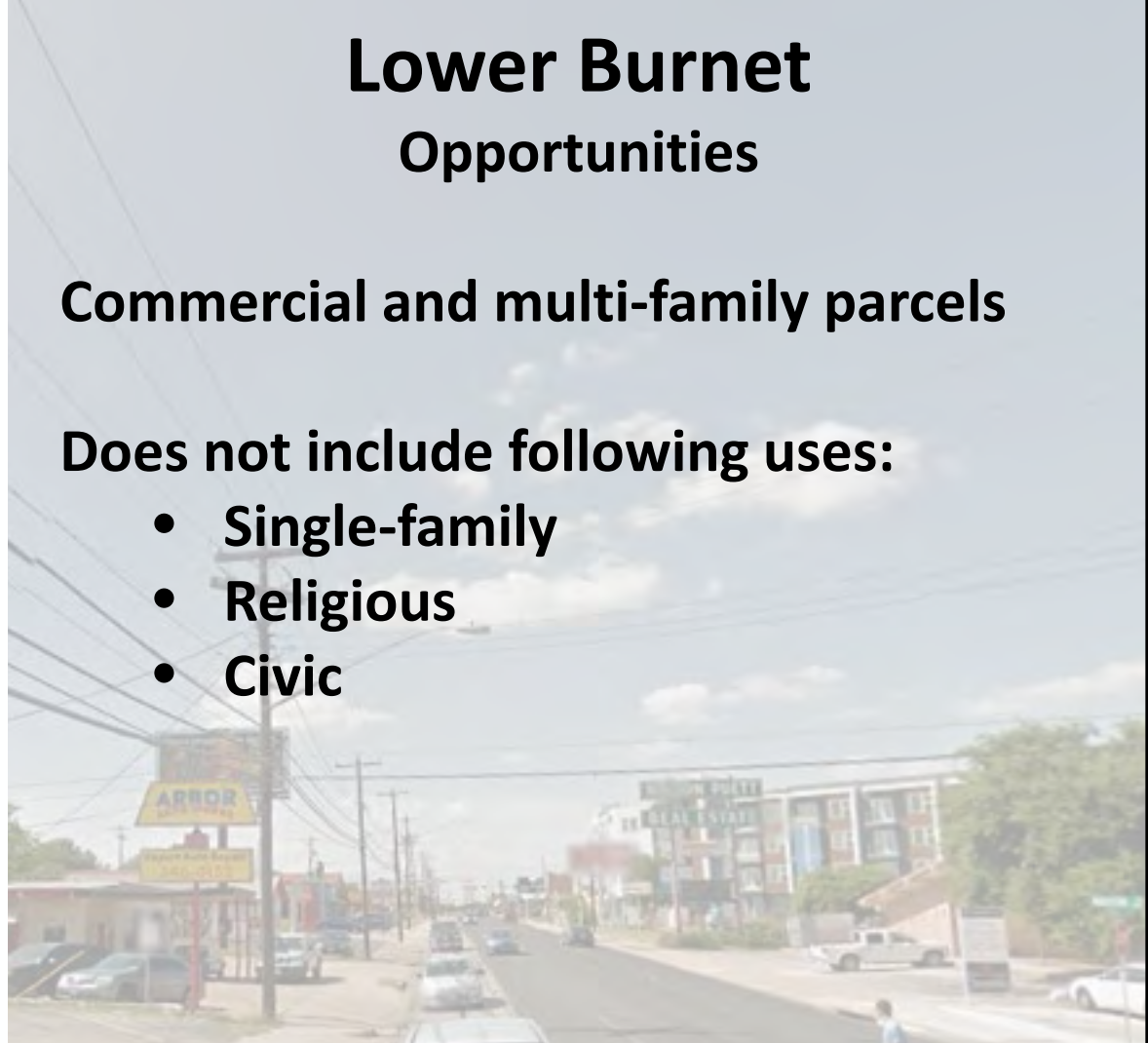
Does not include following uses:

- **Single-family**
- **Religious**
- **Civic**

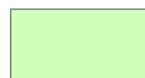


This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT



Cap Metro Bus Rapid Transit Stops

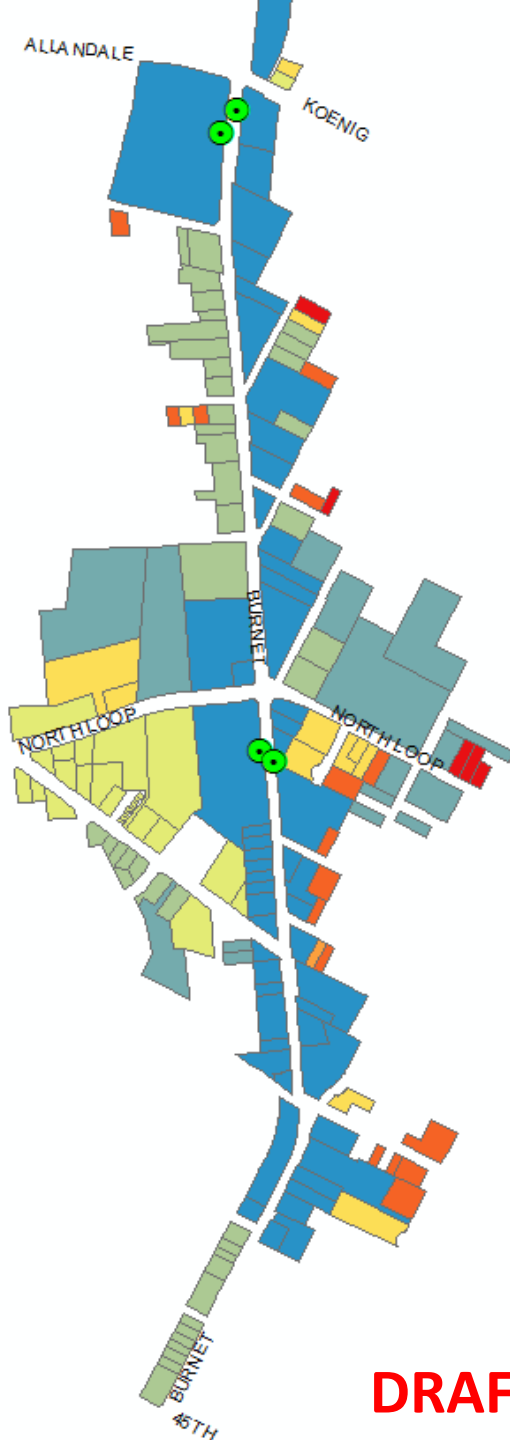


Opportunity Parcels

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. It has been produced by the 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.









Lower Burnet Base Zoning

- Vertical mixed use (VMU) supersedes many aspects of base zoning
- Similar categories provide similar uses but differ in development standards
 - Allowed impervious cover
 - Setbacks
 - FAR



● Cap Metro Bus Rapid Transit Stops

Base Zoning

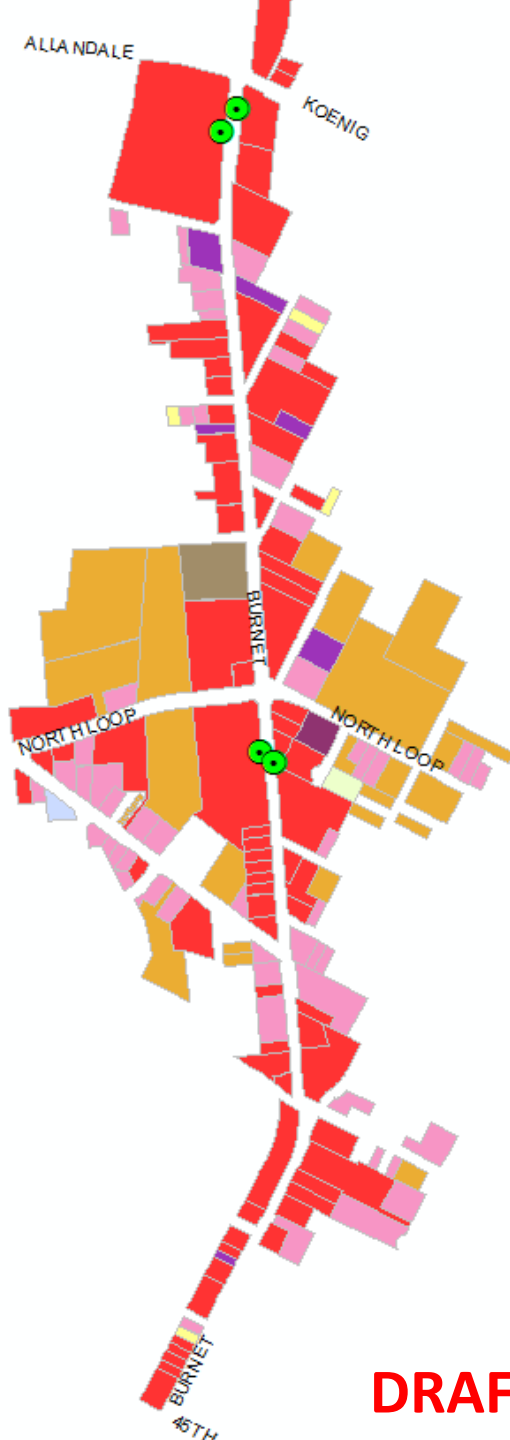
	VMU (vertical mixed use)
	MF (multi-family)
	CS (commercial services)
	GR (general retail)
	LR (limited retail)
	GO (general office)
	LO (limited office)
	NO (neighborhood office)

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. It has been produced by the 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.

Lower Burnet

Land Use

- Commercial primarily along corridor with some office
- Existing multi-family likely to remain multi-family



Cap Metro Bus Rapid Transit Stops

Land Use



Single Family



Mobile Home



Large Lot Single Family



Multi-family



Commercial



Mixed Use



Office



Industrial



Resource Extraction



Civic



Open Space



Transportation



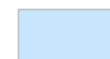
Roads



Utilities



Undeveloped



Water



Unknown

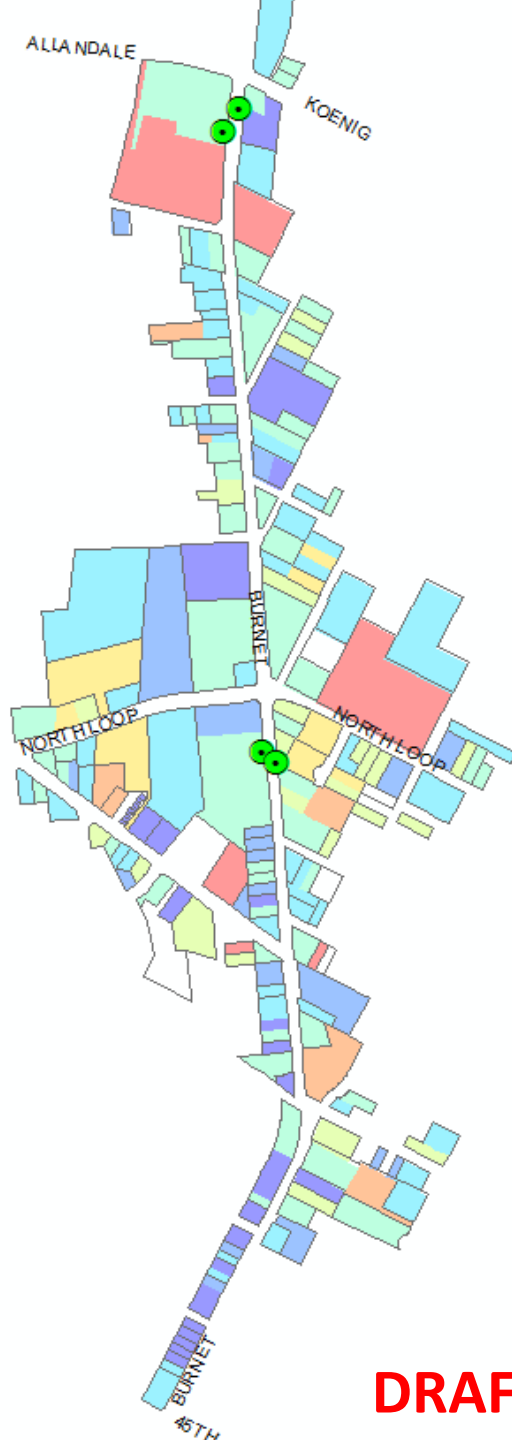
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning 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.

Lower Burnet

Land Acquisition Costs

- Includes both land and any improvements
- Generally higher on per square foot basis in Lower Burnet

NOTE: TCAD 2014 data is incomplete for some parcels.



● Cap Metro Bus Rapid
Transit Stops

2014 Land Acquisition Costs



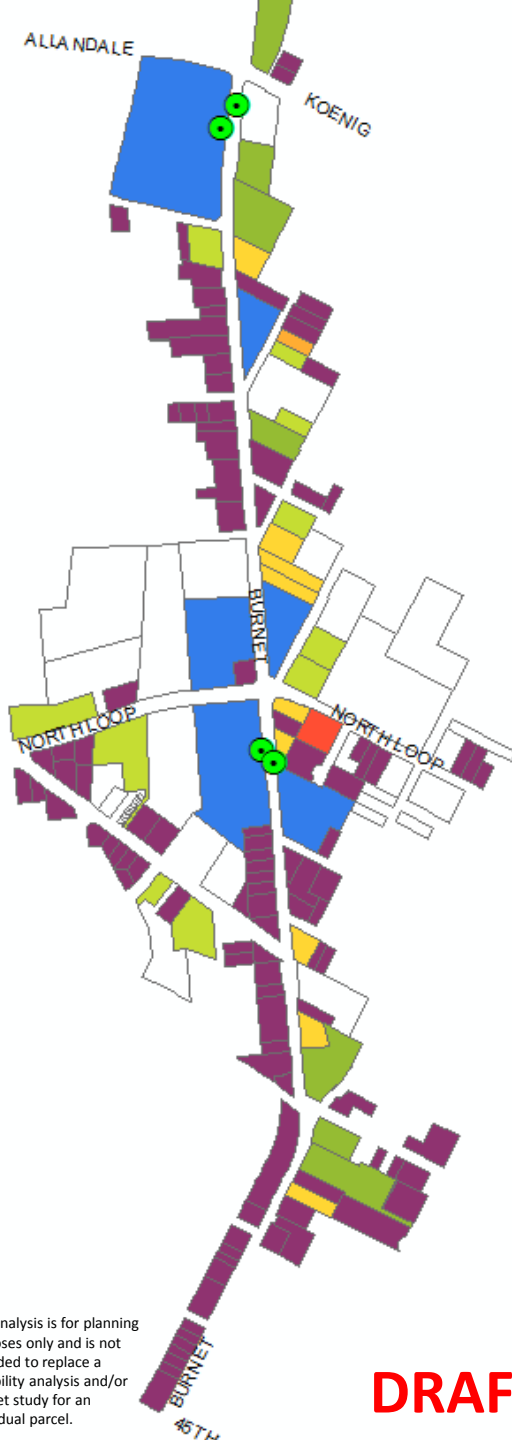
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning 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.

Lower Burnet

Zoning-Market Capacity

Projects likely to pencil given:

- Zoning
- Compatibility
- Size of parcel
- Land acquisition costs
- Construction costs
- Current market rents



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

● Cap Metro Bus Rapid Transit Stops

Building Types

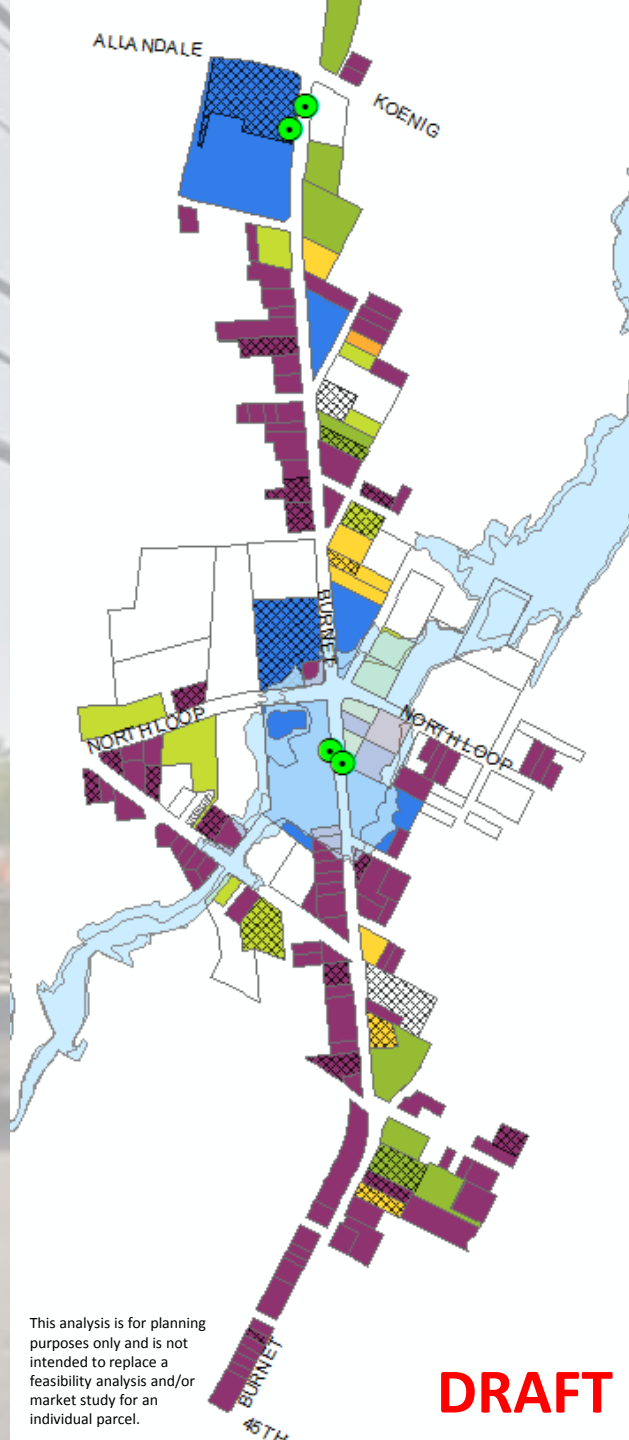
- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

Lower Burnet

Determining Developable Parcels

- Impact of 100-year floodplain
- Recent investments
 - >10% of TCAD value
 - Less likely to redevelop in near future



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

- 100-year Floodplain
- Recent Investments >10% TCAD value
- Cap Metro Bus Rapid Transit Stops

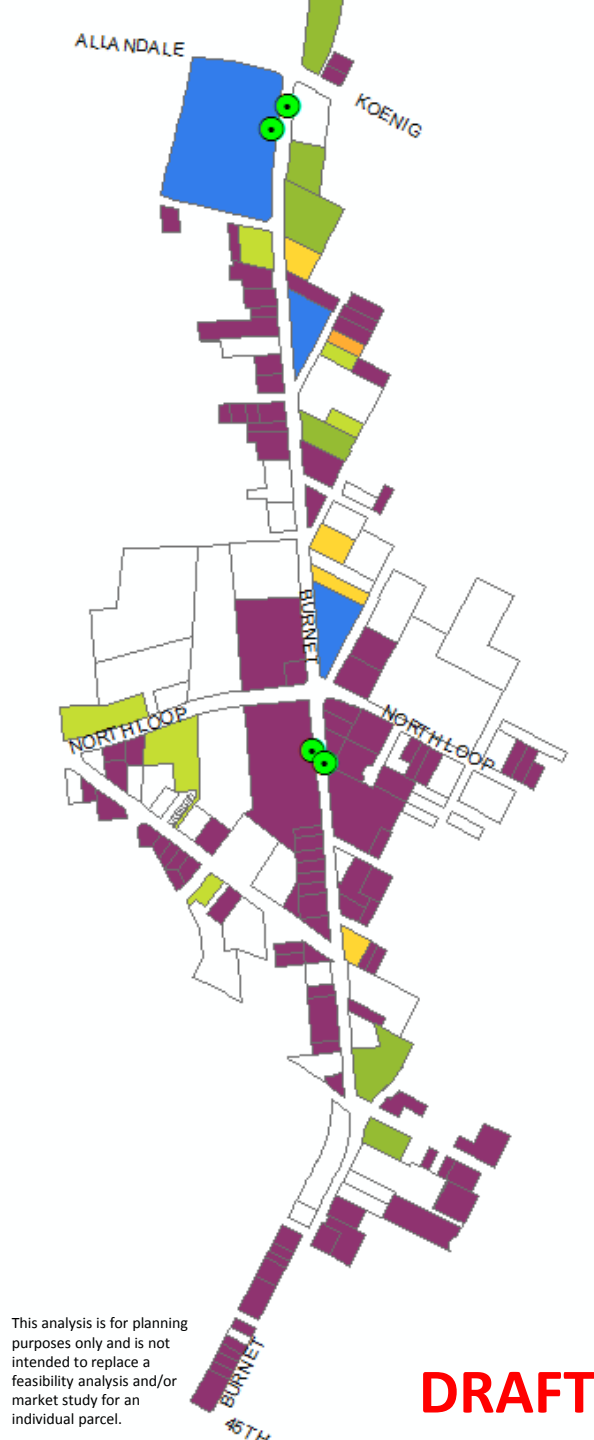
Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

Lower Burnet Developable Parcels

- More properties likely to “remodel” instead of redevelop
 - Remodeling does not require site plan
 - Must leave only one original wall standing during remodeling
- Others may not do further remodeling



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

● Cap Metro Bus Rapid Transit Stops

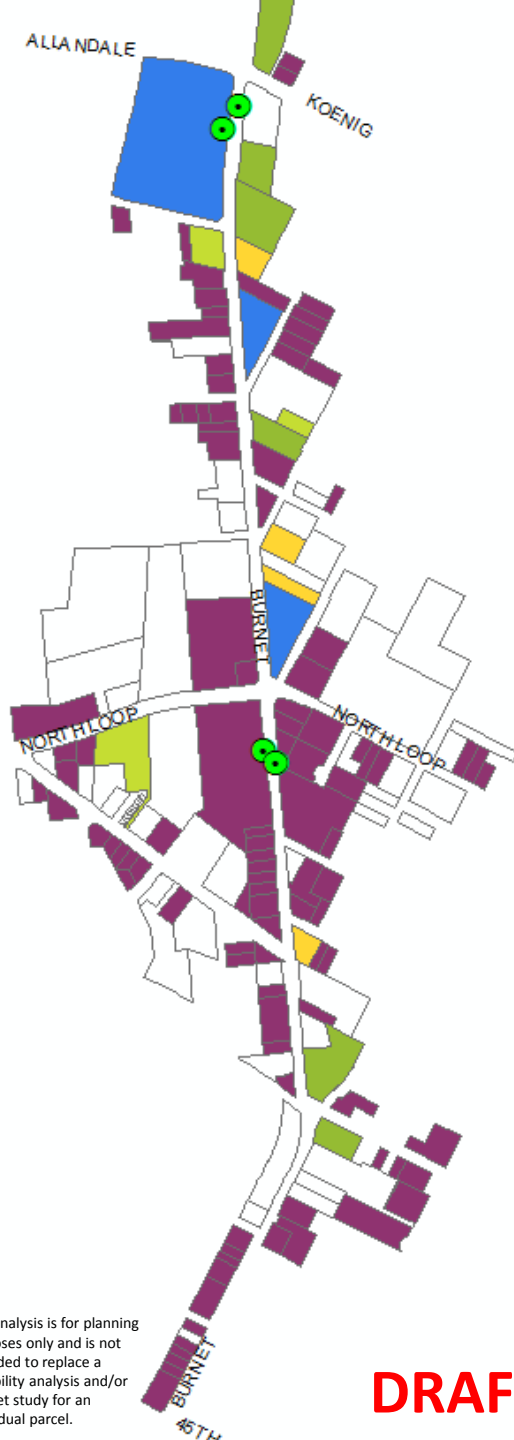
Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

Lower Burnet Trend

- Evaluation of developable parcels for:
 - Surrounding land uses/development
 - Accessibility
 - Site plans under review
- Market study needed for more detail of likely absorption of retail and office



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

● Cap Metro Bus Rapid Transit Stops

Building Types

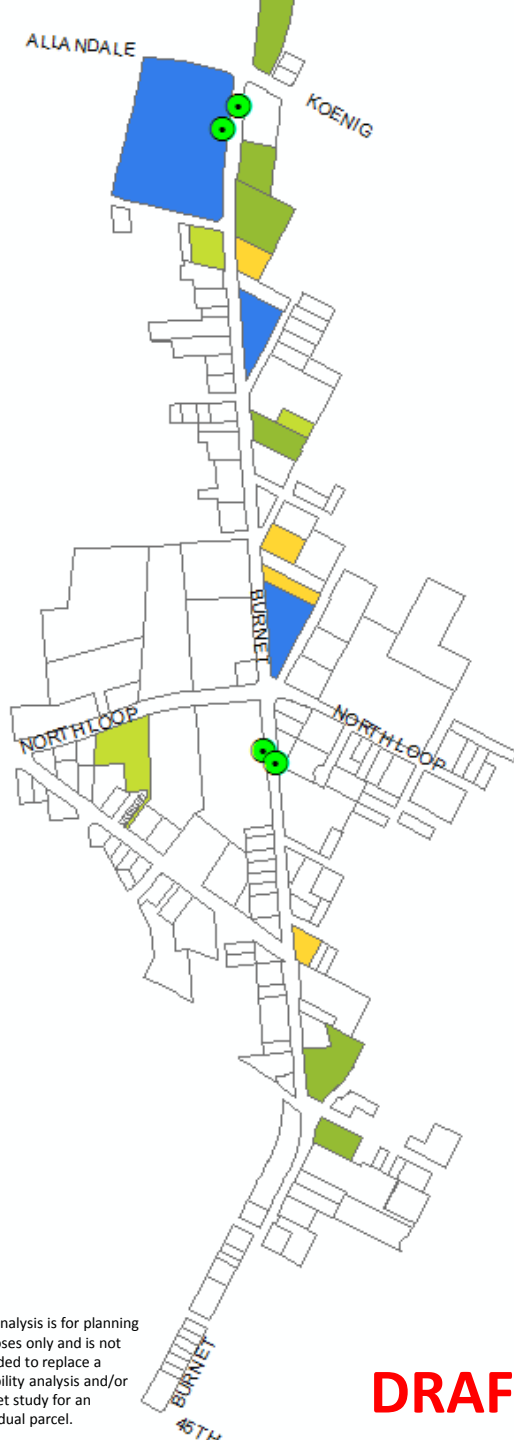
- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

Lower Burnet

Trend without Remodels

- Areas where significant private-sector streetscape improvements likely through existing code
- CIP needed for other areas
 - Current building placement would remain



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

● Cap Metro Bus Rapid Transit Stops

Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

DRAFT

Mid Burnet Compatibility



Cap Metro Bus Rapid Transit Stops



Parcels

Single-family compatibility



No Structure



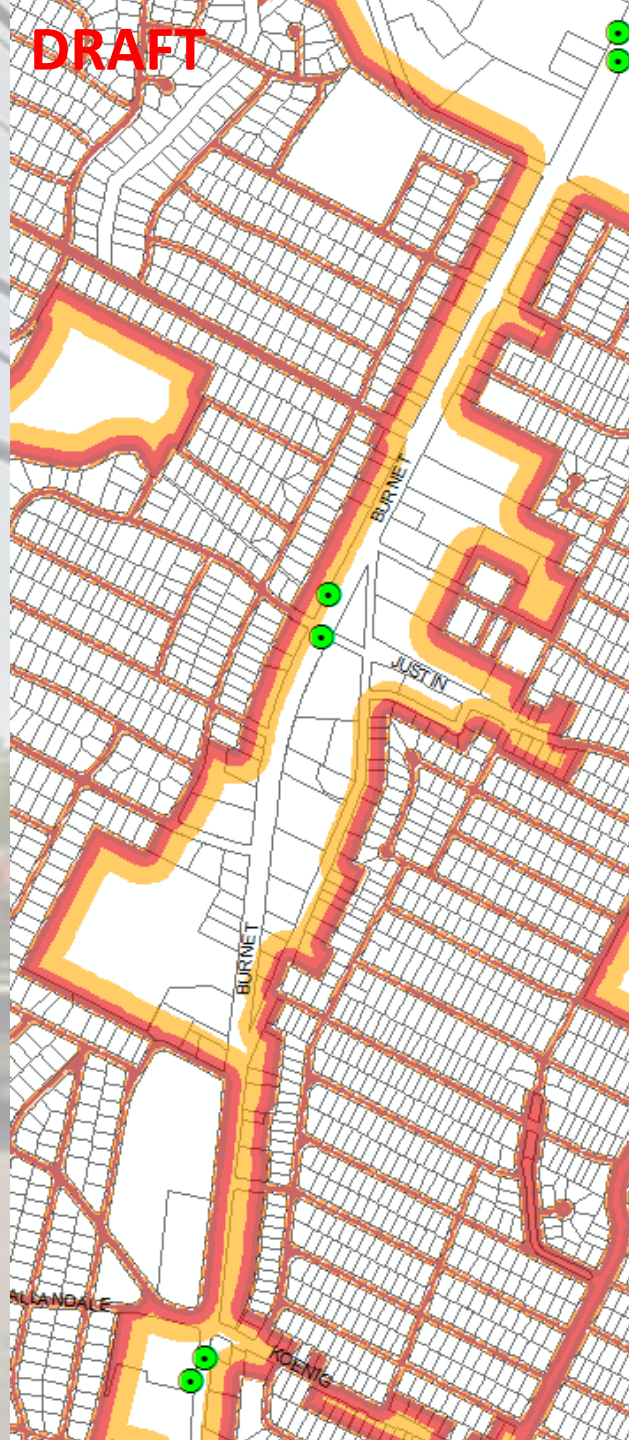
30' or 2 Stories



40' or 3 Stories



Up to 50'



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. It has been produced by the 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.

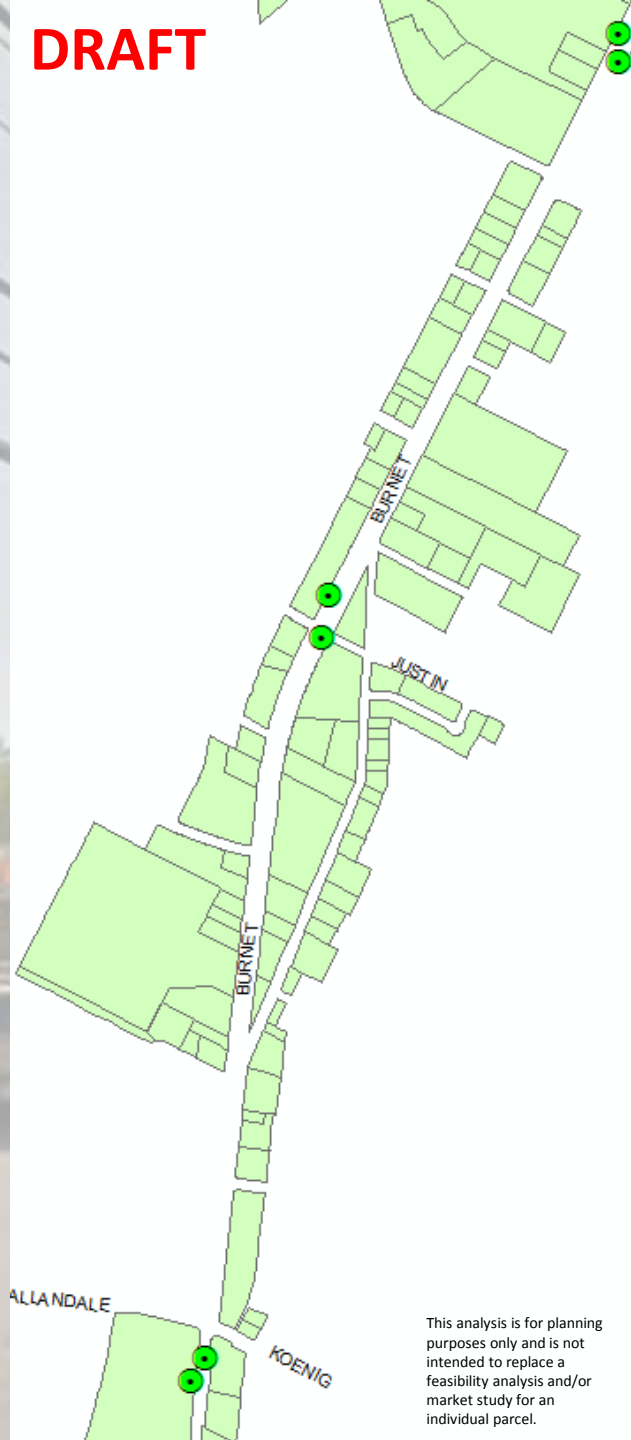
DRAFT

Mid Burnet Opportunities

Commercial and multi-family parcels

Does not include following uses:

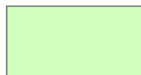
- **Single-family**
- **Religious**
- **Civic**



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.



Cap Metro Bus Rapid Transit Stops



Opportunity Parcels

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. It has been produced by the 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.

DRAFT

Mid Burnet Trend

- **Parcels producing significant income (mini-storage) less likely to redevelop**
- **Market study needed for more detail on likely absorption of retail and office**



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

● Cap Metro Bus Rapid Transit Stops

Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

DRAFT

Mid Burnet

Trend without Remodels

- Areas where significant private-sector streetscape improvements likely through existing code
- CIP needed for other areas
 - Current building placement would remain



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

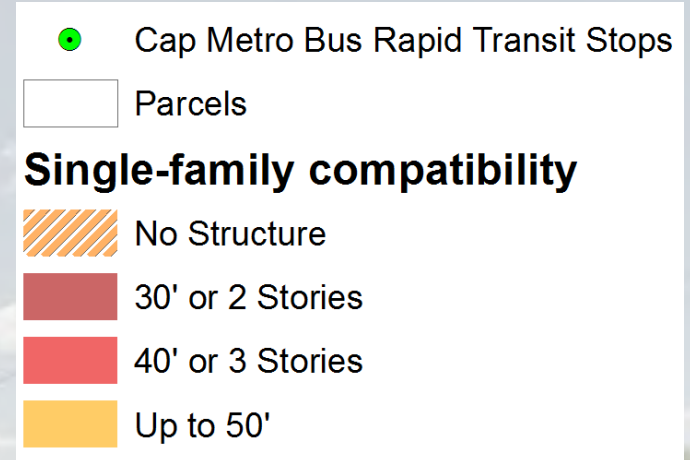
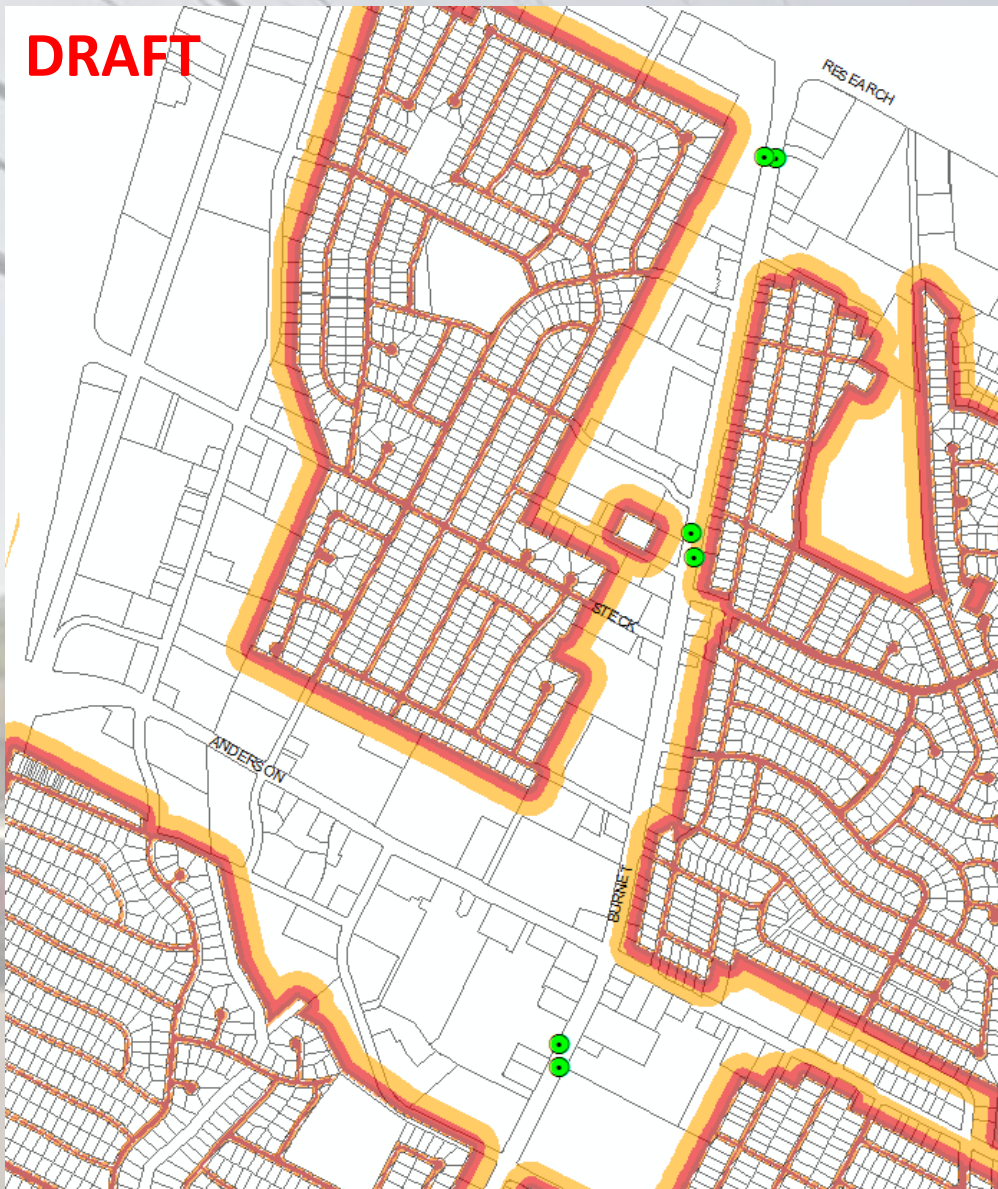
● Cap Metro Bus Rapid Transit Stops

Building Types

Blue	5-story Mixed (residential-retail) w/Structured Parking
Light Blue	5-story Office mixed
Green	4-story Mixed (residential-retail)
Yellow-Green	4-story Office
Light Green	4-story Office mixed
Yellow	3-story Mixed (residential-retail)
Orange	3-story Office
Light Orange	3-story Office mixed
Red	1-story Retail
Purple	REMODEL

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. It has been produced by the 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.

Upper Burnet and Anderson: Compatibility



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. It has been produced by the 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.

Upper Burnet and Anderson: Opportunities

DRAFT

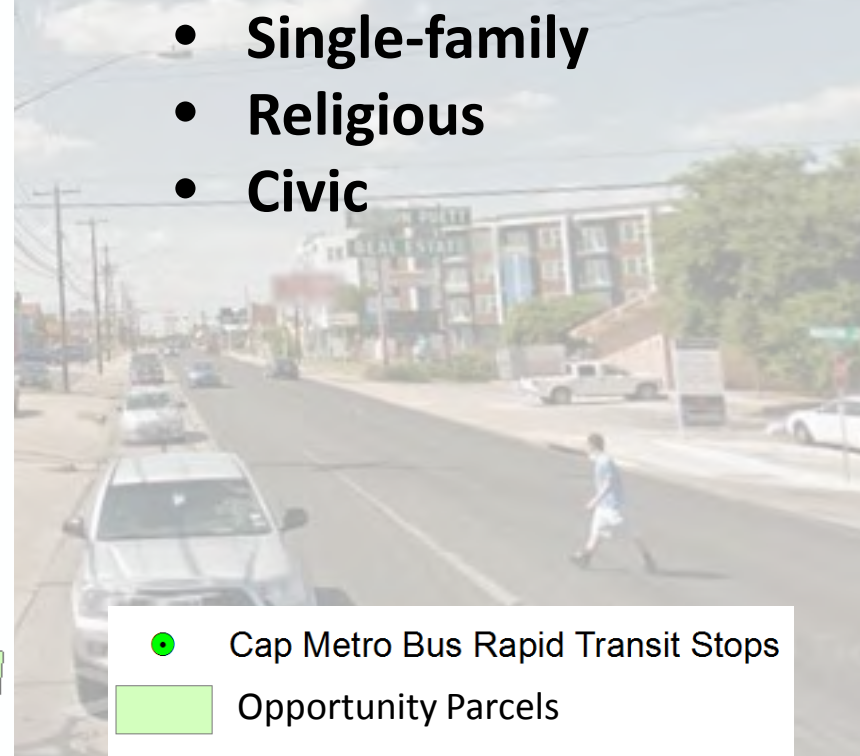


This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

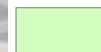
Commercial and multi-family parcels

Does not include following uses:

- **Single-family**
- **Religious**
- **Civic**



Cap Metro Bus Rapid Transit Stops



Opportunity Parcels

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. It has been produced by the 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.

Upper Burnet and Anderson: Trend

DRAFT



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

- Evaluation of developable parcels for:
 - Surrounding land uses/development
 - Accessibility
 - Site plans under review
- Further market study needed for retail and office uses

● Cap Metro Bus Rapid Transit Stops

Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

Upper Burnet and Anderson: Trend without Remodels

DRAFT



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

- Areas where significant private-sector streetscape improvements likely through existing code
- CIP needed for other areas
 - Current building placement would remain

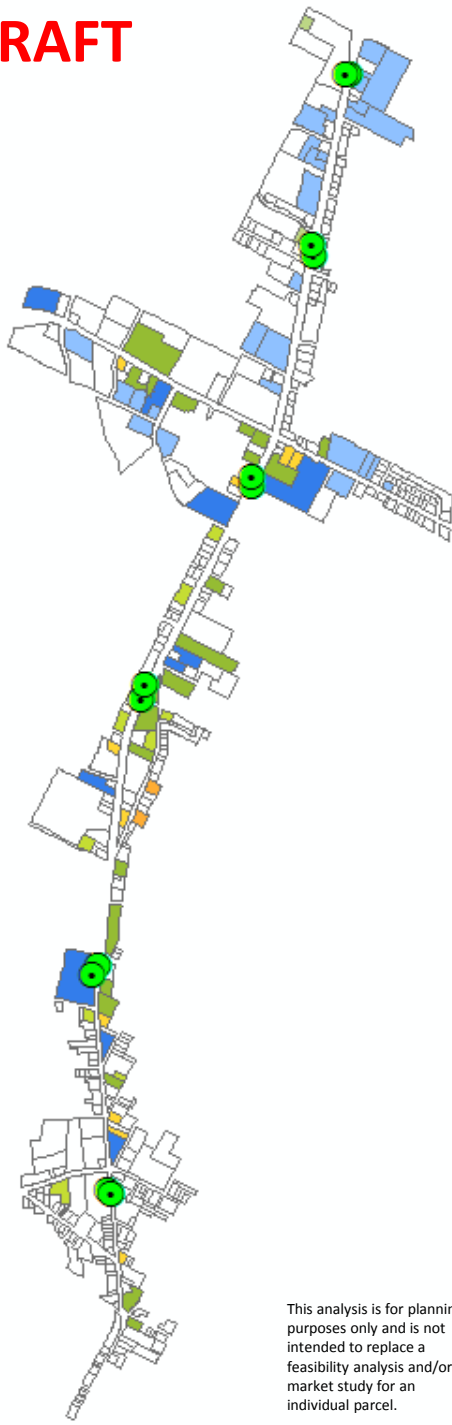
● Cap Metro Bus Rapid Transit Stops

Building Types

- 5-story Mixed (residential-retail) w/Structured Parking
- 5-story Office mixed
- 4-story Mixed (residential-retail)
- 4-story Office
- 4-story Office mixed
- 3-story Mixed (residential-retail)
- 3-story Office
- 3-story Office mixed
- 1-story Retail
- REMODEL

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. It has been produced by the 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.

DRAFT



This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

Additional comments

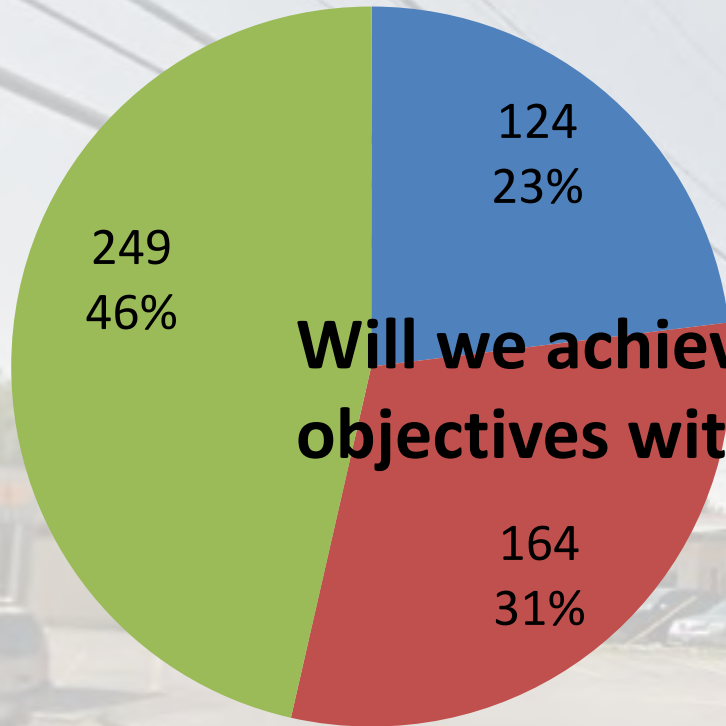
- **Assembling shallow parcels**
 - **For Lower Burnet less likely to be financially feasible due to combination of:**
 - **Required parking ratios**
 - **Cost of land**
 - **Depth of parcel**
 - **Expensive land used for non-revenue-producing parking**
 - **May occur in mid and upper sections**
- **Mixed Use (MU) zoning not likely to produce housing because of large unit square footage requirements.**

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. It has been produced by the 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.

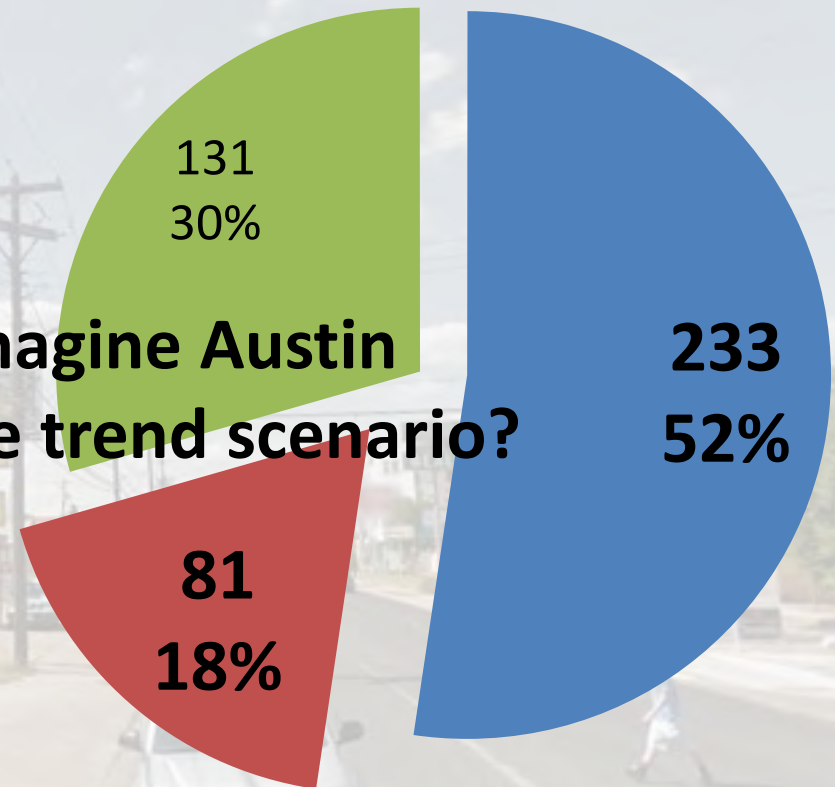
Envision Tomorrow Modeling

DRAFT Trend Scenario Totals

by ACREAGE



by PARCEL



■ REMODEL

■ Redevelopment

■ Other (MF, condos, already redeveloped or remodeled, significant current income, etc)

This analysis is for planning purposes only and is not intended to replace a feasibility analysis and/or market study for an individual parcel.

DRAFT

Envision Tomorrow Modeling

Opportunities for code revision

Zoning

Zoning Related Inputs

- Building height
- FAR (calculated)
- Land use
 - residential often subsidizes retail
- Impervious cover
- Parking ratios
- Park dedication fees
- Austin Energy fees
- Water quality fees

Questions ?

