The Economic Opportunity of TOD

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Select Austin Activity Centers Analyzed

- Fiskville TOD
- Rainey Street
- South Shore
Fiskville TOD, Airport Boulevard
Revised Illustrative Vision - South of Koenig Lane
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: Statesman)

(Source: Downtown Austin Blog)
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
Future urban rail station
Future urban rail line to South shore
Lady Bird Lake
Mexican American Cultural Center
Convention Center
Existing urban residential
César Chavez
Rainey Street
Future urban rail station
Future urban rail line to South shore

GATEWAY PLANNING
Design • Implementation • Value Capture
Future urban rail station
Lady Bird Lake
Office and Residential Towers
Mexican American Cultural Center
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

Lady Bird Lake

Cesar Chavez

Interstate 35

Rainey Street
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

Opportunities and constraints:

• 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

• Two major landowners

• Street frontage is vacant retail or surface parking lot
South Shore

Greater South River City Combined Neighborhood Plan, Adopted in 2005

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

(Source: forum.skyscraperpage.com)

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: homeaway.com)

(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

Lady Bird Lake

South Congress Avenue

Riverside Drive
Future urban rail line to downtown

Office and Residential Towers

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

Long Term Potential Development
(illustrative):
South Shore - Existing

S Congress Ave

Riverside Drive

Lady Bird Lake
South Shore - Transitional

Lady Bird Lake

S Congress Ave
Riverside Drive
Urban Rail to Downtown
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)