

DEVELOPMENT BRIEFING

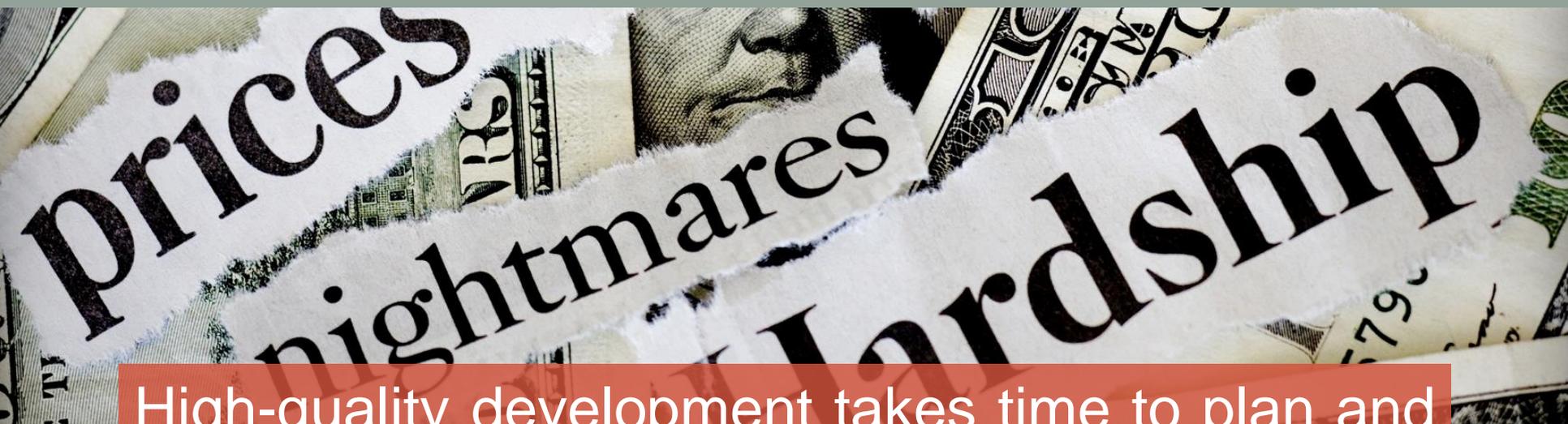
TUESDAY, NOVEMBER 19, 2013

presented by

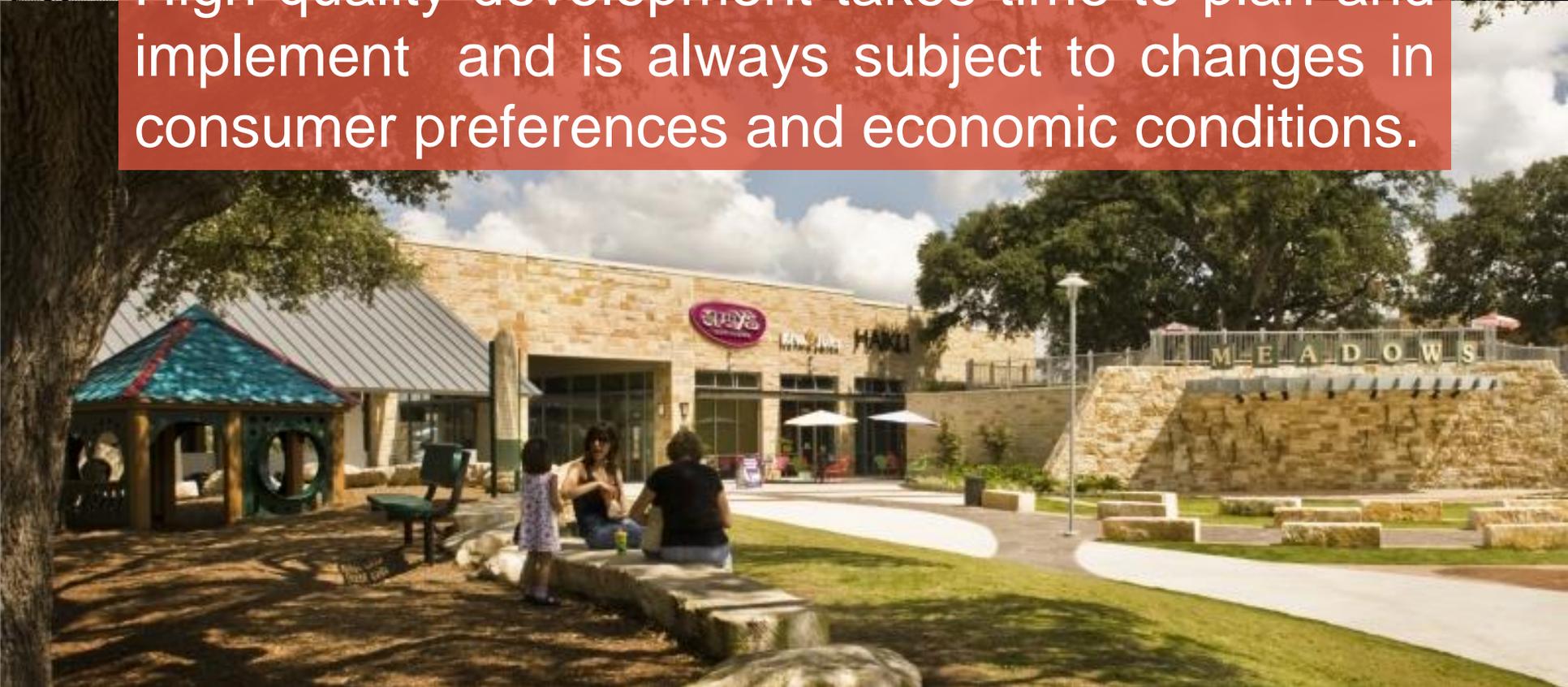
Tom Terkel, FourT Realty

Blake Magee, Blake Magee Company

Andy Pastor, Endeavor Real Estate Group



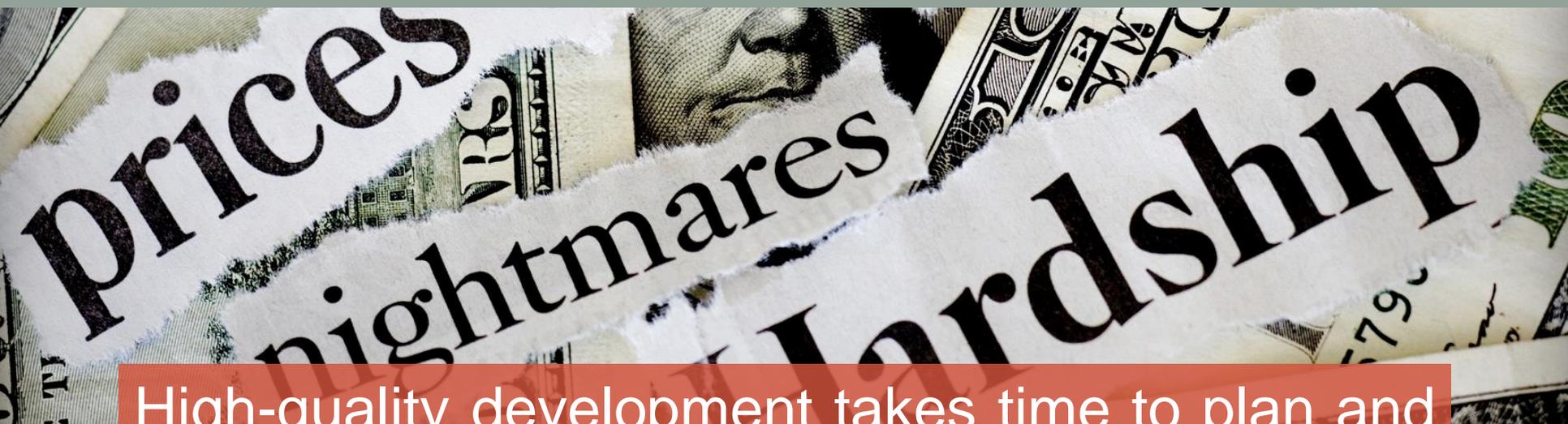
High-quality development takes time to plan and implement and is always subject to changes in consumer preferences and economic conditions.



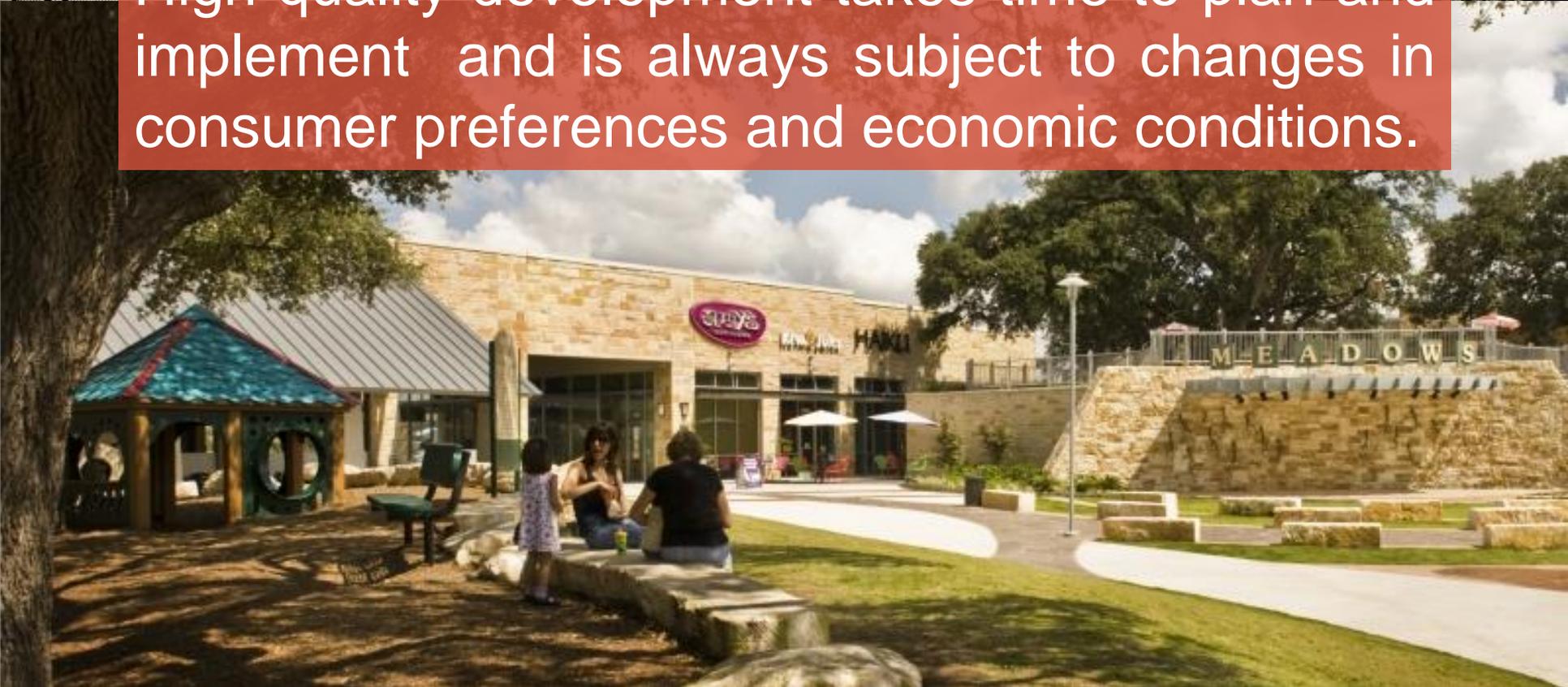
Significant Economic Downturns

- **1987-1991:** Texas Real Estate Depression
- **2000-2002:** Tech Bust
- **2008-2011:** Most recent recession





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Project Summary: Scofield Farms

Size	750 Acre Master Planned Community
Location	North Austin, Parmer and Mopac
Residential	2,000 units → <i>1,200 single family and 800 multi-family</i>
Commercial	200 acres
Duration	Began in 1985, residential development complete in 2002 (17 years)
What remains	50 acres of commercial land with vertical improvements

Project Summary: Crestview Station

Size	74 Acre Transit/Ped Oriented Project
Location	North Central, Lamar and Airport
Residential	1,155 units → <i>305 single family and 850 multi family</i>
Commercial	75,000 sq. ft. retail and office
Duration	Began in 2005 (9 years)
What remains	260 SF units, 288 MF units and 50,000 sq. ft. of commercial

Project Summary: Mueller

Size	700 acre reuse site
Location	Former Mueller Municipal Airport site, I-35 and 51 st Street
Residential	5,700 units → <i>2,200 single family and 3,500 multi family</i>
Commercial	140 acres: retail, office and medical
Other	140 acres: public open space & parks
Duration	1997, ROMA began planning (17 years)
What remains	64% of single family, 65% of multi family, 29% of commercial

Project Timeline: Mueller

- 1997** ROMA starts planning and community dialogue
- 2000** RMMA redevelopment plan adopted
- 2004** City executes development agreement with Catellus
- 2006** Infrastructure development starts
- 2007** First single family, retail, and medical center components developed
- 2013**
 - 36% single family completed
 - 35% multi family completed/under construction
 - 71% retail, commercial, or medical developed
 - *Note: Dell Children's represents 32 of the 100 acres of the developed commercial land*

Project Summary: Southpark Meadows

Size	425 acre mixed-use development
Location	I-35, just south of Slaughter Lane and East of South First Street
Residential	1,005 units → <i>335 single family and 670 multi family</i>
Retail	1,600,000 square feet
Duration	Began in 2001 (12 years), 86% of planned building footage constructed to date
What remains	72,440 s.f. of Retail Junior Anchor and shop space to be built plus 14 acres of commercial land for office and service uses

Project Timeline: Southpark Meadows

	Phase I	Phase II	Phase III
2001-2003	Project concept, entitlements, remediation and land acquisition of 35 acres		
2003-2004	Construction begins on 280,000 s.f. of anchor and multi-tenant spaces		
2005	Construction completion and 90+% occupancy	116 acre land acquisition and entitlements	274 acre land acquisition and entitlements
2006		Sale of 19.57 acres of land to Fairfield for a to-be-built 244 unit multi-family project, sale of an 80 acre tract to Lennhar Homes for a single family residential subdivision	Construction begins on 515,931 s.f. of junior anchor and multi-tenant spaces
2007		Sale of 26 acre tract for a to-be-built 426 unit multi-family project	Under construction
2008		Construction completion and 90% occupancy	Construction completion and 40% occupancy
2009		Project Duration was enforced, Managed Growth Agreement executed January 10, 2010	Project Duration was enforced, Managed Growth Agreement executed January 10, 2010
2013		Land parcels under contract for medical office user.	Lease-up in final stages

Project Summary: Domain

Size	272 acre vertically integrated mixed-use master planned development
Location	North Austin, between Mopac/Burnet Road, North of Braker Lane
Residential	1,688 multi-family units
Park	9 acres + .5 mile hike & bike trail
Retail	1,295,000 square feet of retail
Office	1,110,000 square feet of office
Hotel	598 hotel rooms
Duration	Began in 1999. Anticipated completion in 2029
What remains	80 acres of undeveloped land to encompass: Future Retail 575,000 square feet Future Residential 2,450 units Future Office 2,000,000, square feet Future Hotel 175 Rooms Future Park 1 acre + 1.5 mile hike & bike trail

Full build-out: Domain

Anticipated to take an additional 20-30 years

Retail	1,870,000 square feet (69% completed to date)
Residential	4,138 units (41% completed to date)
Office	3,110,000 square feet (36% completed to date)
Hotel	773 rooms (77% completed to date)
Park	10 acre + 2 miles of hike & bike trails

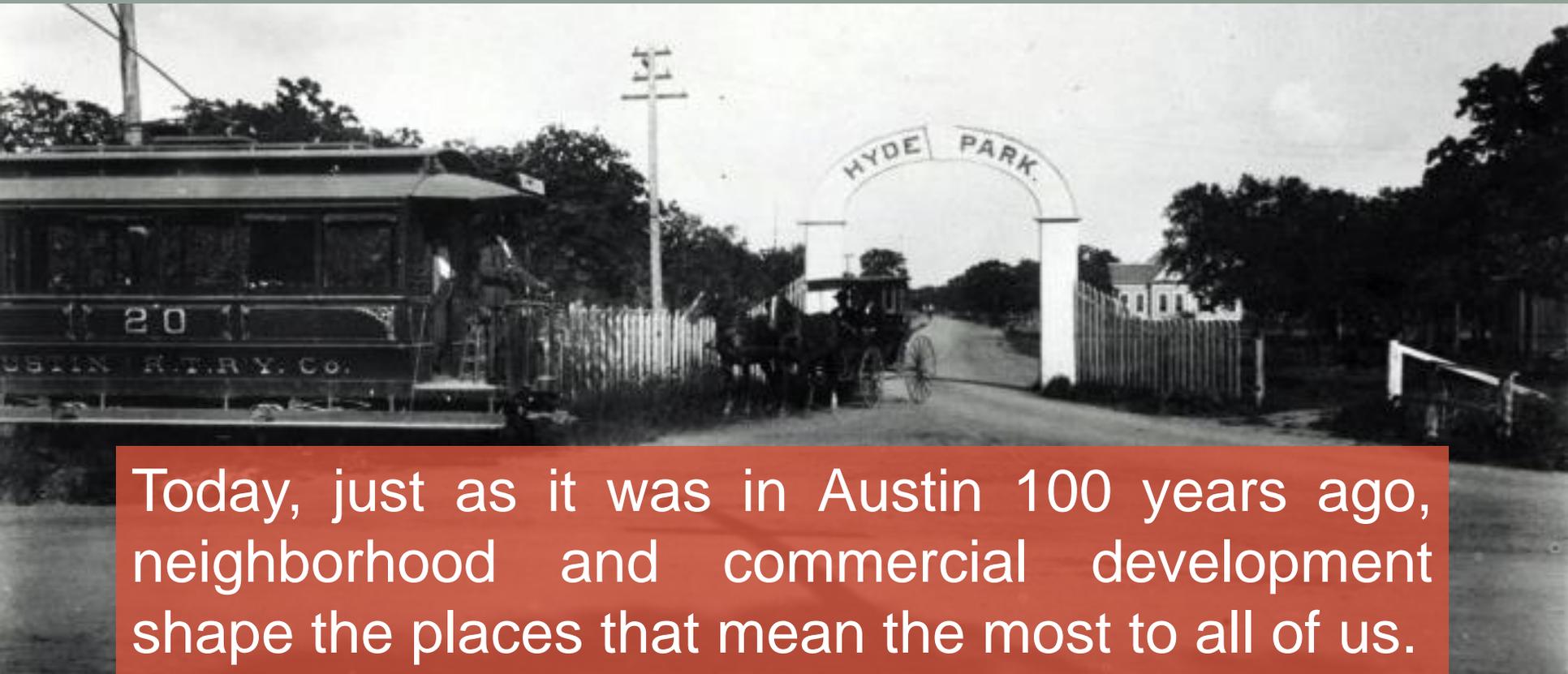
Projects: Step-by-step

1. PROJECT IDEA
2. IDENTIFY & PUT SITE/LAND UNDER CONTRACT
3. LAND DUE DILIGENCE
4. SCHEMATIC DESIGN
5. NEIGHBORHOOD MEETINGS TO DISCUSS PROJECT PLAN
6. ZONING PROCESS
7. SUBDIVISION PROCESS
8. SITE DEVELOPMENT / CIVIL DESIGN PERMIT PROCESS
9. LAND ACQUISITION
10. ARCHITECTURAL PLANS

Additional Projects

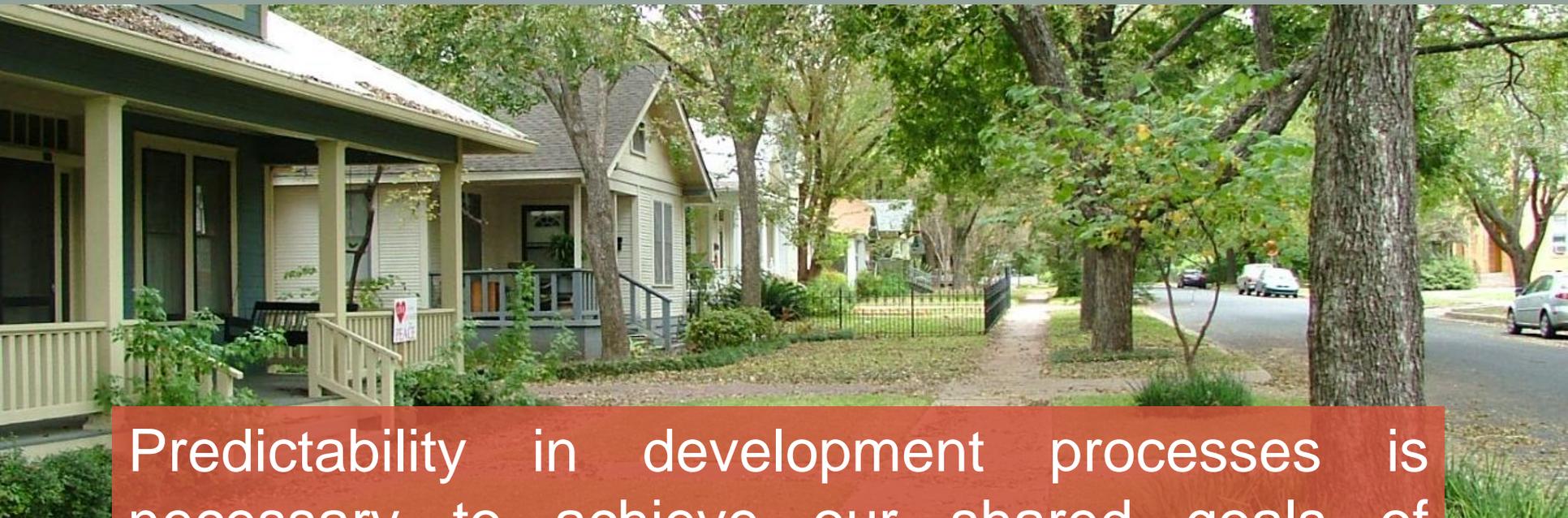
- Steiner Ranch
- Davenport Ranch
- Tech Ridge Center
- Seven Oaks
- Four Points Centre





Today, just as it was in Austin 100 years ago, neighborhood and commercial development shape the places that mean the most to all of us.





Predictability in development processes is necessary to achieve our shared goals of affordability, density, and improved quality of life.

