Phasing Strategy
- Keep leasable inventory levels constant
- Smooth construction cost cash flow over phasing
- Respond to changes in the market following each phase of development

Urban Design Strategy
- Re-capture at-grade public uses
- Re-establish street grid/pedestrian mobility
- Create P3 development pads for revenue generation – funding stream

Design Goals
- Competitive, highly marketable facility
- Lead industry with inventory of meeting and multi-function spaces
The University of Texas at Austin Center for Sustainable Development Study Recommendations

- Reestablish the street grid
- Improve the pedestrian experience
- Provide accessible public spaces
- Create development pads
- Redevelop ACC below grade
3-PHASES

HALLS DOWN

Activating The Streets
Reestablish The Urban Grid
P3 Development Pads

2-PHASES

HALLS UP

Demo and Restore For Private Commercial Development
DEMO AND RESTORE FOR PRIVATE COMMERCIAL DEVELOPMENT
WEST ROOFTOP URBAN PARK & EVENT SPACE
EAST ROOFTOP URBAN PARK & EVENT SPACE
URBAN PARK EVENT SPACE
3-Phases  Halls Down

• Large, contiguous exhibit hall on one level below grade

• Reestablishes the street grid
  - 3rd Street paseo* (e-w)
  - Neches Street paseo* (n-s)
  - 2nd Street linear park – connects downtown to the Waller Creek corridor and Palm Park

• Creates P3 development pads
  - 2 pads with Cesar Chavez frontage
  - 2 pads with Red River frontage

*includes local restaurants, local vendors and community-focused venues
Thank You