

Travis County North Campus Redevelopment Project

5325-5335 Airport Boulevard

This project began in an effort to meet the growing office space needs of Travis County in 2008. Over the past several years, staff has worked with the City of Austin, neighborhood groups, and elected officials to refine a concept for the site that meets both county and community needs. Together, a concept for county offices, affordable housing, and supportive parking was developed to make best use of the site in a manner consistent with the community's vision for the area.



In December 2015, Travis County issued a two-step Request for Proposal (RFP) on the Airport Boulevard North Campus site. In June 2016, DMA Companies (DMA) and Southwest Strategies Group (SSG) were selected, and negotiations have begun.

Development Team

DMA Companies, a local Austin firm, is a respected developer of apartment properties with over 2,000 units in their portfolio and more than 30 years of experience in the field. Their resume includes projects with low- and moderate-income units as well as market rate. They are also experienced with mixed use projects and always bring a robust package of community and resident amenities with each project.

Southwest Strategies Group, also located in Austin, has over 30 years of experience with local development in commercial real estate, including mixed use ventures. The principals of SSG take only a few projects per year, allowing personal involvement on each project. SSG has purchased and/or developed more than \$60 million in residential apartment and office projects in Austin and San Marcos.

DMA and SSG have significant individual firm experience, but are also working together on another, more challenging project: the Rebekah Baines Johnson (RBJ) redevelopment near downtown Austin. This project is redeveloping nearly 18 acres that, when finished, will include a renovated senior residential tower, plus the addition of 600 units of market rate and affordable housing, retail, commercial and office space.

Development Concept

The initial design was developed by Nelsen Partners, an Austin firm that has provided architectural design for the Long Center, the Domain, Whole Foods, and numerous other projects with residential, office, commercial and hospitality uses.

Key Features of the development concept include:

- **Compatible, sensitive design** that transitions the site from commercial to residential uses, meeting current zoning requirements and aligned with form-based code ideals
- **Pedestrian orientation** to promote the transition of Airport Boulevard into a more walkable, attractive environment
- An **attractive residential** component facing Helen Street, including a courtyard and large community room that the neighborhoods and public can use for meetings
- **Mixed-income, workforce housing** currently contemplated to have 140 to 150 units, ranging from studios to 3-bedrooms.
- **New Offices** for the Travis County Tax Office and Health & Human Services
- **Corner Retail** to serve employees, residents, and neighbors
- **Parking**, internalized and structured, to minimize traffic impact to the neighborhood

Next Steps

We are gathering input from neighborhood stakeholders on this refined concept as we continue our negotiations with the development team in an effort to sign a ground lease in November 2016. The work will continue through 2017 to prepare for project groundbreaking in 2018 and ultimate completion in 2020.



Helen Street conceptual elevation

**Travis County
Purchasing Office**

For questions, comments, and more information,
please contact Kim Roothms, Travis County Assistant Purchasing Agent, at
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**Travis County
Development
Authority**