

EXTERNAL FACTORS IMPACTING OR INFLUENCING UPC'S PROPERTY

- **Defining UPC's Property**
 - UPC owns the property from 22nd Street to 23rd Street along the east side of San Antonio Street (Lots 25, 26, 27, 28, 29, 30, and 30 ½). These break down as:
 - Bevo Lots = 2 (Lots 25 & 26); North Courtyard = 1 (Lot 27); UPC Buildings and South Courtyard Space = 3 ½ (Lots 28, 29, 30, and 30 ½)
- **UNO (University Neighborhood Overlay) Amendments**
 - These Amendments govern building structures in West Campus.
 - Specific to UPC's property: *Prior to November 2019*, building heights could not exceed 120' (approximately 17 stories), had various setback restrictions and required parking.
 - *After November 2019*, building heights could reach 300' (approximately 30 stories or the height of the UT Tower), had no setback restrictions and no required parking IF 20% of the building was set aside for affordable housing. Optionally, there is a fee a developer can pay to opt out of the affordable housing requirement to allow for the 300' height.
- **UPC Property Values**
 - Until UPC's land is put on the open market for development, the true value of our property is unknown. However, previous offers to lease or buy our property allow us to glean potential value.
 - In February 2021, UPC was offered a Letter of Intent by a developer for our two and half most northerly lots for a student housing high-rise development in exchange for a 99-year ground lease (with adjustments every 5 years) with two options:
 - 1) \$400,000 per year and 100 above ground parking spaces for UPC;
 - 2) \$550,000 per year and no parking spaces for UPC;
 - And a \$2,000,000 payment due at closing for either option.
 - In August 2022, UPC received an offer to purchase the Bevo lots (2 lots) for \$10,000,000.
- **City of Austin's Project Connect – high-capacity transit expansion – 30% design phase**
 - Spring 2023 Project Connect has offered 5 revised options for the rail line, all including the Drag portion.
 - The current design shows only street surface trains and buses will be permitted from MLK Street to 24th Street (The Drag portion) with all automobiles needing to use alternative routes.
 - Deliveries for businesses on The Drag portion of Guadalupe will be made through the alleyways via San Antonio Street.
 - The Orange Line will run on The Drag portion initially with the future Blue Line (airport destination) to also run along The Drag portion when it is later developed.
 - The train stopping station on The Drag portion will be located at 23rd Street & Guadalupe Street with trains expected to stop every 5 minutes.
 - Sidewalks and bike lanes will be increased with additional tree scaping for shading lending improvements to businesses along The Drag and overall appearance of this area.
- **City of Austin Street Changes in West Campus**
 - Nueces Street from 24th Street north to Guadalupe becomes a 2-way street between 2023-24.
 - The City of Austin WaterShed Protection Department project along 24th Street from Guadalupe Street to Lamar Boulevard is in 60% design phase to become a three-lane street with a single lane in both directions with a designated turn lane in the middle and bike lanes and sidewalks on both sides of the street. To reduce water flow issues, an 8-foot square drainage culvert will be put under the length of the street. This is a 2 year plus construction project to begin in early 2025 and be completed in 13 stages.
 - There has been discussion by the City of Austin regarding the possibility of converting San Antonio Street into a 2-way street but there is no current action.

- **New Development & Construction in West Campus**

- The Congregational Church of Austin (at 23rd Street & San Antonio Street just north of UPC) is in the beginning processes of redeveloping their property with consideration of a high-rise building with the church and parking housed in the lower levels of the building.
- St. Austin's Catholic Parish at San Antonio Street & 21st Street is underway with remodeling their primary/secondary school, some of their church facilities & adding a 29-story student housing high-rise.
- The lot south of the Moon Tower high-rise (directly across the street from our central courtyard) at 22nd Street & San Antonio Street has begun construction with a 30-story student housing high-rise and four levels of underground parking.
- The "Starbucks" property at the T-intersection of San Antonio Street & 24th Street will begin development in 2023 as a 30-story student high-rise with 800 beds.
- Cain & Abel's at 24th Street & Rio Grande has been sold and will be developed into a student high-rise.
- The Union is a 30-story student high-rise being built across the street from Cain & Abel's.
- The property on the SE corner of 24th Street & San Gabriel Street is to be developed into a 17-story student housing high-rise.
- The Rambler is a 30-story student housing high-rise at 2513 Seton and will open in the fall 2023.
- Waterloo is a 30-story student housing high-rise at 24th Street & Seton Street that opened in fall 2022.
- The Jack Brown Cleaners on MLK Street & Rio Grande Street is to be developed as a mixed use 17-story high-rise that will be marketed towards "young professionals".
- The new Travis County Courthouse is nearing completion at 17th Street & San Antonio Street.
- The Goodall Wooten Dormitory on Guadalupe Street at 21st Street is to be torn down in summer 2023.

- **Housing Information & UT Student Numbers**

- The Dobie Mall at Guadalupe Street & 21st Street has been bought by UT and will be remodeled for affordable student housing in the future.
- University Area Partners (UAP) reported in the fall of 2021 that over 25K beds were built or in the process of being built in West Campus. The associate chair of UAP stated that the development in West Campus has been beyond any expectation set. UAP has been told by a developer in West Campus that by the time West Campus is fully developed there could be close to 75K beds.
- Of the 25K beds stated in the 2021 report, approximately 10% are considered affordable.
- KXAN news reported in September 2022 that UT had its highest enrollment ever at over 52K students.
- UT graduate student & family housing will be built on MLK Street behind the baseball fields.
- Hiring UT faculty & staff is becoming more difficult as there is limited affordability in Austin & most employees must commute from locations beyond Austin's city limits.

- **University Co-op & the Co-op/UPC Parking Garage Agreement**

- A Parking Garage Agreement was entered into in 2006 between the Co-op & UPC. This Agreement provides UPC with a 99-year right of free parking for UPC members and staff in the parking garage in exchange for the conveyance by UPC to the Co-op of Lot 22. (The garage sits on 3 lots – 2 owned by the Co-op & 1 given by UPC).
- There is approximately 83 years remaining on this Agreement for parking, thus it holds value.
- IF the parking garage should cease to be used as a parking garage, the lot conveyed by UPC would revert to UPC, and UPC would no longer have parking in the garage. Additionally, this single conveyed lot alone would have diminished value as it requires at least one & half lots on which to build a high-rise.
- The Co-op considered redevelopment of the Parking Garage several years ago but instead decided to refinance for the time being when the right of reversion was brought to the Co-op's attention.
- UPC needs to be mindful of our future parking and possible parking options on UPC property.
- The Co-op leases the Bevo lots (Lots 25 and 26), which are the northerly two lots on the east side of San Antonio Street, now on a year-to-year basis (the original term ended in August 2021) and is renewable by the Co-op on a year-to-year basis subject to certain rights by UPC and the Co-op to terminate the lease. The Co-op renewed this contract on September 1, 2022.