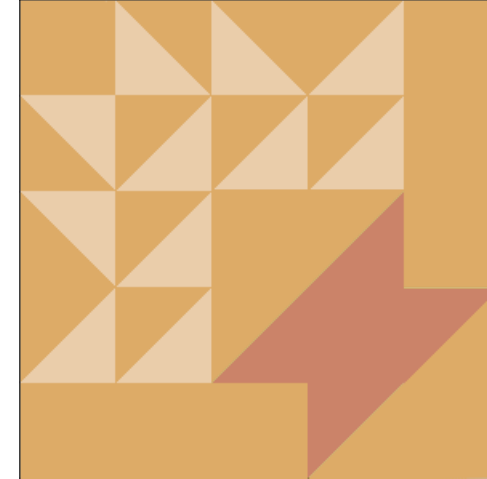
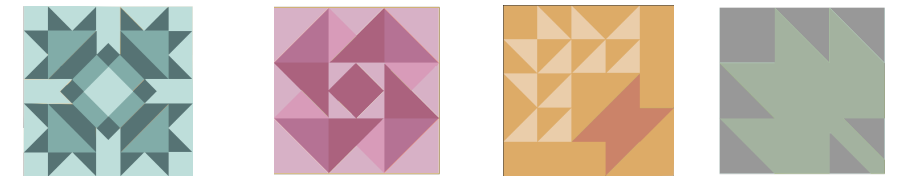


PATCHWORK ATX



DESIGN & DEVELOPMENT NARRATIVE



Vision

Patchwork is a vibrant, mixed-use, mixed-income neighborhood hub centered around creativity, well-being, and innovation. Offering opportunities for work, play, and affordable living, this new Neighborhood Activity Center furthers the goals of both the Central Austin Combined Plan and the Imagine Austin Comprehensive Plan. Patchwork builds on the strengths of its surrounding neighborhood fabric, augmenting its residential character with a variety of flexible living spaces for families and young professionals, paths to homeownership, and lively public spaces. The development weaves the economic strength of Austin’s tech sector with the longstanding creative identity of the city, providing space for small local businesses, artists, and tech incubators to thrive alongside one another.

Programming & Design Strategy

Patchwork establishes new connections that **plug into the network** of surrounding neighborhoods. Its districts are stitched together by a dense network of pedestrian- and bike-friendly streets that bring a denser urban form to a formerly-suburban site. Neighborhood roads are designed to slow traffic and promote mobility and accessibility by foot, bike, and public transit. This 15-minute neighborhood is strengthened by Patchwork’s ecology of local businesses that serve everyday needs, including the H.E.B. grocery store and pharmacy, retail and service providers, and the adjacent CommUnityCare clinic.

Patchwork nourishes Austin’s tech and creative sectors, and **adjusts the framework** of the solely residential neighborhood into a center for innovation and business growth. Two micro-campuses anchor the development, providing a combined 560,870 square feet of office space that can serve established companies and new businesses.

The civic-owned Patchwork Lab offers makerspace and workforce training for tech and creative industries. The Lab is a gathering place for exhibitions, lectures, and conferences that encourage exchange between disciplines and showcase local expertise. Throughout the development, artist studios and storefronts contribute to the neighborhood’s identity as an active cultural hub and a place for Austin-ites to envision and forge their own futures.

Connectivity at Patchwork goes beyond lively streets, creative collaboration, and active public spaces. The development is designed in concert with the City of Austin’s cap and stitch project, which will establish pedestrian access over the highway. This effort mends the physical and social divide created by Interstate 35, which has separated East and West Austin since 1928. Rather than erase history, this development aims to reshape patterns that this barrier has created in order to build a stronger social fabric.

Patchwork enables residents to **rewrite the script** by increasing access to affordable housing and homeownership opportunities that can help residents build generational wealth. Single-

family homes and multifamily apartment buildings encourage intergenerational living and create a robust neighborhood for young professionals, families, and elders. This mixed-income community includes a variety of market rate and affordable housing types—from live-work to missing middle and multifamily—that can bridge the gap between renting and homeownership, blend with the surrounding area’s scale, and reinforce familiar local patterns.

Sustainability and resilience are woven into Patchwork to **green the gray**. Street trees restore a healthy canopy that improves air quality and provides shade for pedestrians. Parking structures host solar panels and green roof ecosystems that regulate surface temperatures and support local biodiversity. Vegetated tree planting beds and open green spaces support the site’s below-ground stormwater management. Patchwork’s parks contribute to local wellness by creating space for recreational activities, rest, and community gatherings.

Phasing Strategy

Patchwork’s phasing mitigates risk by ensuring that each development phase supports the next, both economically and demographically.

Phase 1 clears space for new development by removing all buildings except H.E.B’s current structure so that it can continue to operate during development. This phase concludes with the construction of a new home for H.E.B on a prime corner parcel of the site.

Phase 2 populates the site’s southern edge with Patchwork’s retail core and flagship campus, welcoming economic growth to the site and creating the first installment of the development’s housing.

Phase 3 leverages initial revenue to build a micro-campus that anchors the site’s western edge, further supporting development with both tenancy and retail demand.

Phase 4 forms Patchwork’s core with more retail, housing, public spaces, and a community activity center.

Phase 5 completes the site’s growth with a village of single-family housing and live/work space.

Patchwork’s urban design repairs relationships across social, economic, and geographic spheres of the city. Through its range of housing opportunities, commitment to meet everyday needs, support for innovation within Austin’s strongest economic drivers, and emphasis on cultural well-being through shared public space, Patchwork creates a home for a vibrant, diverse community in Central Austin.

DEVELOPMENT SUMMARY

	Total	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Existing land value	\$1,379,742	\$130,339	\$501,394	\$240,428	\$195,876	\$311,705
Total development value	\$878,891,318	\$140,611,200	\$374,999,510	\$272,788,570	\$40,954,992	\$49,537,046
Total development cost (include total spent on acquisition across all parcels, including any ground leases)	\$793,190,165	\$99,010,221	\$358,130,187	\$244,882,376	\$46,624,416	\$44,542,965
Public and private infrastructure investments and costs (if any)	\$21,130,000	\$600,000	\$5,655,000	\$3,855,000	\$4,900,000	\$6,120,000
Total amount and sources of subsidies or grants (if any)	\$10,000,000	\$0	\$0	\$0	\$0	\$10,000,000
Rate of return to the investors	43.80%	98.00%	7.00%	23.00%	69.00%	22.00%
Total development footprint (in SF and units for residential), with a count of affordable units and AMI	473,690 SF 635 units 452 units AMI 183 other affordable units	0 SF 0 units 0 units AMI 0 other affordable units	235,050 SF 402 units 282 units AMI 120 other affordable units	0 SF 0 units 0 units AMI 0 other affordable units	103,740 SF 78 units 55 units AMI 23 other affordable units	134,900 SF 155 units 115 units AMI 40 other affordable units
Total rental units	359 units	0 units	281 units	0 units	55 units	23 units
Total footprint of public uses	579,390 SF	54,876 SF	142,774 SF	71,864 SF	131,583 SF	178,293 SF
Total levered and unlevered IRR	7% levered 15% unlevered	27% levered 18% unlevered	2% levered 16% unlevered	4% levered 14% unlevered	11% levered 13% unlevered	4% levered 12% unlevered
Equity Multiple=(Total Cash Distributions Received)/(Total Equity Invested)	1.4	2	1.1	1.2	1.7	1.2

GUIDING PRINCIPLES

PLUG IN TO THE NETWORK

Enhancing exterior connections and creating internal organization

ADJUST THE FRAMEWORK

Addressing the everyday needs of the existing and new community

REWRITE THE SCRIPT

Providing the opportunity for the affordable living and generational wealth building

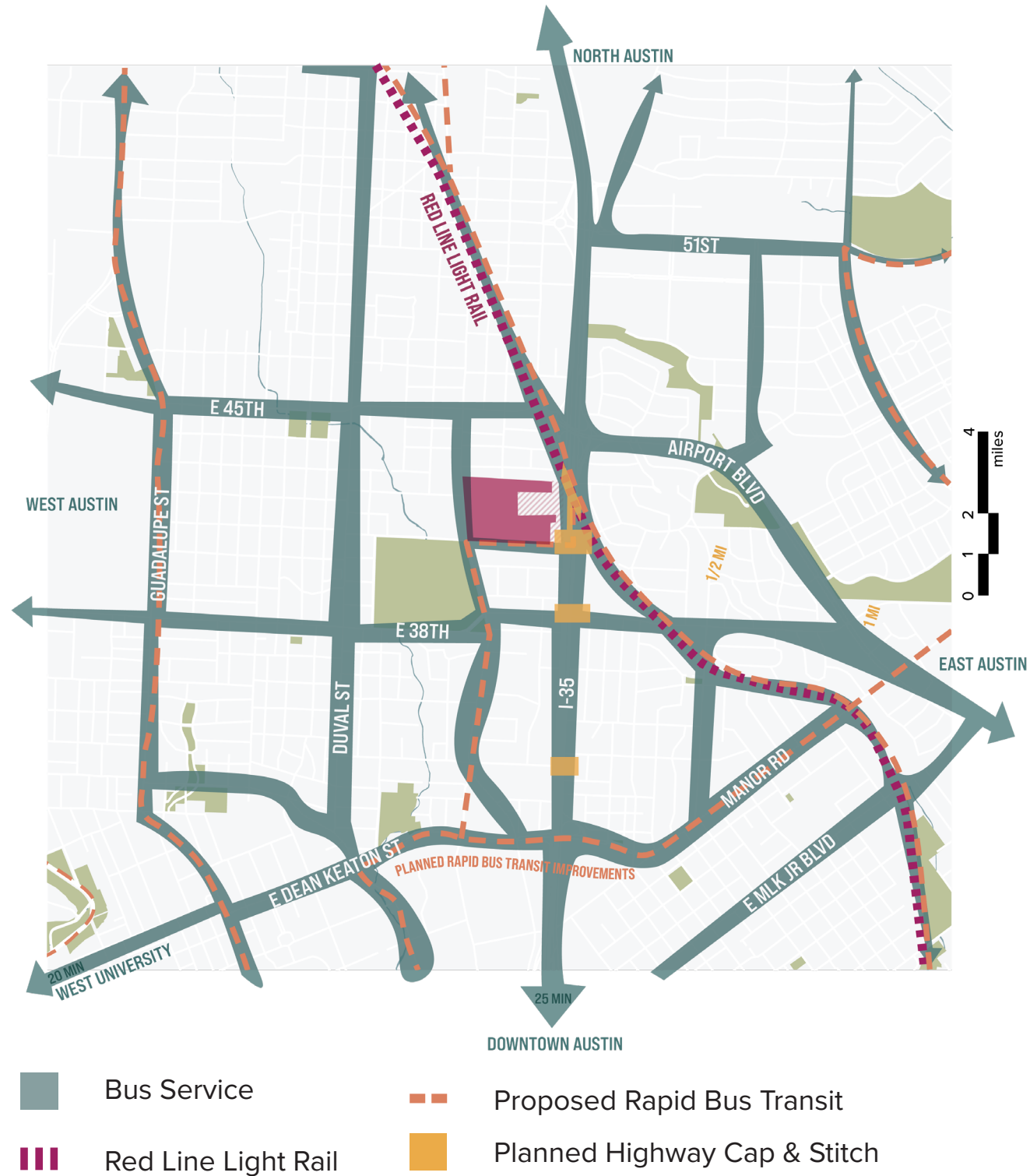
GREEN THE GRAY

Creating a system of green space and building in sustainability and resilience



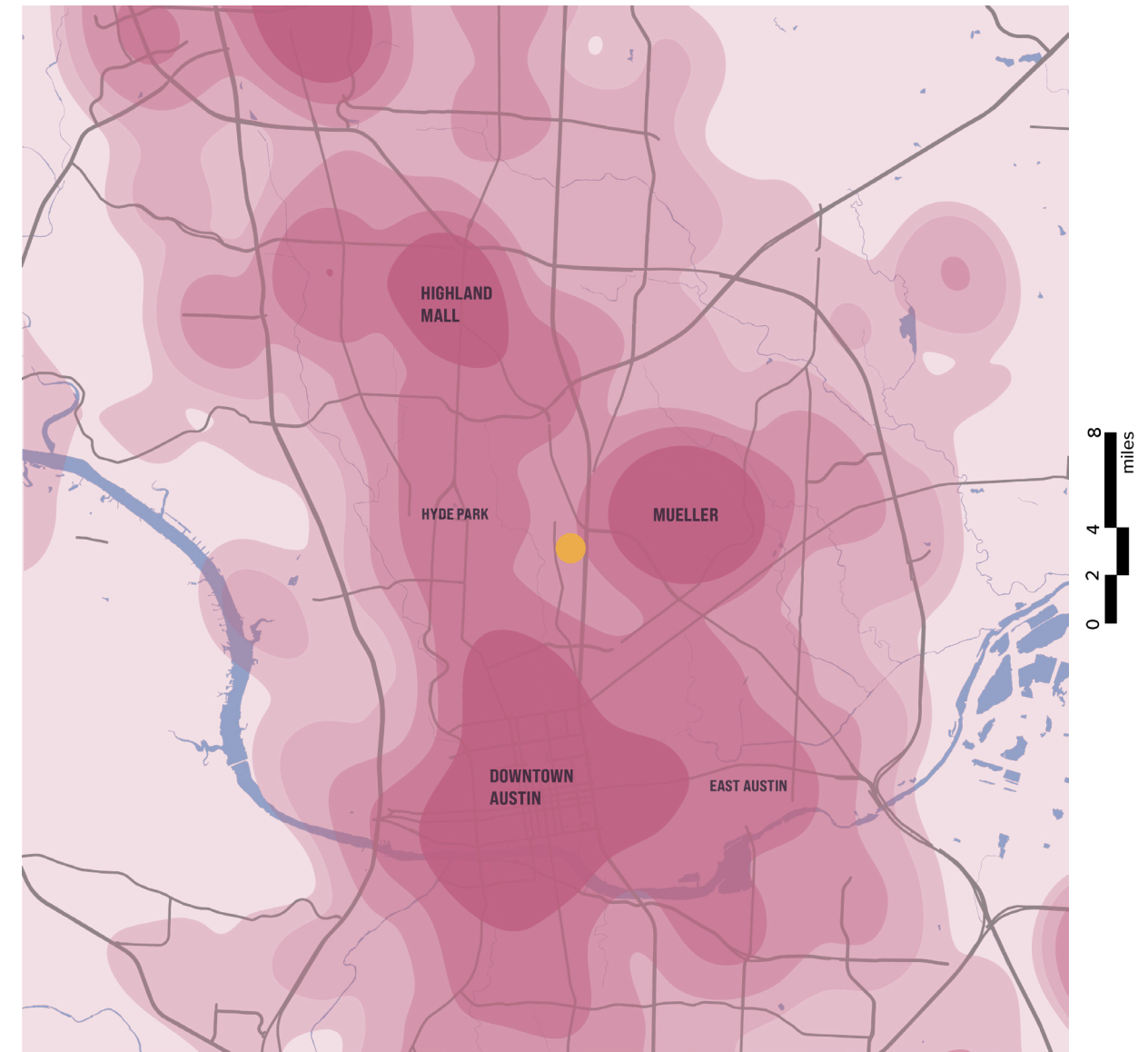
PLUG IN TO THE NETWORK

- Strong public transit network
- Opportunity to connect site with planned cap & stitch project



ADJUST THE FRAMEWORK

- Lower density of trip generators than surrounding areas
- Opportunity to create a Neighborhood Center and strengthen concentration of businesses and activities serving the local area

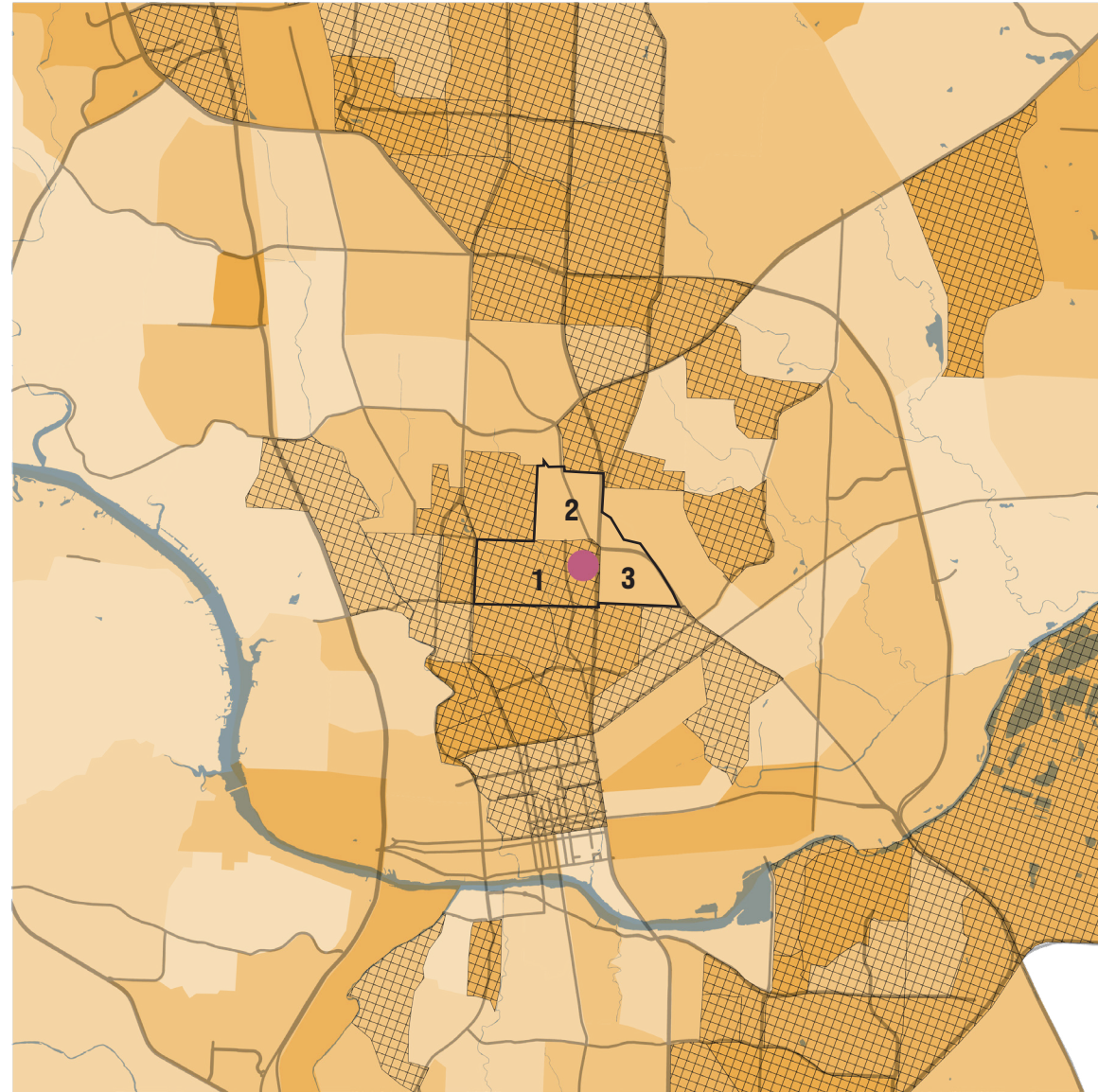


High Low

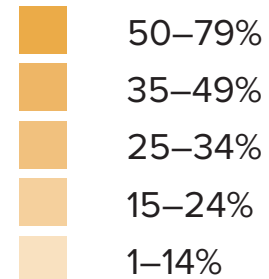
Concentration of “trip generators”, including: grocery stores, restaurants, cafés, retail, sports, healthcare, schools, community centers, and financial services.

REWRITE THE SCRIPT

- Need for affordable housing: 40% of local residents face a cost burden, and 23% face extreme cost burden
- Opportunity for housing ownership to help build generational wealth



Cost Burden: $\geq 30\%$ Household Income Spent on Housing



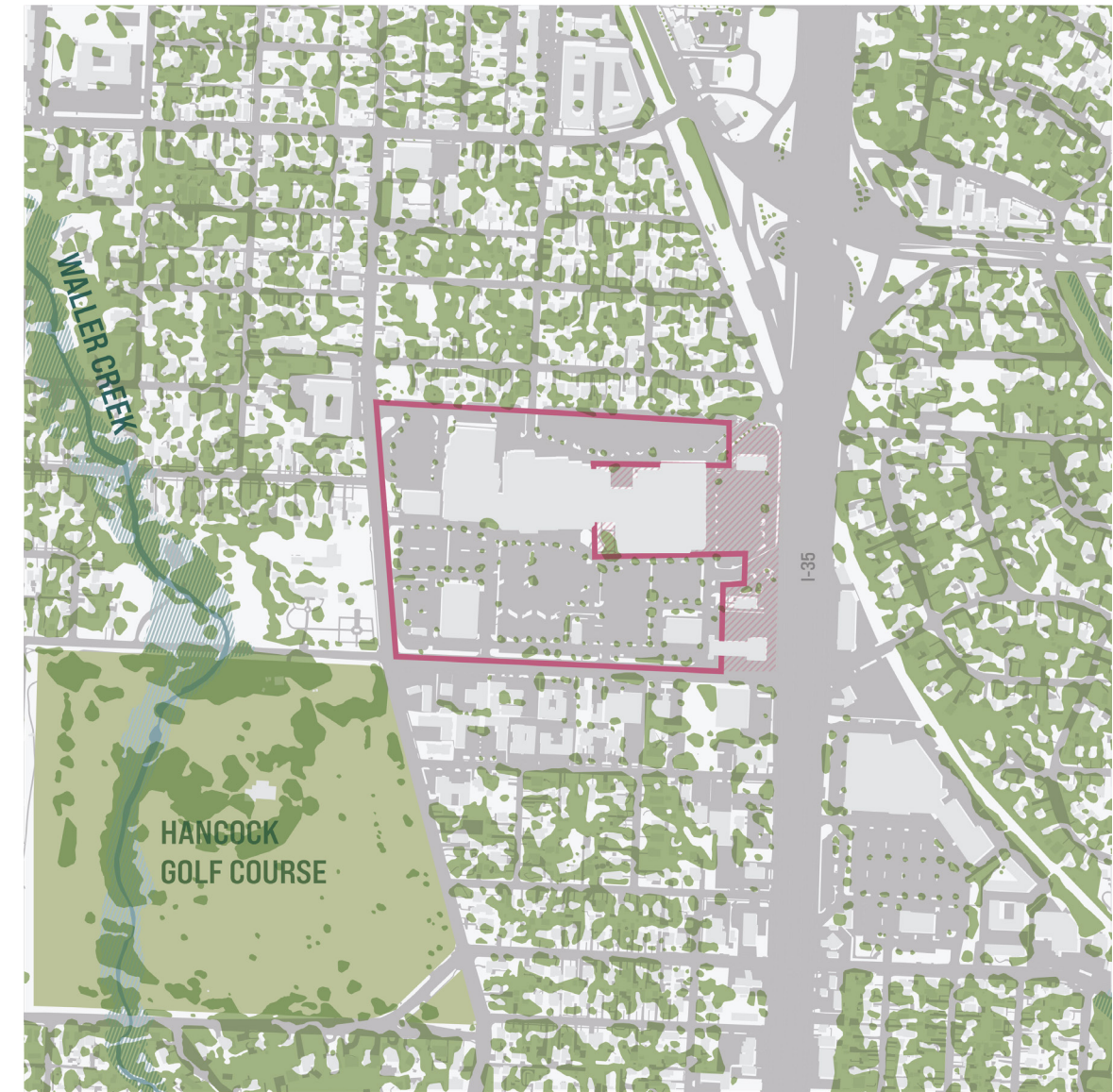
Extreme Cost Burden: $\geq 50\%$ Household Income Spent on Housing

$\geq 15\%$ of residents affected

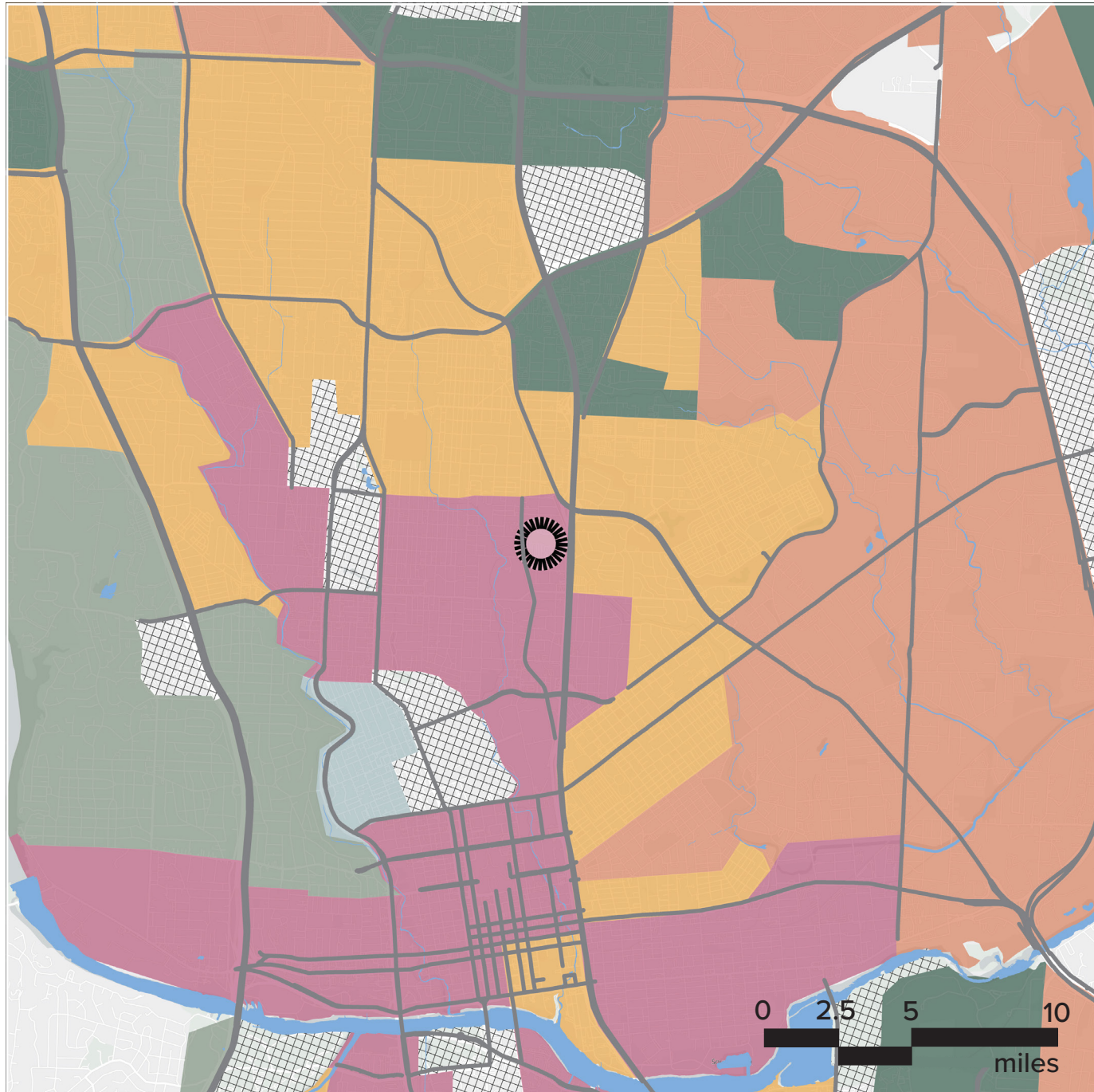
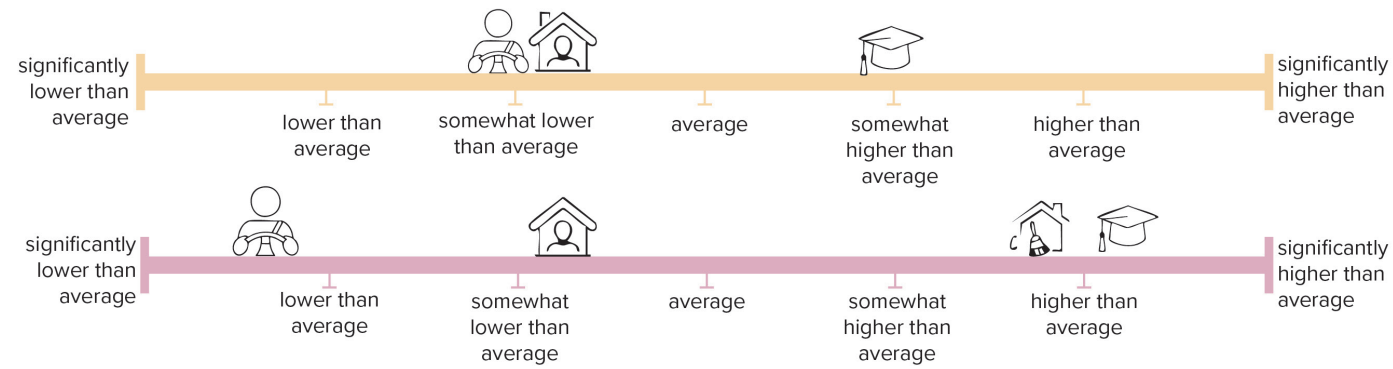


GREEN THE GRAY

- Site is predominantly paved surface parking
- Opportunity to create flexible public green spaces that can accommodate a variety of activities



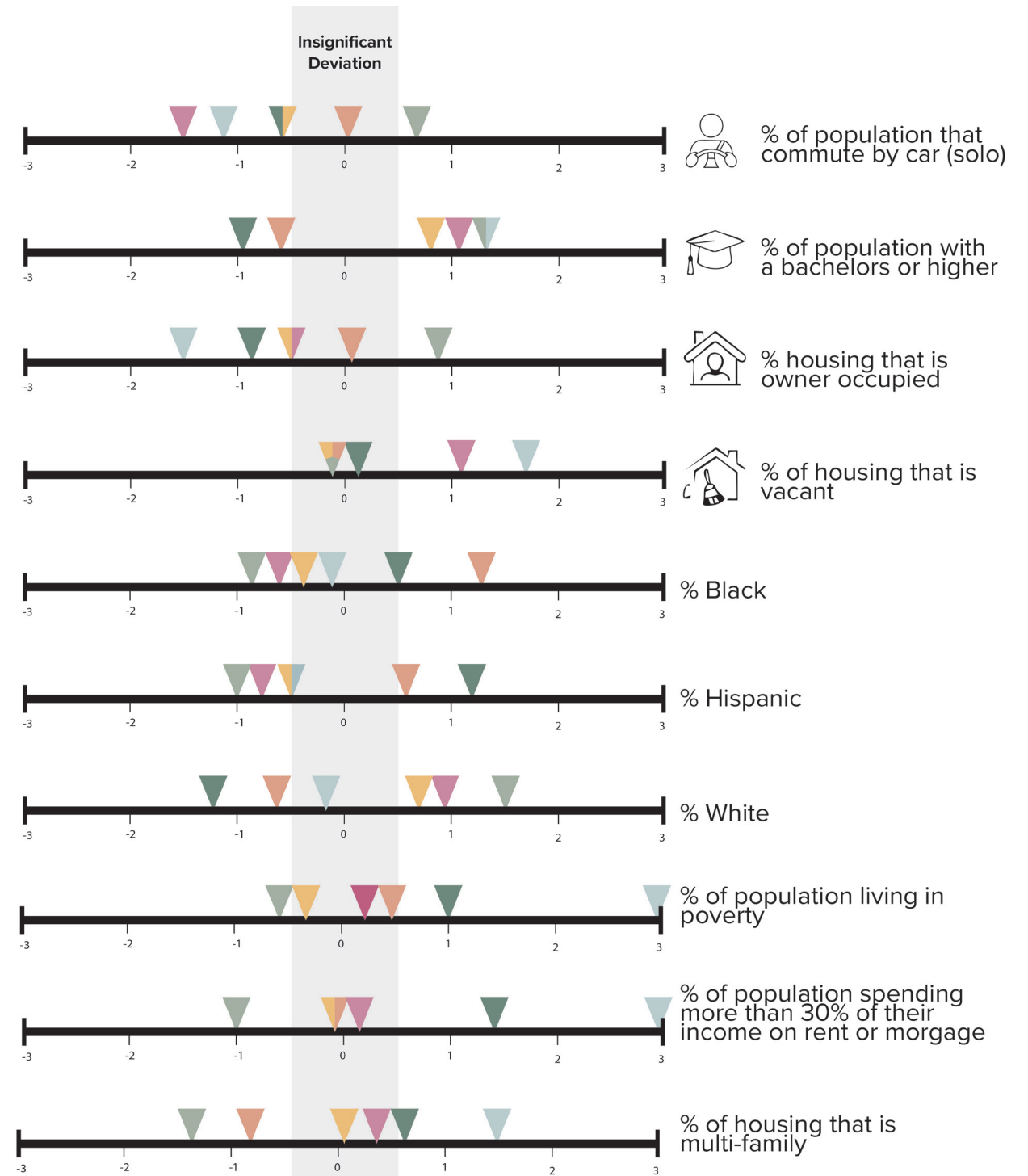
CREATING AN INFORMED DESIGN



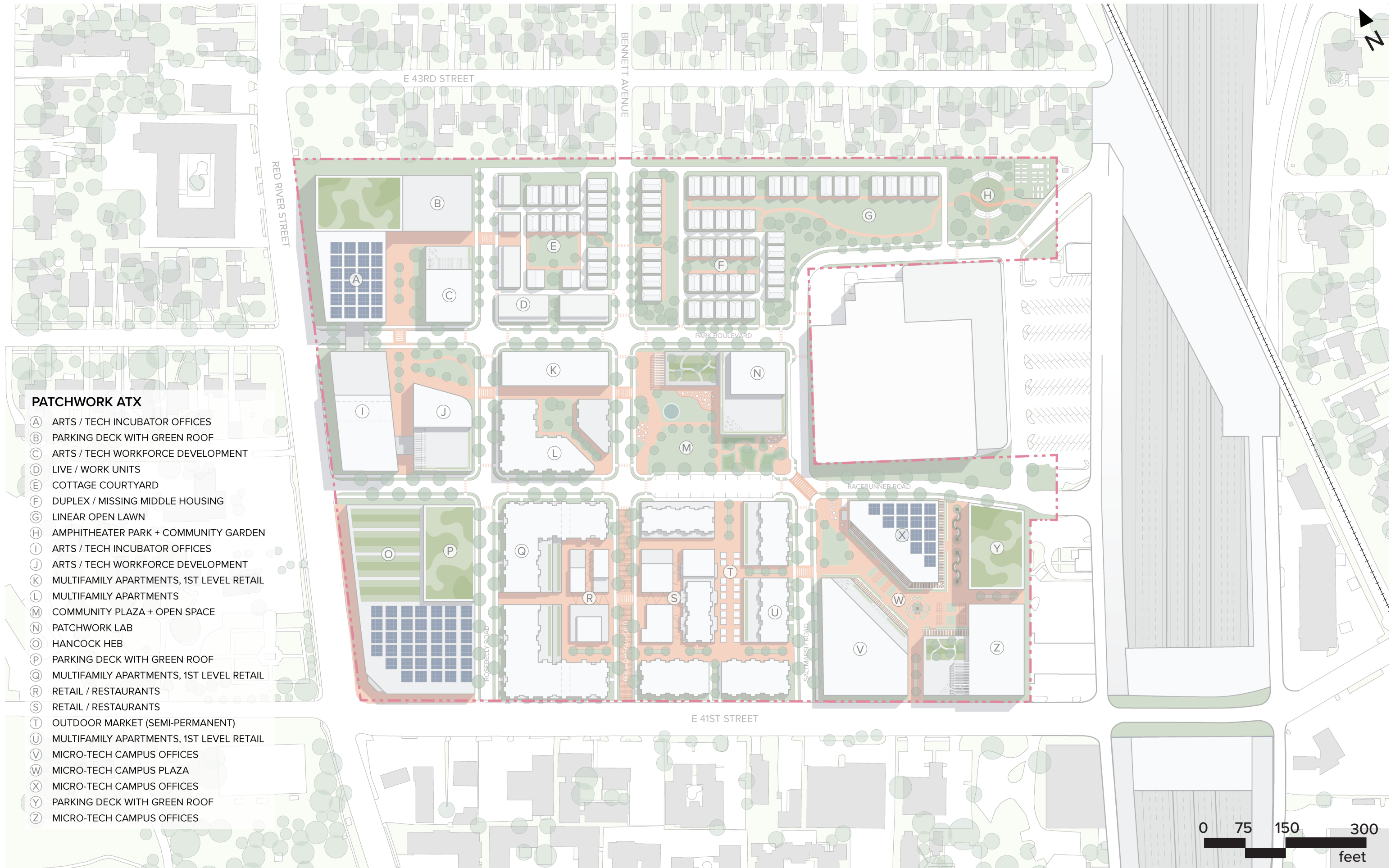
Design choices reflect residents' preference for non-automobile travel while responding to limited ownership opportunities compared to the rest of Central Austin.

The data comes from the 2019-2023 American Community Survey. A multivariate clustering analysis groups neighborhoods (census tracts) by common characteristics (i.e. high poverty and high unemployment). These clusters help inform design choice by revealing shared needs of the surrounding area and helping to tailor services and amenities in the new neighborhood to match the populations it will serve.

AVERAGE CENSUS VARIABLE BY CLUSTER



Measurements are in approximate Z-scores standardized by population



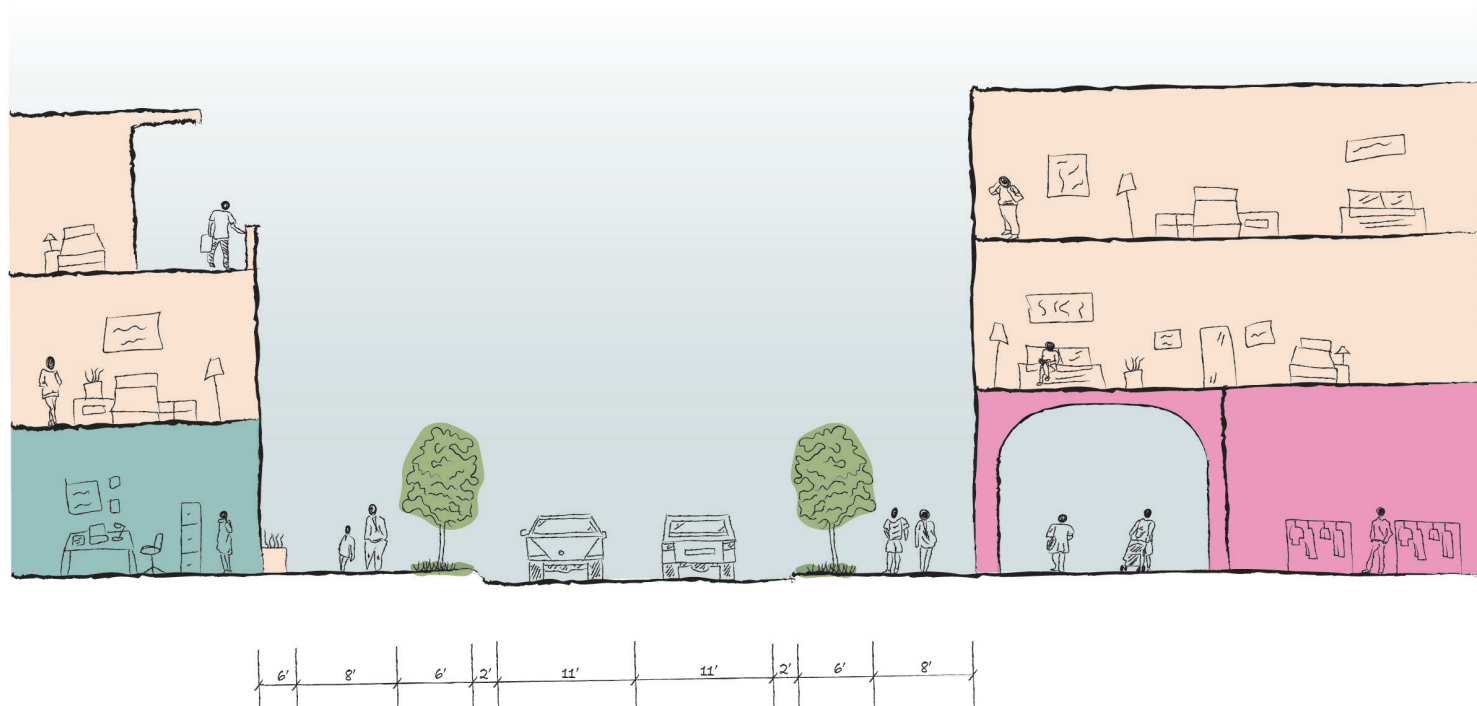


STREET SECTIONS

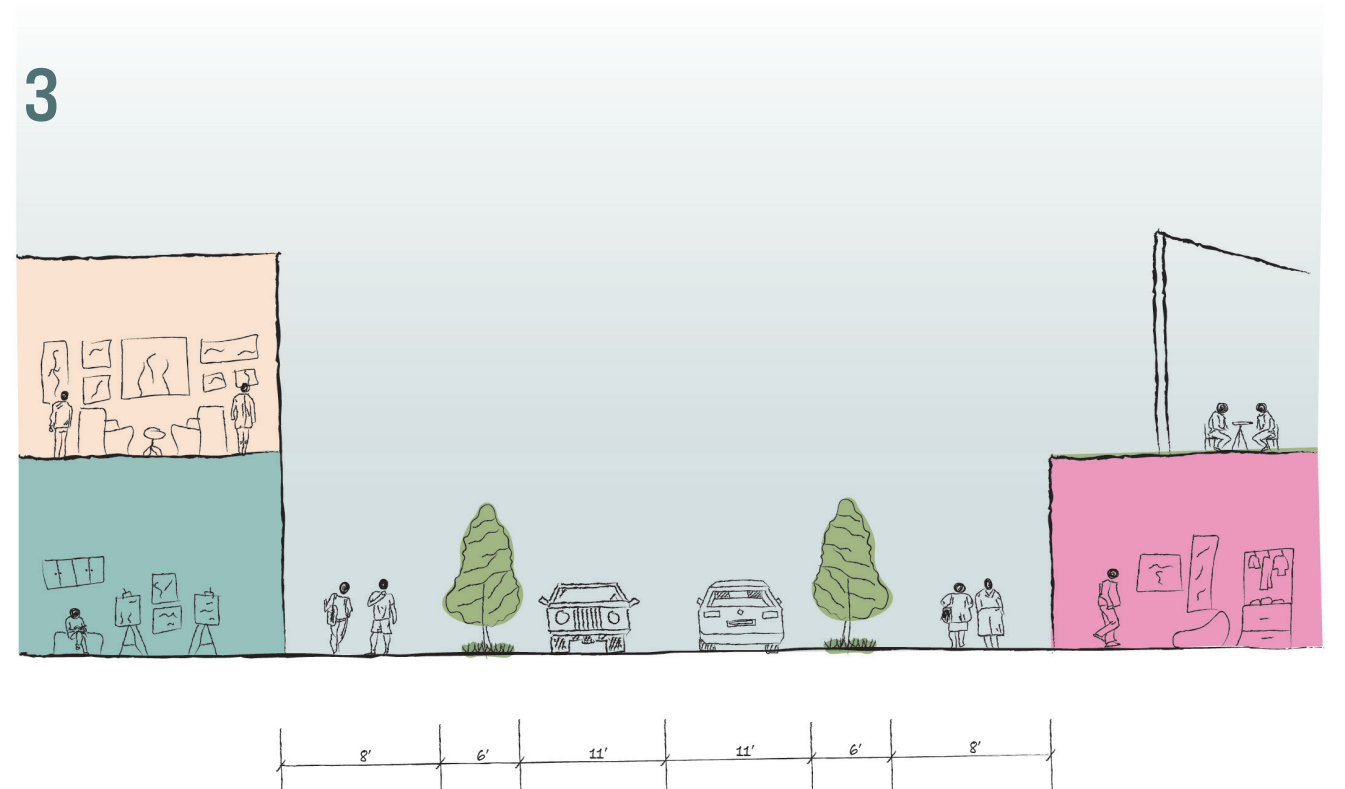
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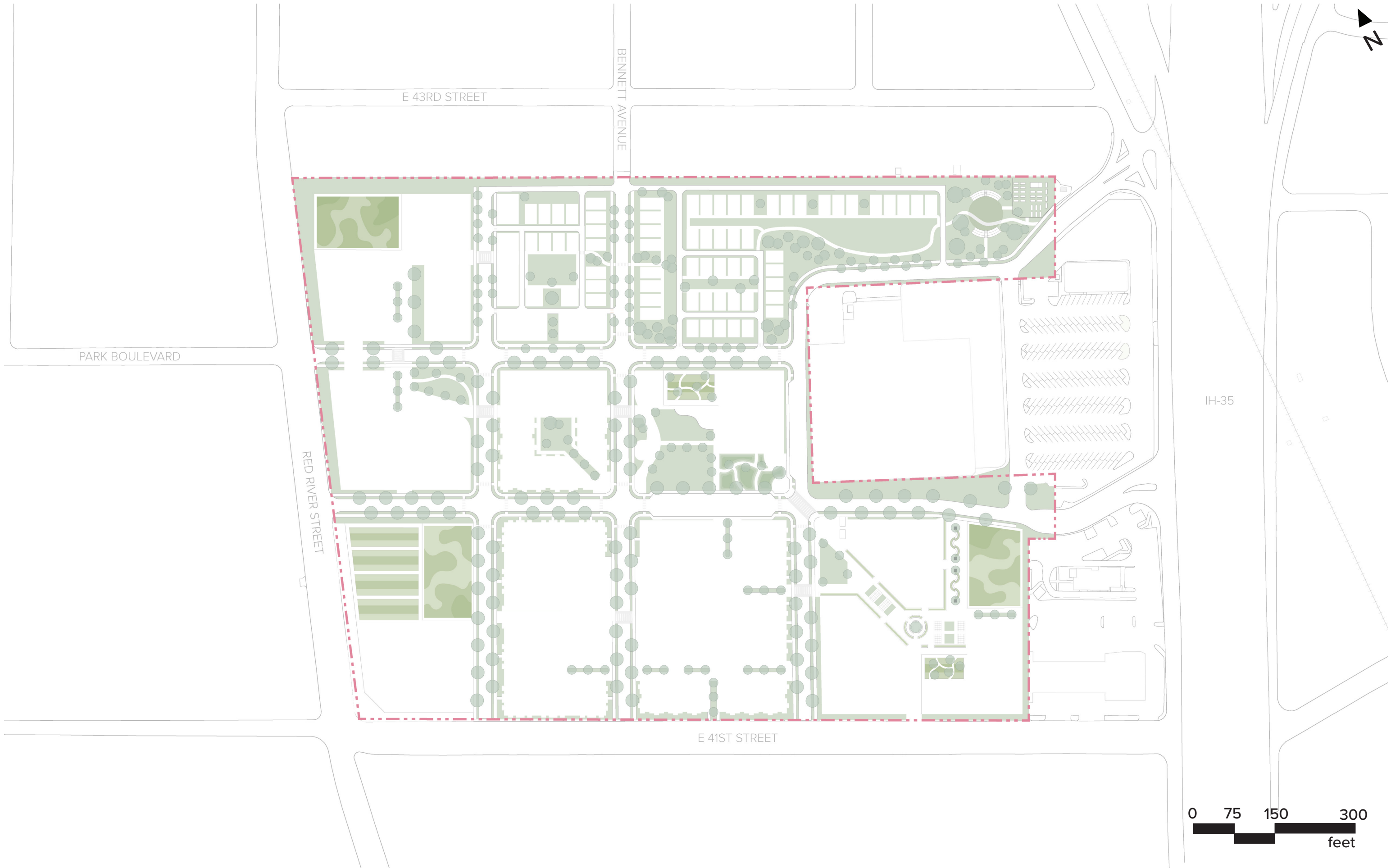


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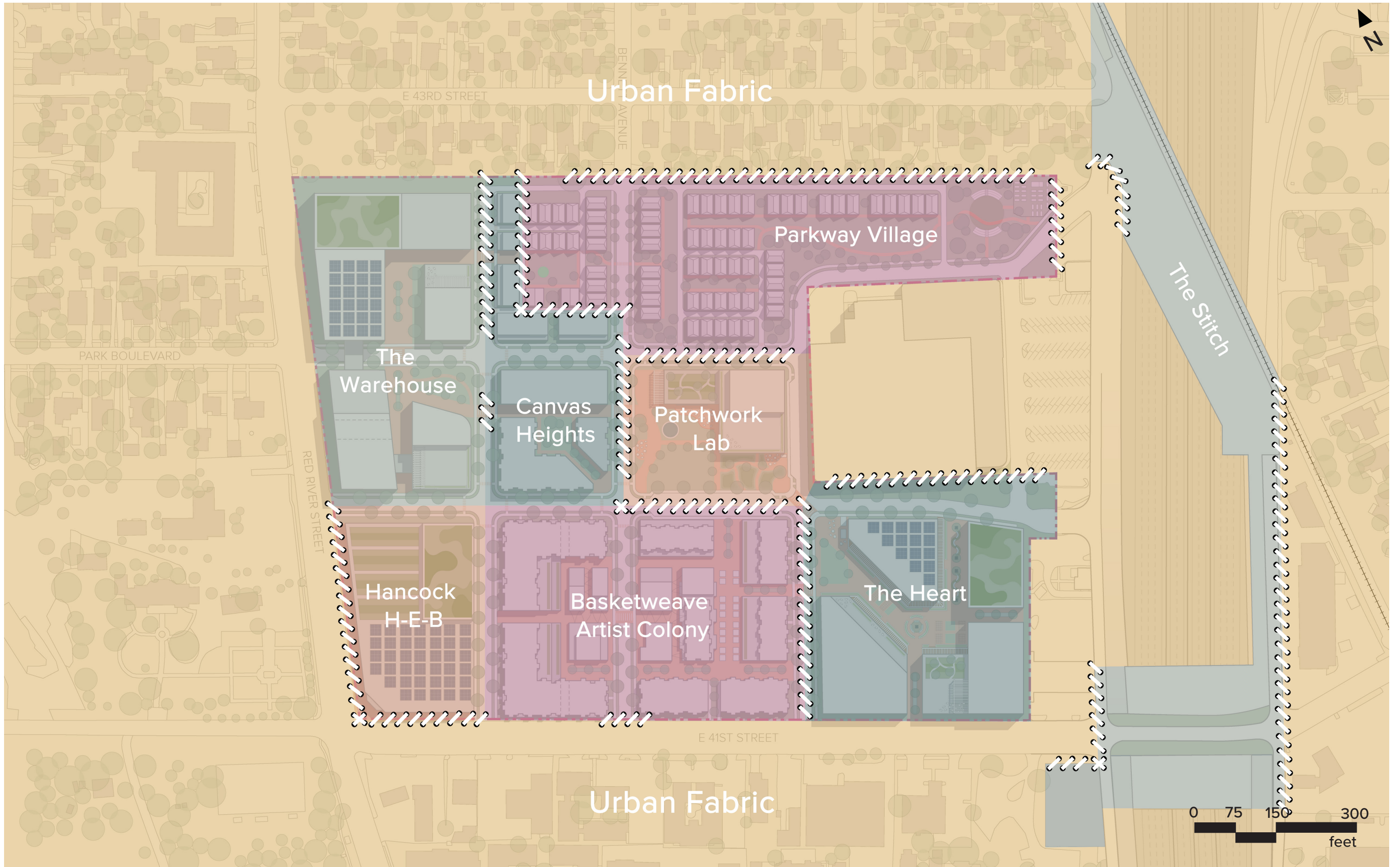


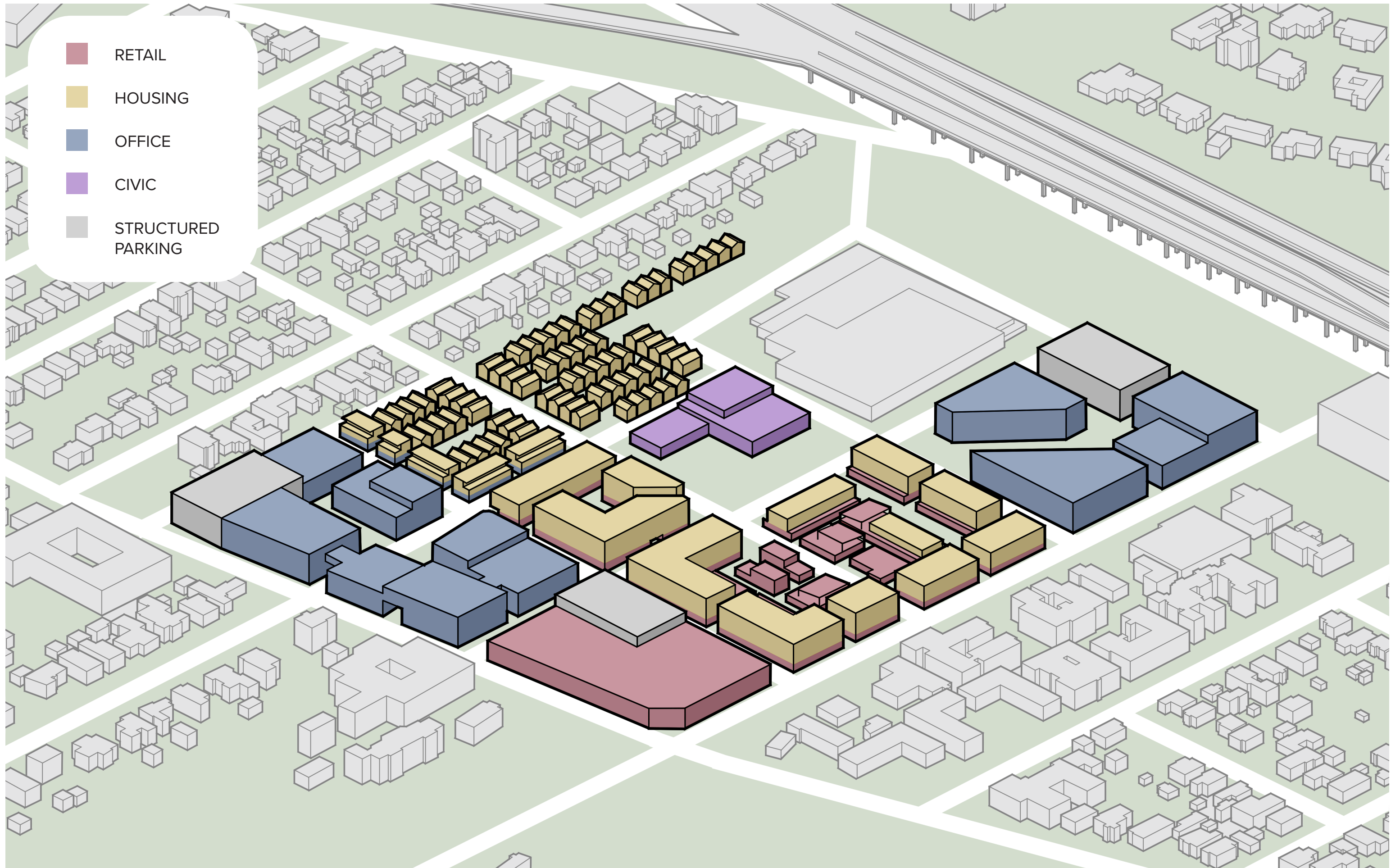
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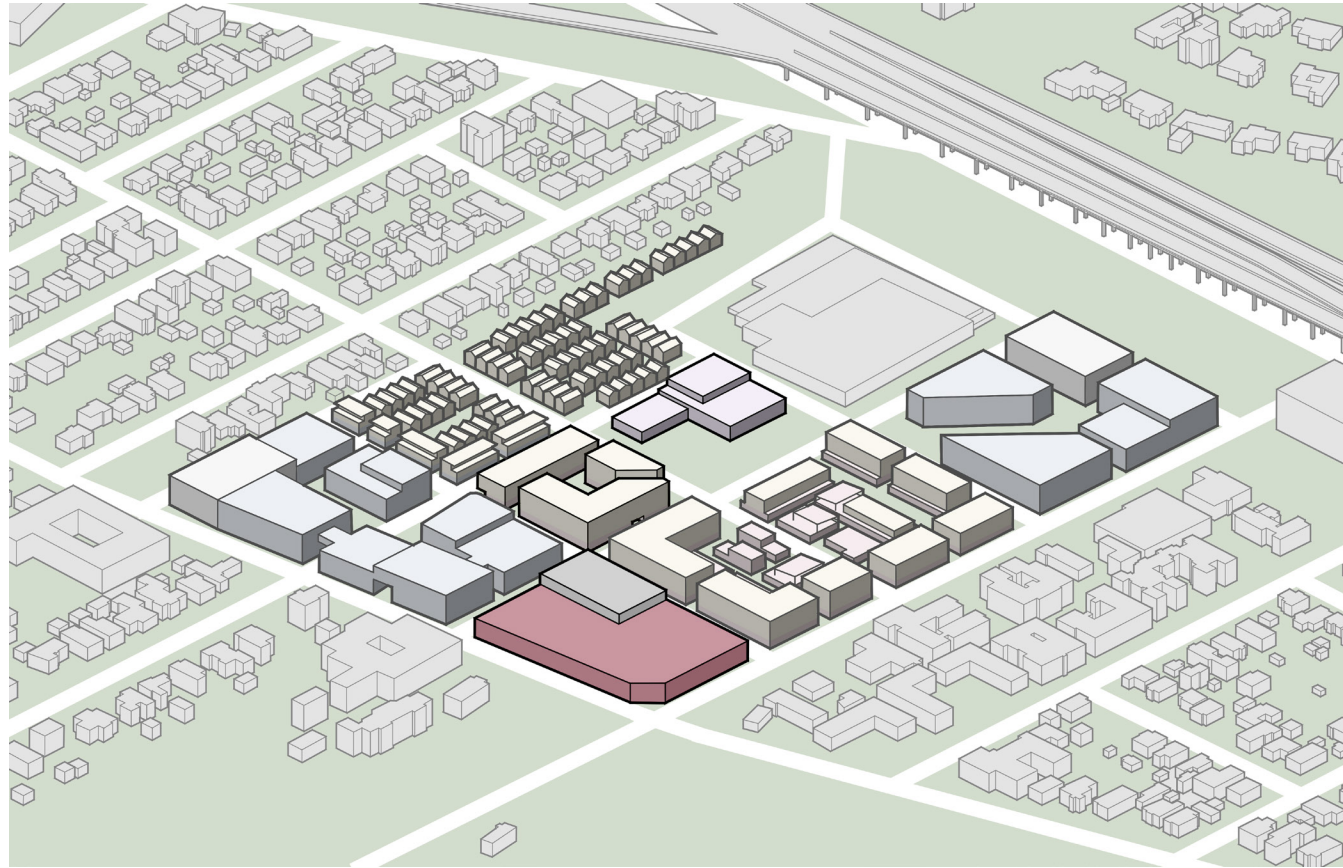






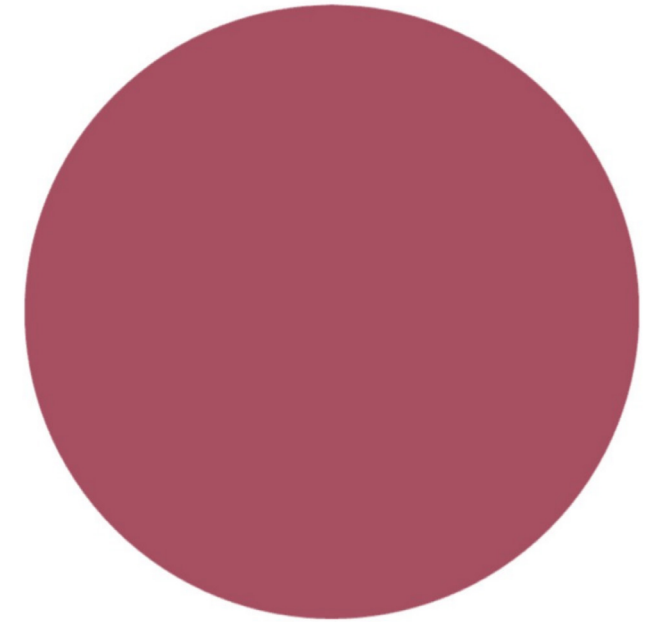






PHASE 1

100% Retail

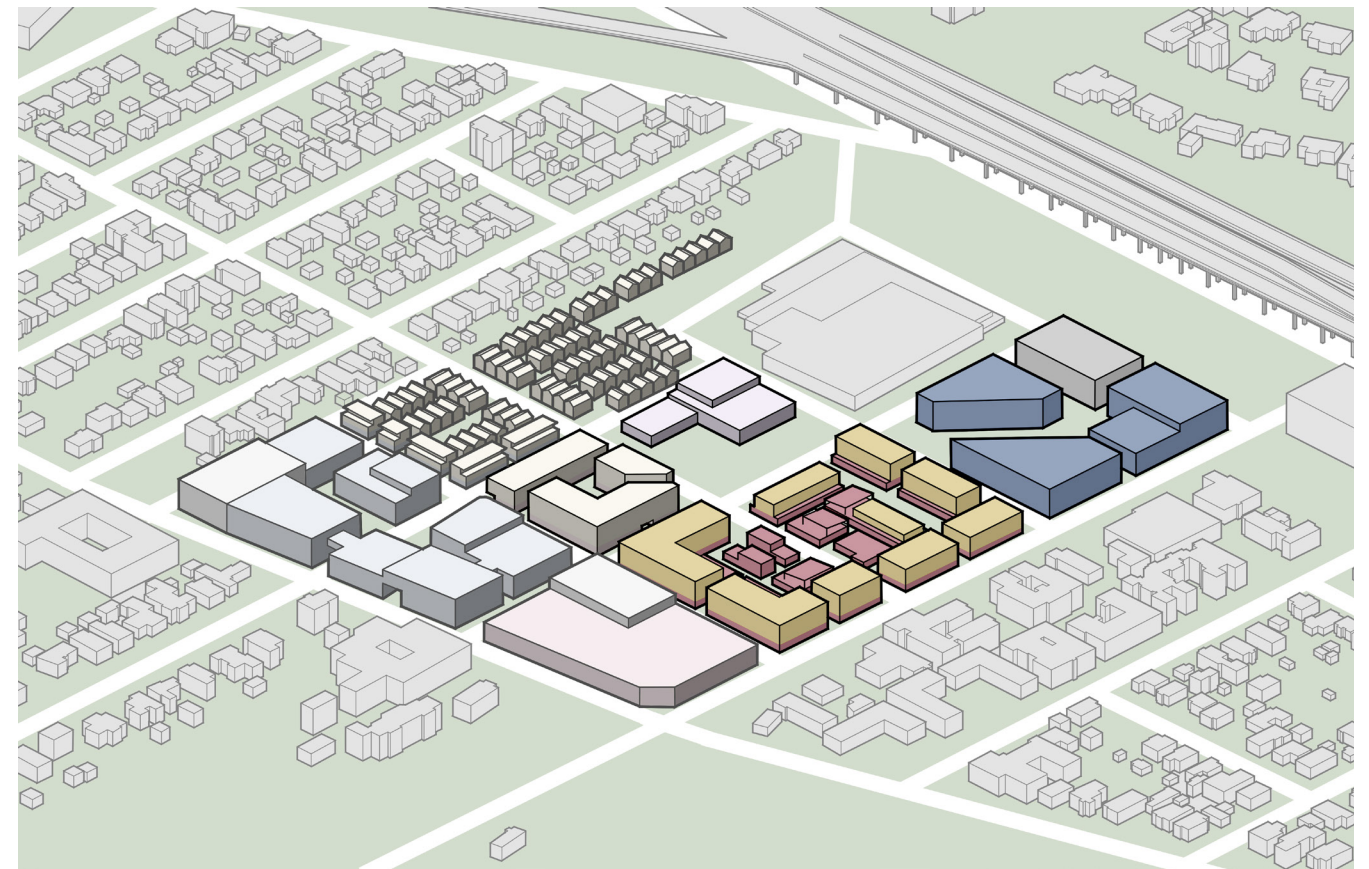
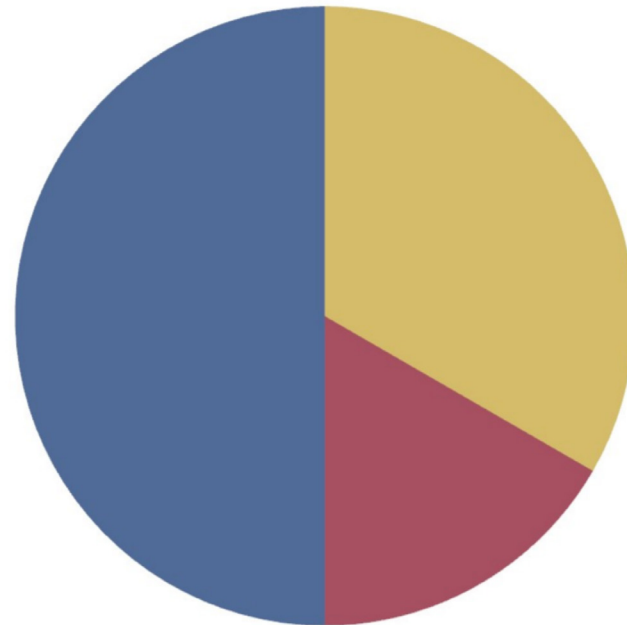


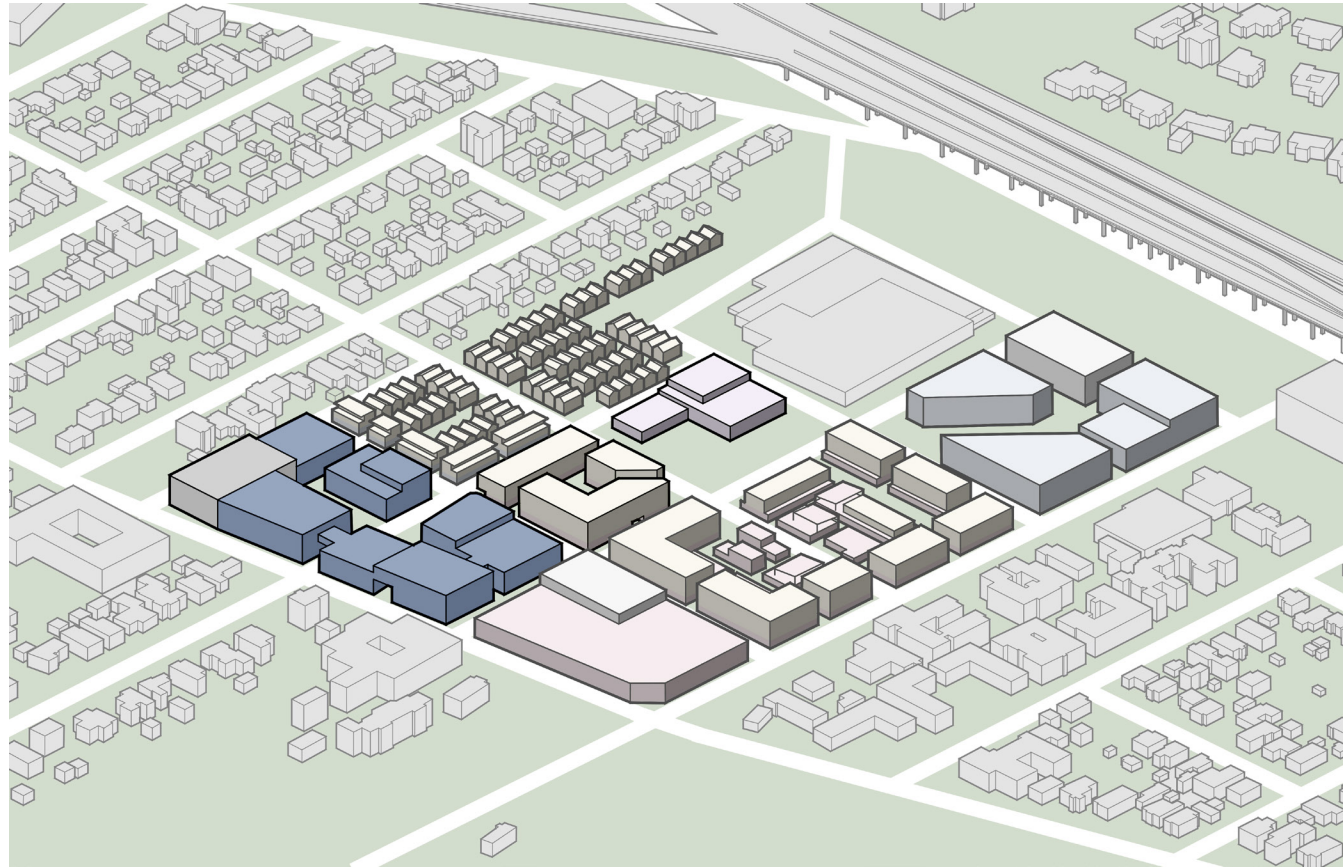
PHASE 2

33% Housing

17.1% Retail

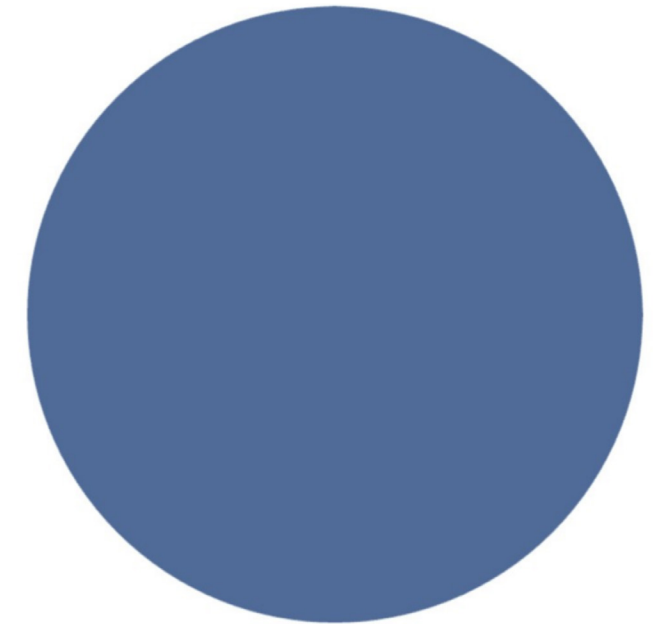
49.9% Office





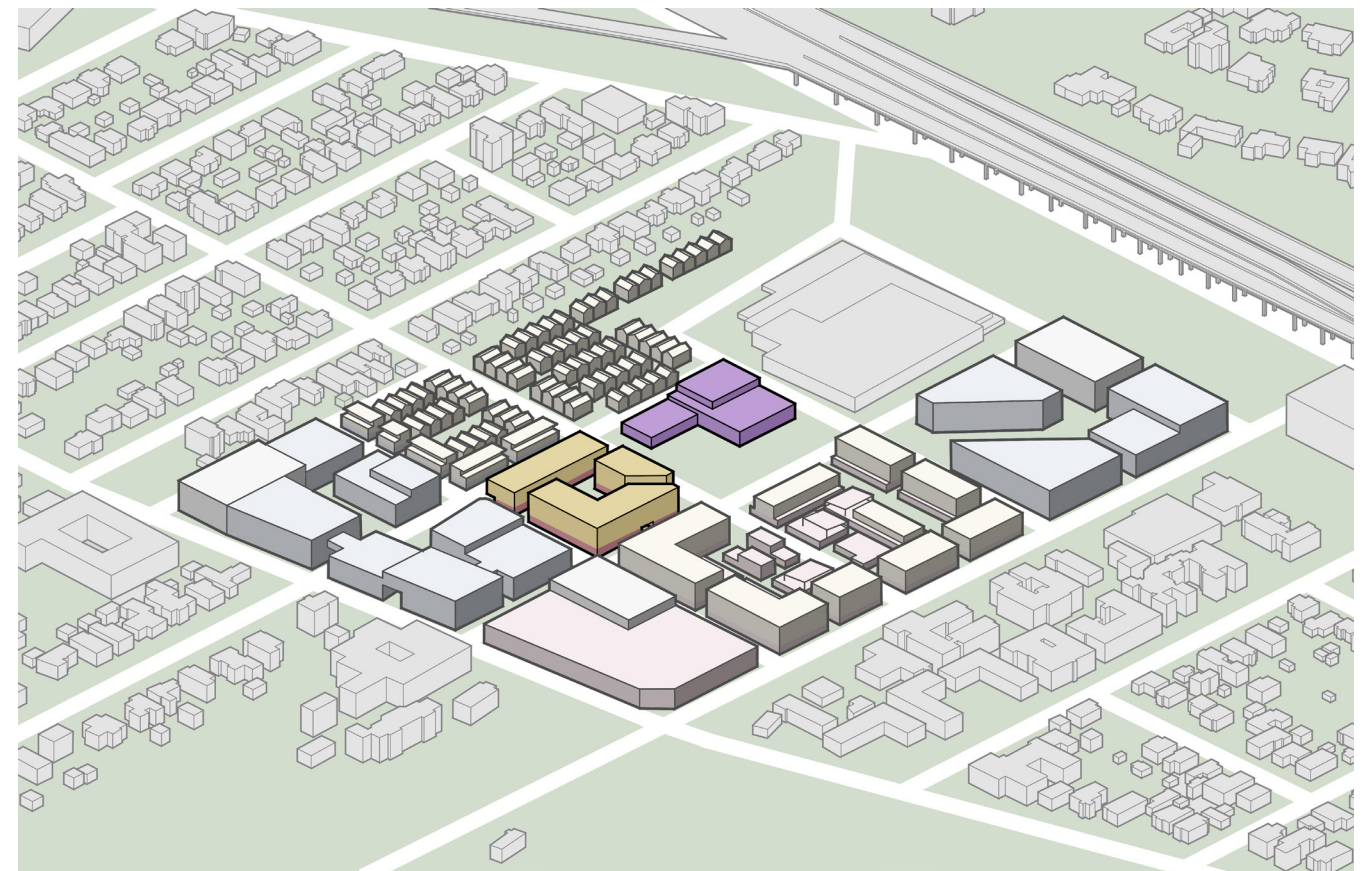
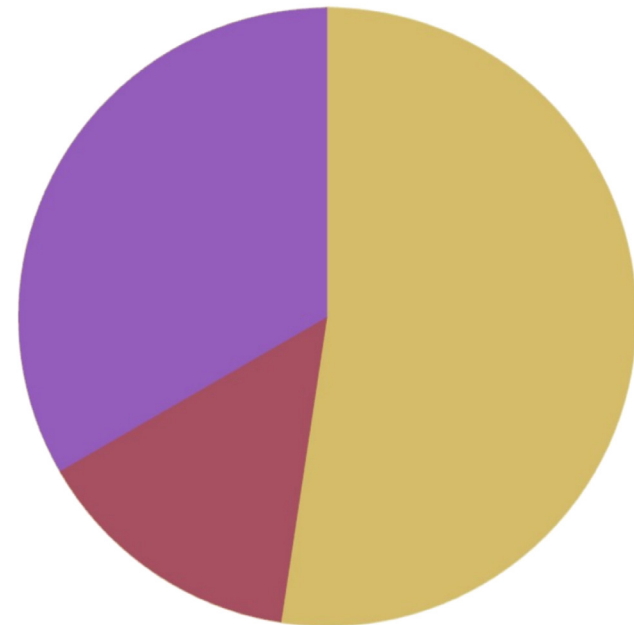
PHASE 3

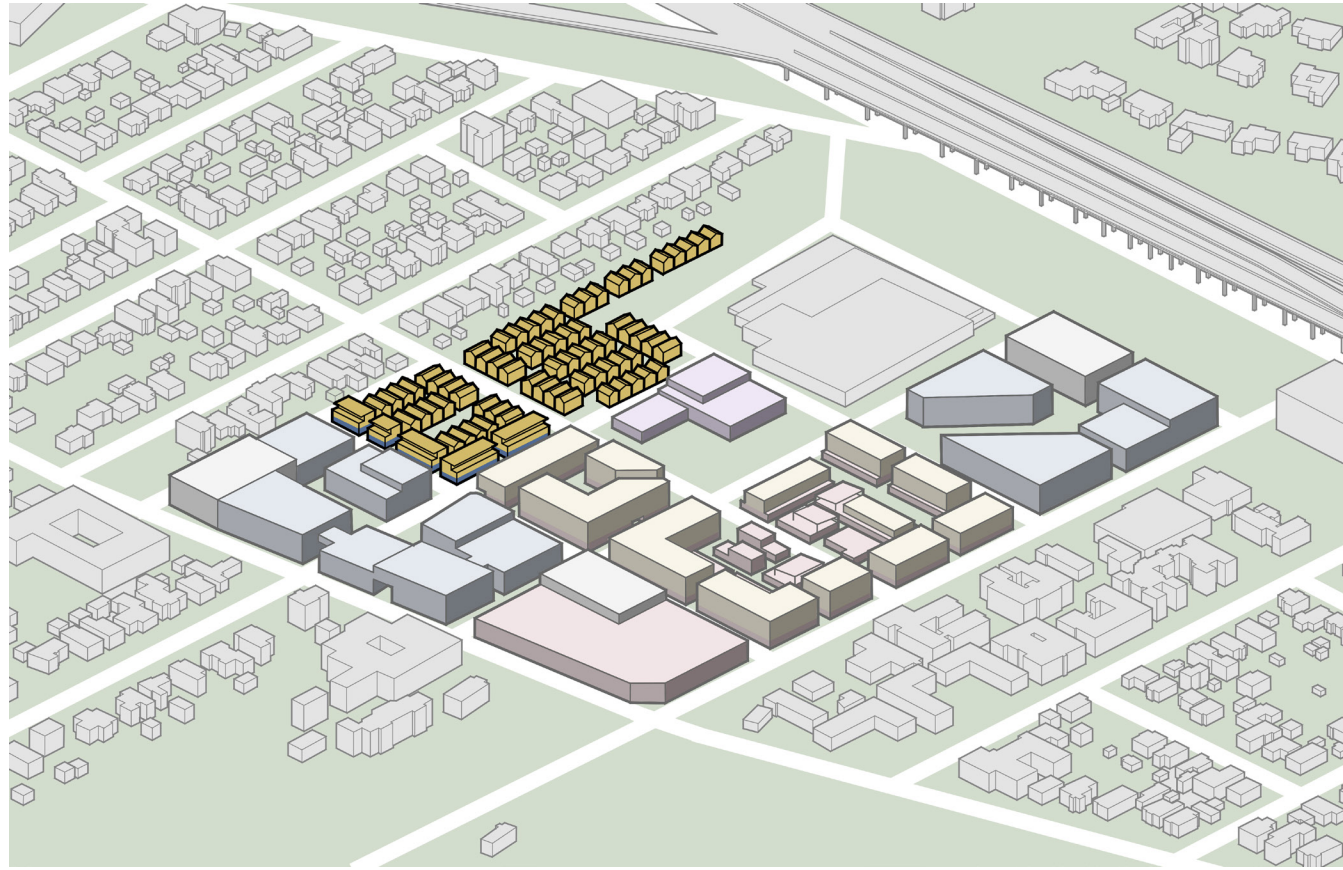
100% Office



PHASE 4

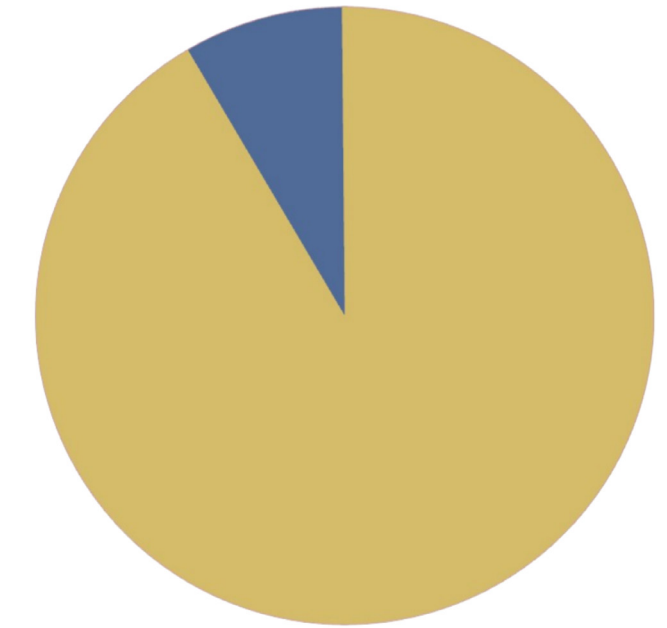
51% Housing
14.7% Retail
44.3% Civic



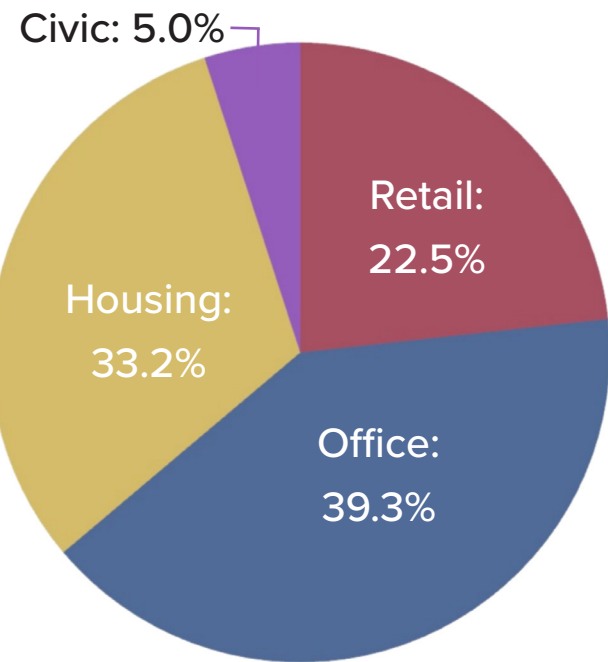


PHASE 5

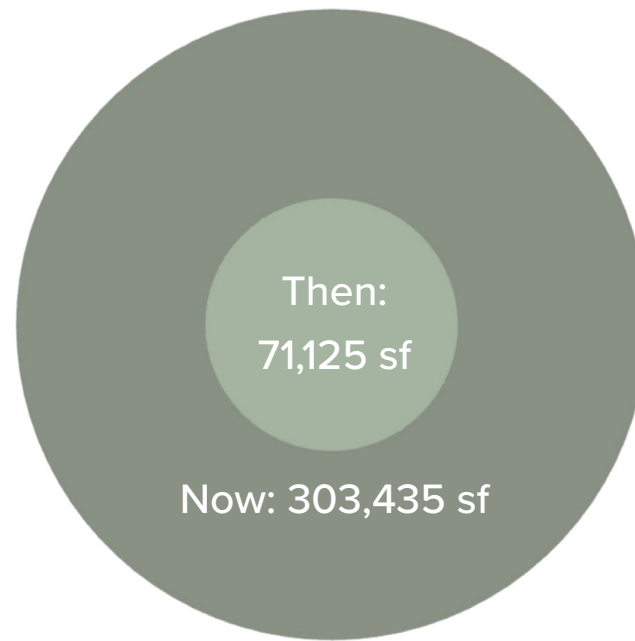
91.5% Housing
8.5% Office



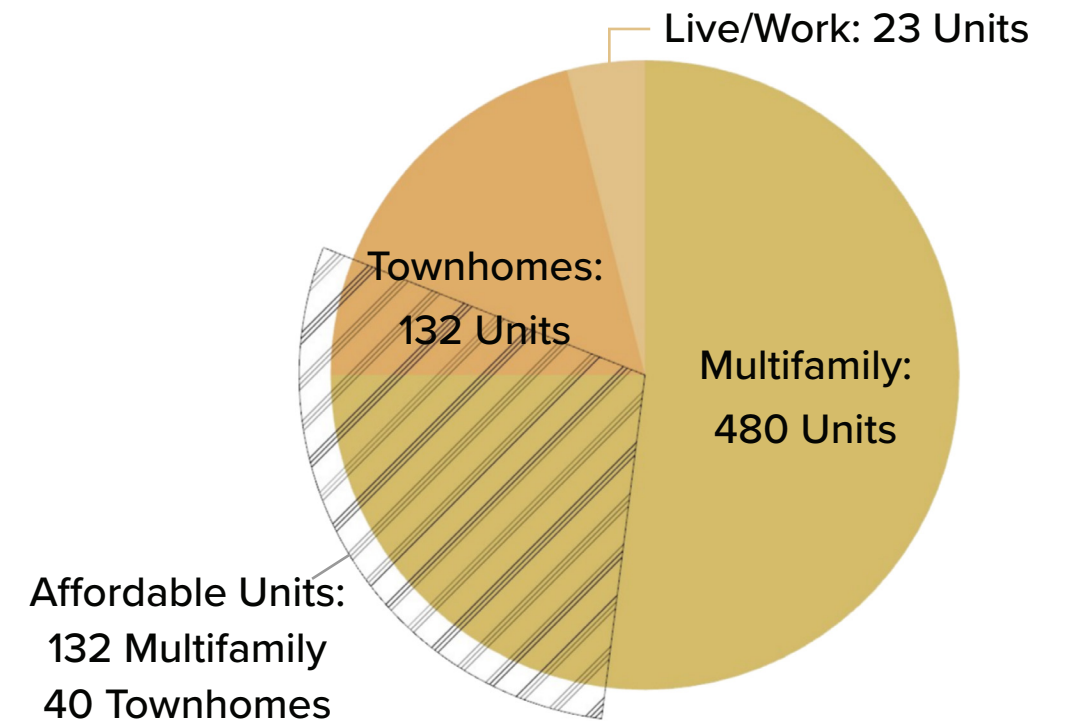
PHASING SUMMARY



TOTAL DEVELOPMENT



GREEN SPACE



HOUSING







