

CASE STUDY – URBAN INFILL

## West Avenue Lofts, Austin - Texas

### The Challenge

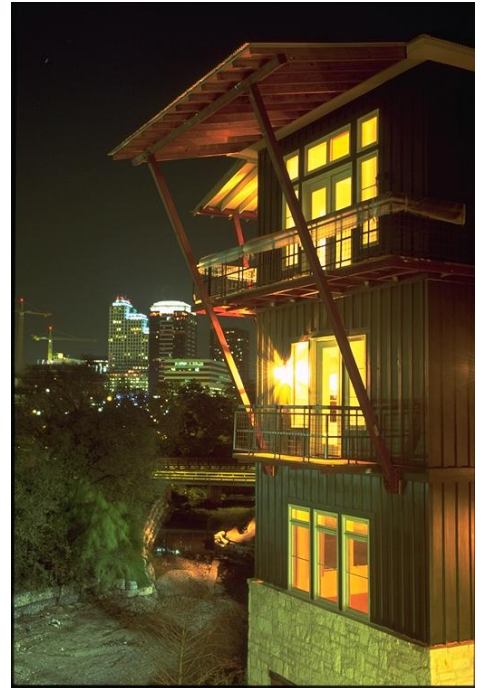
The City of Austin owned a number of sites between the Central Business District and old west Austin. Much of this property was under utilized and created a void. In addition, housing shortages existed.

### Strategy

Craft a public/private partnership with the City of Austin through a ground lease structure and public funding of streets, sidewalks and underground utilities.

### Results

Art Lomenick, current managing director of Trammell Crow Company, in his role as development officer in his predecessor company worked out a long-term ground lease with the City of Austin on an old creosote pole yard. A number of neighborhood meetings were held and consensus reached on the redevelopment plan. Funding for street improvements was provided by the City of Austin.



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