

Real Estate Development – RE 360

Spring 2018, Monday and Wednesday, Sanchez (SZB) 296, 9:30 to 11:00 am

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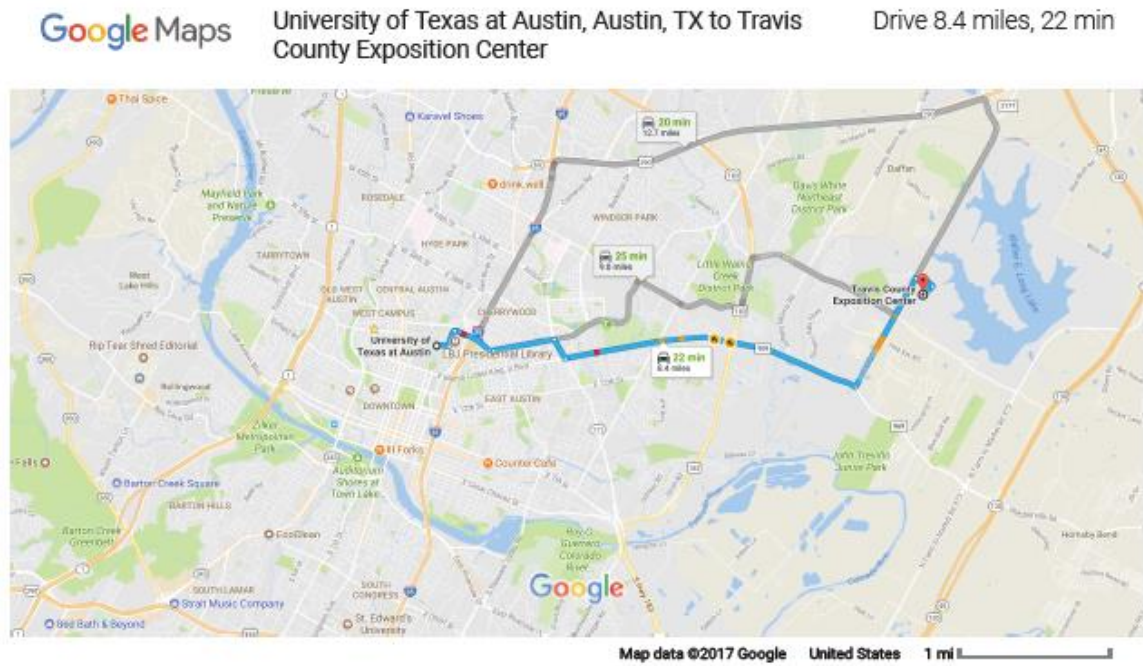
Class website: Canvas

Office hours: By appointment

Textbook: Real Estate Development: Principles and Process, Fifth Edition, by Miles, Mike E., Netherton, Laurence M., and Schmitz, Adrienne.

Course Description

This course is designed to provide undergraduate students from different areas of study with the experience of working on a real estate development case study. This semester we will be working with a site known as the Travis County Expo Center, operated and partially owned by Rodeo Austin. The property is only 9 miles from the University and downtown Austin, and the current owners, which include Travis County, the City of Austin, and Rodeo Austin, would like to explore possibilities for development that could include upgraded entertainment, housing, retail, office, or some mix in a multi-use project. A consultant report regarding possible redevelopment prepared for the property owners in 2016 is included on the canvas site and provides a reasonable introduction to the property and a description of a full-entertainment redevelopment.



Aerial of the site.



A diagram from the consultant report on the class canvas site.

Figure 1



The facilities are listed below.

- **Luedecke Arena** is a 6,400-seat pre-engineered arena built in 1983. It also includes the Skyline Club VIP area. The arena's condition has deteriorated and it cannot accommodate the demands of today's events. Improvements to the facility have been extremely limited over the past 32 years.
- **Show Barn.** The Show Barn is a 210,000-square foot, partially enclosed, un-conditioned pre-engineered building. It is used in a variety of configurations for different events. Portions of the barn are paved with asphalt, while others are provided with horse arena type footing. Because it is unenclosed and unconditioned, it cannot host the many types of consumer and public events that would require an indoor facility of this size, especially during the heat of summer.
- **Banquet Hall.** The Banquet Hall is a 15,000-square foot facility that is mostly column-free. However it is a low quality facility that has extensive deferred maintenance that is visually apparent. It hosts many lower cost events as it cannot compete for higher quality events due to the fact that it does not offer the lighting, sound, aesthetics, catering and other features of a higher quality event venue.

This class meets twice a week, a daily schedule is included below. In each class meeting we will either have a speaker sharing some aspect of the development process such as entitlements and permitting, design, construction engineering, marketing, etc., or the groups will be working and/or reporting on progress either to the class as a whole or to the professor/TA in small group meetings.

For the course to work correctly and provide all students with the full development experience, it is important that all group members work on all aspects of the project. We will balance the teams as much as possible to have interdisciplinary groups and include both design students, finance and other Real Estate Certificate students. We expect the student teams to work together as much as possible on the design aspects of the project including the choice of product type (housing, office, retail, entertainment, mixed-use) and project scale and phasing as well as the economic projects related to demand, pricing and construction costs.

Grading / Deliverables

<u>Assignment</u>	<u>date</u>	<u>%</u>
Class attendance and participation	on-going	15%
Progress report including product type, scale, and layout	Mar-7	20%
Progress report including full financial pro formas	Apr-9	20%
Final report and presentation	TBD	45%

Course Materials

The required textbook for the course is Real Estate Development: Principles and Process, by Miles, Mike E., Netherton, Laurence M., and Schmitz, Adrienne as well as our course Canvas site. When speakers allow us to share their presentation slides we will post those slides to the canvas site as well.

Course Schedule

meeting	DAY	DATE	TOPIC
1	Wed	Jan-17	Introductions, discuss project site, discuss teams – recommended reading, Chapter 1, research the project site
2	Mon	Jan-22	Lecture, the development process overview – recommended reading, Chapter 2
3	Wed	Jan-24	Rob Golding, Rodeo Austin, property manager and our client – recommended reading will be shared via Canvas, site analysis and project site understanding.
4	Mon	Jan-29	Site Visit – Travis County Expo Center, bus meets at Little Field Fountain

5	Wed	Jan-31	Guest Lecture: Todd LaRue, RCLCO, on market research, city growth patterns, the basics of projecting demand
6	Fri	Feb-02	Field trip to Mueller and The Domain, 8:30am to 3:30pm
7	Mon	Feb-05	Lecture, Site Analysis
8	Wed	Feb-07	Guest Lecture: Glenn Lowenstein, Lionstone Investments – developer’s view, demographics and indicators of successful projects.
9	Mon	Feb-12	Free your mind! Interactive creative design session with special guest, Philip Koske, Nudge Design.
10	Wed	Feb-14	Guest Lecture: Bailey Harrington, civil engineer, Big Red Dog, Chi Lee, architect, Gensler, and Brian Ott, landscape architect, Nudge Design, on civil engineering considerations, architecture, and landscape architecture.
11	Mon	Feb-19	Guest Lecture: Jake Wegman, Assistant Professor, School of Architecture
12	Wed	Feb-21	Guest Lecture: Patricia Buckholz, Look, Think, Make on branding and visioning for the project
13	Mon	Feb-26	Lecture/Work session
14	Wed	Feb-28	Guest Lecture: Terry Mitchell, Momark Development
15	Mon	Mar-5	Lecture/Work session
16	Wed	Mar-7	Guest Lecture: Mandy DeMayo, City of Austin, on affordable housing, a topic involved in all urban development; Progress report due.
	Mon	Mar-12	No class – Spring Break
	Wed	Mar-14	No class – Spring Break
17	Mon	Mar-19	Lecture/Work session
18	Wed	Mar-21	Prof. Greg Hallman on real estate finance in the development process
19	Mon	Mar-26	Rebecca Roberts, financial pro-forma modeling work session
20	Wed	Mar-28	Planning and design workshop with special guest Andy Hutton, Landscape Architect/Planner, DWG.
21	Mon	Apr-2	Lecture – Presentation formatting & tips
22	Wed	Apr-4	Discussion/Work session
23	Mon	Apr-9	Progress reports due, with financial pro forma draft
24	Wed	Apr-11	Guest Lecture: Brian Haulotte, JE Dunn Construction
25	Mon	Apr-16	Discussion/Work session
26	Wed	Apr-18	Discussion/Work session
27	Mon	Apr-23	Discussion/Work session
28	Wed	Apr-25	Final presentations – dry run
29	Mon	Apr-30	Final presentations – dry run
30	Wed	May-2	Last Class Day - Mandy @ ULI meeting – prepare for final
			Final presentations will be held during our final time.

*speakers and assignments subject to change as needed.