

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	14117	Agenda Number	10.
Meeting Date:	4/05/2012		Department:	Economic Growth and Redevelopment
Subject				
<p>Approve an ordinance authorizing the City Manager to execute a Master Development Agreement and negotiate and execute community facilities agreements with Trammell Crow's affiliate TC GREEN WATER MASTER DEVELOPER, LLC, for the sale and redevelopment of the property formerly occupied by the Green Water Treatment Plant; adopting building access and area of refuge requirements; approving a managed growth agreement; and waiving certain code sections relating to fees, fiscal surety, and heritage trees. Related to Item # 11.</p>				
Amount and Source of Funding				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	<p>December 13, 2007: Council approved the Seaholm Development District Designation and initiated rezoning. February 14, 2008: Council approved criteria and guidelines for Request for Proposals. February 28, 2008: Council approved evaluation criteria for Request for Proposals. June 18, 2008: Council authorized negotiation and execution of exclusive negotiating agreement with Trammell Crow Austin Development, Inc., Construction Ventures, and USAA. October 14, 2010: Council approved an ordinance to execute a Master Development Agreement with Constructive Ventures, Inc. and Trammell Crow Austin Development, Inc. for the redevelopment of the Energy Control Center (ECC).</p>			
For More Information:	Kevin Johns, Director / EGRSO, 974-7802; Brent Lloyd, Assistant City Attorney / Law Dept, 974-2974			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The City has initiated efforts to redevelop property formerly occupied by the Green Water Treatment Plant. This Council action will allow the City to enter into a Master Development Agreement with TC Green Water Master Developer, LLC., to redevelop the property. Items in the agreement include:

- Phased purchase of property (\$42.4M)
- Nueces and 2nd Street and utility extensions
- Parking facilities included public underground parking and ten plug-in parking stations
- Green Building (2 star) and LEED Certified
- Affordable Housing
- \$250,000 for Shoal Creek Improvement
- Four parking spaces for Austin Car Share
- Bicycle storage within development in addition to Great Streets Bike Racks
- Compliance with existing design guidelines, overlays and Great Streets
- Safety Training
- M/WBE Third-Party Agreements
- 35% retail lease space to local business owners
- Prevailing Wage
- \$375K to Art in Public Places
- \$150K to Music Program
- 5,000 S.F. space for non-profit use and 2,000 S.F. public safety space
- Heritage Tree mitigation