

**Briefing on  
Proposed Cascades  
Municipal Utility District No. 1**

**July 23, 2013**

# **Purpose of Briefing**

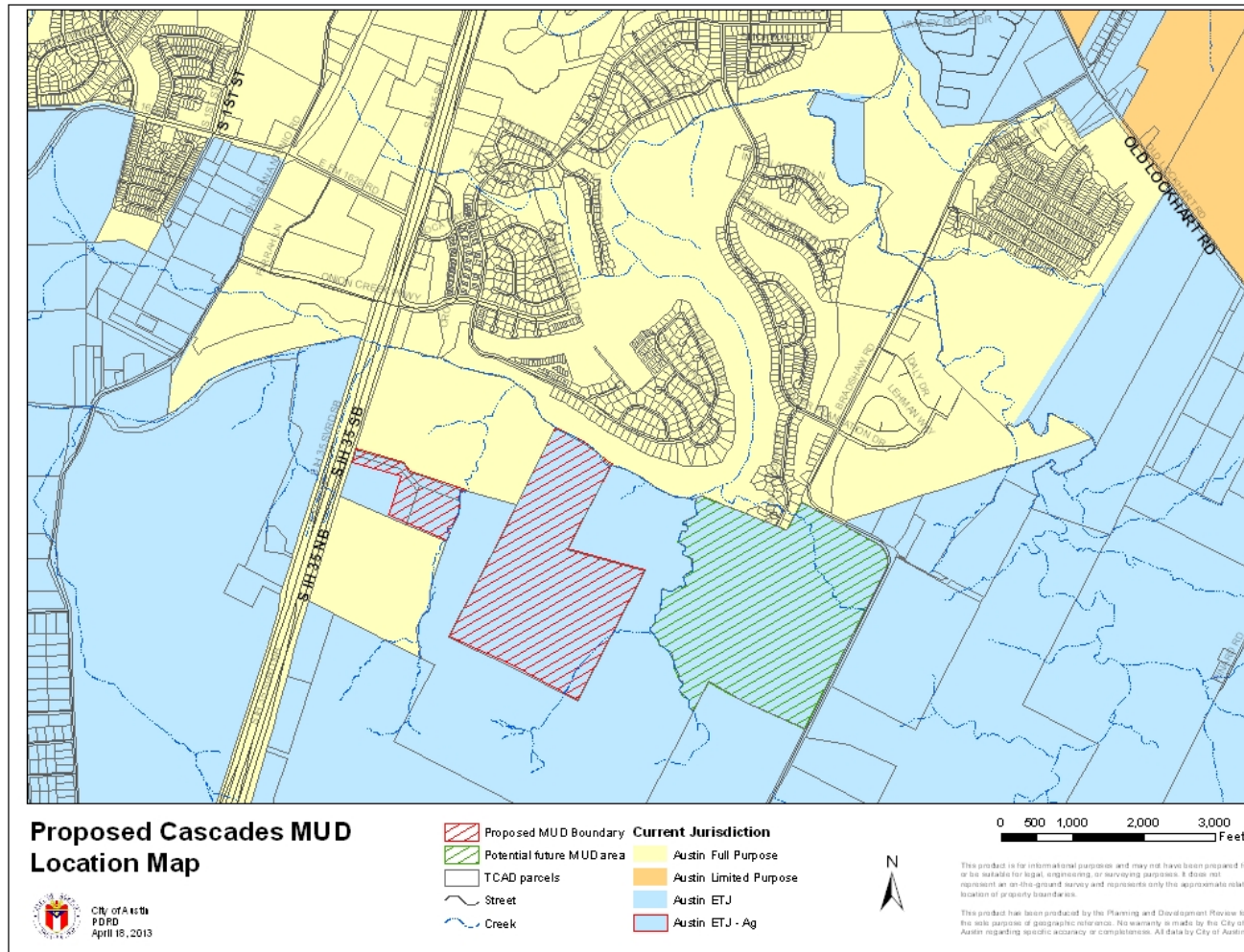
Evaluate merits of authorizing  
the creation of the  
Cascades Municipal Utility District (MUD) No. 1

# **Weighing the Benefits and Costs of a Proposed MUD**

Summary Question for Council:

Does the proposed MUD provide sufficient value to the City to warrant City Council's consent to creation of the MUD?

# Location of Cascades MUD No. 1



# Proposed Development

Total Acreage	135 acres
Single-family Detached and Condo	370 units
Multi-family/mixed use (initially rental)	650 units
Multi-family/mixed use/condo (for sale)	438 units
Commercial	22 acres
Projected Population	2,886 residents
Proposed Total Bonds	\$ 36,900,000
Proposed MUD Tax Rate	\$0.97
Proposed Water	Austin Water Utility Retail
Proposed Wastewater	Austin Water Utility Retail

# Pros and Cons to MUD Creation

## Pros

The applicant is agreeable to incorporating desirable elements that may be considered superior to standard in-City development, including:

- an agreement to forego cost reimbursement for utilities,
- affordable housing,
- tree protection,
- extension of the Onion Creek Trail,
- energy efficient construction,
- provision of a fire station site,
- use of innovative water quality controls, and
- enhanced pedestrian and bicycle facilities.

## Cons

This project meets the Imagine Austin criteria for full purpose annexation at this time. Accordingly, unlike in some areas of the ETJ, creation of a MUD and limited purpose annexation at this location is not necessary to allow the City to extend land use controls.

Disorderly growth and fragmented, inefficient service delivery may occur.

The MUD may be able to expand its boundaries to another specific property in the future, creating further impediments to the city's ability to continue to expand its tax base and increase efficiencies in municipal service delivery.

The City will be prohibited from annexing the area for full purposes for an extended period of time.

# **Applicant's offer contingent on approval of MUD**

## Potential improvements to proposed development:

### Affordable Housing

Provide a cash donation of a portion of bonds

Set aside 10% of rental units for households with an income level of 60% or less of MFI for 40 years

Sell 10% of owner occupied units at a price affordable for a household with an income level of 80% MFI

### Art in Public Places

Provide interpretive signage describing the history of the area and related artwork along the Onion Creek trail system within the MUD

# Applicant's offer contingent on approval of MUD (continued)

Potential improvements to proposed development:

Public Uses

Construct, operate and maintain a community civic reserve center

Environmental  
and Drainage

Provide enhanced tree preservation and mitigation

If not participating in the RSMP, detention ponds will be designed to meet the Volumetric Design Procedure

Energy Efficiency

Ensure all buildings achieve a two star rating under the City's Green Building Program



# **Applicant's offer contingent on approval of MUD (continued)**

Potential improvements to proposed development:

Parkland and Open Space	Invest \$645,000 in facilities and improvements that would be open to the public
Public Safety	Donate a site for a future fire station
School site	If MUD is allowed to expand in the future, a school site will be donated in additional project area

# Applicant's offer contingent on approval of MUD (continued)

## Potential improvements to proposed development:

### Transportation

Construct and dedicate a 12-foot wide concrete trail through land to be dedicated to the City as an extension of the Onion Creek Trail

Construct two pedestrian tunnels under Cascades Parkway

Provide buffered bike lanes with restricted on-street parking and minimum five-foot sidewalks on collector streets

Provide a shower/changing facility in the community center for residents and tenants of commercial buildings

# Applicant's offer contingent on approval of MUD (continued)

Potential improvements to proposed development:

Urban Design

Sidewalk modules and building placement in commercial and mixed-use multi-family areas will be designed in accordance with Commercial Design Standards

Water and Wastewater

Forgo the \$3.4 million cost reimbursement agreement authorized in 2008

Modify the SER to allow for service to additional future development south of the MUD

# Applicant's offer contingent on approval of MUD (continued)

Potential improvements to proposed development:

## Watershed Protection

Utilize innovative water quality controls

Reduce the use of potable water for onsite irrigation

Adopt an integrated pest management plan

Stabilize areas of the creek bank using non-engineered methods and restore riparian areas using native plant species

Prohibit polluting uses through restrictive covenants

# **Weighing the Benefits and Costs of a Proposed MUD**

Does the development supported by the MUD provide sufficient benefits to the City and to property in the MUD, when compared to the costs to the City, including delayed annexation, enough to warrant City Council's consent to creation of the MUD?

# **Board and Commission Reviews**

Parks and Recreation Board	June 25, 2013
Water and Wastewater Commission	July 10, 2013
Planning Commission	July 23, 2013
Environmental Board	August 7, 2013
Urban Transportation Commission	August 13, 2013

# Next Steps

## City Council Schedule

Briefing and set public hearing  
on consent agreement

August 8, 2013

Conduct public hearing and  
take action on consent agreement

August 29, 2013