

RESOLUTION NO.

WHEREAS, the Seaholm Power Plant and its related buildings are iconic structures in Austin, and there are major development plans for the area in the coming years; and

WHEREAS, the Seaholm Power Plant was built in the 1950's and operated as a power plant until 1989; and

WHEREAS, the Seaholm Intake facility was a part of the power plant's operations, and it has multiple structures that are located on the banks of Lady Bird Lake and adjacent to the Roy and Ann Butler Hike and Bike Trail; and

WHEREAS, the Parks and Recreation Department (PARD) assumed responsibility for the Seaholm Intake facility's structures in 2011, and PARD completed a feasibility assessment of the buildings and site in early 2012 that included constraints and provided some financial estimates on minor and major upgrades that would be needed depending on the proposed use; and

WHEREAS, PARD, in partnership with the Austin Parks Foundation, the Trail Foundation, and AIA Austin, recently completed a design competition that included a broad public stakeholder process and demonstrated a large amount of interest in this facility from local and international design firms and from the Austin community; and

WHEREAS, the competition finalists displayed creativity in their submittals and the designs included elements that could be incorporated into a forthcoming Request for Proposals, but the entries did not address many of the financial and infrastructure constraints known for the project nor any details on how a public-private partnership could work; and

WHEREAS, the Urban Land Institute (ULI) has a desire to contribute its members' knowledge and expertise on important civic projects, and ULI has indicated its willingness to form a Technical Assistance Panel consisting of national and local experts with extensive knowledge of developing public-private partnerships for comparable projects in other cities to ensure a clear vision and goals for a Request for Proposals; and

WHEREAS, the Technical Assistance Panel could provide insight into potential funding mechanisms and the economic impacts for different types of projects while fully acknowledging the constraints, opportunities, and iconic nature of the site; and

WHEREAS, members of the Technical Assistance Panel would be precluded from bidding on the Request for Proposals as to avoid any real or perceived conflicts; and

WHEREAS, the recommendations from the group should be finalized by the end of December 2013 so that the release of the Request for Proposals can move forward in January 2014 as planned; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to work with the Urban Land Institute so that a Technical Assistance Panel can provide expert recommendations on developing a Request for Proposals for the redevelopment of the Seaholm Intake facility that effectively conveys the vision and goals of the city, recognizes the iconic and public nature of the facility, and clearly incorporates pertinent considerations related to the constraints and opportunities of the site.

BE IT FURTHER RESOLVED:

The City Manager shall consider inclusion of the ULI recommendations prior to releasing a final Request for Proposals for redevelopment of the Seaholm Intake facility.

ADOPTED: _____, 2013 **ATTEST:** _____

Jannette Goodall
City Clerk