



## **Radisson Restaurant Deck Contract Background and Key Contract Terms**

### **Background:**

In 1993, the City and the Radisson entered into an agreement for the construction of a deck on parkland.

- The deck was 1,125 square feet
- Open to the public
- No commercial activity on the deck.
- The deck was in place from 1993-2013, and removed in September, 2013.
- The Radisson has maintained and improved the parkland adjacent to the deck for the last 20 years.

### **Legislative History**

- 2003 State Law authorizes the City to sell, lease or convey up to one acre (in aggregate) of land to property owners that are adjacent to the land.

### **Proposes Contract Key Terms:**

- **Term and Site**
  - Term – 20 years, with two 5-year extensions
  - Lease area – upper deck area – 2,000 sq. ft.
  - Public space – lower deck area – 1,060 sq. ft.
- **Design and Construction**
  - Radisson to fund, design, and construct upper and lower deck with City review and approval
  - Improvements to include ADA access to lower deck from Congress Ave.
- **Management, Operation and Maintenance**
  - Radisson to operate and maintain restaurant on upper deck
  - Radisson to maintain public open space on lower deck
  - Radisson to maintain parkland adjacent to the deck
- **Operating Hours and Rules**
  - Leased space hours to coincide with the hours of operation of the hotel restaurant
  - Public space to follow Park Rules and hours of operation
- **Revenue tracking and Rent**
  - Radisson to track all sales generated on the leased space
  - Rent – Still to be negotiated

### **Previous Committee, Board and Council Actions:**

- Oct, 2013 – Feb, 2014 – The Parks and Recreation Board recommended and City Council authorized negotiation of a contract with the Radisson
- Next Steps
  - 10/13/14 - Contract and Concessions Committee of Parks and Recreation Board. Briefing on contract and key terms
  - Parks and Recreation Board and City Council for authorization to execute.



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# Radisson Hotel Agreement: Background and Key Terms

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Brian Block, Development Administrator  
City of Austin- Parks & Recreation Department  
Presentation to Contracts and Concession Committee  
of Parks and Recreation Board  
October 13, 2014



# Background



- In 1993, The City and the Radisson Hotel entered into an Agreement for the construction of a deck on parkland
  - 1,125 sq. ft. deck
  - Open to the public
  - No commercial activity on deck
  - Deck was removed in Sept. 2013
  
- Maintenance & Improvement:
  - The Radisson Hotel has maintained the parkland adjacent to the deck for the last 20 years.
    - Grounds maintenance
    - Park improvements
  
- Legislative History
  - 2003 State Law authorizes the City to sell, lease or convey up to one acre (in aggregate) of land to property owners that are adjacent to the land.

# Deck Contract – Overview and Key Terms



## ■ **Term and Site:**

- Term – 20 years, with two 5-year extensions
- Lease area - upper deck area – 2,000 sq. ft.
- Public space - lower deck area – 1,060 sq. ft.

## ■ **Design and Construction**

- Radisson to fund, design, and construct upper and lower deck with City review and approval
- Improvements to include ADA access to lower deck from Congress Ave.

## ■ **Management, Operation and Maintenance**

- Radisson to operate and maintain restaurant on upper deck
- Radisson to maintain public open space on lower deck
- Radisson to maintain parkland adjacent to the deck

## ■ **Operating Hours and Rules**

- Leased space hours to coincide with the hours of operation of the hotel restaurant
- Public space to follow Park Rules and hours of operation

## ■ **Revenue Tracking, Sharing and Rent**

- Radisson to track all sales generated on the leased space
- Rent and Revenue Sharing still to be negotiated

# Proposed Deck

Proposed Deck (3,460 sq. ft.):

Upper Deck (commercial) - Restaurant (2,400 sq. ft.) (~ 400 sq. ft. on Radisson property)

Lower Deck (non commercial) – Public Space (1,060 sq. ft.)



# Board and Council Actions



## ■ Previous Committee, Board and Council Actions:

- **9/24/13.** Parks and Recreation Board. Briefing on proposal to the Parks and Recreation Board
- **10/14/13.** Land and Facilities Committee of Parks Board. Recommendation to the Parks Board to support negotiation of agreement with the Radisson Hotel.
- **10/22/13.** Parks and Recreation Board. Unanimous recommendation with a 5 to 0 vote for City Council to authorize negotiation of a contract with the Radisson Hotel for the development and operation of a restaurant deck and public terrace.
- **2/27/14.** City Council. Authorized negotiation of an agreement with the Radisson Hotel for the construction and operation of restaurant deck and public terrace.

## ■ Next Steps

- **10/13/14.** Contract and Concessions Committee of Parks and Recreation Board. Briefing on contract and key terms
- Parks and Recreation Board for recommendation to City Council
- City Council for authorization to execute an agreement

