



**City Council Questions and Answers for
Thursday, March 23, 2017**

These questions and answers are related to the
Austin City Council meeting that will convene at 10:00 AM on
Thursday, March 23, 2017 at Austin City Hall
301 W. Second Street, Austin, TX



Mayor Steve Adler
Mayor Pro Tem Kathie Tovo, District 9
Council Member Ora Houston, District 1
Council Member Delia Garza, District 2
Council Member Sabino "Pio" Renteria, District 3
Council Member Gregorio Casar, District 4
Council Member Ann Kitchen, District 5
Council Member Jimmy Flannigan, District 6
Council Member Leslie Pool, District 7
Council Member Ellen Troxclair, District 8
Council Member Alison Alter, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Agenda Items # 15, 16, 17 and 45: Interlocal agreements and contracts related to the DNA lab and forensic analysis.

QUESTION: Please provide data (spreadsheet) of the number of backlog cases, broken out by current cases and DANY grant cases, including a monthly breakdown of how long the backlog will take to be addressed based on the proposed contracts and a reasonable risk assessment. COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: The attached spreadsheet allows for the projection of the status and timeline for clearing the APD DNA backlog. In discussions with Council Member Flannigan, there was an interest in being able to consider risk factors (labs not performing as expected) in the projections. This spreadsheet has a performance level built in and allows users to see new projections based on different levels of performance. If 100 is entered into the cell next to "Performance Level", the projections will show all labs performing as expected, if 75 is entered, it will show all labs performing at 75% of expectations, etc. While there are many variables that can impact overall timelines, this spreadsheet will allow for consideration of lab performance compared to expectations.

Agenda Item # 17: Authorize negotiation and execution of an interlocal agreement with the Texas Department of Public Safety for DNA analysis services in an amount not to exceed \$3,999,144.

QUESTION: Will staff provide a monthly update to City Council and appropriate stakeholders (such as the Public Safety Commission, the Women's Commission, and SAART) on the number of City cases in backlog (by type), and the number of incoming City cases? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: Yes, APD will provide monthly written updates on the status of the DNA backlog and current DNA caseload to the City Council, Public Safety Commission, and other stakeholders as appropriate.

Agenda Item # 39: Authorize negotiation and execution of a 12-month contract with DUDE SOLUTIONS, INC., to provide technical support and services for a web-based work order application, in an estimated amount of \$197,414, with four 12-month extension options in an estimated amount of \$65,842 for the first extension option, \$69,134 for the second extension option, \$72,591 for the third extension option, and \$76,220 for the fourth extension option, for a total contract amount not to exceed \$481,201.

QUESTION: Please provide the document that was sent to Dude Solutions that outlines the requirements for this contract. COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: See attachment.

Agenda Item # 40: Authorize negotiation and execution of three contracts with CAR2GO NA, LLC, REACHNOW, LLC, and ZIPCAR, for the City's Car-Share program, with an initial 36-month term for an estimated revenue amount of \$855,612, with two 12-month extension options in an estimated revenue amount of \$285,000 per extension option, for a total estimated revenue amount of \$1,425,612.

QUESTION: The car-share program contract is for 3 years. Why/how can we make this align better with our electrification/hybrid- zero emission efforts? This proposal does not seem to embrace that direction. It offers low-emission car-to-go, ReachNow including some electric and zipcar some hybrid. Can we reduce length of this contract to one year? So next year's proposal could be more to the mission? COUNCIL MEMBER KITCHEN'S OFFICE

ANSWER: The Offerors responding to this solicitation did so based on the assumption that the contract's initial term was for 36 months. If Council directs staff to only award an initial 12-month term, staff will have to re-engage with the Offerors to see if they are agreeable to the shorter initial term and if they are willing to keep the rest of their proposal as-is.

Purchasing and the Transportation Department have confirmed that the three recommended contractors are willing to work with the City on achieving the electric vehicle goals defined by Council and have asked for the City's commitment for support. The City has committed to assisting with electric vehicle infrastructure to assure the electric vehicle portion of the car-sharing program is a success.

Agenda Item # 47: Approve an ordinance amending City Code Chapters 2-9A, 2-9B, 2-9C, and 2-9D regarding the Minority-Owned and Women-Owned Business Enterprise Procurement Program.

QUESTION: Why are the Construction Participation Goals, Professional Services Participation Goals, and Nonprofessional Services Participation Goals which are listed in the Draft Ordinance different from the goals listed for each

of the three Procurement Categories on page 256, Table 6.5 of the NERA Economic Consulting Business Disparities in the Austin, Texas Market Area study? COUNCIL MEMBER HOUSTON'S OFFICE

ANSWER: This question relates to the draft ordinance that was in backup for the March 2, 2017 Council meeting. The item was postponed to the March 23, 2017 Council meeting. In the interim, SMBR changed the draft ordinance, so that it no longer alters the annual program goals from the existing ordinance, as discussed in more detail in the March 17, 2017 Clarification Memo to Mayor and Council that is in backup.

Agenda Item # 52: Approve a resolution directing the City Manager to evaluate and explore the options available for repurposing the properties at 1215 Red River Street and 606 East 12th Street, which were previously occupied by HealthSouth.

QUESTION: Please provide some examples of currently available properties, prices, and square footage in the Central Business District. MAYOR PROTEM TOVO'S OFFICE

ANSWER: See attachment.

Agenda Item # 55: Approve a resolution establishing a council working group to examine and provide recommendations on Austin Resource Recovery and Austin Water organics and recycling policies and contracts.

QUESTION: 1) What are best practices from other municipalities in regard to broadness of scope of their anti-lobbying ordinances? 2) Could you provide a timetable on time sensitive implications to consider for current city waste contracts? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: See attachment

Agenda Item # 80: C14-2016-0106 – 4411 SOCO – District 3 – Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 4411 South Congress Avenue and 4510 Lucksinger Lane (Williamson Creek Watershed) from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. First Reading approved on January 26, 2017. Vote: 10-0, Council Member Casar was off the dais. Owner: Olivia and Harry Wilke. Applicant: LEMCO Holdings, LLC (David Cox). Agent: Alice Glasco Consulting (Alice Glasco). City Staff: Wendy Rhoades, 512-974-7719.

QUESTION: The department comments include recommendations from the law department to not include the affordable housing requirements in the ordinance. How are the affordable housing requirements typically codified and enforced for VMU zoning cases which include affordable housing? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: By Code, the addition of a -V, Vertical Mixed Use Building combining district means that the property shall be subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings) as follows:

1. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (Dimensional and Parking Requirements);
2. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (Dimensional and Parking Requirements); and
3. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

If Council approves the addition of a -V, then a property owner can opt to implement a vertical mixed use building at the time of site plan. If the Owner proceeds with a site plan that includes one or more vertical mixed use buildings, then they must obtain correspondence from the Neighborhood Housing and Community Development Department indicating that the project's proposed affordable housing component meets the Code requirements. The number of affordable housing units is shown on the site plan and "floating" units are allowed.

If Council wishes to incorporate voluntary affordability beyond that provided in code, a private restrictive covenant, to which the City is not a party, would be the appropriate mechanism. That private voluntary affordability would not be included in the ordinance.

Agenda Item # 83: C14-2014-0120 - Austin Oaks PUD - District 10 - Conduct a public hearing and approve second reading of an ordinance amending Title 25 by rezoning property locally known as 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive (Shoal Creek Watershed) from community commercial (GR) district zoning, neighborhood commercial (LR) district zoning, limited office (LO) district zoning and family residence (SF-3) district zoning to planned unit development (PUD) district zoning. The ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. First Reading approved with conditions on December 15, 2016. Vote: 6-3, Council Members Casar, Gallo and Zimmerman voted nay; Council Members Garza and Troxclair were off the dais. Applicant: Graves Dougherty Hearon & Moody (Michael Whellan). Owner: Twelve Lakes LLC, Jon Ruff. City Staff: Andrew Moore, 512-974-7604. A valid petition has been filed in opposition to this rezoning request.

QUESTION: Land Use:

How much retail square footage and what type of retail use will be allowed on each site based on what passed on first reading? Does the retail square footage on the Land Use Plan match the assumptions in the TIA? When will the total retail square footage be clarified on the PUD land use plan?

How does the overall FAR of the Austin Oaks PUD compare to the FAR of the Grove?

Could parking be built underground on this site?

How does the code define a "story", or "floor"?

How much additional height does the code allow for mechanical equipment on the roofs of the buildings or garages?

How will the City track and monitor the impervious cover across the parcels as the project is built out?

Under the current entitlements what baseline has staff determined for the project? How does the existing Public Restrictive Covenant affect that baseline? What are city staff estimates of how many square feet of development could be built on this property with the existing entitlements, site constraints and existing restrictive covenant? What are city staff estimates of how much impervious cover would be allowed on this site based on the existing entitlements, site constraints, and public restrictive covenant?

Transportation:

Why does the TIA not include intersections east of MoPac or the intersection at Steck and MoPac? What determines the scope of a TIA? For a PUD, who is involved in making the determination of the scope of a TIA?

What will be the percentage increase of failed intersections by 2024 based on the TIA?

Backup:

Constituents have raised concerns that items have been removed from the previous backup. How does staff determine what to include from constituents in the backup?

Housing:

What will the rental rates be for the market units at this property?

What are the rental rates for a 1 bedroom unit on this property that are income restricted at 60% MFI?

What will the bedroom count for the affordable units be, what will the square footage of the various units be?

How is the rental rate for income-restricted affordable housing units calculated for this site?

Can the rental rates for income-restricted units rise over time, if so, how are

those rates determined?

What mechanisms do we use to monitor and guarantee the affordability requirements?

Will a copy of the restrictive covenant or other enforcement documents that will be used to guarantee the affordability requirements be available by third reading? Please share those documents when they are written.

Under the NHCD standard formula for affordable housing programs, how much would the city pay to buy down a market rate unit one-bedroom 775 square foot unit in a Class A development in this zip code to be affordable to a household at 60% MFI?

When the city buys down market rate units, do we buy down based on a 100% occupancy rate of the affordable units?

Do we have any mechanism to guarantee that the income-restricted units will be occupied and rented? What occupancy rate for income restricted units do we require in this zoning case?

What happens if the city buys down a unit and the unit remains unleased for a period of time?

How many affordable units did NHCD staff expect would be created from this development based the version of the PUD that passed on first reading in December of 2016?

If this zoning case passes, can the parcels designated for residential development be sold to another developer who finances the development of the property by applying for further public subsidy in the form of tax-credits, fee waivers, or General Obligation bond money? If the residential parcels are sold, how much in public subsidy could a developer apply for to develop those parcels?

Would NHCD staff please review the spreadsheet posted on the message board <http://assets.austintexas.gov/austincouncilforum/44-20170228162141.pdf> and confirm that the cost per affordable housing unit is the same cost as what NHCD would pay based on their standard formula when calculating the buy-down costs in other affordable housing programs for a Class A residential development in this zip code?

For the Greystone at SBFR MoPac, we do not see a "Merging Analysis" on SBFR in the TIA nor TIA Appendix based on the Highway Capacity Manual. Was one done? Should one be done? If not, why?

For the Greystone at SBFR MoPac, we do not see a "Weaving Maneuver Analysis" on SBFR in the TIA nor TIA Appendix based on the Highway Capacity Manual. Was one done? Should one be done? If not, why?

Would Real Estate staff please review the spreadsheet posted on the message board <http://assets.austintexas.gov/austincouncilforum/44-20170228162141.pdf> and confirm the income that an additional floor containing 25,000 square feet of office space would generate at the Austin Oaks site would generate? What would profits on an additional 25,000 square feet of office entitlement be after subtracting construction costs? Would Real Estate staff please calculate the property value diminution for a 775 square foot affordable housing unit that is income restricted to an individual at 60% MFI at the Austin Oaks PUD?

COUNCIL MEMBER ALTER'S OFFICE

ANSWER: See attachment.

QUESTION: Staff recommended transportation improvements in their TIA memorandum that do not equal the total probable cost of all improvements listed in the TIA. If staff were to require additional improvements listed in the TIA to be funded by the applicant, which would they be? COUNCIL MEMBER ALTER'S OFFICE

ANSWER: See attachment.

QUESTION: Please provide any City of Austin ordinances that require the City of Austin to utilize the "pro-rata" method when calculating required transportation improvement costs in land use cases such as the Austin Oaks PUD. Please provide any City of Austin ordinances that prohibit the Austin City Council from utilizing the rough proportionality method when calculating the required transportation improvement costs in land use cases such as the Austin Oaks PUD. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: State Law and City Code do not dictate a particular methodology for determining a developer's proportionate share of infrastructure costs required for traffic mitigation. Both the "pro-rata" model and the newer, interim Transportation Mitigation model, are different approaches to ensure that a developer is not required to fund or construct improvements beyond what can fairly be attributed to anticipated impacts of the development. The "pro-rata" model has been used administratively in implementing the Land Development Code for decades and is a well-established part of the development process. The newer "interim Transportation Mitigation" model differs significantly from the "pro-rata" model and provides a basis for capturing a wider range of impacts by focusing more directly on the level of demand generated by a development to the transportation system. Given these differences in approach, there are cases where obtaining contributions up to the maximum "rough proportionality" threshold may prove to be infeasible based on the scale, intensity, or location of a development as well as the potential for constructing improvements that would meaningfully mitigate traffic impacts. The ordinance proposed by DSD and ATD would provide a better foundation for implementing the new interim Transportation Mitigation model and set the stage for adopting procedures necessary to ensure that it can be applied in a fair

and predictable manner. For these reasons, City staff has continued to rely primarily on the pro-rata model to determine a developer's proportionate share of transportation improvements both for projects that are approved administratively and when making recommendations to Council on zoning cases. Should Council approve the amendments to be presented at the March 2, 2017 meeting, DSD and ATD will begin the process of more fully implementing the new interim Transportation Mitigation model. The Law Dept. will provide a memo addressing legal issues related to traffic mitigation in advance of 3rd reading on the Austin Oaks ordinance.

QUESTION FROM WORK SESSION: 1) What are examples of the City of Austin successfully being able to collect complete costs from developments to construct transportation improvements as identified in a TIA? 2) What is the complete cost for improvements to the intersection of Hart Lane and Spicewood Springs Road as identified in the Austin Oaks PUD TIA? 3) What is the percentage of traffic generated by the Austin Oaks PUD estimated to pass through the intersections required by staff for transportation improvements? 4) What is the additional value of transportation mitigation that could be collected if additional housing units were added to the Austin Oaks PUD proposal?
COUNCIL MEMBER POOL

ANSWER: See attachment.

QUESTION: 1) What is the estimated annual tax revenue for an additional floor of office space at 25,000 square feet? 2) What is the estimated annual tax revenue for an additional floor of office space at 20,000 square feet? 3) Based on the handout from Council Member Casar can you confirm or correct the following values: The value of an additional 20,000 SF of office space is estimated at \$800,000. The value of an additional 25,000 SF of office space is estimated at \$1,000,000. 4) What is the estimated annual tax revenue for an additional 50 residential units (roughly 57,000 square feet)? 5) What is the estimated annual tax revenue for an additional 175 residential units (square feet unknown at the moment)? 6) What is the estimated annual tax revenue (property, sales, hotel) for a hotel that is 90,000 square feet?
COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER: 1) Estimated City only \$30,962 All taxing jurisdictions \$156,292. 2) Estimated City only \$24,770 All taxing jurisdictions \$125,034. 3) We could not confirm the estimated value of the office space of \$800,000 or \$1,000,000. It looks like this number could represent something other than construction costs or market value. 4) Estimated City only \$33,850 All taxing jurisdictions \$176,327. 5) Estimated City only \$118,473 All taxing jurisdictions \$617,145. 6) We do not have this information

Agenda Items # 84 and # 85: C14-2015-0083 – River Place – Districts 6 and 10 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as Milky Way Drive (West Bull Creek Watershed) from development reserve (DR) district zoning to single family

residence-standard lot-conditional overlay (SF-2-CO) combining district zoning. Staff Recommendation: To grant single family residence-large lot-conditional overlay (SF-1-CO) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: To grant single family residence-large lot-conditional overlay (SF-1-CO) combining district zoning, with conditions. Owner/Applicant: Berta Bradley. Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Sherri Sirwaitis, 512-974-3057. 85) C14-2015-0084 – River Place-Autism Center – Districts 6 and 10 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as East of River Place Boulevard (West Bull Creek Watershed) from development reserve (DR) district zoning to general office-conditional overlay (GO-CO) combining district zoning. Staff Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Owner/Applicant: Berta Bradley. Agent: McLean & Howard, LLP (Jeff Howard). City Staff: Sherri Sirwaitis, 512-974-3057.

QUESTION: Please share additional information about the wildland fire concerns identified in the staff report. COUNCIL MEMBER ALTER'S OFFICE

ANSWER: The staff has expressed that there is the potential for wildland fire concerns as the properties back up to Balcones Canyon Conservation Preservation (BCCP) land. There is limited access for the properties under consideration to evacuate and for emergency vehicles to enter in the instance of a hazardous event.


Agenda Item # 87: C14-2016-0124 - Parmer Business Park - District 1 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as Southwest Corner of East Howard Lane and Harris Ridge Boulevard (Harris Branch Watershed) from limited industrial services-planned development area (LI-PDA) combining district zoning to limited industrial services-planned development area (LI-PDA) combining district zoning, to change a condition of zoning. Staff Recommendation: To grant limited industrial services-planned development area (LI-PDA) combining district zoning, with conditions. Zoning and Platting Commission Recommendation: To grant limited industrial services-planned development area (LI-PDA) combining district zoning, with conditions. Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab). Agent: Armbrust & Brown, PLLC (Richard T. Suttle). City Staff: Sherri Sirwaitis, 512-974-3057.


QUESTION: 1) The applicant is requesting to develop Lots 6 and 14, which is about 53 acres of the larger LI-PDA zoned 300 acres, with MF-3 standards. Will you please calculate how units could be built under MF-3, and calculate how many daily and peak hour trips this would generate on the surrounding streets? 2) Under ordinary circumstances, what would the rough proportionality equal in terms of traffic mitigation that transportation staff would recommend under an MF-3 scenario? (If necessary, please use the TIA provided to TXDOT

under a previous development produced on this parcel). 3) Will staff please calculate the number of units possible, and the daily and peak hour trip counts under an MF-2 scenario? What would be the rough proportionality in traffic mitigation for an MF-2 scenario? 4) TXDOT required a Traffic Impact Analysis (TIA) for portions of this larger 300-acre parcel, and required traffic mitigation for Parmer Lane. Will staff please provide the Council copies of that TIA, and a list of the improvements that were required by TXDOT? 5) Please provide any information available on the Level-Of-Service (LOS) and traffic counts for the intersections of Harris Ridge Blvd/E. Howard Lane and Harris Ridge Blvd/Parmer Lane. This can be information that has been provided in the TIA produced for TXDOT or a TIA produced by another nearby development, and traffic counts provided by CAMPO. 6) There are several large residential and commercial developments occurring, or soon to occur, in this area. Has our Transportation and Development Services staff looked at the overall impact of these emerging developments on the surrounding streets (i.e., Parmer Lane, E. Howard Lane, Tech Ridge, Harris Ridge, Harris Ridge, etc.)? 7) Please indicate the sidewalks being provided by the developer along the western side of Harris Ridge Blvd north of Briargate Drive adjacent to Lots 6 and 14 where there is an unfinished gap that extends to E. Howard Lane. 8) Please indicate the total amount of parkland dedication required, as well as the parkland development fee. COUNCIL MEMBER POOL'S OFFICE

ANSWER: 1-7) Due to the technical nature of the questions, staff is unable to provide a response in the time given. Staff will continue to work on responses. 8) This is a standard zoning case, and parkland dedication is not determined until subdivision or site plan (except for MUDs and PUDs). The tract was subdivided in 2016, but at that time it was planned for non-residential use, so no parkland dedication was required. If the multifamily use is approved, parkland dedication will be determined at resubdivision or site plan.

END OF REPORT - ATTACHMENTS TO FOLLOW

 *The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.*

 *For assistance, please call 512-974-2210 or TTY users route through 711.*

DNA Backlog Projectio

| | Mar-17 | Apr-17 | May-17 | Jun-17 | Jul-17 | Aug-17 |
|--|--------|--------|--------|--------|--------|--------|
| Total Backlog | 2535 | 2531 | 2502 | 2473 | 2389 | 2295 |
| | | | | | | |
| <u>SAK Backlog</u> | | | | | | |
| Non-DANY | 453 | 438 | 423 | 408 | 378 | 348 |
| DANY | 1233 | 1208 | 1158 | 1108 | 1033 | 958 |
| Total | 1686 | 1646 | 1581 | 1516 | 1411 | 1306 |
| | | | | | | |
| <u>New DNA Cases Per Month</u> | | | | | | |
| Non-SAK | 65 | 65 | 65 | 65 | 65 | 65 |
| SAK | 25 | 25 | 25 | 25 | 25 | 25 |
| | | | | | | |
| <u>Serology Analysis Per Month</u> | | | | | | |
| DPS Capitol Area Lab | | 40 | 40 | 40 | 40 | 40 |
| 35% Not Needing Full Analysis | | 14 | 14 | 14 | 14 | 14 |
| | | | | | | |
| <u>DNA Non-DANY Analysis Per Month</u> | | | | | | |
| Bodie | | 25 | 25 | 25 | 25 | 25 |
| Signature Science Non-DANY SAK | | 15 | 15 | 15 | 30 | 30 |
| Signature Non-SAK | | 15 | 15 | 15 | 30 | 30 |
| DPS Capitol Area Lab | | 0 | 0 | 0 | 0 | 10 |
| | | | | | | |
| <u>DNA DANY Analysis Per Month</u> | | | | | | |
| Sorenson | | 0 | 0 | 0 | 0 | 0 |
| Bodie | | 25 | 50 | 50 | 75 | 75 |

Notes

We have already sent 1000 DANY cases to Sorenson.

Signature Science Capacity being split between Non DANY SAK's and Non-SAK cases.

DPS has purchased a robot that will greatly increase the capacity of the Capitol Area Lab once operational.

ons

| Sep-17 | Oct-17 | Nov-17 | Dec-17 | Jan-18 | Feb-18 | Mar-18 | Apr-18 |
|--------|--------|--------|--------|--------|--------|--------|--------|
| 1701 | 1582 | 1463 | 1344 | 1228 | 1178 | 1045 | 962 |
| | | | | | | | |
| | | | | | | | |
| 318 | 288 | 258 | 228 | 198 | 151 | 21 | -59 |
| 383 | 283 | 183 | 83 | 0 | 0 | 0 | 0 |
| 701 | 571 | 441 | 311 | 198 | 151 | 21 | -59 |
| | | | | | | | |
| | | | | | | | |
| 65 | 65 | 65 | 65 | 65 | 65 | 65 | 65 |
| 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| | | | | | | | |
| | | | | | | | |
| 40 | 40 | 40 | 40 | 80 | 80 | 80 | 80 |
| 14 | 14 | 14 | 14 | 28 | 28 | 28 | 28 |
| | | | | | | | |
| | | | | | | | |
| 25 | 25 | 25 | 25 | 25 | 42 | 125 | 75 |
| 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| | | | | | | | |
| | | | | | | | |
| 500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 75 | 100 | 100 | 100 | 83 | 0 | 0 | 0 |

Performance Level: 100%



Council Question and Answer

Related To

Item #39

Meeting Date

March 23, 2017

Additional Answer Information

QUESTION: Please provide the document that was sent to Dude Solutions that outlines the requirements for this contract.
COUNCIL MEMBER FLANNIGAN'S OFFICE

ANSWER:

Dude Solutions provided a proposal with their offerings for this contract based on square footage and the number of facilities provided to them by the City. The City is still negotiating the final contract; however the attached proposal includes information about what is being included in their offer. The Building Services Department has used Dude Solutions products for the past four years to assist them in facilities management.

Additional information on modules being purchased (Maintenance Edge and Capital Forecast, Capital Forecast Data Mart, and Maintenance Edge Data Mart) can be found at: www.dudesolutions.com

January 17, 2017

Korrie Johnson
Administrative Specialist
City of Austin
301 W 2nd St
Austin, TX 78701-4652

Dear Korrie,

Thank you for your interest in our affordable suite of powerful, easy-to-use online tools and services that allow you to save money, increase efficiency, and improve services. We are dedicated to providing best in class solutions with top notch support and training. Our additional services are designed to help you maximize the value of your investment.

Pricing is based on 5,000,000 square feet.

Pricing for 2017:

| Item | Term | Investment |
|---|----------|-------------------------|
| Maintenance Edge | Annual | \$32,303.25 |
| Capital Forecast* | Annual | \$23,403.00 |
| Facility Condition Assessment – Includes 3% TCPN Discount - Contract Number R5133 | One-Time | \$116,707.49 |
| Capital Forecast Data Mart | Annual | \$0.00 |
| Maintenance Edge Data Mart | Annual | \$7,000.00 |
| Investment: | | \$197,413.74 USD |

Pricing for 2018:

| Item | Term | Investment |
|----------------------------|--------|------------------------|
| Maintenance Edge | Annual | \$33,918.41 |
| Capital Forecast* | Annual | \$24,573.15 |
| Capital Forecast Data Mart | Annual | \$0.00 |
| Maintenance Edge Data Mart | Annual | \$7,350.00 |
| Investment: | | \$65,841.56 USD |

Pricing for 2019:

| Item | Term | Investment |
|----------------------------|--------|------------------------|
| Maintenance Edge | Annual | \$35,614.33 |
| Capital Forecast* | Annual | \$25,801.81 |
| Capital Forecast Data Mart | Annual | \$0.00 |
| Maintenance Edge Data Mart | Annual | \$7,717.00 |
| Investment: | | \$69,133.64 USD |

Pricing for 2020:

| Item | Term | Investment |
|----------------------------|--------|------------------------|
| Maintenance Edge | Annual | \$37,395.05 |
| Capital Forecast* | Annual | \$27,091.90 |
| Capital Forecast Data Mart | Annual | \$0.00 |
| Maintenance Edge Data Mart | Annual | \$8,103.38 |
| Investment: | | \$72,590.33 USD |

Pricing for 2021:

| Item | Term | Investment |
|----------------------------|--------|--------------------|
| Maintenance Edge | Annual | \$39,264.80 |
| Capital Forecast* | Annual | \$28,446.50 |
| Capital Forecast Data Mart | Annual | \$0.00 |
| Maintenance Edge Data Mart | Annual | \$8,508.55 |
| Investment: | | \$76,219.85 |

*Pricing for Capital Forecast includes a BuyBoard discount

Support

- A live representative is happy to help Monday to Friday, excluding holidays, 8am - 6pm ET. After hours inquiries will be responded to the next business day.
- Send us an email – we answer 99% of our support emails within 1 hour.
- Reach us instantly through our software with live chat!
- Best practices webinars and podcasts which share new trends, popular reports, and tips.
- Training review webcasts are a great resource for clients who need a refresher after their initial training , or for new employees that could benefit from a training session.



MaintenanceEdge™

Extend the Life of Your Equipment and Facilities with an Online Work Order Management Suite

MaintenanceEdge is a cloud-based facilities management solution that simplifies the work order and preventive maintenance process, helping you streamline work order request generation, completion status tracking and reporting. MaintenanceEdge also helps you create, assign and manage recurring maintenance tasks efficiently.

BENEFITS

- Reduce windshield time and increase productivity with a mobile workforce
- Increase reporting efficiency and accuracy to justify funding and budget requests
- Capture the total picture of facility support services with a centralized database
- Generate 15% or more in productivity gains
- Improve communication within the department and with end-users
- Extend the life of your equipment by 25% with recurring maintenance
- Reduce risk by ensuring that needed maintenance is properly prioritized
- Improve accountability with accurate work tracking
- Improve customer satisfaction by enabling end-users to submit requests and sending automatic status updates

4 HOURS
PER WEEK
PER TECHNICIAN
gained via Mobile Workforce

30 MIN
SAVED
per work request

EMERGENCY WORK
= 8X
MORE \$ THAN
PM work orders

WHAT'S INCLUDED

Corrective Maintenance

- Work order requests can be submitted from anywhere, reducing emails, phone calls, and hallway requests
- Automatically route, prioritize, and rank work order requests in real time by project, location, and budget
- Associate budget codes, projects, and equipment with work orders, as well as record labor and purchases
- Ability to attach files to work orders for quick reference

Preventive Maintenance

- Schedule recurring maintenance and PM tasks and identify problems before they become an emergency
- Reduce costs by 2 to 10 cents a square foot by increasing energy efficiency, and reduce emergency work orders by 60%
- Interactive calendar for resource scheduling – PM, corrective, and event – related work by all employee or individuals
- Track equipment information, including manufacturer, model and serial number, in and out of service dates, and warranty

Mobile Applications

- Keep your team motivated and accountable with easy access to everything they need, right from their mobile devices
- Save time and increase productivity by accurately tracking time on-task – turn windshield time into wrench turning time

Reporting

- “Click and Go” reporting allows you to quickly create simple and detailed reports to summarize work order status, costs and more
- Compare budgets, transactions, costs and more with easy to generate graphs
- Context sensitive reports based on where you are in the system
- Reports can be exported in Adobe Acrobat portable document format (PDF) or Microsoft Excel format



Dude Solutions

SATISFACTION & IMPLEMENTATION RESULTS

Satisfaction

Dude Solutions has an overall 97.5% satisfaction rating. Top ratings in:

- Installation support
- Customer service responsiveness
- Training
- Product upgrades
- Product enhancements

Implementation

Dude Solutions is one of the fastest, easiest solutions to implement with minimal training required:

- 80% of users require only hours or days of training to be proficient
- Pre-built templates, reports, and categories to get you started

Impact on Your Resources

Dude Solutions software will have minimal impact on your technical and administrative resources to implement and maintain:

- 45% of users only need minimal internal administrative resources to manage our software
- 85% of users depend little-to-none on internal technical resources to support our software

Results

- 75% increase in productivity with Dude Solutions software
- 85% of clients credit Dude Solutions with improving their service, communication and feedback with end users

SUPPORT SIMPLIFIED

Learn about Dude Solutions' award-winning support

Lifetime Support and Training:

- Prompt support
- Cloud-based training for users
- Unlimited application users

Types of Support:

- Phone support – always speak to a live person
- Email support – we answer 99% of emails within 1 hour
- Chat support – available cloud-based

Additional Resources Available:

- Best practices help
- Online success documents and webinars
- Dude University
- On-site services

CHECK OUT ALL OF DUDE SOLUTIONS OFFERINGS INCLUDING:

- Maintenance Management
- Technology Management
- Energy Management
- Event Management
- Safety Management



CONTACT US

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Email: info@dudesolutions.com

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Capital Forecast™

Protect Your Current Budget and Make a Clear Case for Future Resources

In order to initiate the capital planning process, having the right tools to evaluate building condition and prioritize investment is key. You need to be able to identify where repairs, renovations and replacements are required, accurately calculate costs and then prioritize projects. Capital Forecast provides quick and easy access to an inventory of structures and assets along with a record of their age and condition. By using this powerful modeling tool you can identify and assess what needs to be done and determine which is likely to prove a better return-on-investment.

BENEFITS

- Forecast future facility repairs by seeing ahead and manage your resources with confidence so you are prepared for whatever the future brings
- Create a confident plan of action built from best practices and reliable life cycle data, so you can make a clear case for additional resources
- Complement existing FCAs or condition assessments by retaining master hard copies while Capital Forecast provides a reliable, updatable, definitive source of total capital needs
- Make a sound investment in planning to prioritize repairs and avoid spikes over time
- Justify funding and budget requests by tracking the cost of correcting maintenance deficiencies



KEY FEATURES

Productivity

- Simple setup. Gather facility forecast data in just 10 minutes
- Start building your 30-year plan with three simple questions
- No special technical skills or additional technical staff required
- Import previous assessments to centralize your data
- Group work by systems, locations, and building components
- Prioritize and rank projects across your organization
- Track deferred maintenance backlog and needs
- Share information across your team at any time

Budget

- Forecast life cycle and cost for long-range facility repairs
- Maintain a list of future projects with estimated costs
- Catalog deferred maintenance expenses
- Revise capital needs as updates occur

Reporting

- Generate reports with detailed graphs and summaries
- Illustrate year-by-year trends
- Identify potential impact on your buildings and related systems
- Document and update work closures with actual costs
- Track warranty information for building components



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- Safety Management



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Future-Proof Your Facility Condition Assessment

Adding a work order & capital forecasting solution to your FCA can help ensure long-term success

CHALLENGE

Every organization needs to be doing regular facility condition assessments, but that doesn't mean just getting the facts about the condition of various parts of your facility. You need to find the key to creating more efficiencies to move your to-do list from deferred maintenance to planned, while justifying your capital needs.

SOLUTION

With MaintenanceEdge™ and Capital Forecast™ from Dude Solutions, you have everything you need to not only keep your FCA current, but to change the way you prioritize and budget for operational needs moving forward. Our cloud-based software provides the information you need to track your work history, tie work orders to specific FCA tasks and implement attainable capital planning processes that can improve your efficiency over time.

A CYCLE FOR SUCCESS

Dude Solutions can help you minimize the pain and maximize the effectiveness of your facility condition assessments, with a combination of proven processes and powerful solutions to optimize your operations. We recommend using the APPEM model to get the most value from your next assessment.





Future-Proof Your Facility Condition Assessment

BENEFITS

- Actionable data on work history and cost, condition index, age and depreciation, and energy usage
- Lower cost per work order and cost of ownership
- Energy savings
- Extended asset life
- FCA can stay current for 10-15 years



DOLLARS AND SENSE: the value of preventive maintenance



INCREASED ROI of
545%
(over a 25-year period)¹



Average cost
per work order
reduced by
29%-39%²



50-65%
reduction in
rate of
emergency
work²

THE POWER OF THE CLOUD

Unlimited users- 24/7 accessibility- Instant updates

Our cloud-based software is private, secure, maintenance-free and available anytime on any web-enabled device, anywhere in the world.



WORLD-CLASS SUPPORT

Our Legendary Support team is always just a call, email or chat away, so you never need to worry about “going it alone.” We answer every phone call within 3 rings, and we respond to 99% of our support emails within 1 hour.

Lifetime Support and Training:

- Prompt support
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¹ Wei Lin Koo and Tracy Van Hoy, P.E., “Determining the Economic Value of Preventive Maintenance”, Jones Lang LaSalle. <http://www.pmmi.org/files/ms/certified/newsletters/preventivemaintenance.pdf>

² Internal Preventive Maintenance Study by Dude Solutions

Facility Condition Assessment with Narrative Report Includes Data Gathering and Import of Data into DSI Software

Purpose:

The purpose of the partnership facility condition assessment is to assess the facilities based on the following scope, provide narratives that summarize assessment observations and comments, and to import the data into the client's Dude Solutions capital forecasting and maintenance solutions.

All condition assessments will include a bound deliverable containing:

- Narrative report with description of systems and corresponding conditions.
- Digital photos of key components and deficiencies as an Appendix in the narrative.
- 20 year capital Reserve table with systems and component replacement costs and dates.
- Import of systems level detail into client's capital forecasting solution.
- Import major equipment level detail into client's DudeSolutions maintenance solution.

Field data collection and condition assessment:

The field data collection and condition assessment is meant to capture information of all major building systems to the individual component level, including all components considered capital repair items (as opposed to maintenance level items). This includes site paving, HVAC, roofing, electrical, plumbing, vertical transportation systems, building envelope and structural systems.

A Certified Dude Solutions Partner (DSI Partner) will collect, document, and analyze the facilities assessment data to achieve the following:

- At the start of each building or facility assessment we will interview client's staff to understand what improvements have been made in the last three years, what improvements are planned in the next three years and known problems.
- Inventory all major building equipment including quantity, size, asset tag number, manufacturer, model and serial number.
- Identify deficient conditions in terms of deferred maintenance and building condition.
- Provide a reasonable cost analysis for the above-mentioned efforts.
- For single building projects, provide a report for the property that details the assessment data.
- For multi-building projects, data will be collected from every building in the portfolio. Reports will be prepared as follows:
 - Major buildings (generally defined as 25,000 square feet or greater and approximately 10% of the project portfolio), a separate report will be prepared.
 - Smaller buildings will be grouped into reports by building type, geography or other logical grouping (for example maintenance structures, parks assets, fire stations...)
- Provide individual cost tables and digital photographs to document the deficient conditions at each property.

Based on observations and information obtained from available on-site personnel, The DSI Partner will visually inspect all facilities and properties. Specifically, the assessment will focus on the following components:

Heating System

- Identify boilers, furnaces, and major labeled equipment.

Ventilation System

- Identify the ventilation systems at the property and assess its overall condition.

Air Conditioning System

- Identify the material air-conditioning components, including cooling towers, chillers, and major labeled equipment. Excluded are window units, terminal units, VAV boxes, thermostatic controls.

Roofing System

- Identify the material roof systems, including roof type, reported age, slope, drainage, or any unusual roofing conditions. The team will observe for evidence of material repairs, significant ponding, or evidence of material roof leaks.

Electrical System

- Identify the electrical service provided and distribution system at the subject property. Observation and evaluation will include switchgear, transformers, emergency generators and main distribution panels. Excluded are step down transformers.

Plumbing

- Identify the material plumbing systems at the subject property, including domestic water supply, domestic hot water production over 80 gallons, sanitary sewer, primary backflow preventer or any special or unusual plumbing systems (such as fuel systems, gas systems).

Vertical Transportation

- Identify the existing vertical transportation equipment and provide an overall assessment. Detail deficiencies for each elevator and provide an analysis of the remaining useful life, along with budgets for any expected expenditures up to and including modernization or replacement.

Building Envelope

- Identify the material elements of the building exterior, to include walls, doors, windows, and fire escapes. This will also include the façade, curtain-wall systems, glazing, exterior sealant, exterior balconies, and stairways. Observations may be subject to grade, accessible balconies, and rooftop vantage points.

Structural Components

- Evaluate the footings, foundations, slabs, columns, floor framing system, and roof framing system as part of the structural inspection for soundness. Observations will be subject to grade and visibility of components. This is a visual inspection only and no structural testing of components or materials will be undertaking.

Site Paving

- Observe and evaluate the site paving components including paving, curbs, drains and sidewalks.

Commercial Kitchen- major equipment (above approximately \$2000 value)

- Walk-in freezer and refrigerator equipment
- Ovens, stoves, broilers, grills
- Reach-in refrigerators and freezers
- Dishwashers
- Fryers

Life Safety/Security

- High Level (system level) only-for identification to track maintenance
- Alarm Panels
- Emergency generators
- Exhaust hood fire suppression

Evaluation–

At the conclusion of the assessment(s), the prepared reports as described above will include:

- A general description of the property and improvements and comment generally on observed conditions.
- Comments for components that are exhibiting deferred maintenance issues and provide estimates for "immediate" and "capital repair" costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last three years, or currently under contract. DSI Partner shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- A schedule for recommended replacement or repairs (schedule of priorities).
- Address critical repairs separately from repairs anticipated over the term of the analysis.
- A FCI index number for each building.
- A twenty year capital plan with an Executive Summary with graphic presentation of results to provide a quick, "user-friendly" summary of the property's observed condition and estimated costs assigned by category.

Cost Estimating–

Each single building report will include an estimated cost for each system or component repair or replacement anticipated during the evaluation term. The capital needs analysis will be presented as an Excel-based cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item. A consolidated Capital Needs Analysis will be presented that includes all anticipated capital needs for all buildings.

In addition to the detailed description of the deficiencies, we will provide cost estimates for the deficiencies noted. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair. Project management costs, construction fees, and design fees will be derived using actual costs from previous projects, if available.

DSI Partners use the Unifomat system and the Whitestone Research model for cost estimating. Dude Solutions also maintains and updates our cost estimating system with information received from the field. Through our construction monitoring work, we have current cost data from hundreds of in-progress construction and rehabilitation projects. This allows us to project costs based on local conditions and to maintain a cost database that in most cases is more current than published models.

Building Systems Equipment Inventory – Populating Your DudeSolutions account

An asset survey of major building systems will be conducted for the purpose of noting remaining useful life of major building equipment. A complete equipment inventory for each system will be recorded with information populated to client's account including:

- Building name
- System name (classification)
- Subsystem name (type)
- Component name (description)
- Unit of measure
- Quantity
- Asset tag number
- Manufacturer
- Model
- Serial Number
- Date put in service (if available)
- Condition
- Remaining useful life
- Replacement cost



Council Question and Answer

Related To

Item #52

Meeting Date

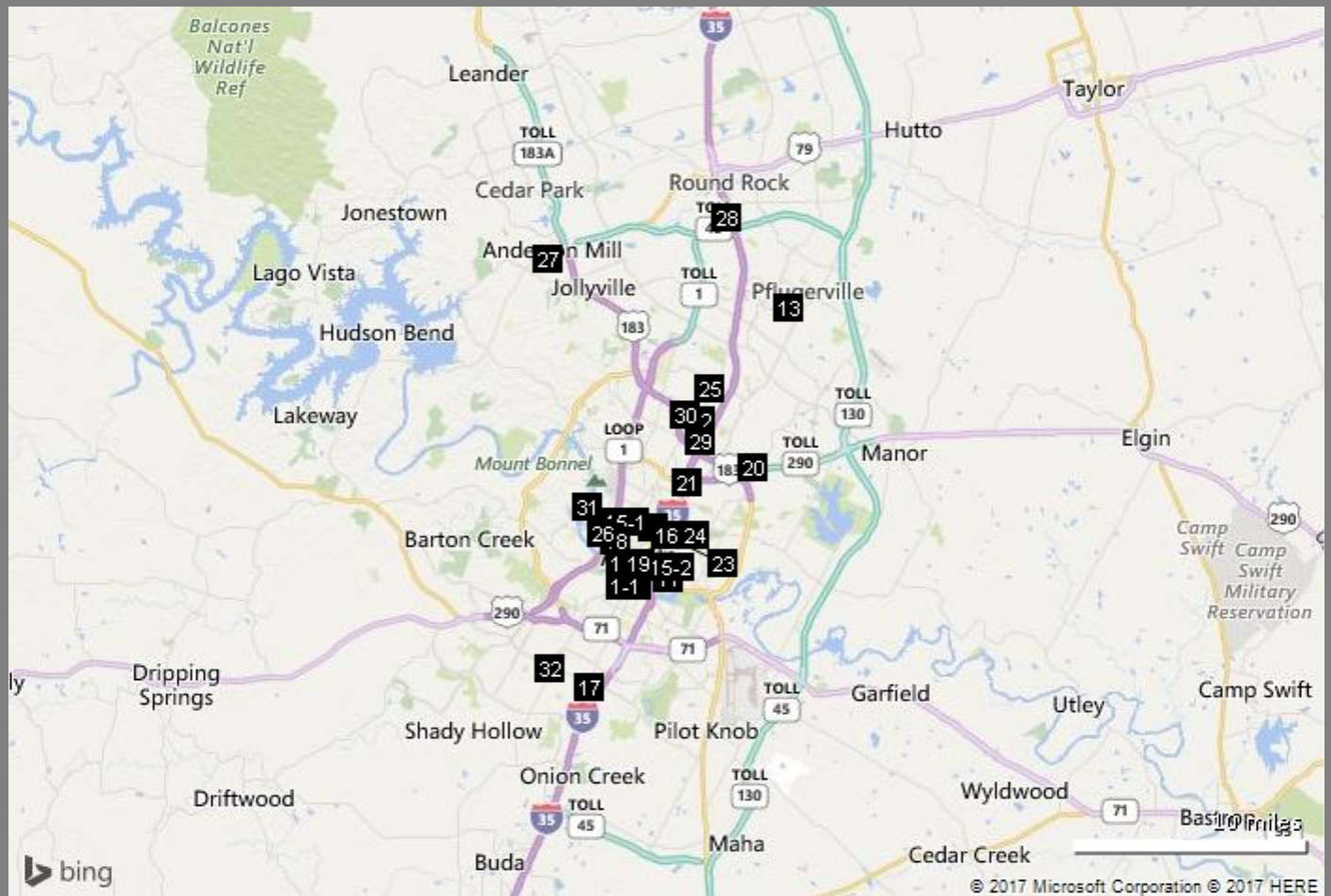
March 23, 2017

Additional Answer Information

QUESTION: Please provide some examples of currently available properties, prices, and square footage in the Central Business District. MAYOR PRO TEM TOVO'S OFFICE

ANSWER:

1) See below



1-1



708-800 S 1st St
Zilker Heights
Austin, TX 78704
Travis County

Building Type: **Multi-Family/Apartments**

Status: **Existing**
 # of Units: -
 Avg Unit Size: **1,311 SF**
 Avg Vacancy: -

Sale Price: **\$4,000,000**
 Price/Unit: -
 Cap Rate: -
 Sale Status: **Active**
 Days On Market: **43**

This property is part of a portfolio only sale

2



1800 E 4th St
Fourth &
Austin, TX 78702
Travis County



Building Type: **Multi-Family/Apartments**

Status: **Under Construction, delivers**
 # of Units: **Aug 2017**
 Avg Unit Size: **689 SF**
 Avg Vacancy: -






Sale Price: **\$816,900**
 Price/Unit: -
 Cap Rate: -
 Sale Status: **Active**
 Days On Market: **97**

This property is for sale individually







| | | | | |
|--|---|--|---|---|
| 3 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$1,085,850 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |
| 4 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$351,232 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |
| 5 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$548,573 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |
| 6 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$352,128 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |
| 7 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$828,135 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |
| 8 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$344,960 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| This property is for sale individually | | | | |








| | | | | |
|------|---|---|---|--|
| 9 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County This property is for sale individually | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$526,848 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| 10 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County This property is for sale individually | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$930,620 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| 11 |  | 1800 E 4th St Fourth & Austin, TX 78702 Travis County This property is for sale individually | Building Type: Multi-Family/Apartments Status: Under Construction, delivers # of Units: Aug 2017 Avg Unit Size: 689 SF Avg Vacancy: - | Sale Price: \$914,128 Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 97 |
| 12-1 |  | 800 W 5th St Austin City Lofts Austin, TX 78703 Travis County This property is part of a portfolio only sale | Building Type: Multi-Family/Apartments Status: Built 2003 # of Units: - Avg Unit Size: 2,887 SF Avg Vacancy: - | Sale Price: \$1,350,000 Price/Unit: - Cap Rate: - Sale Status: Under Contract Days On Market: 58 |
| 13 |  | 1200 S 10th St Townes on Tenth Pflugerville, TX 78660 Travis County This property is represented by Kenny Dryden Investments - Ben Edelstein, (512) 371-0040 This property is for sale individually | Building Type: Multi-Family/Apartments Status: Built Jul 2015 # of Units: 93 Avg Unit Size: 1,507 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 118 |
| 14 |  | 411 E 30th St Austin, TX 78705 Travis County North University MF Submarket This property is represented by AMS Commercial Real Estate Service, Inc. - Jeff Markey, (512) 672-6871 This property is for sale individually | Building Type: Multi-Family/Apartments Status: Built 1927 # of Units: 6 Avg Unit Size: 352 SF Avg Vacancy: - | Sale Price: \$765,000 Price/Unit: \$127,500.00 Cap Rate: 6.08% Sale Status: Active Days On Market: 16 |








| | | | | |
|--|---|--|---|---|
| 15-1 |  | 201 W 31st St Cedar Apartment Austin, TX 78705 Travis County | Building Type: Multi-Family/Apartments Status: Built 1935 # of Units: 14 Avg Unit Size: 587 SF Avg Vacancy: 0.0% | Sale Price: \$2,475,000 Price/Unit: \$176,785.71 Cap Rate: 5.57% Sale Status: Under Contract Days On Market: 91 |
| This property is represented by Muskin Commercial, LLC - Ellen M. Muskin, (512) 343-2700 Daniel Elam, (512) 343-2700 This property is part of a portfolio only sale | | | | |
| 15-2 |  | 3008 Cedar St Cedar 31 Austin, TX 78705 Travis County | Building Type: Multi-Family/Apartments Status: Built 1953 # of Units: 14 Avg Unit Size: 513 SF Avg Vacancy: - | Sale Price: \$2,475,000 Price/Unit: \$176,785.71 Cap Rate: 5.57% Sale Status: Under Contract Days On Market: 91 |
| This property is represented by Muskin Commercial, LLC - Ellen M. Muskin, (512) 343-2700 Daniel Elam, (512) 343-2700 This property is part of a portfolio only sale | | | | |
| 16 |  | 2900 Cole St La Casita Apartments Austin, TX 78705 Travis County | Building Type: Multi-Family/Apartments Status: Built 1968 # of Units: 26 Avg Unit Size: 736 SF Avg Vacancy: - | Sale Price: \$4,500,000 Price/Unit: \$173,076.92 Cap Rate: 5.44% Sale Status: Active Days On Market: 41 |
| This property is represented by Muskin Commercial, LLC - Ellen M. Muskin, (512) 343-2700 Daniel Elam, (512) 343-2700 This property is for sale individually | | | | |
| 17 |  | 6812 Congress Ave S The Edge Austin, TX 78745 Travis County | Building Type: Multi-Family/Apartments Status: Built 1983 # of Units: 34 Avg Unit Size: 811 SF Avg Vacancy: - | Sale Price: \$3,850,000 Price/Unit: \$113,235.29 Cap Rate: 7.50% Sale Status: Under Contract Days On Market: 159 |
| This property is represented by HFF - Forrest Bass, (512) 532-1964 Matt Pohl, (512) 497-1506 This property is for sale individually | | | | |
| 18 |  | 1709 Enfield Rd Austin, TX 78703 Travis County Old West Austin MF Submarket | Building Type: Multi-Family/Apartments Status: Existing # of Units: 4 Avg Unit Size: 980 SF Avg Vacancy: - | Sale Price: \$1,599,000 Price/Unit: \$399,750.00 Cap Rate: 4.50% Sale Status: Active Days On Market: 43 |
| This property is represented by The Samford Group - Ryan L. Palmer, (512) 477-4624 This property is for sale individually | | | | |





| | | | | |
|---|---|--|--|--|
| 19 |  | 1711 Enfield Rd Austin, TX 78703 Travis County Old West Austin MF Submarket | Building Type: Multi-Family/Apartments Status: Built 1985 # of Units: - Avg Unit Size: 725 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 460 |
| This property is represented by Cushman & Wakefield - Corey Antonishen, (512) 370-2419 This property is for sale individually | | | | |
| 20 |  | 8410 E Highway 290 Sleep Inn & Suites Austin, TX 78724 Travis County | Building Type: Hospitality/Motel Status: Built Dec 2013 # of Rooms: 88 Annual % Occup: - Avg Daily Rate: - | Sale Price: For Sale Price/Room: - Cap Rate: - Sale Status: Active Days On Market: 911 |
| This property is represented by CBRE - Michael Yu, (713) 577-1629 This property is for sale individually | | | | |
| 21 |  | 909 E Koenig Ln Americas Best Value Inn Austin, TX 78751 Travis County | Building Type: Hospitality/Motel Status: Built 1983 # of Rooms: 89 Annual % Occup: - Avg Daily Rate: \$57 | Sale Price: \$6,500,000 Price/Room: \$73,033.71 Cap Rate: 12.00% Sale Status: Under Contract Days On Market: 58 |
| This property is represented by Kuber Bhandar Investments Inc - Shilpa P. Patel, (512) 339-3738 This property is for sale individually | | | | |
| 22 |  | 8926 N Lamar Blvd Aubry Hills Austin, TX 78753 Travis County | Building Type: Multi-Family/Apartments Status: Built 1973, Renov 2011 # of Units: 192 Avg Unit Size: 761 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: 6.00% Sale Status: Active Days On Market: 48 |
| This property is represented by HFF - Forrest Bass, (512) 532-1964 Matt Pohl, (512) 497-1506 Spencer Roy, (512) 532-1977 This property is for sale individually | | | | |
| 23 |  | 2401 Manor Rd Eastside Commons Austin, TX 78722 Travis County | Building Type: Multi-Family/Apartments Status: Built 1963 # of Units: 78 Avg Unit Size: 742 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: - Sale Status: Active Days On Market: 28 |
| This property is represented by Muskin Commercial, LLC - Ellen M. Muskin, (512) 343-2700 Daniel Elam, (512) 343-2700 This property is for sale individually | | | | |



| | | | | |
|---|---|---|---|--|
| 24 |  | 3138 Manor Rd Austin, TX 78723 Travis County East MLK MF Submarket | Building Type: Multi-Family/Apartments Status: Built 1968 # of Units: 18 Avg Unit Size: 700 SF Avg Vacancy: - | Sale Price: \$2,100,000 Price/Unit: \$116,666.67 Cap Rate: 4.00% Sale Status: Active Days On Market: 77 |
| This property is represented by Re/Max Posh Properties - Mary Anne McMahon, (512) 947-9684 This property is for sale individually | | | | |
| 25 |  | 10810 Newmont Rd Austin, TX 78758 Travis County Outer North MF Submarket | Building Type: Multi-Family/Apartments Status: Built 1972 # of Units: 8 Avg Unit Size: 895 SF Avg Vacancy: - | Sale Price: \$975,000 Price/Unit: \$121,875.00 Cap Rate: 5.80% Sale Status: Active Days On Market: 13 |
| This property is represented by Coldwell Banker United - Simon Magnus, (512) 328-8200 This property is for sale individually | | | | |
| 26 |  | 1309-1311 Norwalk Ln Royal Arms Austin, TX 78703 Travis County | Building Type: Multi-Family/Apartments Status: Built 1951 # of Units: 8 Avg Unit Size: 1,040 SF Avg Vacancy: - | Sale Price: \$2,500,000 Price/Unit: \$312,500.00 Cap Rate: - Sale Status: Active Days On Market: 390 |
| This property is represented by First Austin Properties - Greg Smith, (512) 347-9005 This property is for sale individually | | | | |
| 27 |  | 11206 Powder Mill Trl Austin, TX 78750 Williamson County Far Northwest Submarket | Building Type: Health Care/Assisted Living Status: Built 1979 Building Size: 2,829 SF Typical Floor Size: - Stories: - | Sale Price: \$1,890,000 Price/SF: \$668.08 Cap Rate: 14.30% Sale Status: Active Days On Market: 127 |
| This property is represented by Berkshire Hathaway Home Services Texas Realty - Allan Hanson, (512) 483-6000 This property is for sale individually | | | | |
| 28 |  | 2170 Rawhide Dr Four Points by Sheraton Round Rock, TX 78681 Williamson County | Building Type: Hospitality/Hotel Status: Proposed, breaks ground Mar # of Rooms: 294 Annual % Occup: 74.0% Avg Daily Rate: \$159 | Sale Price: \$23,500,000 Price/Room: \$175,373.13 Cap Rate: - Sale Status: Active Days On Market: 217 |
| This property is represented by Champions Real Estate Group - Moez Maredia, (832) 398-3888 This property is for sale individually | | | | |



| | | | | |
|--|---|--|---|---|
| 29 |  | 8207 Sam Rayburn Dr Austin, TX 78753 Travis County North Lamar MF Submarket | Building Type: Multi-Family/Apartments Status: Built 2001 # of Units: 8 Avg Unit Size: 812 SF Avg Vacancy: - | Sale Price: \$799,000 Price/Unit: \$99,875.00 Cap Rate: - Sale Status: Active Days On Market: 44 |
| This property is represented by Reilly Realtors, LLC - Ramon Hernandez, (512) 600-1800 This property is for sale individually | | | | |
| 30 |  | 8905 Tronewood Dr Austin, TX 78758 Travis County Outer North MF Submarket | Building Type: Multi-Family/Apartments Status: Built 1972 # of Units: 20 Avg Unit Size: 1,050 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: 7.00% Sale Status: Active Days On Market: 112 |
| This property is represented by Lynx Property Services - Keith Whittington, (512) 326-2722 This property is for sale individually | | | | |
| 31 |  | 2503 Westlake Dr Austin, TX 78746 Travis County Bee Cave/River Hills MF Submarket | Building Type: Multi-Family/Apartments Status: Built 1950 # of Units: 9 Avg Unit Size: 666 SF Avg Vacancy: - | Sale Price: \$10,995,000 Price/Unit: \$1,221,666.67 Cap Rate: - Sale Status: Active Days On Market: 127 |
| This property is represented by Keller Williams Realty - Russell Martin, (512) 448-4111 This property is for sale individually | | | | |
| 32 |  | 2201 W William Cannon Dr Southland Apartments Austin, TX 78745 Travis County | Building Type: Multi-Family/Apartments Status: Built 1979 # of Units: 72 Avg Unit Size: 598 SF Avg Vacancy: - | Sale Price: For Sale Price/Unit: - Cap Rate: 6.04% Sale Status: Active Days On Market: 98 |
| This property is represented by Marcus & Millichap - Joshua Kantor, (512) 338-7800 This property is for sale individually | | | | |





Council Question and Answer

Related To

Item #55

Meeting Date

March 23, 2017

Additional Answer Information

QUESTION: 1) What are best practices from other municipalities in regard to broadness of scope of their anti-lobbying ordinances? 2) Could you provide a timetable on time sensitive implications to consider for current city waste contracts?
COUNCIL MEMBER ALTER'S OFFICE

ANSWER:

1) *What are best practices from other municipalities in regard to broadness of scope of their anti-lobbying ordinances?*

The Purchasing Office is currently collecting similar regulations from other local governments and hopes to have a brief analysis ready in the next several days. At this time however, staff does not have sufficient information to reasonably respond to the Council Member's question.

2) *Could you provide a timetable on time sensitive implications to consider for current city waste contracts?*

The City Facilities Dumpster Collection Services contract provides trash and recycling services to approximately 140 City facility locations as well as dumpster service for special events and in case of emergencies. It expired in November 2016 and is within 2 weeks of the end of the 120-day holdover. City staff has met with the vendor to discuss an amendment to the current contract to continue to provide service through December 2017. Provided the amendment is approved by both current vendor and the City then a new contract will need to be in place before the end of the calendar year.

The current Organics Processing contract expires June 23, 2017 and has a 120-day holdover option that will take us through October 2017. Austin Resource Recovery (ARR) had planned to expand the curbside compost collection service to an additional 38,000 homes in June 2017. ARR does not want to move forward with the steps needed for an expansion of customers if there is not a contract in place for processing the organic materials. If an organics processing contract is not in place by April 20th 2017, then the expansion will be delayed to September 2017 (even with the delay ARR will need the organics processing contract in place by June 1, 2017 so that outreach and education can begin). ARR will need a new contract in place by October 2017 in order to continue to service the 14,000 customers currently receiving curbside composting service.

CITYWIDE COLLECTIONS SCHEDULE (pending signed amendment with price increase from Republic)

| | |
|---------------------------------|-----------|
| Finalized Scope to send to SMBR | 5/24/2017 |
| Advertise | 6/12/2017 |
| Proposals Due | 7/25/2017 |
| Evaluations | 8/7/2017 |
| EUC | 9/18/2017 |
| W&WWC | 9/13/2017 |
| ZWAC | 9/13/2017 |
| Council | 10/5/2017 |

| | |
|---------------------------|------------|
| AWARD | 10/30/2017 |
| Transition Period 30 days | 11/30/2017 |
| Start Work | 12/31/2017 |

ORGANICS SCHEDULE (RESOLICITED)

| | |
|---------------------------------------|------------|
| Finalized Scope to send to SMBR | 4/12/2017 |
| Advertise | 5/1/2017 |
| Proposals Due | 5/30/2017 |
| Evaluations | 6/13/2017 |
| Zero Waste Advisory Commission (ZWAC) | 8/9/2017 |
| Council | 8/17/2017 |
| AWARD | 10/1/2017 |
| Start Work | 10/20/2017 |

ORGANICS SCHEDULE (USING OBG's PROPOSAL) (pending OBG's agreement to extend the proposal beyond April 30th)

| | |
|------------|------------|
| Council | 8/17/2017 |
| AWARD | 10/1/2017 |
| Start Work | 10/20/2017 |

Currently, Austin Energy (AE) does not have a multiyear contract in place for Class 2 waste. The Class 2 waste contract expired in August 2015. Council denied the extension of the contract. Class 2 waste represents the largest volume of waste generated at the various facilities. Even though, there is no regulatory timeline for the disposal of these wastes, the lack of available space for the accumulation of wastes at the various AE facilities is a safety and health concern for our employees. In order to prevent the accumulation of waste from hindering/stopping normal operations at the AE facilities we are employing the use of short-term (6 months) Delivery Orders (DO) for the disposal of Class 2 wastes. This is very inconvenient and is not the best solution to the disposal of these wastes. In addition, each Class 2 waste stream has to be characterized and re-profiled every 6 months which is time consuming.

Austin Water (AW) is currently processing/removing biosolids from Hornsby Bend through a contract that expired and was subsequently held-over through March 31, 2018. AW is seeking policy direction from Council to finalize and then release an RFP for the next contract.

Per Council directive the RFP will need to go through Water and Wastewater Commission and Zero Waste Advisory Commission for review prior to issuance (Council directive 12/15/2016).

Solicitation and evaluation will take approximately two months after which staff will go back to the two commissions prior to going to council for approval of the recommended proposal.

There will also need to be a 60 day transition time between the two contracts. Factoring all that in, AW would like to get some policy direction no later than June 2017.

| | |
|-------------------------|--------------|
| Policy direction | Jul-17 |
| Input from Stakeholders | Jul-17 |
| W&WWC - Proposed RFP | Aug-17 |
| ZWAC - Proposed RFP | Sep-17 |
| Advertise | Sep-17 |
| Proposals Due | Oct-17 |
| Evaluations | Nov-Dec 2017 |

| | |
|--------------------------|---------------|
| W&WWC | Nov-Dec 2017 |
| ZWAC | Nov-Dec 2017 |
| Council | Jan-18 |
| AWARD | Feb-18 |
| Transition Period 60 day | Feb -Mar 2018 |
| Start Work | 4/1/2018 |



Council Question and Answer

Related To

Item #83

Meeting Date

March 23, 2017

Additional Answer Information

QUESTION: See below

ANSWER:

Land Use

1) How much retail square footage and what type of retail use will be allowed on each site based on what passed on first reading? Does the retail square footage on the Land Use Plan match the assumptions in the TIA? When will the total retail square footage be clarified on the PUD land use plan?

Retail is not permitted on Parcels 1-5 (Buildings 1-6) or everything east of Woodhollow. The other parcels allow it but the current PUD ordinance doesn't restrict the square footage. What is restricted are the total PUD vehicle trips. The TIA proposed 46,700 sq. ft of restaurant/retail which generates 5,938 daily trips. If more retail is proposed at the time of site plan, there would have to be a corresponding reduction in other use that would keep the total daily PUD vehicle trips within the projected 19,648.

2) How does the overall FAR of the Austin Oaks PUD compare to the FAR of the Grove?

On and "overall" basis" Austin Oaks' request is .87 to 1 (1191700/11367784). The Grove is difficult to determine. Staff had recommended a max of 2,400,000 which would have been .72 to 1 (2400000/3300105). The final number changed as different uses were specified. The challenge of determining an accurate number for the Grove PUD is difficult to determine as no unit mix was specified; therefore it's difficult to determine the final square footage allowed. Below is the language in The Grove ordinance:

- A. The total square footage of all office development within the Grove PUD shall not exceed 185,000 square feet.
- B. The total square footage of all retail/commercial development within the Grove PUD shall not exceed 140,000 square feet.
- C. The maximum number of market rate residential units within the Grove PUD shall not exceed 1,515 units. The maximum number of market rate multifamily rental apartment units shall not exceed 950 units. The maximum combined number of market rate residential units, including multifamily rental apartment units, and congregate living units with a kitchen shall not exceed 1,548 units.
- D. The total square footage of a single retail/commercial tenant within the Grove PUD shall not exceed 35,000 square feet.
- E. The total square footage of all cocktail lounges within the Grove PUD shall not exceed 10,000 square feet.

3) Could parking be built underground on this site?

Yes, unless it's expressly prohibited by the PUD Ordinance parking could be constructed underground

4) How does the code define a "story", or "floor"?

We rely on the International Building Code which defines a minimum height of 7.5 ft for conditioned space.

5) How much additional height does the code allow for mechanical equipment on the roofs of the buildings or garages?

Below is the code section related to mechanical equipment on roofs.

25-2-531 - HEIGHT LIMIT EXCEPTIONS.

(A) This section provides exceptions to zoning district height limits.

(B) Subsection (C) applies to:

- (1) parapet walls, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers; and
- (2) ornamental towers, cupolas, domes, and spires that are not designed for occupancy.

(C) A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:

- (1) 15 percent;
- (2) the amount necessary to comply with a federal or state regulation;
- (3) for a stack or vent, the amount necessary to comply with generally accepted engineering standards; or
- (4) for a spire, 30 percent.

(D) The height of a home radio or television receiving antenna or a flagpole may not exceed the lesser of:

- (1) 50 feet; or
- (2) if attached to a building, 25 feet above the building; or
- (3) if located on the ground, 125 percent of the zoning district height limit.

(E) A radio tower operated by a licensed amateur radio operator may not exceed a height of 60 feet plus 15 feet for antennae. The Land Use Commission may approve a greater height as a conditional use.

(F) An antenna located on a building in a non-residential zoning district may exceed the zoning district height limit by not more than 20 feet.

(G) A fly tower that is constructed within a performing arts theater that seats 300 or more people may be up to 80 feet in height, regardless of the zoning district height limit, unless a lower height limit is required by City Code [Chapter 25-2](#), Article 10 (*Compatibility Standards*). The fly tower must be:

- (1) located on land owned by the City of Austin; and
- (2) designed and used for moving set pieces, lights, microphones, and other equipment on and off stage.

Source: Section 13-2-608; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 040826-67; Ord. 20080724-082; Ord. 20100923-132.

6) How will the City track and monitor the impervious cover across the parcels as the project is built out?

Staff will request that the applicant create a table that is indexed to the Land Use Plan that will be updated with each application as the PUD is built out over time.

7) Under the current entitlements what baseline has staff determined for the project? How does the existing Public Restrictive Covenant affect that baseline? What are city staff estimates of how many square feet of development could be built on this property with the existing entitlements, site constraints and existing restrictive covenant? What are city staff estimates of how much impervious cover would be allowed on this site based on the existing entitlements, site constraints, and public restrictive covenant?

The baseline entitlements presented are based on conceptual planning documents prepared by the applicant. City staff completed a cursory review of the baseline development proposal prepared by the applicant. Staff's

review of the current code baseline information is not representative of the comprehensive detailed review that would be prepared as part of a full site development permit submittal. However, based on the preliminary review staff determined that the baseline development levels proposed by the applicant appear to be feasible representations of development plans that would in general comply with the existing development regulations applicable to the property. City of Austin staff have not prepared an analysis of the current entitlements or development potential of the project, preparation of this type of analysis is not a service offered to applicants by the City.

Transportation

1) Why does the TIA not include intersections east of MoPac or the intersection at Steck and MoPac? What determines the scope of a TIA? For a PUD, who is involved in making the determination of the scope of a TIA? What will be the percentage increase of failed intersections by 2024 based on the TIA?

A team of over 10 professional engineers and planners from ATD, the Development Services Department (DSD), and the Texas Department of Transportation (TxDOT) coordinate to determine TIA scopes. The following are required in a TIA submitted by the applicant's transportation engineer:

- Description of proposed development and access locations
- Intersections to be studied based on area map that specifies major roadways and intersections in the vicinity of the development
- Background traffic from projects with approved zoning, preliminary or final subdivision within or adjacent to the study area
- Average annual growth rate based on historic traffic volumes
- Development-generated trips based upon the proposed land uses and densities
- Internal capture, pass-by, and transit trip reduction rates
- Trip distribution of development-generated traffic
- Traffic assignment of development-generated traffic according to distribution to the surrounding network
- Capacity and multi-modal analyses to determine operational impacts from the development on the surrounding transportation network
- Transportation improvements to mitigate operational impacts from the development on the surrounding transportation network

Using engineering judgment, the study area is determined based on the type and size of the development, proposed land uses, build-out year, existing and proposed land uses in the vicinity of the proposed development (residential development, commercial, institutional). Operational impacts are evaluated within this study area.

Regarding the Austin Oaks PUD, the study area encompassed major intersections bounded by the major streets of Steve Avenue, Mesa Drive, Far West Boulevard, and MoPac; the intersection of Steck Avenue and MoPac was included in the TIA. Intersections east of MoPac were not included because they extend beyond this regional facility that provides the primary access to the development.

Based on comparison of 2018 Build Mitigation to the 2024 Build Mitigation scenarios in the TIA, four of the 16 studied intersections (25%) move from non-failing to failing overall level of service during the morning and afternoon peak hours.

2) For the Greystone at SBFR MoPac, we do not see a "Merging Analysis" on SBFR in the TIA nor TIA Appendix based on the Highway Capacity Manual. Was one done? Should one be done? If not, why?

The MoPac frontage roads are maintained and operated by TxDOT. They did not require this level of detailed analysis in the TIA scope.

3) For the Greystone at SBFR MoPac, we do not see a "Weaving Maneuver Analysis" on SBFR in the TIA nor TIA Appendix based on the Highway Capacity Manual. Was one done? Should one be done? If not, why?

The MoPac frontage roads are maintained and operated by TxDOT. They did not require this level of detailed analysis in the TIA scope.

Backup

Constituents have raised concerns that items have been removed from the previous backup. How does staff determine what to include from constituents in the backup?

Typically, when there are changes to the request resulting in re-notification, we provide backup responses related to the "new" request as there may have been significant changes and/or some of the previous submittals may no longer be relevant. In response to the concerns that older comments have not been included we have included them in the backup and noted when received.

Housing

1) *What will the rental rates be for the market units at this property?*

We anticipate \$2.15 per square foot.

2) *What are the rental rates for a 1 bedroom unit on this property that are income restricted at 60% MFI?*

\$763

3) *What will the bedroom count for the affordable units be, what will the square footage of the various units be?*

This has not been determined. The developer assumes 80% of 1-bedroom units and 20% of 2-bedroom units. This will be a market driven decision at the time of development. The developer has agreed to a proportional mix of units for the affordable units.

4) *How is the rental rate for income-restricted affordable housing units calculated for this site?*

Rents are based on 1 person household income for a 1-bedroom unit and a 2 person household income for a two-bedroom unit. The calculation for a 1-bedroom: $\$32,700 \times .28 = \$9,156 / 12 = \$763$ per month.

5) *Can the rental rates for income-restricted units rise over time, if so, how are those rates determined?*

Yes, if HUD published income limits rise, rents will rise accordingly.

6) *What mechanisms do we use to monitor and guarantee the affordability requirements?*

A restrictive covenant will be placed on the property securing any affordability requirements. The Austin Oaks PUD will fall under the category of NHCD developer incentive monitoring and are captured in the department's affordable housing inventory database. An annual monitoring report is generated from this inventory database that drives NHCD monitoring efforts each year. Each developer incentive project is monitored within the first 12 months from receiving its Certificate of Occupancy and at a minimum of every three years thereafter, or more frequently as determined in an annual risk assessment.

7) *Will a copy of the restrictive covenant or other enforcement documents that will be used to guarantee the affordability requirements be available by third reading? Please share those documents when they are written.*

Yes, the restrictive covenant will be prepared by third reading and will be provided as soon as it becomes available.

8) *Under the NHCD standard formula for affordable housing programs, how much would the city pay to buy down a market rate unit one-bedroom 775 square foot unit in a Class A development in this zip code to be affordable to a household at 60% MFI?*

Based on our recent analysis (without escalating rents overtime), NHCD staff estimates a minimum of \$214,474 to buy down a 1-bedroom unit and \$354,607 to buy down a 2-bedroom unit. If we add a 3% inflation rate to

the rents over time, this number increases to \$357,975 to buy down a 1-bedroom unit and \$594,704 to buy down a 2-bedroom unit.

9) When the city buys down market rate units, do we buy down based on a 100% occupancy rate of the affordable units?

It is not possible to assume 100% occupancy in any development as the average occupancy at the end of 2016 was 92.2%.

10) Do we have any mechanism to guarantee that the income-restricted units will be occupied and rented? What occupancy rate for income restricted units do we require in this zoning case?

A restrictive covenant will be placed on the property securing the affordability requirements. In addition, the project will be captured in the department's affordable housing inventory database. An annual monitoring report is generated from this inventory database that drives NHCD monitoring efforts each year. Each developer incentive project is monitored within the first 12 months from receiving its Certificate of Occupancy and at a minimum of every three years thereafter, or more frequently as determined in an annual risk assessment. If there are no income qualified individuals in the units then the development is out of compliance resulting in the affordability period being extended to ensure the required number of years of compliance is obtained. Staff does not set an occupancy rate.

11) What happens if the city buys down a unit and the unit remains unleased for a period of time?

If, at the time of monitoring, there is evidence that any of the affordable units were unleased for a period of time the affordability period could be extended to ensure the required number of years of compliance is obtained.

12) How many affordable units did NHCD staff expect would be created from this development based the version of the PUD that passed on first reading in December of 2016?

The developer has indicated they are planning for 200 total units, 20 of which will be affordable.

13) If this zoning case passes, can the parcels designated for residential development be sold to another developer who finances the development of the property by applying for further public subsidy in the form of tax-credits, fee waivers, or General Obligation bond money?

Yes; however, NHCD's funds will require lower MFIs and additional units.

14) If the residential parcels are sold, how much in public subsidy could a developer apply for to develop those parcels?

The amount of subsidy would depend on the cost of development and the established need. The application for funding would also have to meet threshold for funding, and would require approval by the Austin Housing Finance Corporation Board of Directors.

15) Would NHCD staff please review the spreadsheet posted on the message board <http://assets.austintexas.gov/austincouncilforum/44-20170228162141.pdf> and confirm that the cost per affordable housing unit is the same cost as what NHCD would pay based on their standard formula when calculating the buy-down costs in other affordable housing programs for a Class A residential development in this zip code?

Based on our recent analysis (without escalating rents overtime), NHCD estimates a minimum of \$214,474 to buy down a 1-bedroom unit and \$354,607 to buy down a 2-bedroom unit. If staff adds a 3% inflation rate to the rents over time, this number increases to \$357,975 to buy down a 1-bedroom unit and \$594,704 to buy down a 2-bedroom unit.

Real Estate

1) Would Real Estate staff please review the spreadsheet posted on the message board <http://assets.austintexas.gov/austincouncilforum/44-20170228162141.pdf> and confirm the income that an additional floor containing 25,000 square feet of office space would generate at the Austin Oaks site would generate? What

would profits on an additional 25,000 square feet of office entitlement be after subtracting construction costs?

It is estimated that the net income generated per 25,000 sf is \$473,053 per year.

The estimated profits on 25,000 sf of office space is \$1,946,750. This is based on:

- an estimated cost of construction of \$202.46 per square foot of building and
- a market value of \$280.33 per square foot based on an estimate from an income approach that conforms with standard appraisal practices in the market.

2) Would Real Estate staff please calculate the property value diminution for a 775 square foot affordable housing unit that is income restricted to an individual at 60% MFI at the Austin Oaks PUD?

The estimated diminution in value of \$144,654 is based on a direct capitalized value of an assumed annualized rent loss of \$7,946. This is for a one bedroom 60% MFI.



Council Question and Answer

Related To

Item #76

Meeting Date

March 2, 2017

Additional Answer Information

QUESTION: 1) Staff recommended transportation improvements in their TIA memorandum that do not equal the total probable cost of all improvements listed in the TIA. If staff were to require additional improvements listed in the TIA to be funded by the applicant, which would they be? 2) What is the rough proportionality demand estimate for existing conditions, the Code-Compliant Plan, and the PUD Plan?

ANSWER:

Austin Transportation Department (ATD) maintains the transportation improvements included in the TIA memorandum are critical to mitigate the impact of vehicular trips added from the development. Should Mayor and Council decide to require additional transportation improvements, this response may be used to assist in this policy decision. It should be noted that ATD's standard practice is to require transportation improvements based on calculated pro-rata share of improvement costs. Pro-rata share is the fair contributed cost from the developer, calculated as the ratio of project trips to non-project trips on the transportation network.

ATD analyzed transportation improvements not funded by the applicant and selected nine additional improvements. These nine improvements total \$685,000, raising the cumulative probable cost of improvements to \$1,490,000 when including the \$805,000 cost of improvements that the applicant has already agreed to fund. This cumulative probable cost equates to 74% of the total \$2,015,000 cost of improvements identified in the TIA memorandum.

Background

ATD required the following four transportation improvements in its TIA memorandum based on analysis included in the TIA submitted by the applicant. Full costs of each improvement are included.

- Install a fully actuated traffic signal at Spicewood Springs Road and Hart Lane. (\$420,000)
- Construct a free eastbound right-turn movement from Spicewood Springs Road to Mo-Pac (Loop 1) southbound frontage road. (\$35,000)
- Construct a southbound right-turn deceleration lane on Mo-Pac (Loop 1) southbound frontage road (upstream of Executive Center Drive). (\$160,000)
- Construct a southbound acceleration lane on Mo-Pac (Loop 1) southbound frontage road (downstream of Executive Center Drive). (\$130,000)

These four improvements total \$745,000, which exceeds the pro-rata cost share of \$628,000. ATD determined that these improvements were necessary despite the total exceeding the pro-rate cost share; the applicant agreed to fully fund these improvements.

During the Zoning and Platting Commission meeting on November 1, 2016, the applicant agreed to fully fund the following two improvements that were included in the TIA memorandum as additional transportation improvements, raising the total cost of improvements to \$805,000.

- Extend westbound left-turn bay at Spicewood Springs Road and Wood Hollow Drive. (\$50,000)
- Provide a right-turn signal overlap operation at Spicewood Springs Road and Wood Hollow Drive. (\$10,000)

Analysis

The TIA memorandum lists 24 transportation improvements that help mitigate the impact of the development for a total of \$2,015,000. ATD analyzed the remaining 18 improvements that do not include the six that the applicant agreed to fund. ATD selected the following nine improvements, which are summarized in the following table, be implemented as possible additional mitigation should the Mayor and Council decide on this policy decision. Improvements that have a high percentage of site traffic and would be more difficult for the City of Austin to implement using its own resources, such as street widening and signal installation, were favored as improvements. Some improvements identified in the TIA memorandum would serve to reduce vehicular delay but could result in safety concerns when considering the holistic transportation network; therefore, they were not included in the following improvements.

| Location | Improvements | Probable Cost (\$) | Site Traffic (%) |
|---|---|--------------------|------------------|
| Spicewood Springs Road & Hart Lane (2018) | Widen Hart Lane | \$150,000 | 11.0% |
| Spicewood Springs Road & Loop 1 SBFR (2018) | Create channelized turn from Mo-Pac to Spicewood Springs | \$175,000 | 7.3% |
| Far West Blvd & Wood Hollow Drive (2018) | Provide a right-turn overlap signal operation | \$20,000 | 5.8% |
| Executive Center Drive & Wood Hollow Drive (2022) | Widen Executive Center Drive to a four-lane cross-section | \$20,000 | 52.6% |
| Executive Center Drive & Hart Lane (2024) | Restripe westbound approach of Executive Center Drive and Hart Lane | \$20,000 | 79.1% |
| Executive Center Drive & Hart Lane (2024) | Restripe Hart Lane | \$20,000 | 79.1% |
| Executive Center Drive & Wood Hollow Drive (2024) | Conduct traffic signal warrant analysis | \$10,000 | 52.6% |
| Executive Center Drive & Wood Hollow Drive (2024) | Install a fully actuated traffic signal | \$250,000 | 52.6% |
| Greystone Drive & Wood Hollow Drive (2024) | Restripe northbound approach | \$20,000 | 40.2% |
| Recommended Improvements Total | | \$685,000 | -- |

These nine improvements total \$685,000, raising the cumulative probable cost to \$1,490,000 when including the \$805,000 cost of improvements that the applicant has already agreed to fund. This cumulative probable cost equates to 74% of the

total \$2,015,000 cost of improvements identified in the TIA memorandum.

2) The Development Service Department (DSD) estimated impacts for these three scenarios based on estimated trips per the Institute of Transportation Engineers (ITE) *Trip Generation Manual* and the City's rough proportionality determination worksheet tool.

As shown in the following table, the demand estimates total \$1.87M (Existing), \$5.02M (Code-Compliant Plan), and \$5.56M (PUD Plan).

| Land Use (ITE Code) | Existing (daily trips) | Code-Compliant Plan (daily trips) | PUD Plan (daily trips) |
|--|---------------------------|--------------------------------------|---------------------------|
| Apartment (220) | - | - | 250 units (1663 vpd) |
| Hotel (310) | - | - | 100 rooms (892 vpd) |
| General Office (710) | 445.322 ksf (4085 vpd) | 645.596 ksf (7121 vpd) | 676.8 ksf (5634 vpd) |
| Medical Office (720) | - | 215.199 ksf (8585 vpd) | 169.2 ksf (6704 vpd) |
| Specialty Retail (826) | - | - | 20 ksf (893 vpd) |
| Sit down (high-turnover) restaurant (932) | - | 30 ksf (3815 vpd) | 30 ksf (3815 vpd) |
| Total Daily Trips | 4,085 vehicles | 19,521 vehicles | 19,601 vehicles |
| RP Worksheet Demand Estimate | \$1.87M | \$5.02M | \$5.56M |



Council Question and Answer

Related To

Item #83

Meeting Date

March 23, 2017

Additional Answer Information

QUESTION: 1) What are examples of the City of Austin successfully being able to collect complete costs from developments to construct transportation improvements as identified in a TIA? 2) What is the complete cost for improvements to the intersection of Hart Lane and Spicewood Springs Road as identified in the Austin Oaks PUD TIA? 3) What is the percentage of traffic generated by the Austin Oaks PUD estimated to pass through the intersections required by staff for transportation improvements? 4) What is the additional value of transportation mitigation that could be collected if additional housing units were added to the Austin Oaks PUD proposal? COUNCIL MEMBER POOL

ANSWER:

1) What are examples of the City of Austin successfully being able to collect complete costs from developments to construct transportation improvements as identified in a TIA?

The following are examples of the City of Austin collecting the complete costs to implement various types of transportation improvements:

- S 1st Street Grocery (SP-2016-0164C): upgrade adjacent traffic signal
- 4020 Airport Boulevard (SP-2015-0522D): reconstruct adjacent intersections to facilitate access to the development
- Nueces Street Development (SP-2015-0346C-208): install traffic signal at W Cesar Chavez Street and Nueces Street
- 405 Colorado Street (SPC-2016-0260C): install sidewalk
- Creekside on Parmer Apartments (SP-2015-0438C): install traffic signal at East Parmer Lane and development driveway
- 6725 Circle S Road (SP-2015-0200C): reconstruct adjacent roadway to serve the development
- Gonzales Street Development (SP-2016-0286C): install streetlights, pavement markings, and ADA ramps
- Music Lane Development (SP-2016-0321C): install traffic signal at S Congress Avenue and development driveway
- North Burnet Gateway (SP-2016-0031C): construct public roadway serving development

2) What is the complete cost for improvements to the intersection of Hart Lane and Spicewood Springs Road as identified in the Austin Oaks PUD TIA?

The applicant's engineer proposed installing a traffic signal, an advanced warning flasher, and an additional left-turn lane for an estimated construction cost of \$420,000. ATD completed its own estimate and concurs with applicant's engineering estimate for these construction costs based on present-day values. However, to account for engineering design, survey, and adjustment to three-year future construction costs that were not included in the TIA, ATD estimates the complete cost to implement these improvements is \$560,000.

3) What is the percentage of traffic generated by the Austin Oaks PUD estimated to pass through the intersections required by staff for transportation improvements?

ATD required the following four transportation improvements in its TIA memorandum, dated October 6, 2016, based on analysis included in the TIA submitted by the applicant. Percentages of development traffic are included.

- Install a fully actuated traffic signal at Spicewood Springs Road and Hart Lane: 11%
- Construct a free eastbound right-turn movement from Spicewood Springs Road to MoPac southbound frontage road: 7.3%
- Construct a southbound right-turn deceleration lane on MoPac southbound frontage road (upstream of Executive Center Drive): 77.5%
- Construct a southbound acceleration lane on MoPac southbound frontage road (downstream of Executive Center Drive): 85.6%

During the Zoning and Platting Commission meeting on November 1, 2016, the applicant agreed to fully fund the following two improvements that were included in the TIA memorandum as additional transportation improvements. Percentages of development traffic are included.

- Extend westbound left-turn bay at Spicewood Springs Road and Wood Hollow Drive: 42.5%
- Provide a right-turn signal overlap operation at Spicewood Springs Road and Wood Hollow Drive: 29.3%

4) What is the additional value of transportation mitigation that could be collected if additional housing units were added to the Austin Oaks PUD proposal?

Assuming the maximum number of trips (trip cap) remains as currently proposed, the value of transportation mitigation would not change. The total cost of the four transportation improvements required in staff's TIA memorandum and the two agreed upon by the applicant during the Zoning and Platting Commission meeting is \$805,000. This total increases to \$945,000 when the costs for engineering design, survey, and adjustment to three-year future construction costs for the signal at Hart Lane and Spicewood Springs Road are included.

Assuming the trip cap increases from what is currently proposed, a specific number of housing units would be needed to accurately evaluate the additional value of transportation mitigation.