

Briefing on Proposed Austin Green Improvement District No. 1

May 15, 2019 Environmental Commission

Overview

- Consider a request for City consent to creation of the Austin Green Improvement District No. 1
 - Background
 - Proposed Development
 - City Policy
 - Staff Recommendation
 - Board and Commission Review Schedule
- **The Environmental Commission is asked to make a recommendation on the creation of the proposed District**

Background

- Enabling legislation approved in 2017 created the Austin Green Improvement District (formerly Rio de Vida Municipal Utility District) subject to the consent of the City
- As a condition to its consent, certain agreements between the City, the Developer, and the District must be finalized by February 14, 2020
- These agreements provide certainty with regard to the regulatory requirements applicable to the District and provide the City with assurance of a superior quality of development for the benefit of present and future residents of the City and the District

Proposed Development

Total Acreage	2,126 acres
Single-family	4,377 units
Low-rise Multi-family	4,374 units
Mid-rise Multi-family	3,249 units
Medical/Dental Office	150,000 sq ft
General Office	600,000 sq ft
Shopping Center	650,000 sq ft
Light Industrial	300,000 sq ft
Open Space	701 acres
Projected Population	31,920
Proposed Total Bonds	\$481,000,000
Proposed District Tax Rate	\$1.10/\$100

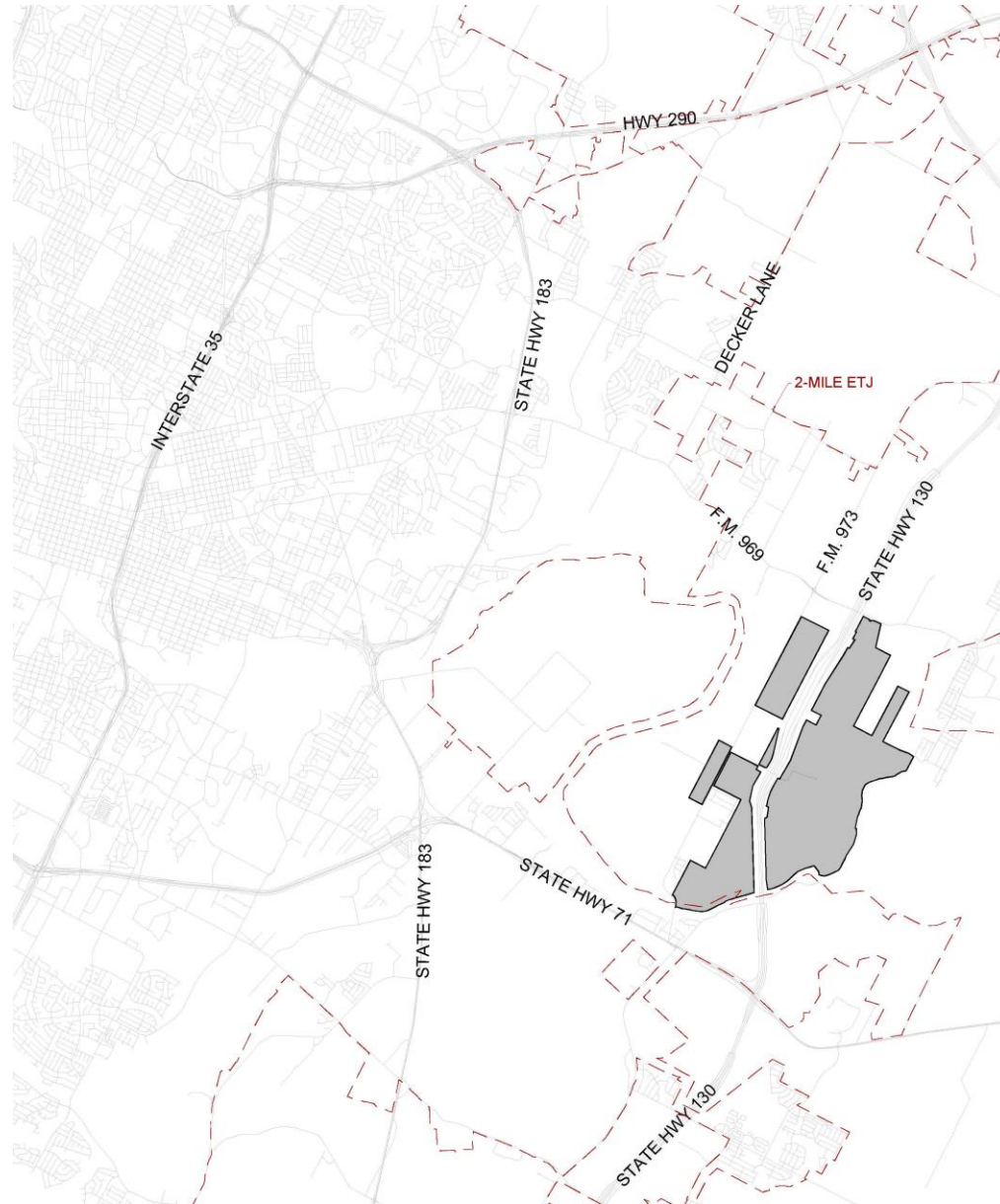
Environmental Conditions

- Large portions of the property are active sand and gravel mining operations
- The MUD will finance infrastructure and reclamation to prepare the site as it transitions into a major Town Center
- PUD zoning is a requirement of the MUD and will go into detail about what the development will look like
- The PUD is currently in review and will come back to the Environmental Commission towards the end of this year

PUD Overview

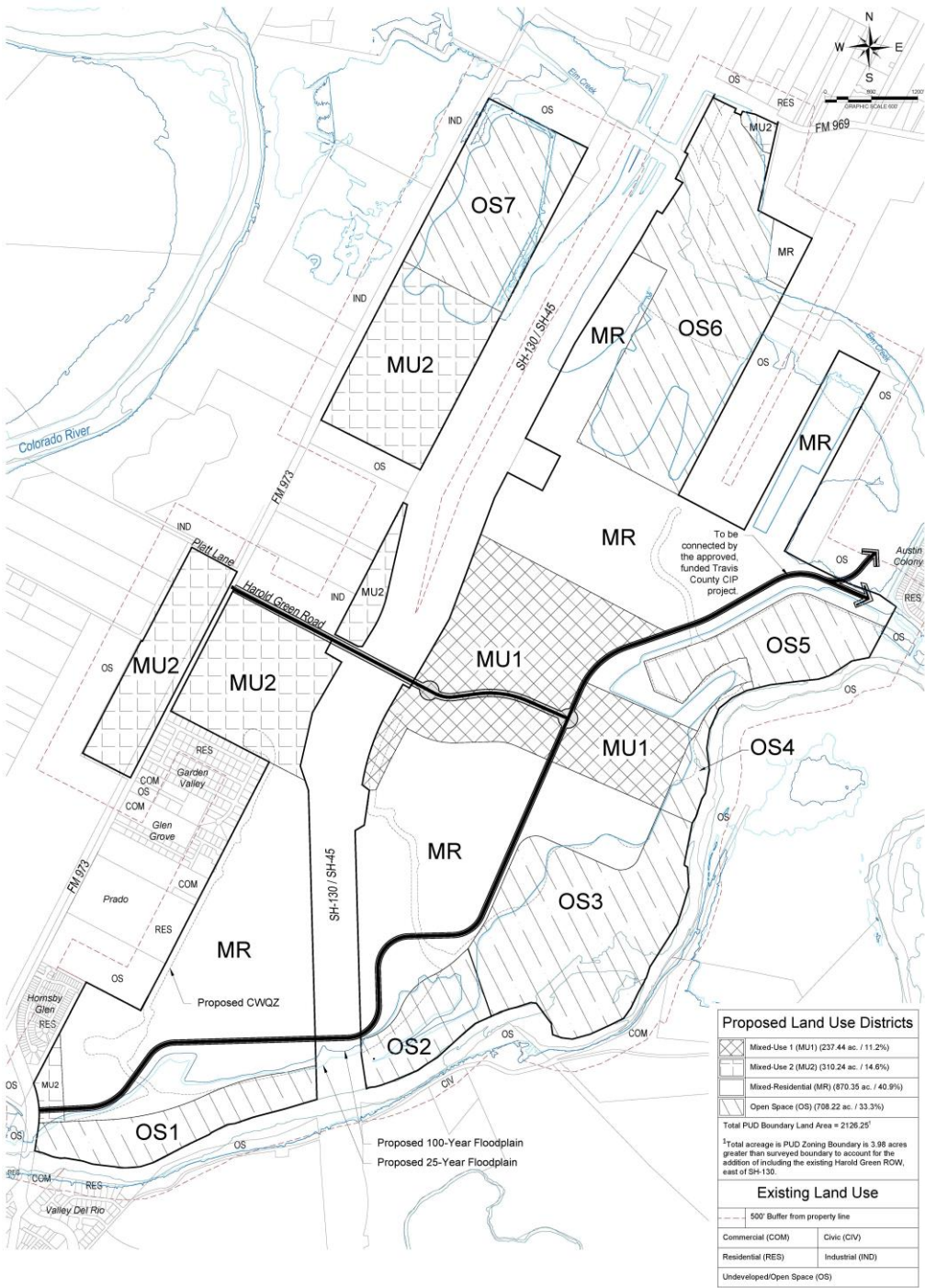
Location

Colorado River Basin
Elm Creek Watershed



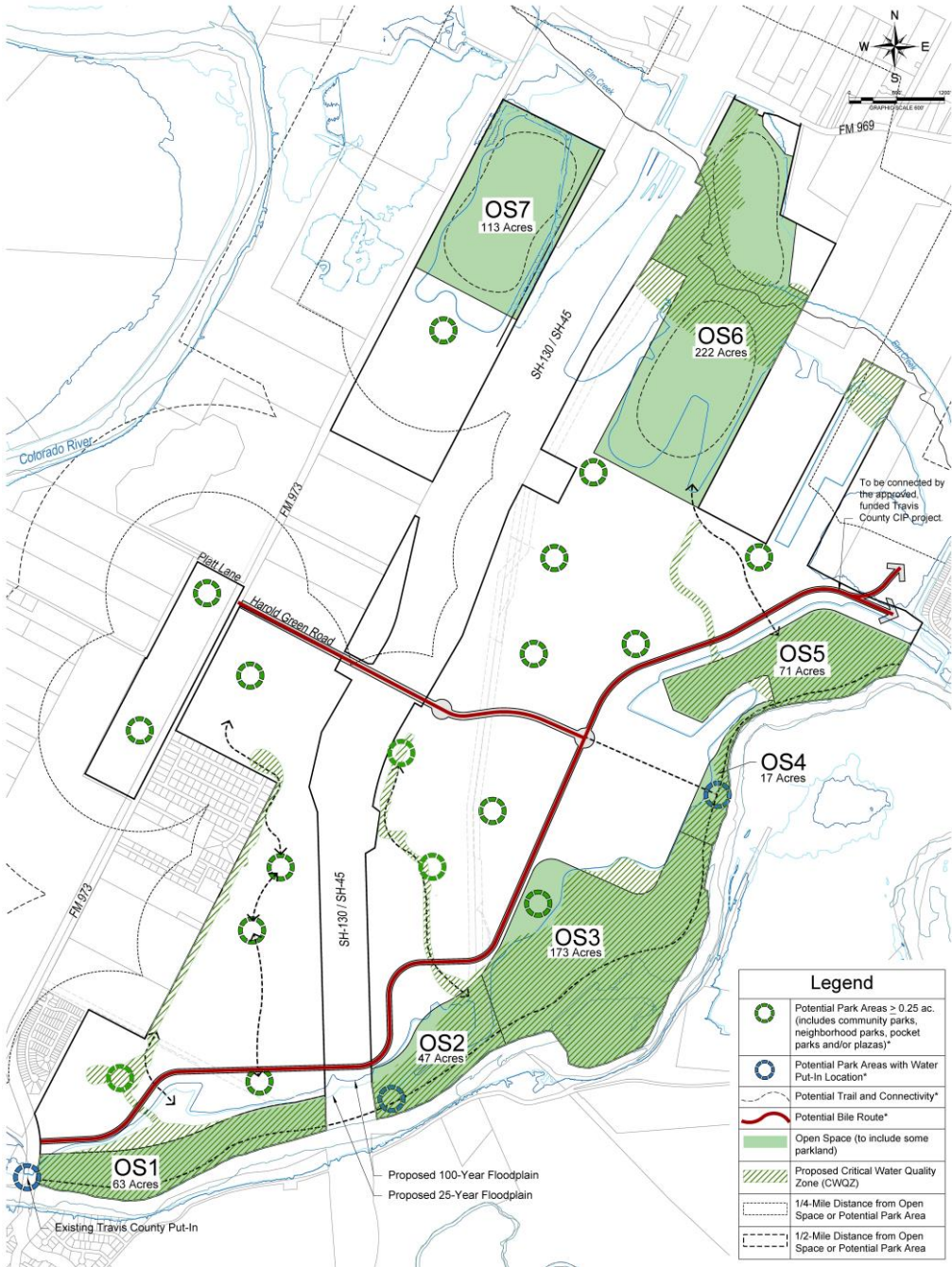
PUD Overview

Land Use:
Mixed Use
Mixed Residential
Open Space/Parkland



PUD Overview

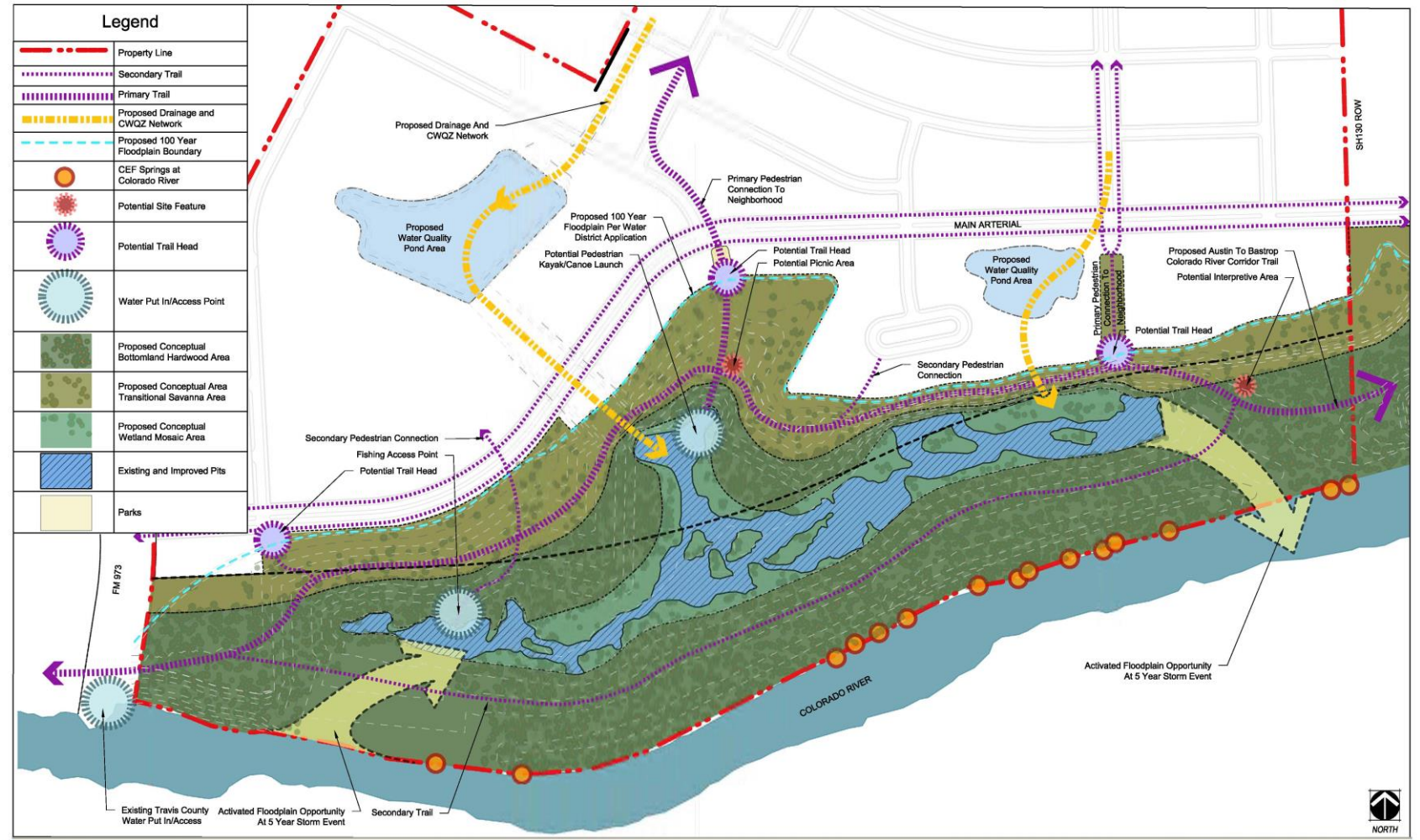
Open Space Parkland



PUD Overview

Open Space Parkland

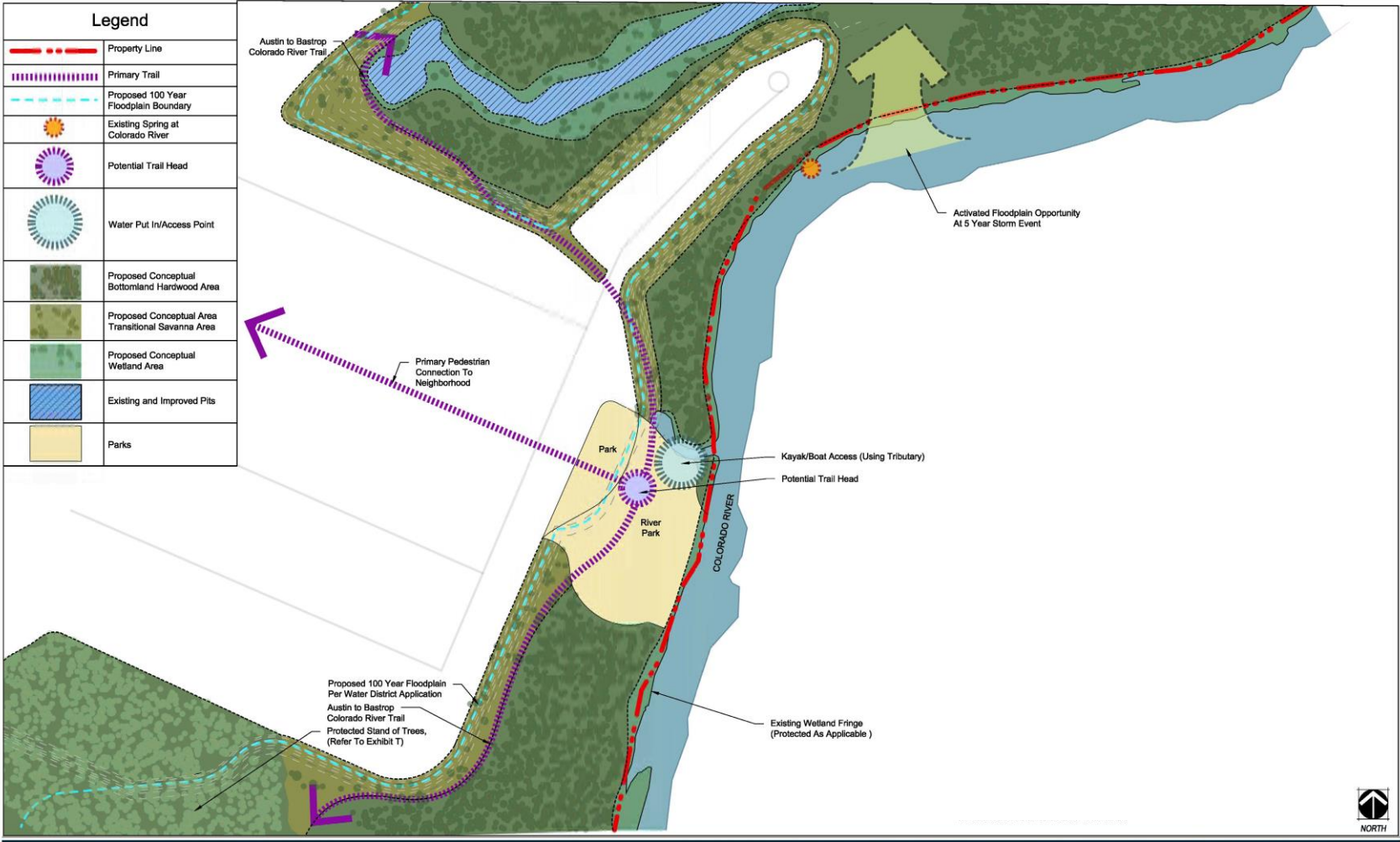
Reclamation
Preserve Natural Character
Restore Systems
Passive Recreation



PUD Overview

Open Space Parkland

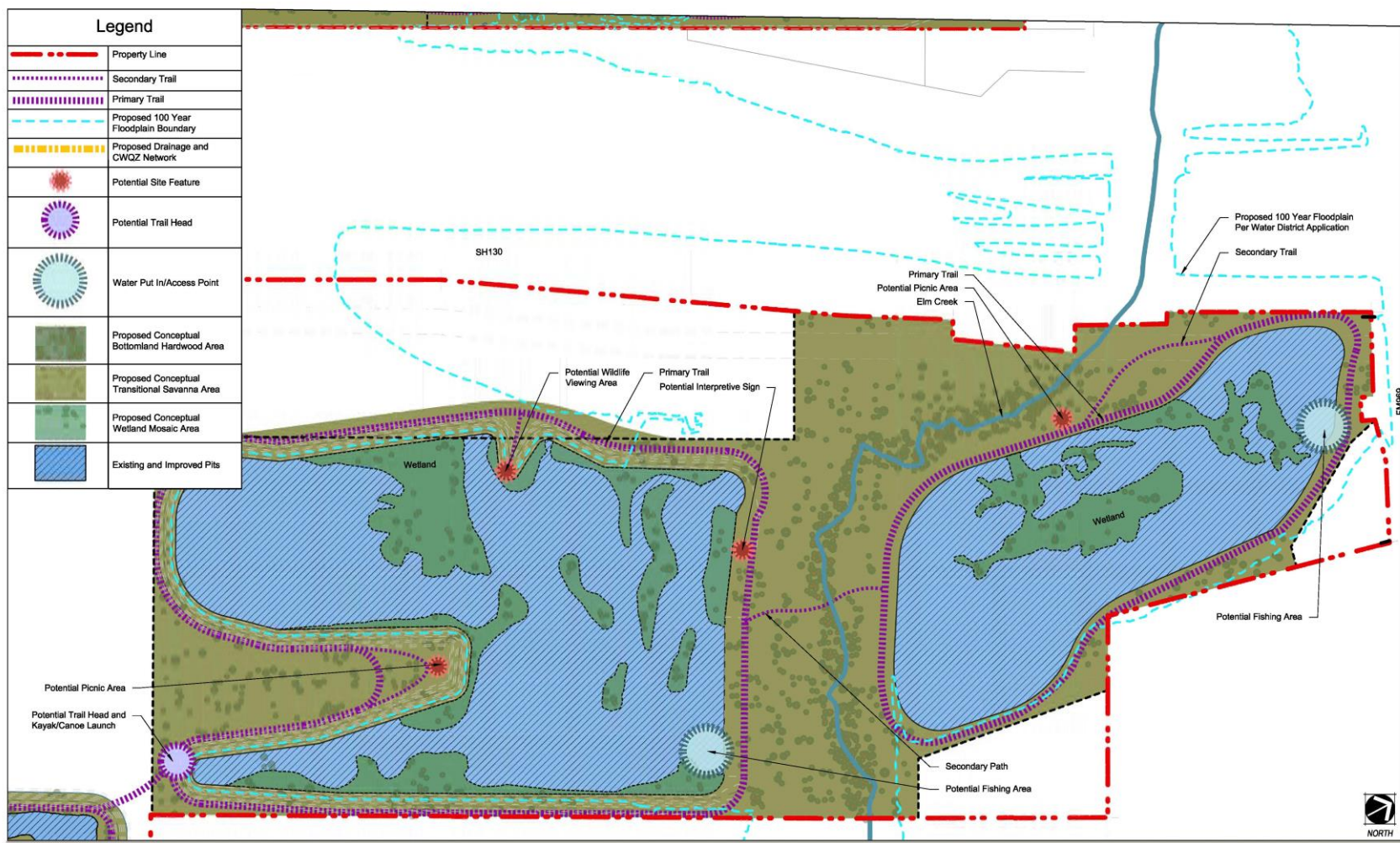
Interaction Connection



PUD Overview

Open Space Parkland

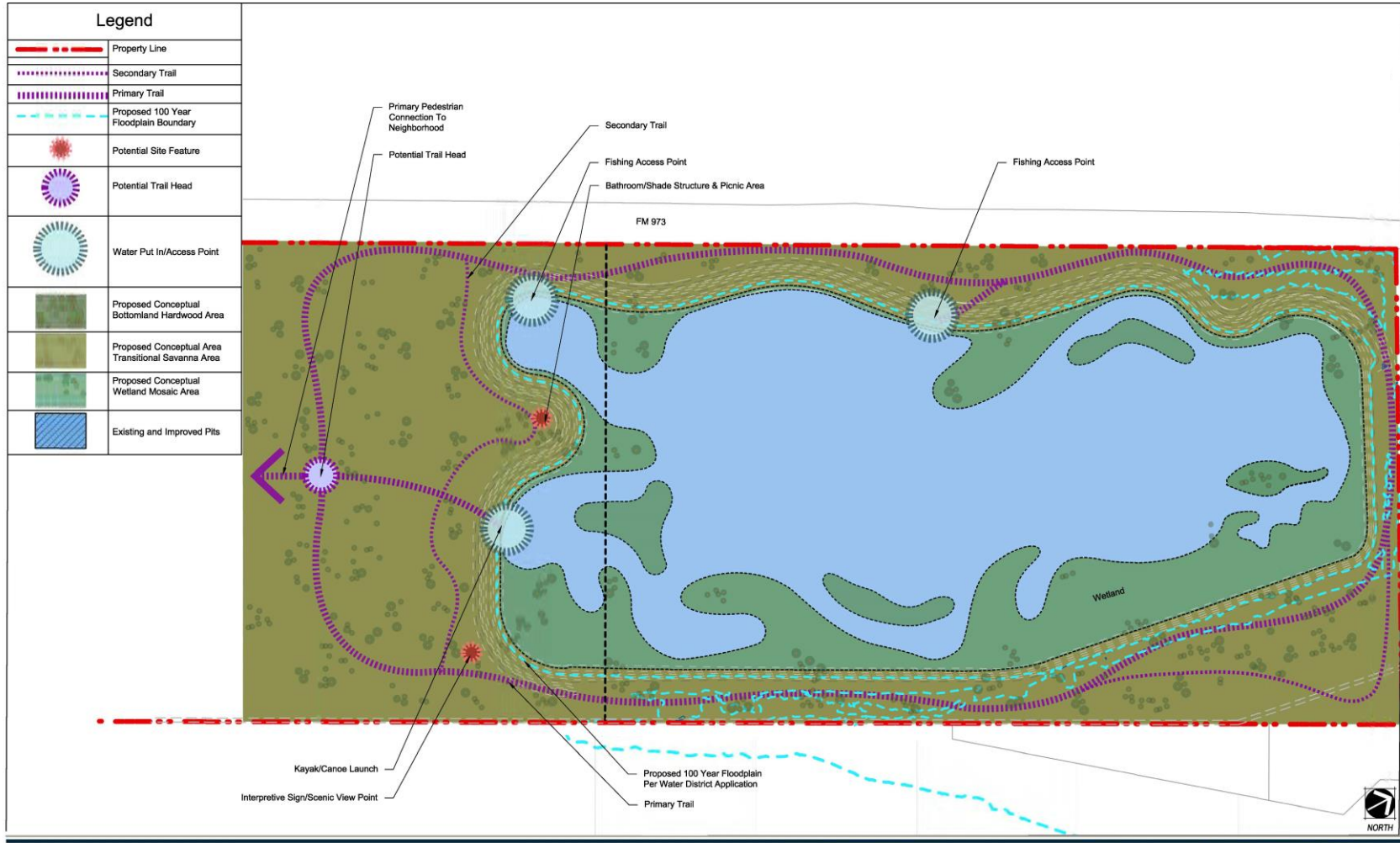
Flood Retention
Water Quality
Wetland Restoration



PUD Overview

Open Space Parkland

Trails Recreation Park Amenities



City Policy Regarding District Creation

- Criteria outlined in Resolution No. 20110217-030 summarized:
 - Will the proposed district provide more benefit to the City than a standard development process, conventional financing, or other type of district?
 - Do proposed agreements include commitments to superior development consistent with the Comprehensive Plan and City Code?
 - Does the district confer extraordinary public benefits such as land use control through zoning, public amenities, and connectivity with other City infrastructure?
 - Will the City provide water, wastewater, and reclaimed water?

Rationale for Staff Recommendation

- Staff recommends approval of a Consent Agreement and Strategic Partnership Agreement (SPA) for the Austin Green Improvement District for these reasons:
 - The District, the City, and the community will benefit from public improvements financed by District bonds
 - Superior development can be achieved through the extension of City zoning and development regulations
 - Austin Water will be the provider of retail water, wastewater, and reclaimed water services; infrastructure will be designed and constructed to City standards and specifications

Board and Commission Review Schedule

- | | |
|-----------------------------------|---------------------|
| • Urban Transportation Commission | April 9, 2019 |
| • Water and Wastewater Commission | April 10, 2019 |
| • Environmental Commission | May 15, 2019 |
| • Parks and Recreation Board | May 28, 2019 |
| • Planning Commission | June 11, 2019 |

Commission Recommendation

- **The Environmental Commission is asked to make a recommendation on the creation of the proposed District**