

MUELLER PERIMETER PARKS PARKLAND MAINTENANCE AGREEMENT

Presentation to Parks and Recreation Board

October 23, 2023

Ricardo Soliz, Division Manager, Austin Parks and Recreation Department

Jill Fagan, Redevelopment Project Manager, Economic Development Department

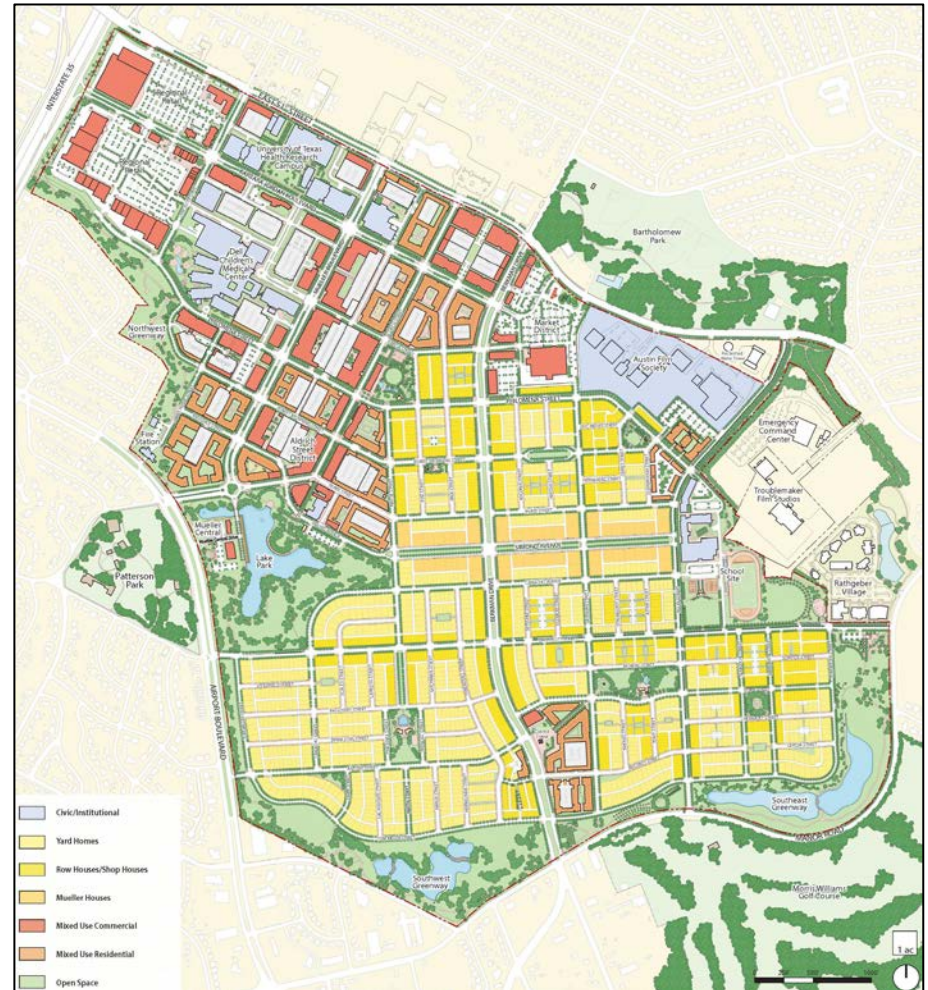
Mueller Redevelopment

Vision

To create a district that would be a model for responsible urban development to influence the form and pattern of growth within Austin.

Goals

- Fiscal Responsibility
- Diversity & Affordability
- East Austin Revitalization
- Neighborhood Compatibility
- Economic Development
- Sustainability



Mueller Redevelopment – Implementation

- A public-private partnership
- Master Development Agreement between City and Developer
- Developer executes the Redevelopment Plan with City oversight
- Creates a balanced partnership to achieve community social goals, City fiscal return, with developer earning fees



Mueller Redevelopment – Program



Residential

6,900 for-sale & rental homes
1,725 affordable units (25%)



Office

2.4 million sf



Public Parks

140 acres



Institutional

2.0 million sf



Civic

350,000 sf



Retail

750,000 sf

Mueller Redevelopment - Parks and Open Space

- 20% of land (140 acres)
- 54% of open space (75 acres) to be dedicated parkland
- Variety of park types and scales with public access easements (regional, neighborhood, urban, and pocket)
- 13 miles of trails
- All parks and open space maintained by the Mueller Property Owner's Association (POA)



Master Development Agreement – Open Space

- MDA set to expire December 2024
- § 8.2 (h) – City Park Maintenance Contribution
 - Traditionally the City maintains publicly dedicated open space.
 - The City set ambitious social and economic goals for the construction and maintenance of Mueller’s open space .
 - PARD to provide annual payment, subject to annual appropriation, to offset anticipated maintenance costs to the same level as if the City were to retain maintenance responsibilities.
- § 8.8 (c) – Public Dedication
 - Perimeter Parks shall be dedicated back to City after construction of Park Infrastructure has been completed.

**Northwest
Perimeter Park**

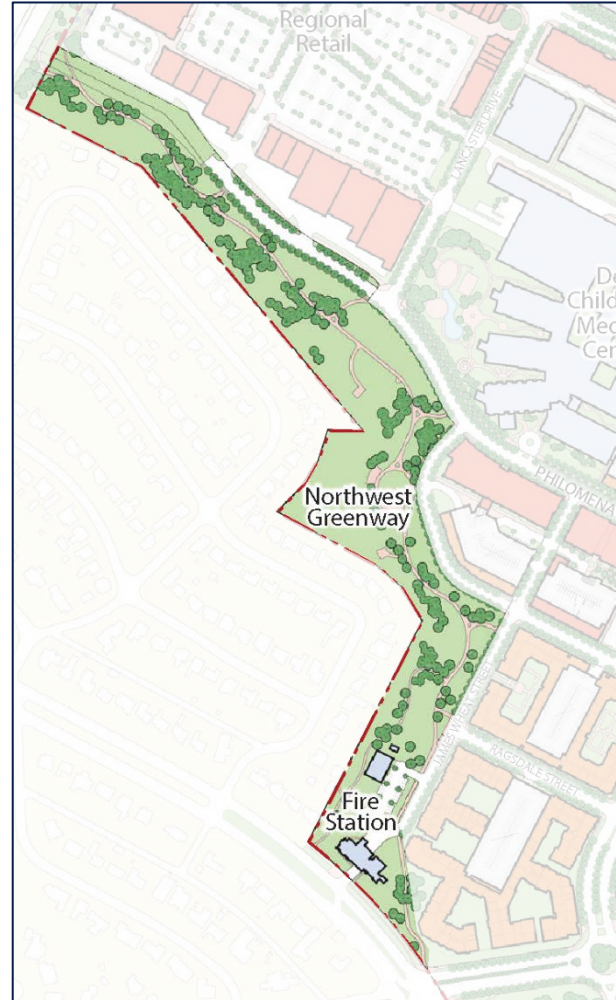
**Southwest
Perimeter Parks**

**Southeast
Perimeter Parks**



Northwest Perimeter Park (~13.4 acres)

- Highlighted Amenities:
 - Trellis Structure + picnic tables
 - Playscape + swing set
 - Public Art
 - The Geode by Hunter Cross included in the City's AIPP program
 - Trees (300+)
 - Benches + bike rack
 - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations



Southwest Perimeter Park (~31.0 acres)

- Highlighted Amenities:
 - Public Art
 - Wigwam by Chris Levack
 - Pollen Grain by Chris Levack
 - Arachnophillia by Dixie Friend Gay
 - Trees (575+)
 - Demonstration Gardens
 - Bird habitats
 - Benches + bike rack
 - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations



Southeast Perimeter Park (~30.6 acres)

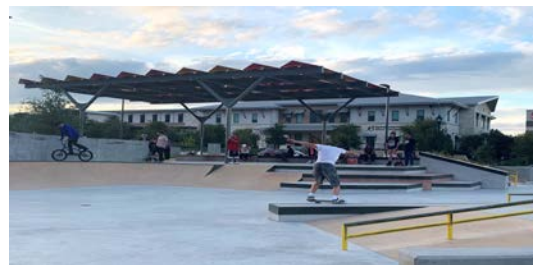
- Highlighted Amenities:
 - Skate Park + Pump Track
 - Trees (630+)
 - Orchard + herb garden
 - Pedestrian Bridge
 - Benches + bike rack
 - Walking trails (DG + concrete), drinking fountains, trash/recycling/dog stations



Skate Park + Pump Track

\$2.5M Investment/Highlighted Amenities:

- Restroom, parking lot, canopy shade structures + dumpster enclosure
- Bench seating + bike rack
- Drinking fountain, trash/recycling stations



Mueller PMA Roles and Responsibilities

MUELLER POA (POA)

- Minimum Maintenance
 - Mow all turf areas a min. 32 times per year;
 - Mow all prairie/wildflower/native areas annually; and
 - Conduct annual tree inspections and provide tree care.
- Other Tasks
 - To provide routine and preventative maintenance as necessary to keep the Parkland and Skate Park + Pump Track clean, functional, and accessible.
 - Maintenance Examples: irrigation, litter control, trail repairs, pest management, general repairs, payment of utilities.
 - Submit Annual Report to PARD

THE CITY (PARD)

- Request Annual Funding to POA in PARD Budget
 - General Perimeter Parks Maintenance
 - Skate Park + Pump Track Maintenance
- Annual Contribution to POA
 - Subject to appropriations and City Council Approval
 - General Perimeter Parks Maintenance
 - FY 23-24 (approved): \$144,504 (Northwest and Southwest Perimeter Parks)
 - FY 24-25 (to be requested): Add'l \$55,496 (Southeast Perimeter Park), plus add'l amount (TBD) for Skate Park Maintenance
- Oversight
 - Review Mueller POA Annual Report
 - Annual playground inspections
 - General spot checks

Mueller POA Term Summary

- Parties to the Agreement
 - The City
 - Director of PARD
 - The Mueller POA
 - Mueller POA Community Manager
- Term
 - 20 years
 - After initial period, automatically renews for 5 years every 5 years
- Funding Increase Requests
 - The Mueller POA may request increase in funding once every three years. Request must include relevant backup to justify increase.
 - PARD will review and recommend mutually agreed upon amount
- Change in Use/Program
 - Future Parkland Improvements will be assessed through the City's Community Activated Park Project Program.
 - Prior to Project Approval:
 - Both parties must support improvement.
 - City will be responsible for construction costs/expenses.
 - Maintenance and operation cost to be determined by both parties.
 - Projects must follow Mueller Design Book

Next Steps

- Staff Briefing to RMMA PIAC (Tuesday, Oct. 10, 2023)
- Updates to Mueller POA Landscape and Transition Committees (Tuesday, Oct. 17, 2023)
- Staff Briefing to Parks and Recreation Board (Monday, Oct. 23, 2023)
- Potential City Council Review (Winter 2023/2024)
- Perimeter Parks Parkland Dedication (Winter 2024)



QUESTIONS ?

