RESOLUTION NO. 20080214-054

A RESOLUTION ESTABLISHING THE CITY COUNCIL'S GUIDING VISION AND POLICY PRINCIPLES FOR THE ENHANCED USE OF PUBLICLY OWNED LAND IN THE SEAHOLM DISTRICT AND APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSAL FOR THE SALE AND REDEVELOPMENT OF THE PROPERTY CURRENTLY OCCUPIED BY THE GREEN WATER TREATMENT PLANT; A REQUEST FOR PROPOSAL FOR THE SALE AND REDEVELOPMENT OF THE PROPERTY CURRENTLY OCCUPIED BY THE ENERGY CONTROL CENTER SITE; AND THE PREPARATION OF AN ANALYSIS OF THE POTENTIAL DESIGN AND CONSTRUCTION METHODOLOGIES AVAILABLE FOR THE DEVELOPMENT OF A NEW CENTRAL PUBLIC LIBRARY TO BE LOCATED AT THE AUSTIN ENERGY SOUTH SUBSTATION; AND

WHEREAS, the City of Austin is actively working to develop its downtown as an established regional destination and gathering place for the Central Texas community, playing a key and defined role in Central Texas' economic, cultural and social life, by providing entertainment opportunities, creating economic development possibilities as part of a downtown employment center that attracts and includes new and emerging businesses, attracting tourism, maximizing residential opportunities, and securing a position as a unique retail center; and

WHEREAS, the City of Austin is proactively involved in the redevelopment of city-owned land along Second Street and at the Seaholm

Power Plant that will reinforce the viability of Downtown Austin as a mixed-use retail, entertainment, residential, and employment center; and

WHEREAS, the City of Austin is pursuing a policy of developing its downtown in such a way as to maintain the unique and authentic characteristics of Austin, Texas, and Downtown Austin; and

WHEREAS, the City of Austin values affordable housing that serves deep income levels for long periods of time throughout our community including downtown; and

WHEREAS, the citizens of the City of Austin voted overwhelmingly to fund the building of a new central public library by a bond election dated November 7, 2006, demonstrating their desire for and commitment to constructing such a facility; and

WHEREAS, the City of Austin desires to maximize the bond funding available for the design and construction of the new central public library building by making available publicly funded parking within the Seaholm District; and

WHEREAS, the City of Austin is actively pursuing a fiscal policy of increasing and strengthening its tax base through the sale and/or redevelopment of land that is owned by the government and that is underutilized; and

WHEREAS, it is the City's policy to sell and or redevelop underutilized government owned land in a manner that achieves greater tax

revenue for the citizens of Austin and is consistent with and achieves other community values; and

WHEREAS, the City of Austin wants to assure that Downtown Austin is developed and redeveloped in a manner consistent with the Downtown Master Plan, which serves as a guide for the City Council's vision and policy, and in such a way as to continue and enhance the successes of areas such as the 2nd Street Retail District; and

WHEREAS, the City of Austin desires to maximize density in Downtown Austin to promote a sustainable, vibrant and economically vital district, that is compliant with the City Council's established urban design policies including the Waterfront Overlay District, Capitol View Corridor restrictions, Great Street Standards and the Downtown Austin Design Guidelines, and

WHEREAS, the redevelopment of city-owned downtown waterfront land that currently houses decaying industrial facilities, including the Green Water Treatment Plant, is central to achieving these policy goals and to connecting and strengthening the City's existing investment in the 2nd Street Retail District and the Seaholm District, the boundaries of which will be defined in the Downtown Master Plan; **NOW, THEREFORE,**

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

The City Council designates the 1.4 acre parcel along Cesar Chavez known as the Austin Energy South Substation as the location for the new stand-alone building to house the new central public library.

The redevelopment of the 1.4 acre parcel of land along Cesar Chavez known as the Austin Energy South Substation for a purpose other than as a part of the Austin Energy electric utility shall be expedited but will not occur before such time that the City Council determines that a) the Austin Energy South Substation is surplus to the operations of the Austin Energy electric utility; b) there is an adequate replacement in place to create sufficient revenues and to pay debt of the Austin Energy electric utility; c) the redevelopment of the Austin Energy South Substation will not impede or disrupt the operations of the Austin Energy electric utility; and d) the Austin Energy South Substation is not a substantial part of the facilities of the Austin Energy electric utility.

BE IT FURTHER RESOLVED:

That the City Council will achieve the policies articulated in this Resolution by the following actions:

1. The issuance of a request for proposal (RFP), to solicit proposals for the sale and redevelopment of the property currently occupied by the Green Water Treatment Plant (Plant Property) and for the property currently occupied by the Austin Energy Control Center. Such RFP shall require submittals to provide for the design and construction of a fully-utilized parking facility to support the Seaholm District and the new central public library by a parking facility owned by the public, and, in the alternative, by a parking facility owned by the developer.

The sale of the approximately 4.5 acres of property comprising the Green Water Treatment Plant Property will occur at such time as the City Council determines that: a) the Green Water Treatment Plant is surplus to the operations of the Austin Water Utility; b) there are adequate replacement Austin Water Utility system properties in place to create sufficient revenues and to pay debt of the Austin Water Utility; c) the sale of the Green Water Treatment Plant Property will not impede or disrupt the operations of the City of Austin water and wastewater system; and d) the Green Water Treatment Plant is not a substantial part of the facilities of the Austin Water Utility.

The City Council desires to sell the approximately 1.749 acres of property comprising the Austin Energy Control Center and use the proceeds from that sale for the relocation of this Austin Energy function.

2. The preparation of an analysis of the various design and construction methodologies available to the City of Austin for the development of a new central library (Library Development Analysis). The Library Development Analysis shall include recommendations for the inclusion of a public process in the City's selection of the best design for the new central library.

3. Establishing that the RFPs and the Library Development Analysis shall emphasize the City of Austin's key goals for development in the Seaholm District to ensure that unparalleled

excellence and high values are demonstrated and achieved in the following:

a. urban design and architecture, including Downtown (Urban) Design Standards, Great Streets Standards and the principles and practices historically supported by the City of Austin Design Commission such as support of public spaces;

b. sustainable building practices, including those practices applicable to municipal building projects, and strongly encouraging sustainability levels superior to those required of municipal building projects;

c. mobility and connectivity enhancement, including the inclusion of optimal parking, pedestrian, bicycle, transit and vehicle circulation facilities for meeting current and future mobility needs; and

d. maximized taxpayer value, including guidelines and parameters that are appropriate to encourage and ensure maximum scale, subject to the City of Austin's Waterfront Overlay District requirements and Capitol View Corridor restrictions.

e. community values, public facilities and/or public benefits.

4. Establishing that forty percent (40%) of the proceeds from the City's property taxes that will result from the development of the Green Water Treatment Plant and the Austin Energy Control Center will go to the Austin Housing Trust Fund to be spent to provide affordable housing in the urban core of Austin.

5. Proposals that include rental housing shall provide for a minimum of ten percent (10%) of the units to individuals earning at or below eighty percent (80%) of area median income, and any proposals that include a housing component shall include an option for the City to participate in a public/private partnership for additional units and/or deeper affordability.

Subject to the preceding provisions, the proceeds from the sale of the Green Water Treatment Plant Property shall be used by the City to offset the City's costs of the following and in the following order of preference:

1. The Green Water Treatment Plant decommissioning and deconstruction;

2. The Austin Energy South Substation site reconfiguration;

3. Street and bridge design and construction costs associated with the Green Water Treatment Plant Property, the extension of 2nd Street over Shoal Creek, and the Austin Energy South Substation property (collectively referred to as the Seaholm East Redevelopment District);

4. Assist with the financing of a Public Parking Enterprise supporting the Seaholm East Redevelopment District; and

5. The establishment of additional public amenities, including affordable housing, to be identified by the City Council, within the Seaholm East Redevelopment District.

Subject to the preceding provisions, the proceeds from the sale of the Austin Energy Control Center shall be used by Austin Energy to offset the costs of relocating this vital function.

ADOPTED: February 14, 2008 **ATTEST:** Shirley A Gentry

Shirley A. Gentry
City Clerk