

**ORDINANCE NO.**

**AN ORDINANCE WAIVING DEVELOPMENT FEES IN AN AMOUNT NOT TO EXCEED \$2,470,665 AND CERTAIN REQUIREMENTS RELATED TO THE CONSTRUCTION OF THE SETON TEACHING HOSPITAL, GENERALLY LOCATED AT 15<sup>TH</sup> AND RED RIVER STREETS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. Findings.**

- (A) A teaching hospital connected with and located next to the proposed Dell Medical School (the Project) will have significant and lasting benefits on Central Texas healthcare for decades into the future.
- (B) As a Level 1 trauma center, the hospital will be an important component of the health care services safety net available to Central Texas citizens.
- (C) Through partnership with Central Health Hospital District, the University of Texas, and others, this hospital will create new opportunities for sustained economic growth in Austin.
- (D) As the design of the new facility continues to evolve, there are budgetary decisions that affect the scope and reach of the new hospital on almost a daily basis.
- (E) Due to the unique nature of the teaching hospital and the role it will play as a safety net for community healthcare and in view of Seton's budgetary constraints, the Council finds that the waiver of certain fees and requirements associated with the development and construction of the new hospital promotes the public peace, health and safety.

**PART 2. FEE WAIVERS.** The following fees are waived for construction of the Project:

Lane closure fees for 15 Street and Red River (Transportation Dept.)	\$870,000
Building permit plan review/inspection fees (including parking garage) (Planning & Development Review Dept.)	\$150,000
Encroachment agreement application fee (Transportation Dept.)	\$ 1,000

1	Tower crane permit fees	\$ 30,000
2	(Planning & Development Review Dept.)	
3	Heliport permit fees	\$ 2,000
4	(Aviation Department)	
5	Water meters installation fees (2)	\$ 7,265
6	(Austin Water Utility)	
7	Water & wastewater impact fees	\$1,398,400
8	(Austin Water Utility)	
9	Fire inspection fee	\$ 12,000
10	(Austin Fire Dept.)	

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12 **TOTAL ESTIMATED FEES: \$2,470,665**

13 The amount listed above for each fee is the maximum waiver amount. Total fees waived  
14 may not exceed \$2,470,665.

15 **PART 3. WAIVERS OF REQUIREMENTS.**

16 (A) The following requirements of the City Code are waived for the Project:

- 17 (1) City Code Section 14-11-52(C), which requires an applicant for an  
18 encroachment agreement to pay the an amount equal to appraised  
19 value of the affected right-of-way; and
- 20 (2) City Code Section 14-11-51 (E), which allows the execution of an  
21 encroachment agreement only after an applicant has paid the  
22 appraised value for the encroachment.

23 (B) The developer of the Project is not required to construct the following  
24 improvements:

- 25 (1) traffic signal improvements at 15<sup>th</sup> Street and Red River (existing);  
26 and
- 27 (2) cross walk signals (2) at 15<sup>th</sup> Street and Red River (re-routed).

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Lee Leffingwell  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Jannette S. Goodall  
                         City Attorney     City Clerk