

64
Rainey
Street

Open Space,
Environment and
Sustainability
Committee,
June 24, 2015

Parks and Recreation
Department
Office of Real Estate Services
Department of Public Works

Overview

- History of 64 Rainey Street
- City Council Action on the property
- Developer's request to use the property
- Emma S. Barrientos Mexican American Cultural Center (ESBMACC) Board Actions

History of 64 Rainey Street

- **Nov. 2003**, City acquired the property.
 - The lot is approximately 11,760 square feet in size (98 x 120 feet/ 11,760 sqft.), is zoned Central Business District (CBD), and is within the Waller Creek Tax Increment Financing (TIF) Zone.
 - Property is managed by the Public Works Department.

- ESBMACC, 58 and 64 Rainey Street



History of 64 Rainey Street

- **May 2012**, COA issued a released Request For Offers (RFO)
- **May 2012**, an independent third-party appraisal of the property which concluded a market value opinion of \$1,176,000.
- **Sept. 2012**, Council changed direction on the sale.
- **Oct. 2012**, Council Resolution directing the City Manager to
 - (1) remove the parcel for sale;
 - (2) develop a range of development options that would address the needs of the MACC; and incorporate the land into the ESBMACC master plan; and
 - (3) return to Council w/ options for consideration and action no later than December 1, 2012.

ESBMACC Board Resolution

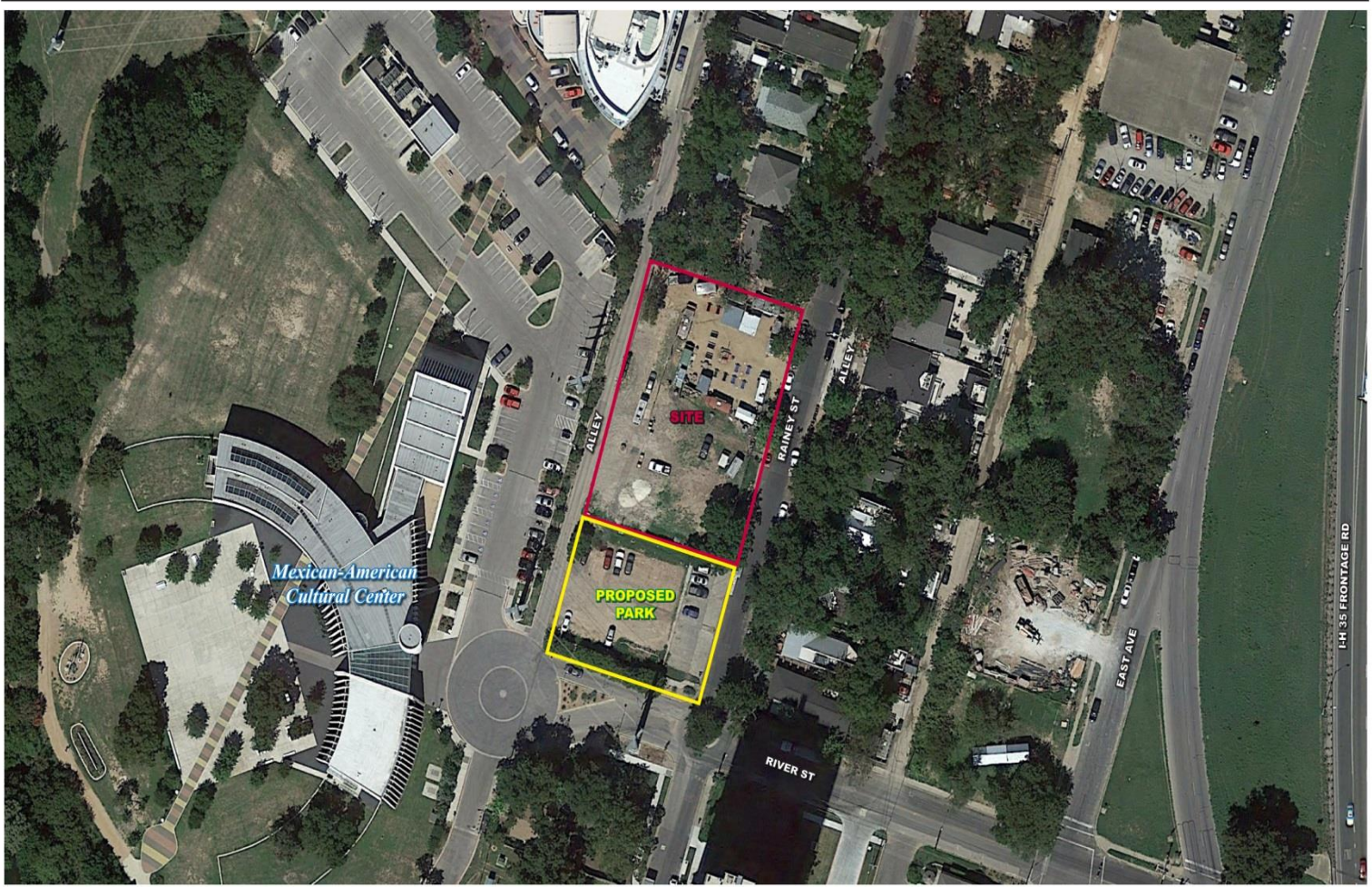
- **June 2013:** Board Resolution to Council establishing a pocket park on 64 Rainey recognizing the historical Rainey St. community including artwork and assembly space for programming by the center.

Parks and Recreation Staff

- **Oct. 2014:** PARD staff works with COA Real Estate and the Law Dept. of PARD's desire to expressly dedicate MACC property , 58 Rainey Street and 64 Rainey Street as parkland.
- **Dec. 2014:** PARD orders survey of the MACC property.
- **Feb. 2015:** Survey is completed.
- **Mar. 2015:** Sackman Enterprises approaches PARD about development of a pocket park at 64 Rainey.

ESBMACC Board

- **April 2015:** Sackman briefs the board and requests their support for the proposal to use 64 Rainey Street for temporary staging including a 25 foot setback on the northern property line in return for developing a pocket park, total budget of \$300K, and maintaining the park in perpetuity.
 - Board establishes a working group to continue discussions on the request.



ESBMACC Board

- **June 2015:** Board considers and supports the request to use 64 Rainey Street, as proposed by Sackman to:
 - Use 64 Rainey Street as a staging area for 2 years; (*this would eliminate the use of a portion of Rainey St. for staging*) At the end of 2 years, 64 Rainey would be expressly dedicated as parkland.
 - Support a permanent use of 25 feet along the northern boundary line to build a living wall in lieu of a solid firewall providing a more aesthetic pleasing entrance to the center.

Compensation for this use is:

- A financial contribution of \$400,000 to include:
 - Design and construction of a pocket park beginning immediately after the two years.
 - Help support the master planning of Phase II of the MACC.
- Absorbing all maintenance costs of the park in perpetuity.

Next Steps

- COA Law Dept. needs to review the request proposed by Sackman.
- COA Real Estate has ordered an appraisal for 64 Rainey Street.
- COA staff is in the process of reviewing the developer's proposal and will formulate specific terms and conditions as required by the City, upon completion of a land appraisal and a review of programmatic and park development needs.
- City Council consideration and action.

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