

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	66703	Agenda Number	15.
---------------------	---------	-------	---------------	-----

Meeting Date:	2/2/2017	Department:	Planning and Zoning
---------------	----------	-------------	---------------------

## Subject

Authorize the execution of an agreement with 9th Red River, LLC, for partial reimbursement of costs associated with constructing Great Streets streetscape improvements at 805 Neches Street (Holiday Inn Express Hotel) & 810 Red River Street (Indigo Hotel) in an amount not to exceed \$184,454. (District 9)

## Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Planning and Zoning Department from the Great Streets Parking Meter Revenue.

## Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	
For More Information:	Humberto Rey 512-974-7288
Council Committee, Boards and Commission Action:	
MBE / WBE:	The Great Streets MBE /WBE requirements have been met.
Related Items:	

## Additional Backup Information

**Background**

The Great Streets Award Program ("Program") is a tool to aid emerging projects with the high cost of streetscape improvements that go above and beyond the City's minimum standards to achieve high-quality environments that aid downtown vitality. The Program establishes priorities and sets a maximum award based on criteria such as: location of development; proximity to transit; extends/leverages underground utility improvements or adjacent streetscape improvements associated with a planned corridor, district or master plan; improves accessibility; and other policy priorities. If a development project, as measured by the Program, advances the City's policy priorities, financial investments may be available to offset the high cost of development in urban right-of-ways.

**Project Description**

The Hotel Indigo/Holiday Inn Express Hotel project is bounded by 9th Street to the north, Red River to the east and Neches Street to the west. It consists of a hotel development that includes a Holiday Inn Express Hotel with entrance off Neches and Hotel Indigo with entrance off Red River, and ancillary improvements. Streetscape improvements

include construction of 18 ft. sidewalks; installation of 5-inch caliper trees on all street frontages, including irrigation and drainage for all trees and plantings; bike racks; benches, street lighting and traffic signal pole infrastructure; public art and pedestrian amenities.

The project meets the Program criteria and earns the "HIGH priority" level for streetscape improvements. This "HIGH priority" status is used to establish an award cap of \$18 per square foot applied to the enhanced sidewalk area. The Hotel Indigo/Holiday Inn Express Hotel project will provide 10,544 sq. ft. of improvements, bringing the award maximum to \$184,454.

The Urban Design staff has inspected the improvements and all required Program elements have been completed and installed per the approved Program plan. In addition, the project exceeded the MBE /WBE Program requirements (see attached letter from SMBR).

**Fiscal Impact**

\$18,454 in reimbursements for streetscape improvements, from the Program parking meter revenue.