

Late Backup

Item 60 Revised

RESOLUTION NO.

WHEREAS, the City of Austin owns a 24-acre property at 10414 McKalla Place, near the intersection of Burnet Road and Braker Lane; and

WHEREAS, Council is considering ways to develop this McKalla Place site that would benefit the Austin community;

WHEREAS, existing City policies and Council direction support consideration of several options related to the City-owned McKalla Place property, including:

- the North Burnet/Gateway Neighborhood Plan's Future Land Use Map, which identifies the McKalla Place property as a site for mixed-use development,
- the Office of Real Estate Services' response to Council Resolution No. 20140417-049, which identified the McKalla Place site as a highly ranked option for affordable housing due to its location in the North Burnet/Gateway Imagine Austin Regional Center and its proximity to transit and amenities, among other reasons,
- Council Resolution No. 20161013-008, which directed the City Manager to evaluate the suitability of various City-owned properties for affordable housing, live/work, mixed-use, and emergency shelter space,
- "The Austin Strategic Housing Blueprint," which establishes affordable housing goals and identifies maximizing use of public property as one of the strategies for meeting these goals,
- the Parks and Recreation Department's Deficient Park Area Map, which identifies areas that lack sufficient parkland, according to metrics established in the Imagine Austin Comprehensive Plan and other City policies, and which indicates that the McKalla Place site is located in a park-deficient area,
- the Economic Development Department's "Music and Creative Ecosystem Stabilization Recommendations" report, which recommends evaluating City-owned property for opportunities to provide affordable creative space, and
- the Economic Development Department's response to Council Resolution No. 20180322-099, which identifies the McKalla Place site as suitable for a major league soccer stadium as well as for a mixed-use site featuring affordable housing, creative space, parkland, and more; and

WHEREAS, Council Resolution No. 20180322-099 recognizes the need to analyze the opportunity costs of developing the McKalla Place site as a major league soccer stadium instead of a mixed-use project in order to fully inform Council's deliberations; and

WHEREAS, the City has used processes for soliciting private-sector plans as a strategy for identifying ways to develop public property in a manner consistent with City goals; and

WHEREAS, a process through which the City solicits plans for different ways to develop the McKalla Place site complements and informs Council discussion regarding a potential soccer stadium by providing important information about the range of available options and the opportunity costs; and

WHEREAS, an open and transparent discussion about the future of this public property is in the best interests of the City and the broader Austin community; **NOW, THEREFORE,**

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

The City Manager is directed to ~~solicit~~ announce that the City will receive plans for development of the McKalla Place site, including both (1) professional sports stadium plans, and (2) plans that accomplish the following City goals:

- mixed-use development, as envisioned in the North Burnet/Gateway Neighborhood Plan
- affordable housing
- quality parks and open space
- affordable creative space
- public transit, including fully funding a Metro Rail train station and associated infrastructure that meets Capital Metro specifications

BE IT FURTHER RESOLVED:

The City Manager is directed to initiate a process for ~~soliciting~~ receiving the plans referenced above that meets the following goals and returns to the City Council on August 9, 2018 for a status update or for Council action:

- provides the information necessary to enable the private sector to submit reasonably detailed plans,
- includes a timeline that enables the private sector to respond with a reasonable degree of detail,
- presents both types of plans referenced above to Council for consideration at the same time, and
- avoids unfairly disadvantaging mixed-use development plans relative to a professional soccer stadium plan in terms of timeline, access, or other process-related considerations.