



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 16
AGENDA DATE: Thu 02/05/2004
PAGE: 1 of 2**

SUBJECT: Authorize negotiation and execution of an agreement for the reimbursement of streetscape improvement costs to White Lodging Services Corporation for a Downtown Austin Marriott project located at 300 East 4th Street under the Great Streets Development Program in an amount not to exceed \$162,283.68.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2003-2004 Amended Capital Budget of the Transportation, Planning & Sustainability Department from Great Streets Parking Meter Revenue.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Transportation, Planning **DIRECTOR'S**
DEPARTMENT: and Sustainability **AUTHORIZATION:** Austan Librach

FOR MORE INFORMATION CONTACT: Jana McCann, 974-6096; Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: N/A

The Great Streets Development Program, a related item on this agenda, 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 reimbursement (cap) 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 compliance, 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 higher cost of development in urban right-of-ways. This project is one of the first participants in the Great Streets Development Program.

Project Description:

The Downtown Austin Marriott at 300 East 4th Street project is located at the northwest corner of Trinity and East 4th Streets. (See Exhibit – Location Plan.) The project consists of new construction on a half-block across from Brush Square with enhanced streetscapes on 4th Street, Trinity and San Jacinto consisting of 18-foot wide sidewalks, 5-inch caliper Street Trees and other landscaping, Great Streets lighting/traffic signal poles, pedestrian amenities and a café zone serving the restaurant tenant. (See Exhibit – Streetscape Plan & Improvement Area Calculation.)

Great Streets Development Program Evaluation and Proposed Investments:



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The project meets the Development Program criteria and earns the "HIGH" priority level for streetscape improvements. This "HIGH" priority status is used to establish a reimbursement cap of \$18 per square foot applied to the enhanced sidewalk area.

The Downtown Austin Marriott project will provide 9015.76 square feet of improvements, bringing the reimbursement cap to \$162,283.68.

Terms of an Agreement between the City and White Lodging Services Corporation:

Reimbursements require completion by White Lodging Services Corporation of all design features as submitted to the City and reflected in the Great Streets Development Program. To ensure fulfillment of these commitments, staff recommends that incentives be approved conditioned upon the negotiation and execution of an agreement requiring the following:

- 1) Completion of streetscape improvements in compliance with TPSD approved streetscape plans submitted under the Great Streets Development Program;
- 2) Completion of streetscape improvements in compliance with TPSD approved License Agreements submitted under the Great Streets Development Program, including tenant occupation of proposed café zone;
- 3) Participation in City's Minority & Women-Owned Business Enterprise Program through DSMBR.
- 4) Reimbursement funds are released by COA after final inspection and acceptance of improvements.

The requested action would authorize reimbursement for streetscape improvements not to exceed \$162,283, and negotiation and execution of necessary agreements.

Marriott Hotel

Location Plan

Great Streets Development Program

— Extent of Streetscape Improvements

Nearby Projects with Recent or Planned Streetscape Improvements (Labeled)

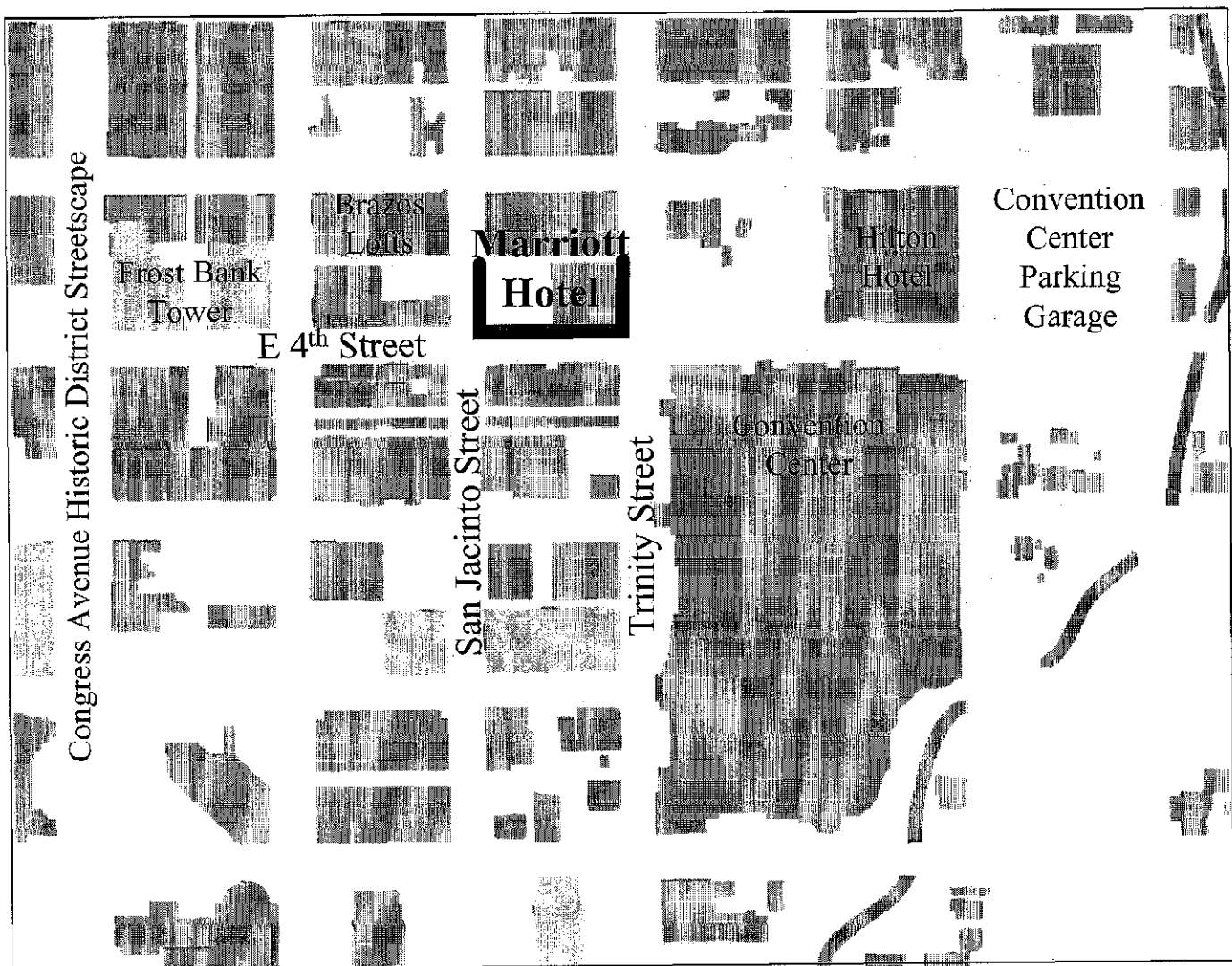
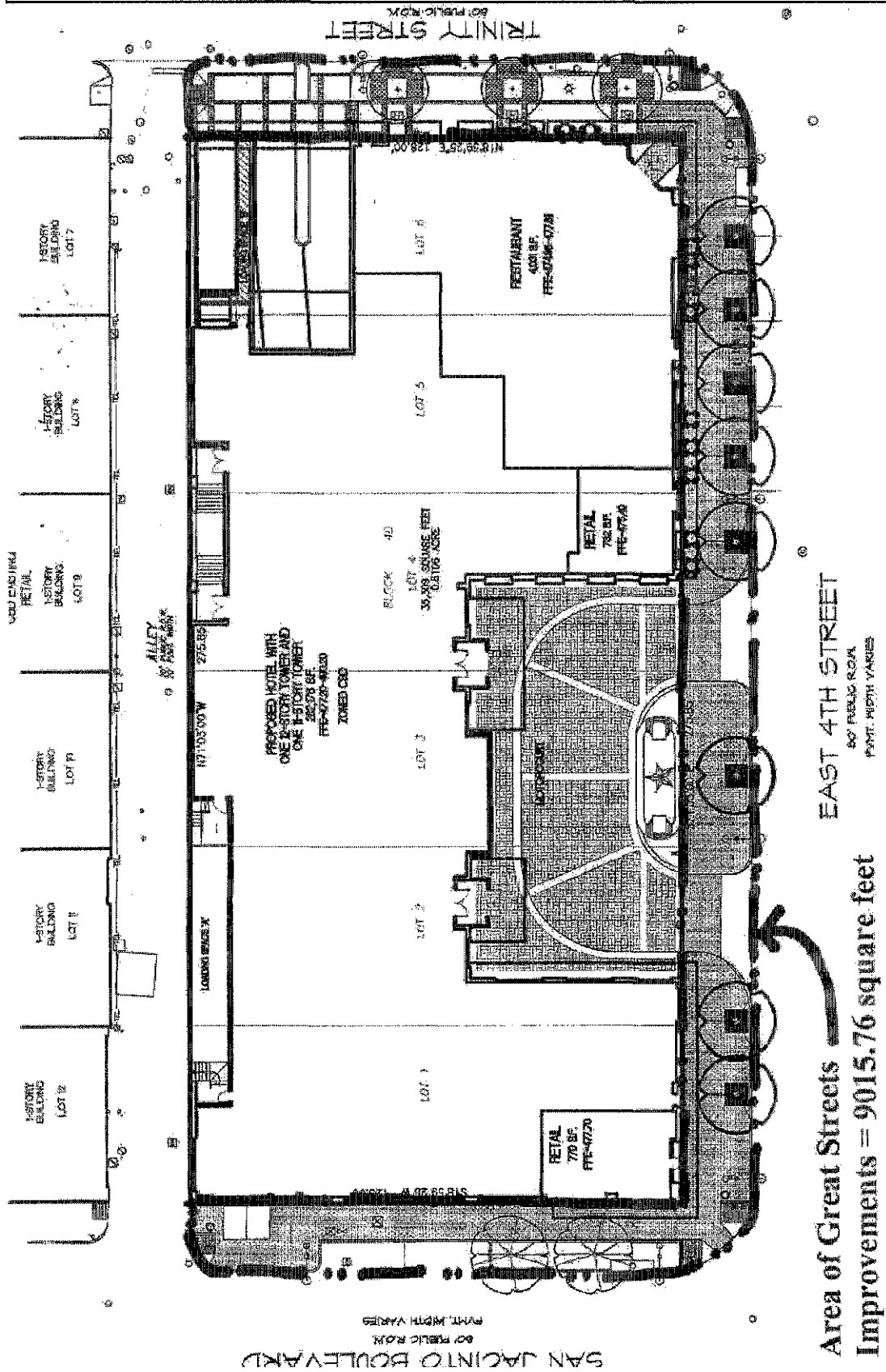


Exhibit B - Streetscape Plan & Improvement Area Calculation



CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:

29-Jan-04

WHERE ON AGENDA:

Ordinance

DEPARTMENT:

Transportation Planning and Sustainability

Description: Approve an ordinance reimbursing streetscape improvement costs for White Lodging Services Corporation for an Downtown Austin Marriott project located at 300 East 4th Street under the Great Streets Award Program in an amount not to exceed \$162,283.68 and authorizing the negotiation and execution of all agreements with White Lodging Services Corporation.

FINANCIAL INFORMATION:

Project Name:	Streetscape Improvements
Project Authorization:	2003-2004 Amended Capital Budget
Funding Source:	Parking Meter Revenue
Fund/Agency/Orgn:	8400-257-1179

Total Current Appropriation	\$1,077,175.00
Unencumbered Balance	\$902,015.00
Amount of this Action	<u>(\$162,284.00)</u>
Estimated Available	<u><u>\$739,731.00</u></u>

Ref: 8400-257-1184

Financial Approval: _____



Date: _____

01/07/04