

Agenda Questions/Responses
February 03, 2005

2. How much retail space is contained within the convention center garage?

There is no retail space in the old Convention Center garage where this space is located. There is approximately 10,000 square feet of office space, which is the sole leased space in the facility.

What are the proposed lease rates?

The space is valued at approximately \$100,000 per year. The Lease Agreement between the City and the International Center contemplates the International Center will provide services to the City in lieu of rent. Services included, but are not limited to, providing furnished office and meeting space for the City's International and Sister Cities program, meeting space for affiliates and other internationally oriented non-profits, and conducting programs to enhance the economic growth and development of the City. The International Center will cover all utility and maintenance costs (electricity, etc.).

Given these rates, what is the value of the proposed agreement?

The value of the services provided to the City by the International Center is estimated to be approximately \$114,000. These services will be provided in lieu of rent.

What types of renovations are necessary?

The Agreement states that the International Center will take the space "as is, with all faults."

What is the estimated cost of these renovations?

The International Center intends, generally, to paint and re-carpet the space. They do not have an estimate at this time. They have a \$100,000 federal grant which they will apply to upgrading the space.

What types of costs are we defining as "maintenance costs?"

Janitorial services, repairs, and other expenses necessary to keep and maintain the premises in good condition.

Would each entity that leases space in the convention center garage be responsible for renovations and maintenance costs? If not, who would cover those costs? (Council Member Raul Alvarez)

There are no other lessees in the old Convention Center Garage. ICA will be the sole tenant. At this point, there are no other lessees or sub-lessees.

43. **Since making the proposed changes will affect the zoning of certain properties, were these property owners notified? If so, of what changes were they specifically notified?**
Notice was sent to all registered neighborhood associations, property owners within the boundaries of the TOD districts, and property owners within 300 feet of the boundaries of the TOD districts. The notice described the establishment of a Transit-Oriented District, potential changes to site development standards and prohibited land uses.

In areas where a neighborhood plan has been adopted, which zoning restrictions would apply...the restrictions adopted through the extensive neighborhood planning process or the restrictions adopted through this TOD Ordinance process?

When the TOD Overlay District is approved (Step One) the only changes to existing zoning are:

- 1) the uses described in Section 25-2-762 of the draft ordinance are made either prohibited, conditional or permitted;
- 2) the site development regulations described in Section 25-2-763 will apply within the TOD Overlay.

All other existing zoning restrictions will apply. The Station Area Planning process (Step Two) may modify the zoning or site development standards if the public process calls for changes. The revised ordinance (Draft K) includes several new provisions to address concerns that the Station Area Planning process will override Neighborhood Plans. These include the following language:

25-2-766 PREPARATION OF STATION AREA PLAN.

(A) The director shall prepare a station area plan for each transit oriented development (TOD) district. The director shall permit Capital Metropolitan Transportation Authority, the neighborhood plan contact team, if any, and other affected persons to participate in the preparation of a station area plan.

(B) A station area plan must be consistent with an adopted neighborhood plan, if any. If an amendment to an adopted neighborhood plan is necessary, the amendment must be reviewed and approved in accordance with the neighborhood plan amendment process established by council.

Which proposed TOD zones are located within areas that have adopted neighborhood plans?

Three of the seven initial stations are in areas with approved Neighborhood Plans. The stations are Plaza Saltillo TOD (East Cesar Chavez and Central East Austin NPA), Martin Luther King TOD (Upper Boggy Creek, Rosewood and Chestnut NPA) and Lamar Blvd. TOD (Crestview-Wooten and Brentwood-Highland NPA).

For proposed TOD Zones that are located within areas that have adopted neighborhood plans, please outline the specific differences between the proposed TOD restrictions and the restrictions placed on the same properties through the neighborhood planning process.

Changes to existing zoning as part adoption of the TOD Overlay (Step One) are described above. Additional changes may be identified during the Station Area Planning process (Step Two) but these will be processed according to Section 25-2-766 of the draft TOD ordinance.

Does staff recommendation include an affordable housing component? If so, what is the targeted level of affordability? (Council Member Raul Alvarez)

The staff recommendation included in the draft ordinance proposes that affordable housing be addressed as part of the Station Area Plans. Staff is also recommending the Council adopt a Resolution identifying goals for affordable housing in the TODs. The proposed cumulative goal included in the Resolution is 25% of the new housing within the TOD be affordable low and moderate income families. Housing providing homeownership opportunities at 80% MFI and rental housing opportunities at 60% MFI would be considered affordable.

46. What is staff's recommendation on this variance request? (Council Member Raul Alvarez)

WPDR recommended denial of this variance request.