



Thursday, January 11, 2007

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**Neighborhood Planning & Zoning
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No 9

Subject Approve a resolution authorizing negotiation and execution of an agreement with AMLI Residential, L P , for the reimbursement of streetscape improvement costs for the project located at 401 West 3rd Street, under the Great Streets Development Program, in an amount not to exceed \$446,490

Amount and Source of Funding Funding is available in the Fiscal Year 2006-2007 Amended Capital Budget of the Neighborhood Planning and Zoning Department from Great Streets Parking Meter Revenue

Fiscal Note A fiscal note is attached

Additional Backup Material

(click to open)

- ☐ **Exhibit A - Location Map**
- ☐ **Exhibit B - Streetscape Improvement Plan**
- ☐ **Fiscal Note**
- ☐ **Resolution**

For More Information Humberto Rey, 974-7288, Sylvia Arzola, 974-6448

Prior Council Action 6/12/03 - Council approved a Parking Meter Revenue allocation plan for the Great Streets Development Program 2/5/04- Council adopted the Great Streets Development Program to provide reimbursement for streetscape improvements in the Central Business District

In 2003 the City Council dedicated a portion of revenue generated by downtown parking meters to fund Great Streets streetscape improvements in downtown. In 2004 the City Council approved the Great Streets Development Program (GSDP)

The Great Streets Development Program is a tool to aid Downtown projects with the cost of streetscape improvements. The Program establishes priorities and standards for streetscape improvements and establishes reimbursement amounts based on criteria such as location of development, proximity to transit, extends/leverages adjacent streetscape improvements associated with a planned corridor, location within a district or master plan, improves accessibility, and other policy priorities. If a development project, as measured by these criteria, advances the City's policy priorities, financial reimbursements may be available subject to City Council approval.

Project Description The AMLI II project, located at 401 West 3rd Street, consists of a mixed-used development that includes retail and residential uses as well as ancillary improvements (See Exhibit A Location map). Streetscape improvements include construction of 32' wide sidewalk consistent with the 2nd Street streetscape improvements along its 2nd Street frontage as well as 18' wide sidewalks along Guadalupe Street, San Antonio Street and 3rd Street blockfaces, installation of a double row of 5-inch caliper street trees on West 2nd and single row of 5-inch caliper trees on the remaining three blockfaces, including irrigation and drainage for all trees and plantings. Additional street furnishings include bike racks, benches, trash receptacles, street lighting and traffic signal pole infrastructure, and pedestrian amenities (See Exhibit B Streetscape Improvement Plan).

With a total sidewalk improvement area of 24,805 square feet, the project meets the criteria for reimbursement at \$18 per square foot as applied to the enhanced sidewalk area, with the maximum recommended reimbursement

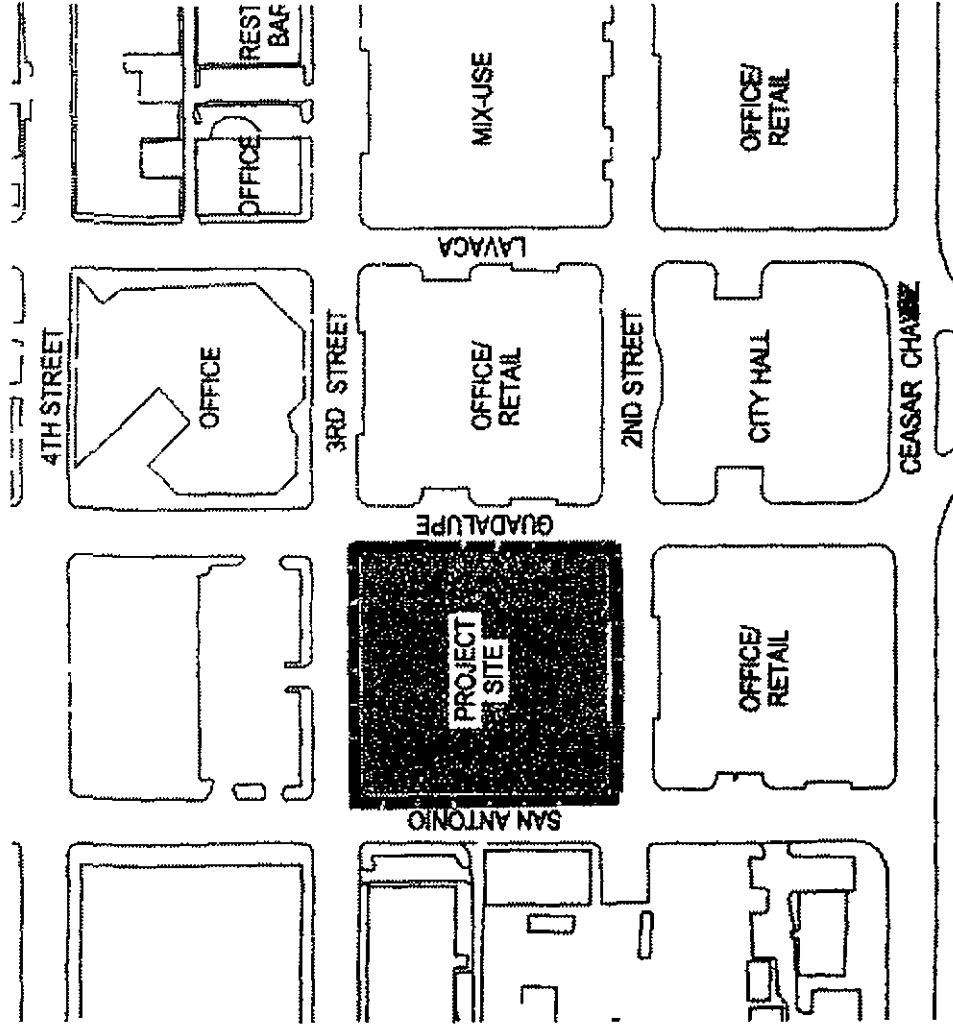
not to exceed \$446,490 00

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

1. Completion of streetscape improvements in compliance with NPZD approved streetscape plans submitted under the Great Streets Development Program,
2. Completion of streetscape improvements in compliance with NPZD approved license agreement submitted under the Great Streets Development Program,
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 negotiation and execution of necessary agreements and reimbursement for streetscape improvements in an amount not to exceed \$446,490 00.

Exhibit 'A'



LOCATION MAP

PARKING SPACES

TYPE	NO.	AREA (SQ. FT.)	NO. OF CARS	NO. OF MOTORCYCLES
Surface	10	10,000	10	0
Garage	20	20,000	20	0
Other	10	10,000	10	0
Total	40	40,000	40	0

JARDIN SECTION A

Legend:

- Surface
- Garage
- Other
- Landscaping
- Building Materials

Exhibit 'B' – Streetscape Improvement Plan

**CIP BUDGET
FISCAL NOTE**

DATE OF COUNCIL CONSIDERATION
WHERE ON AGENDA
DEPARTMENT

11-Jan-07
Ordinance
Neighborhood Planning and Zoning

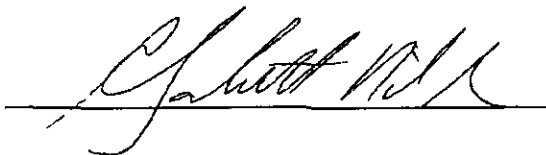
Description Approve a resolution authorizing negotiation and execution of an agreement with AMLI Residential, L P , for the reimbursement of streetscape improvement costs for the project located at 401 West 3rd Street (Block 22, Original City of Austin), under the Great Streets Development Program, in an amount not to exceed \$446,490

FINANCIAL INFORMATION

Project Name	AMLI II
Project Authorization	2006-2007 Amended Capital Budget
Funding Source	Streetscape Improvements - Parking Meter Revenue
Fund/Agency/Orgn	8400-257-1179

Total Current Appropriation	\$1,340,005.00
Available Balance	\$1,315,005.00
Amount of this Action	<u>(\$446,490.00)</u>
Estimated Available	<u><u>\$868,515.00</u></u>

Financial Approval



Date 12.18.06

RESOLUTION NO.

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

Council authorizes the negotiation and execution of an agreement with AMLI Residential, L P , for the reimbursement of streetscape improvement costs for the project located at 401 West 3rd Street (Block 22, Original City of Austin), under the Great Streets Development Program, in an amount not to exceed \$446,490

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ADOPTED: _____, 2007

ATTEST: _____

Shirley A Gentry
City Clerk