



MEMORANDUM

TO: Mayor and Council

FROM: Lauraine Rizer, Officer
Office of Real Estate Services

DATE: February 23, 2015

SUBJECT: Review of City Property at 411 Chicon (Resolution No. 20140626-100)

Council Resolution No. 20140626-100 directed the City Manager to initiate a review process and solicit community input regarding ideas for the City property at 411 Chicon, including the possible development of the property to include affordable living units, and the relocation of City departments currently occupying the site.

The City-owned property at 411 Chicon includes six buildings on 5.19 acres. The City's Building Services Office is headquartered on this site. The property also includes space for Austin Police Department SWAT, Austin-Travis County EMS, Mail Services, and the Austin Transportation Meter Division. The facility includes office and warehouse space, a shop (including large equipment), a vehicle garage, parking, and a truck dock. 411 Chicon is $\frac{1}{4}$ mile east of the Capital Metro Red Line Plaza Saltillo station, and is largely located within the Plaza Saltillo Transit Oriented District (TOD) area (the eastern half of the 411 Chicon block is outside the TOD, within the Holly Neighborhood Plan).

City staff have undertaken due diligence on the condition and value of the property in case of the sale of the property, and outlined possible approaches to community engagement. Simultaneously, a separate working group has been undertaking holistic efforts in infrastructure planning regarding the maintenance and upgrade of City facilities.

In order to meet significant unmet facility needs in the present, as well as foreseeable needs in the future, the determination of City uses at the 411 Chicon site is tied to the larger strategic facilities planning effort. Staff analysis will draw upon the development opportunities at the 411 Chicon site within the Plaza Saltillo TOD and Imagine Austin Plaza Saltillo Neighborhood Center. Costs to the City must also be projected, including staff relocation costs, the effects of relocation on business processes, and the costs of leasing or constructing a new facility.

Given real estate market conditions, all relocation options will be considered, and as such will impact the affordability goals of any development project at the site. Sustainability goals must also be considered, as the relocation of a City vehicle hub in relation to its service areas may affect both fuel efficiency and net carbon emissions.

Staff will devise a set of options (i.e., “where and when”) for the possible relocation of current uses at the 411 Chicon facility. This will provide context for any future community engagement process for this project. After staff’s analysis is complete, we will report back to Mayor & Council with an overview and a series of options no later than October 1, 2015. We look forward to advancing this discussion and seeking further direction from Council at that time.

xc: Marc Ott, City Manager
 Rey Arellano, Assistant City Manager
 Sue Edwards, Assistant City Manager
 Anthony Snipes, Assistant City Manager
 Doug Matthews, Chief Communications Officer
 Greg Canally, Deputy Chief Financial Officer
 Eric Stockton, Building Services Officer