Meeting Purpose

- Learn the history of the property
- Consider the opportunities for the site
- Gather feedback on opportunity for MLS site
- Next steps
## History

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Purchased for service yard</td>
<td>1995</td>
</tr>
<tr>
<td>Site fully remediated</td>
<td>2003-2017</td>
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<tr>
<td>PSV begins exploring Austin</td>
<td>2017</td>
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<tr>
<td>City Council directs to City Manager to evaluate 8 publicly owned sites</td>
<td>November 2017</td>
</tr>
<tr>
<td>City staff report concludes McKalla Place as viable option</td>
<td>December 2017</td>
</tr>
<tr>
<td>City Council directs City Manager to explore McKalla Place exclusively</td>
<td>March 2018</td>
</tr>
</tbody>
</table>
City Council Resolution 20180322-099

- Community engagement process
- Detailed report
  - Community input received
  - Economic analysis of direct and indirect benefits
  - Opportunity costs, potential liabilities and substitution effects
  - Estimation of how many Austinites leave Austin to watch pro soccer
  - Financial opportunities and challenges
  - Transit and traffic impact and considerations including exploration with Capital Metro on the feasibility of a stadium train station

- Description of community benefits
- Explore how this private use on public land can generate funds for the Housing Trust Fund
- Due: June 1
Staff Evaluation of Potential Soccer Sites

- Regional accessibility
- Compatibility with surrounding land uses
- Large enough for single use stadium
- Potential for jobs/employment + other benefits
- Vacant with utilities available
- Low/ no impact to Parks
Existing Conditions
Regional Context
Local Context
Property Description

• Within North Burnet / Gateway Planning Area
• Former Industrial area currently undergoing rapid redevelopment:
  ➢ Domain
  ➢ Brandywine Broadmoor (former IBM)
  ➢ 2 multifamily projects immediately adjacent under construction
  ➢ Capella mixed-use proposal immediately adjacent
  ➢ 6 or 7 microbreweries with tap rooms within ½ mile

• Kramer MetroRail Station 1/2 mile away
• Large developable site 24 acres
• Significant transportation improvements required for any future use
• Currently City storage
Site Analysis

- Non-vehicular access
- North Burnet Gateway maximum block length: 660’ Maximum block perimeter: 1800’
- Potential road or trail on Capital Metro Pickle Spur ROW
- Broadstone Burnet Apartments (under construction)
- Proposed Aguilar Street
- North Burnet Gateway Apartments (under construction)
- Potential Multi-modal Transit Station
- Water Quality, Detention and Open Space
- Required North Burnet Gateway Pedestrian Priority Collector
- Improvements needed to substandard McKalla Place ROW
Interdepartmental / Interagency Team

City of Austin:
Economic Development Department
Financial Services
Office of Real Estate Services
Neighborhood Housing and Community Development
Planning and Zoning Department
Parks and Recreation Department
Austin Water Utility
Public Works
Austin Fire Department
Austin Police Department
Austin Transportation Department
Corridor Program Office
Watershed Protection
Public Information Office

Capital Metropolitan Transportation Authority
Workgroup Timeline

March 22: Council Resolution

March 29: Interdepartmental / Interagency Team

May: Community Engagement

June 1: Report to Council
Thank you
City of Austin Economic Development Department

For more information visit
www.austintexas.gov/mckalla

Call: 512-974-7819