

# CITY OF AUSTIN

## INFORMATION SESSION

ON 10414 MCKALLA PLACE



MAY 2018

# Meeting Purpose

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



# History

Milestone	Date
Purchased for service yard	1995
Site fully remediated	2003-2017
PSV begins exploring Austin	2017
City Council directs to City Manager to evaluate 8 publicly owned sites	November 2017
City staff report concludes McKalla Place as viable option	December 2017
City Council directs City Manager to explore McKalla Place exclusively	March 2018

# 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

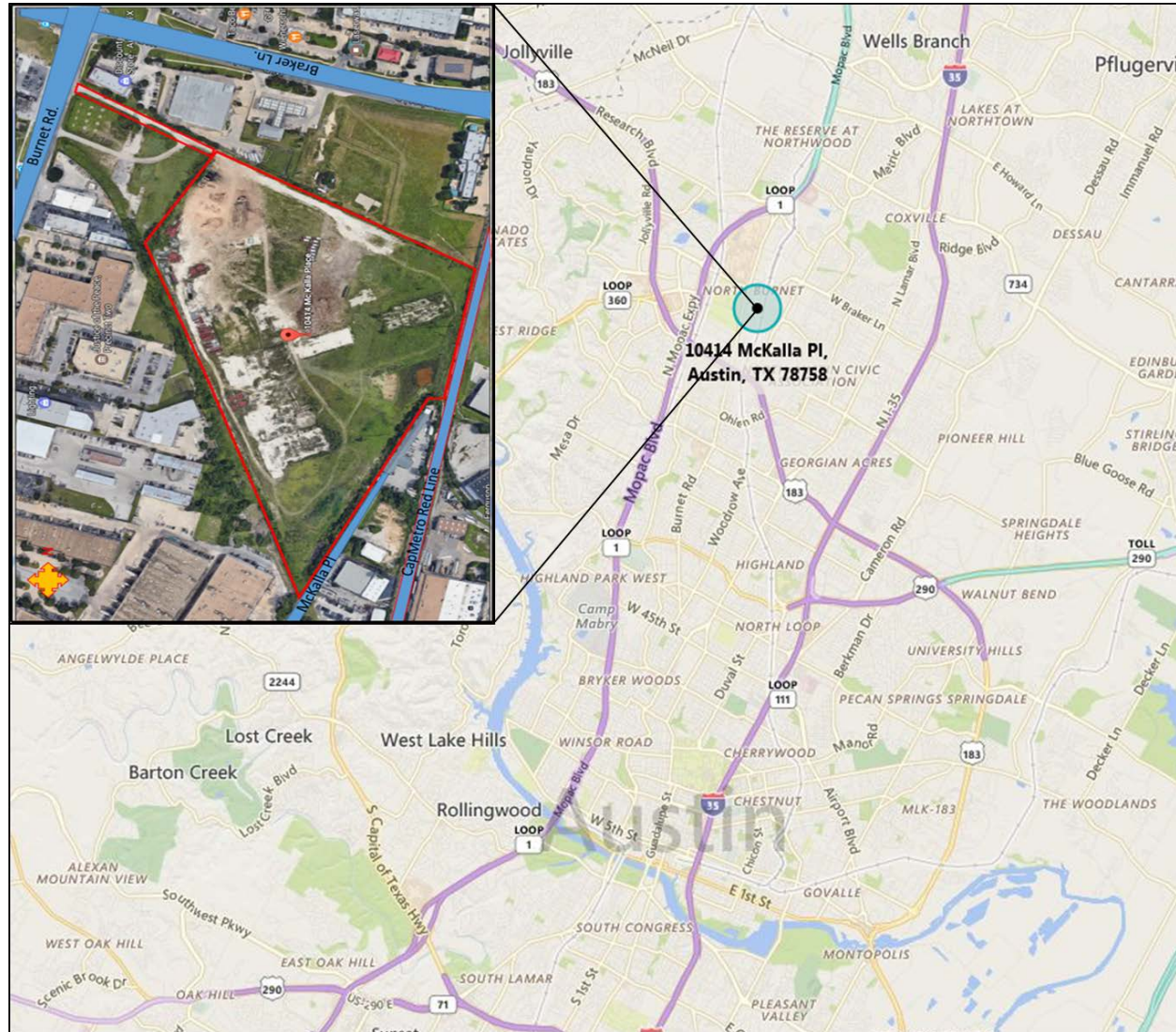
- Regional accessibility
- Compatibility with surrounding land uses
- Large enough for single use stadium
- Potential for jobs/employment + other benefits
- Vacant with utilities available
- Low/ no impact to Parks



# Existing Conditions

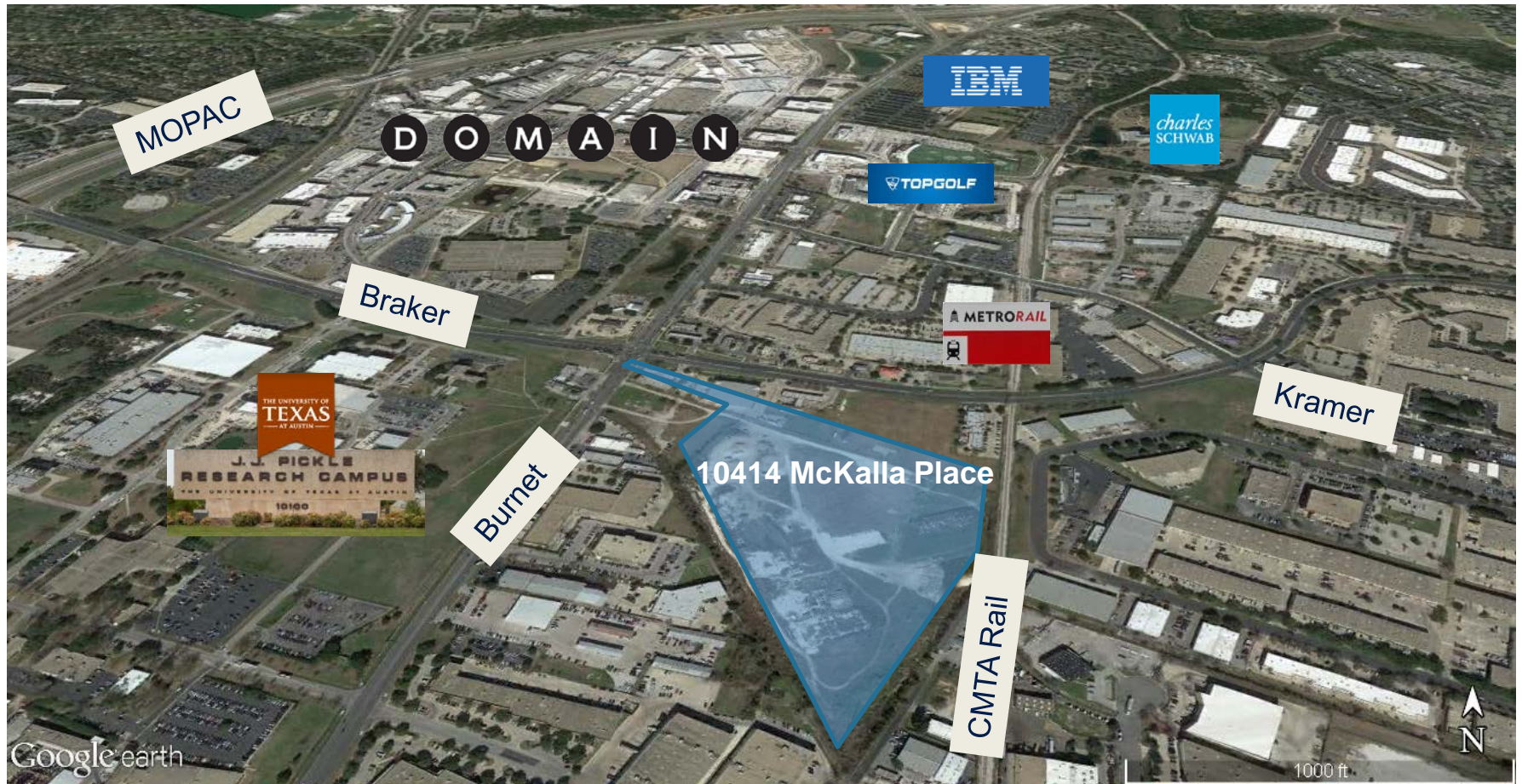


# Regional Context





# 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



# 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

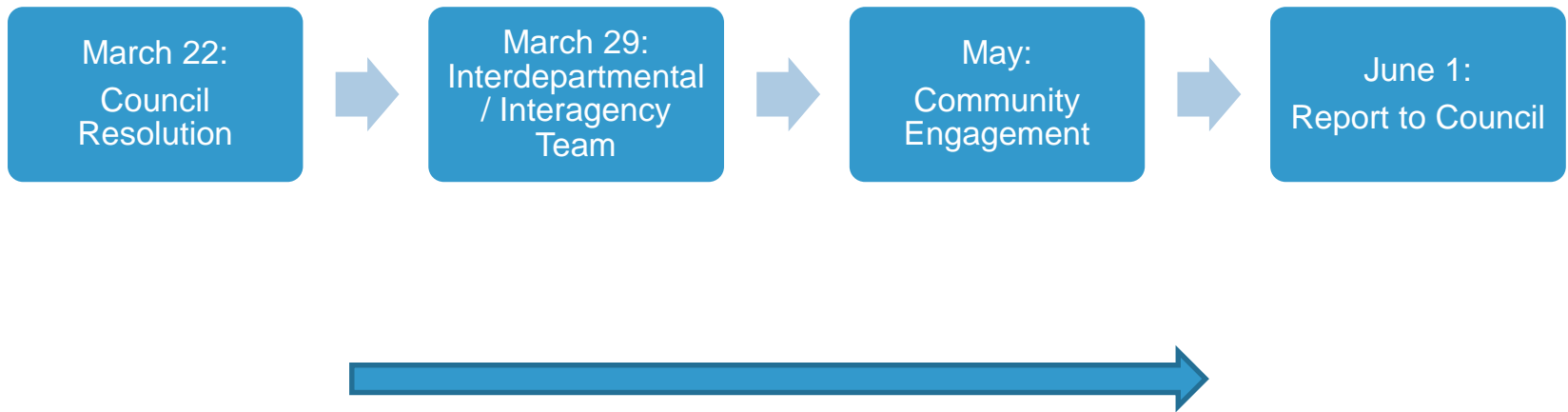
Watershed Protection

Public Information Office

Capital Metropolitan Transportation Authority



# Workgroup Timeline



Thank you  
City of Austin Economic Development Department

For more information visit  
[www.austintexas.gov/mckalla](http://www.austintexas.gov/mckalla)

Call: 512-974-7819



**Redevelopment**

CITY OF AUSTIN  
ECONOMIC  
DEVELOPMENT