

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: March 22, 2018

Item Number: **017**

Office of Real Estate Services

Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to purchase six properties located at 5902 and 5903 Parkwood Drive and 6110, 5908, 5905, and 6109 Oakclaire Drive, in a total amount not to exceed \$2,660,000, establishing acquisition and relocation guidelines, and waiving the requirements of City Code Chapter 14-3.

District(s) Affected: District 8

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| Lead Department | Office of Real Estate Services. |
| Fiscal Note | Funding in the amount of \$2,660,000 is available in the Fiscal Year 2017-2018 Capital Budget of the Watershed Protection Department. A Fiscal Note is attached. |
| For More Information | Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services (512) 974-5649; Reem Zoun, Watershed Protection Department (512) 974-3354. |

Additional Backup Information:

The Watershed Protection Department's mission is to protect lives, property, and the environment of our community by reducing the impact of floods, erosion, and water pollution. To address an existing flood risk, the Department has identified in its Capital Improvement Program the need to acquire six properties at 5902 and 5903 Parkwood Drive; 6110, 5908, 5905, and 6109 Oakclaire Drive in Austin, Travis County, Texas located in southwest Austin in the Oak Park Subdivision. These properties, located in Council District 8, are within the Gaines Tributary of the Barton Creek Watershed.

Approximately 100 properties in this neighborhood are at risk of flooding with inundation depths up to three feet in some houses during a 100-year flood event. Several homes in the neighborhood flooded in 2013 and 2015 including three of the homes listed above. The two main causes of flooding are overland flow from the natural drainage area to the northwest and spillover from Williamson Creek into the Gaines Tributary.

The Watershed Protection Department completed an engineering study in 2017 that identified a flood risk reduction solution which consists of improvements to the existing drainage channels, storm drain systems, and the bridge crossing in the neighborhood. Construction of the improvements would reduce the risk of flooding to the approximately 100 properties by redirecting the overland flow to two drainage channels. In order to construct the two channel improvements, the land currently occupied by five houses and one vacant lot is needed. The northern channel would be constructed upon four residential lots currently occupied by houses and the southern channel would be constructed upon the land currently consisting of one residential lot occupied by a house and one vacant residential lot. The **\$2,660,000** cost estimate includes all expenses associated with the buyout, including, but not limited to, appraisals, acquisition and closing costs, replacement housing benefits and moving expenses, asbestos and lead testing, and abatement and demolition.

Property owners will be offered the fair market value for their homes, as determined by an independent third-party appraisal, and relocation benefits will be determined following the guidance established in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Authorization to acquire properties through condemnation proceedings is not included in this request.