



## **Item 60: Putting All Our Options on the Table with McKalla Place**

### **What would Item 60 do?**

Item 60 would direct the City Manager to solicit plans for developing the McKalla Place site, including the Precourt Sports Ventures (PSV) soccer stadium currently under consideration as well as plans that meet various city goals, such as affordable housing, mixed-use, parkland, affordable creative space, and public transit.

### **What is the intent of Item 60?**

Item 60 is intended to ensure that Council has a full range of options available when it ultimately decides how to develop the McKalla Place property. Doing so strengthens the city's negotiating position and informs Council's deliberations.

### **Would Item 60 disadvantage any individual proposal?**

No. Item 60 explicitly directs the City Manager to avoid unfairly disadvantaging proposals in terms of timeline, access, or other process-related considerations.

### **Is Item 60 mutually exclusive with Item 130, which directs the city to negotiate with PSV?**

No. These resolutions are complementary, not mutually exclusive.

Item 130 directs the City Manager to negotiate a potential stadium deal with PSV and return to Council on August 9. Item 60 recognizes this and additionally directs the City Manager to solicit other proposals for how to develop the McKalla Place site and bring them back to Council at the same time as the soccer stadium proposal. This would complement Item 130 by ensuring that Council has all its options on the table.

### **Would Item 60 delay the McKalla Place discussions?**

No. Item 60 would direct the City Manager to establish a process and timeline for soliciting proposals on the McKalla Place site and presenting them to Council concurrent with the soccer stadium plan.

While Council Member Pool's strong preference is to use the city's established 'Request for Proposal' process on a discussion of this magnitude, she recognizes that some of her colleagues are concerned that the length of a full RFP process may impact the soccer stadium conversations. Item 60 seeks to address these concerns by instead directing the City Manager to establish a complementary process and timeline and present all plans at the same time.

### **What work has the city done on the McKalla Place site to date?**

The McKalla Place site is covered by the Council-adopted North Burnet/Gateway Neighborhood Plan, which emphasizes affordable housing and public transit and envisions this specific site as providing dense, mixed-use development and quality public parkland.

City staff have ranked this site highly in reviews of strategically placed, underutilized public property that could be used for mixed-use development with affordable housing, largely due to its location in an Imagine Austin Regional Center and its proximity to amenities, such as at the Domain.