



April 7, 2022

Questions and Answers Report



Mayor Steve Adler

Mayor Pro Tem Alison Alter, District 10

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Josè "Chito" Vela, District 4

Council Member Ann Kitchen, District 5

Council Member Mackenzie Kelly, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Item #11: Authorize negotiation and execution of a contract with Assurance Software Inc. d/b/a Castellan Solutions Inc. or Castellan Solutions for disaster planning and disruption prevention software and services, for a term of five years in an amount not to exceed \$8,670,000. (Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please detail the current deployment of this contract and how the increased number of licenses and services will expand those capabilities. Please provide details on the types of new managed services that will be covered under the new contract, and provide information on the current and new type and number of departments that will be served.*

The current use of the Assurance software includes the Combined Transportation and Emergency Communications Center (CTECC, which is all of the public safety communications agencies), Homeland Security and Emergency Management, Communications and Technology Management (including Wireless), Fleet Mobility Services, and the Austin Transportation Department. Additionally, we are in the process of onboarding the Information Security Office (ISO) for a total of five departments in addition to CTECC. The current contract for the software and services has allowed us to create Continuity of Operations Plans (COOP) for these departments and establish a continuity of operations program for CTECC. Utilizing the current contract, the departments are able to conduct tabletop exercises and functional exercises to manage risk and optimize their readiness activities. Furthering their knowledge in understanding their mission essential functions in preparation of an event.

The new contract will allow all 37 remaining city departments to use this same software and consulting services to create Continuity of Operations Plans. Departments will be added based on Continuity of Government Plan priority level as funding permits. Having all City Continuity of Operations Plans in one system will allow for consistency, transparency, unified reporting, and helps departments be proactive during times of disaster.

Under the new contract, the types of managed services provided includes the following:

- Production Deployment Support:
 - Plan Setup
 - User Plan Access permissions
 - User Security Role Administration
 - End User Training
- Monitoring plan and assessment status, signoff, and compliance
- Alerting plan owners to scheduled plan reviews and maintenance
- Escalation of non-conformance of plan and assessment maintenance criteria

- Continuity of Operations Plan and IT Disaster Recovery Plan exercise (tabletop) facilitation
- Updates to existing COOP and IT Disaster Recovery Plan content
- Updates to existing BIA and Risk Assessment content
- Screens, Forms, Grid and Security configuration
- Custom Reporting
- Other (to be determined) Business Continuity Management professional services / Assurance software suite configuration activities requested by Customer

The expansion of the contract allows a holistic approach for city departments to manage risk through resilience management and departments can fully integrate and optimize readiness and response activities to protect the community.

Item #14: Authorize award and execution of a construction contract with DeNucci Constructors, LLC, for 2020 Bond Local Mobility Project Construction II Indefinite Delivery/Indefinite Quantity contract in the amount of \$1,000,000 for an initial one-year term, with four, one-year extension options of \$1,000,000 each, for a total contract amount not to exceed \$5,000,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 8.23% MBE and 1.62% WBE participation.]

COUNCIL MEMBER FUENTES'S OFFICE

1) Please provide a list of locations for the safety and mobility improvement projects.

This is an Indefinite Delivery Indefinite Quantity (IDIQ) contract that will enable the construction of a wide variety of multimodal projects as part of the 2020 Bond for intersection safety, transit speed, reliability and access as well as pedestrian safety, bicycle connectivity and speed management. Initial locations are currently being developed in coordination with multiple capital delivery programs and will likely include pedestrian crossing islands on Lamplight Village Avenue, Friedrich Lane and Denson Drive. Locations will be developed on an on-going basis over the life of the contract and will move forward to construction following final design, constructability assessment, and permitting

Item #22: Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities therefore, no subcontracting goals were established).

COUNCIL MEMBER ELLIS' OFFICE

1) What are the services provided in this contract?

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

- 2) *Are we expecting to still be dealing with COVID consistently over the next 5 years? If not, can this contract be used for other APH or city-wide needs?*

APH is unable to predict COVID future needs and would utilize this contract to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

This contract was solicited as a COVID only resource and therefore cannot be used for other APH or citywide needs. COVID is a viral disease that has similar prevention methods to other infections. There is general consistency in how we approach educating the public about preventing and managing disease such as respiratory illnesses. For example, flu cases decreased using the same prevention methods as COVID-19 last year. Through appropriate messaging, there will be opportunities to encourage behavior change to prevent the spread of other viral diseases, including respiratory illnesses.

Item #22: Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities therefore, no subcontracting goals were established).

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Please provide additional details as to why this work cannot be accomplished with existing City staff and resources, such as CPIO.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. Existing staff and City resources, including CPIO, are not able to add this responsibility to their existing workloads, especially if and when COVID surges occur that require pivoting quickly.

When the pandemic began in 2020, the City activated the Emergency Operations Center (EOC) and the Joint Information System (JIS). The JIS was staffed by department PIOs from across the organization who had to suspend or delay their communications campaigns and initiatives so that the City could focus on the pandemic response. As we enter a third year of the pandemic, PIOs from across the organization have gradually returned to their departments to focus on departmental communication needs. The JIS is now staffed by two (2) regular and two (2) temporary staff within APH. APH temporary JIS staff are largely funded by federal dollars which is set to expire July 1st. APH regular staff must resume a variety of APH communications initiatives that are not COVID related.

- 2) *Please provide a breakdown of costs related to the \$15M allocation for this contract.*

This item provides the department with the authority to spend up to \$15 million over five (5) years and will only be expended as response needs dictate. The authority requested is \$3 million per year based on public awareness advertising expenses required during previous

surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

3) *Please provide a list of deliverables and any identified performance metrics associated with this contract.*

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

4) *Are any of the costs related to this contract reimbursable?*

Potentially. The current FEMA reimbursement is scheduled to end 100% reimbursement of COVID expenses on July 1st. After July 1st, reimbursement will be available at 90% and continue to reduce over time.

In addition to pursuing FEMA reimbursement where possible, APH intends to use a portion of the funds it received from ARPA allocations to fund COVID behavior change communications campaigns and related mitigation strategies.

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MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide details on the services provided through this contract (e.g. media buys, staffing), and their associated costs.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

Item #25: Authorize negotiation and execution of a multi-term contract with Movability, Inc. to provide management of the City's Transportation Demand Management efforts, for a term of five years for a total contract amount not to exceed \$2,000,000. (Note: This procurement was reviewed for

subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement there were no subcontracting opportunities; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide details on the amounts and services covered in the current contract vs. the new contract with Movability.*

The proposed contract with Movability represents a new and expanded scope of services for our relationship and partnership with Movability to establish a regional Transportation Demand Management (TDM) program.

Previous contracts were narrowly focused to deliver the annual Mayor's Mobility Challenge. The focus of previous contracts was to attract new companies into the transportation management association where they could interact with peers, learning from existing and new members the best techniques for reducing the dependence on the single occupancy vehicles. Effort was also focused towards identifying participating companies and members of Movability as "Best Places to Work for Commuters" a national recognition of companies seeking to celebrate companies that actively support their employees in finding other ways to commute (other than the single occupancy vehicle). Movability assisted employers in creating or refining commute programs for their employees and with putting those programs into action.

The primary measure of effectiveness for this early contract included new company contacts (how many new companies learned about the services of Movability) and number of companies moved into membership (organizational growth). Membership has now grown to 83 members (including large and small employers, non-profits, and transportation providers).

Also, in response to COVID, Movability worked with City Staff to apply funds from the canceled Mayor's Challenge events to create micro grants to assist small companies in purchasing supportive alternative mobility infrastructure (bike racks, transit passes, and shared mobility passes) to support their on-going economic activity during the community pandemic shutdown.

The main benefits measured from the membership perspective include:

- Helping businesses boost their recruitment and retention of employees.
- Allowing companies to connect people with multiple modes of transportation while also helping them reduce the costs of lost time in traffic and parking.
- Allows employees to take back their time and reduce the physical and mental stressors of drive-alone commutes.
- Allows employers to better negotiate the use of parking in terms of lease requirements.

The new contract maintains these earlier goals of continued expansion of the organization, micro grants, continuing to develop and expand individual company strategic tdm plans, and

continuing the annual recognition activities while also focusing on expanding regional TDM infrastructure. The proposed contract allows Movability as the regional transportation management association to dramatically support and expand upon the regional ride-match program operated by CAMPO through a regional trip reduction program “Get There Central Texas” (available to individuals as well as employers). Through this new envisioned expansion, Movability will provide mobility assistance to employers, individuals, associations, and charitable organizations, to include planning, marketing, grant and pilot projects, web and social media support, and certification assistance. It strategically reaches out beyond the confines of the City of Austin and the adjacent counties to address regional commutes affecting the Austin region (addressing an area from Georgetown to San Marcos and from Bastrop to Blanco). Movability has already secured a partnership with CAMPO and the My Commute Solutions platform to achieve this larger vision. This larger super-regional focus will help to prepare and encourage the ride-matching tools and alternative modes that will be greatly needed during the major highway and transit infrastructure construction programs slated for Central Texas. The new contract also includes strategic planning in coordination with City staff, research and analysis through an annual commuter survey, and GetThereATX Media Support to further the awareness for the need to diversify our regional commute patterns.

Item #25: Authorize negotiation and execution of a multi-term contract with Movability, Inc. to provide management of the City's Transportation Demand Management efforts, for a term of five years for a total contract amount not to exceed \$2,000,000. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUCNIL MEMBER TOVO’S OFFICE

1) What strategies will Movability deploy to achieve mode shifts?

ATD has been investing in TDM strategies for over 5 years. What we have learned is that our focus needs to be more regional in scope, making sure that the techniques being deployed are effective and wide-reaching in their impact.

This contract with Movability represents an evolution of our existing TDM program, from one narrowly focused on individual communities and individual responsibility to one better scoped to address the regional needs on our horizon due to the impending major construction projects coming to Central Texas, developing and delivering tools to meet our commuting needs.

Tools we are employing, expanding or building new under this contract include:

- Expanding the reach of Movability to a regional scale (San Antonio to Waco, Bastrop to Blanco) to better capture the commute patterns of Central Texas. We have signed a branding agreement launching GetThere Central Texas as a single communication portal.
- Opening up opportunity for other municipalities, their employers and communities to join the GetThere network – focusing on their mobility footprint as well.
- Expanding regional reach of ride-match program in partnership with CAMPO, “supercharging the regional ride-match platform”.

- Developing an all-modes trip tracking and reporting system with a carbon index. System will include methods to track telecommute work as trip offsets.
- Adding TDM choices to the built environment to place behavioral shift opportunities while in trip.
- Targeted communication to commuters, travelers, businesses, organizations, and other municipalities

While previous strategies have been effective, the outcomes were not expansive and primarily focused on a limited approach of behavioral shift. They did not include all the options within our mobility system and did not adequately portray them regionally. The focus has been on individual contributors instead of systemic strategies embodied into the built environment and mobility system.

2) *What metrics are in place to determine the success of these strategies?*

- Higher resolution, fidelity, and frequency of trip data (including a measure of teleworking).
- Clearer understanding of how people move within the region day-to-day.
- More options and choice to encourage non-SOV trips, support transit and other green trips.
- Resulting in change of mode split over time and see reduction in SOV trips and trip length.

3) *Please detail the total amount the City of Austin has paid to Movability over the past 5 years.*

- Higher resolution, fidelity, and frequency of trip data (including a measure of teleworking).
- Clearer understanding of how people move within the region day-to-day.
- More options and choice to encourage non-SOV trips, support transit and other green trips.
- Resulting in change of mode split over time and see reduction in SOV trips and trip length.

4) *Please provide data to help Council assess the results that Movability has achieved as a result of this contract.*

Previous Movability Accomplishments

2018:

- Worked in partnership with CAMPO to fund and create a six-county regional transportation demand management study intended to be the framework for developing and integrating TDM strategies into the planning, project development, investments and decision making. The goal was to develop a plan that can identify projects and strategies to shift travel away from peak travel times and increase the use of options that reduce demand for road space to help manage congestion.
- Reengineered the Mayor's Mobility Challenge so that we were able to help employers implement the plans that we had helped them create.
- 63 members at the end of 2018 – doubled from 2017

2019:

- First downtown Austin Commuter Survey that gathered and analyzed data on the commutes of more than 600 downtown employees over 60 days
- Established a fiscal sponsorship from the Austin Community Foundation so that Movability services could be provided to area charitable organizations at little or no cost

- Received the President's Award from the Red River Chapter of the Association for Commuter Transportation
- Over 75 members at the end of 2019
- Established reserved fund that has never had to be touched and currently has 3+ months of operating funds. A feat that is difficult for most non-profits to achieve

2020:

- Successfully spun off from the Downtown Austin Alliance (DAA), which had provided management services to Movability since 2016. Movability became a completely independent organization in new offices while maintaining a strong relationship with the DAA
- Quickly shifting to help employers learn how to successfully telework, which included a 5-part webinar series
- Working closely with City of Austin staff on a contingency plan to redirect funds from the Mayor's Mobility Challenge to better serve the commuter needs of businesses in the pandemic which included:
 - GoGrant creation – A microgrant program for small businesses and organizations based in Austin to develop and expand active mobility options like bike commuting and transit ridership. In 2020, 7 grantees were selected
 - Mobility Games creation– a month-long program for the employees of Movability members who were working remotely to walk, bike and use micro-mobility as an alternative to driving alone. The goal was to establish new habits that could be incorporated into their commutes when they returned to the traditional worksite. 963 trips were logged covering 1,985 miles and totaling 1,572.4 lbs in CO2 savings
- Research project to understand the health impacts of teleworking
- Created a new category of membership for small businesses – those with 50 or fewer employees
- Tesla became a member!
- Established partnerships with the minority chambers of commerce, and the San Marcos and Leander Chambers of Commerce to expand our reach during the pandemic and beyond
- Created the first Mobility Challenge plan for a development – the Hatchery, developed by Southwest Strategies Group
- Remained financially viable during a pandemic without the need to reduce staff
- Deployed and shared with decision makers two member surveys to gather information about return-to-work plans
- Retained 70% of our members during the first year of the pandemic and gained a few others! Membership totaled 95 members at the end of the year. Please note that membership-trades were done with many of the area chambers. Additionally, a requirement of GoGrant was that the recipient became a Movability member

2021:

- Held three employer roundtable discussion groups to listen, identify and act upon mobility concerns. One result of these discussions was the formation of the Downtown Parking Group which provided Movability and ATD a better understanding of the challenges that employers have with private parking garages. With input from a commercial developer and

a parking expert, Movability created information for employers to use in negotiating parking leases to better meet their needs during the pandemic and beyond

- Regional study to examine where and why people are traveling during the pandemic despite the continued remote operations of schools and many workplaces
- One of two finalists for the National Outstanding TMA Award and recipient of the Strategic Pivot Award at the 2021 Association for Commuter Transportation International Conference
- Strong relationship building with the Cities of Round Rock, Kyle, San Marcos, and the San Marcos Partnership
- Soft launched *Get There Central Texas*
- Ended the fiscal year with a strong financial position which allowed us to contract with a PR firm to help us with messaging and positioning
- Distributed approximately \$60,000 in funding to 13 small businesses and charitable organizations through the GoGrant program for active mobility projects and to implement mobility management activities that help recruit and retain employees
- MovePass program development which spawned from the CoA transit pass resolution that was discontinued by the City before implementation
- Partner Member restructure which provided more value to partner members (service providers) and more income to Movability
- TxDOT became a member (no easy feat for a state agency)
- Moving the 2021 Mayor's Mobility Breakfast to an online event which included a panel discussion with the Mayor, Randy Clarke and Dr. Colette Burnette, president of the Huston Tillotson – 255 registrants
- Mobility Summit that examined the role of mobility in affordability, the environment, job access, housing, and equity. 254 people registered. Speakers included:
 - City of Kyle Mayor Travis Mitchell
 - Travis County Judge Andy Brown
 - Texas State Senator Sarah Eckhardt
 - Texas State Representative Celia Israel
 - Williamson County Commissioner Cynthia Long
 - Association for Commuter Transportation - David Straus (Executive Director)
 - Housing Authority of the City of Austin - Catherine Crago (Head of Strategic Initiatives)
 - Texan by Nature - Jenny Burden (Program Manager)
 - Red River Cultural District – Cody Cowan (Executive Director)

Item #31: Authorize negotiation and execution of an amended and restated lease agreement for an initial term of 10 years with two 5-year renewal options with The Escape Game Austin, LLC, for approximately 7,110 square feet of retail space located at 405 and 407 Red River St., on the ground floor of the Austin Convention Center parking garage.

COUCNIL MEMBER TOVO'S OFFICE

- 1) *Please provide comparable retail rents in the area of 4th and Red River. Is the proposed \$19/square foot lower than comparable rents in this area?*

This item is being postponed to the April 21, 2022 meeting, a response will be provided in the related Q&A Report.

Item #51: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

MAYOR ADLER'S OFFICE

- 1) *What is the impact of compatibility on properties currently zoned VMU? Please include an analysis of what percentage of properties can realize VMU1, VMU2, and which properties have recently redeveloped (and will likely not be redeveloped soon). How do other cities enact policies similar to our compatibility rules?*

Staff created an [interactive map to view the relationship between VMU-zoned sites and current Compatibility Standards](#). This map identifies where VMU-zoned sites are located as well as where VMU buildings are in development or completed. The map also demonstrates allowable heights of VMU-zoned sites after compatibility standards were applied.

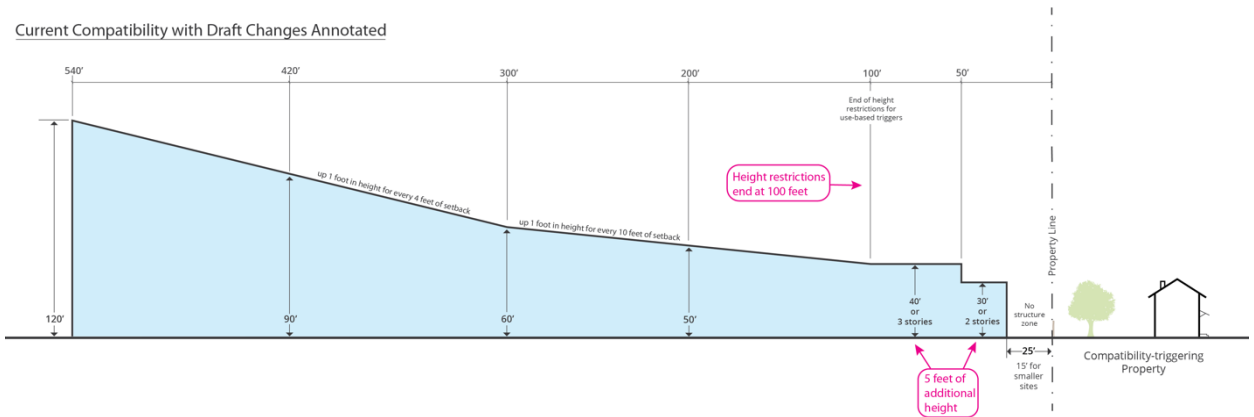
In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 53% could not build to their base zoning height due to current compatibility standards. Additionally, more than 66% of those sites could not utilize the 30 foot height bonus offered in VMU2 due to current compatibility standards.

The City of Austin's current compatibility standards apply to sites that are within 540 feet (or nearly two downtown blocks) of the property line of an urban family residence (SF-5) or more restrictive zoning district. Compatibility standards also apply when a site is adjacent to a lot on which a use permitted in an SF-5 or more restrictive zoning district is located.

Current compatibility standards include:

- Height and Setback Limitations
- Scale and Clustering Requirements
- Screening Requirements
- Design Regulations

The dimensional characteristics of the City's current compatibility standards are shown in the image below with annotations in pink text showing the proposed compatibility standards in the Land Development Code Revision Draft 2:



The table below shows the dimensional characteristics of the City's current compatibility standards and what was proposed in the LDC Revision Draft 2.

	Side Setback	Rear Setback	Height limit within 50'	Height limit within 100'	Height limit beyond 100'
Austin's Current Standards	15 to 25 feet ⁴	15 to 25 feet ⁴	30 feet & 2 stories	40 feet & 3 stories	Gradually increases until 540' from triggering property ⁵
LDC Revision Draft 2 Proposed Standards	15 to 20 feet ¹	30 feet ²	35 feet ³	45 feet ³	Height max. of zone

¹ Dependent on lot width and zone, higher for industrial zones

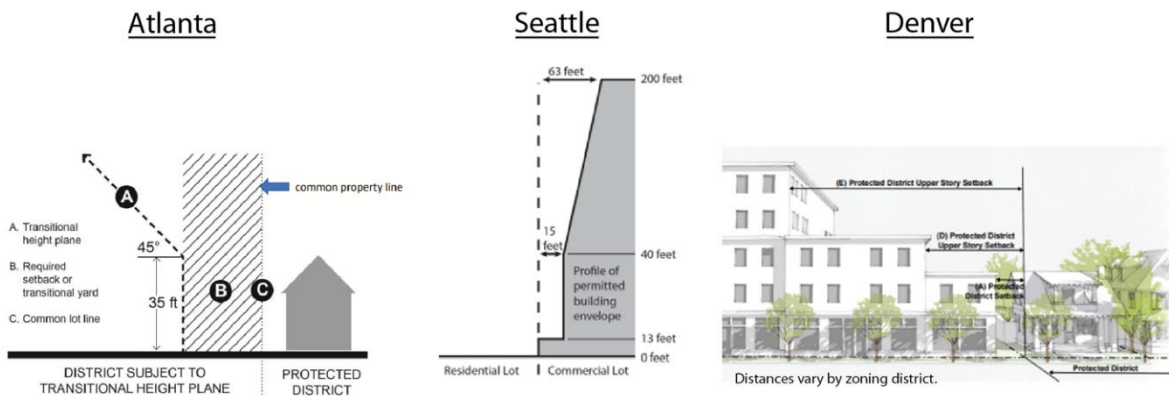
² Greater for some industrial zones

³ Some zones with a higher base/bonus height not subject to compatibility

⁴ Dependent on length of street frontage and site size

⁵ Height limit ends at 100' if the triggering property is based on use rather than zoning

There are examples of modified compatibility standards in Austin; the East Riverside Corridor Regulating Plan uses specific, less restrictive compatibility standards in lieu of the citywide regulations. These standards are slightly more restrictive than the Draft 2 proposal but similar in concept. As shown below, 60 feet in height is allowed 100 feet from the triggering property line.



2) *What changes to the LDC or otherwise would have the greatest impact on housing supply and housing affordability that could be broadly supported?*

Several potential code changes related to housing supply and affordability were considered during the LDC Revision process, with additional ideas identified throughout 2020-2021. While staff cannot gauge level of support for particular proposals, following is a brief summary of more significant items emphasizing level of impact and overall areas of consensus.

- ***Allowing more high-density residential uses along identified corridors distributed equitably throughout Austin, through the use of affordable housing incentives.***
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Could be implemented through wider application of existing or revised Vertical Mixed Use (VMU) zoning regulations or modified MF zoning regulations that increase height limits (potentially from 60 to 75 feet) through the use of affordability incentives.
 - Positive impact on affordability and housing supply, as well as transit-supportive density. Identifying additional corridors in West Austin proved to be a challenge during the LDC Revision process but would increase housing supply and affordable housing more equitably throughout Austin.
 - Supported by in-process code amendments to increase allowable heights for vertical mixed-use projects that provide income-restricted housing benefits and allow residential in commercially-zoned parcels that provide income-restricted housing benefits
- ***Modify compatibility standards for properties along corridors.***
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Based on review of peer-city compatibility regulations, the most impactful change to increase housing capacity would be to adjust and reduce the building height restrictions. Adjusting height restrictions could also increase opportunities for housing affordability for developments that would be able to take advantage of additional height to provide affordable units.
- ***Changing parking regulations to increase residential units.***

- Reducing minimum parking requirements was supported in concept during the LDC Revision process, though perspectives differed on the location and extent of proposed reductions. In general, while reduced parking minimums may facilitate additional residential housing options and transit-supportive density, they do not significantly impact housing capacity or affordability.
- Greater use of parking maximums, especially near Project Connect lines, has the potential to positively impact housing capacity and affordability, as well as transit-supportive density. However, this idea was opposed by the development community throughout the LDC Revision process.
- ***Allowing accessory dwelling units (ADUs) by-right in all single-family zoning districts.***
 - Greater allowance for ADUs (detached and internal) was supported in concept during the LDC Revision process, though perspectives differed as to appropriate site development standards, parking requirements, number of units, and effect of the "Preservation Incentive."
 - While unlikely to significantly impact overall housing capacity or affordability, ADUs provide greater choice in housing types and more transit-supportive density.
 - In response to Resolution No. 20211209-064, staff will propose changes to ADU regulations for Council to consider later this year.
- ***Changes to lot sizes and subdivision regulations.***
 - Reducing minimum lot sizes will facilitate "fee simple" ownership for residential units, rather than requiring use of a condominium regime. Reduced lot sizes for ADUs and townhomes were supported in concept during the LDC Revision process, though perspectives differed on the level of reduction.
 - Apart from lot size reductions, allowing use of a streamlined "amended plat" process to create residential lots may also help facilitate fee-simple ownership as an alternative to condo regimes. This idea was supported in concept during the LDC Revision process.
- ***Optimize affordable housing in Planned Unit Developments (PUDs).***
 - Include affordable housing as a required "Tier 1" community benefit.
 - Enhance affordable housing requirements in "Tier 2."
 - Add provisions to affirmatively further Fair Housing and improve inclusive, equitable outcomes within PUDs.
- ***Allowing fourplexes by-right in all single-family zoning districts within a specified distance of identified corridor types.***
 - With appropriate consideration for areas most at risk for displacement, this proposal may help increase housing options and provide more transit-supportive density.
 - Depending on how widely this proposal is applied, it may improve affordability and/or help to reduce the pace of increases in housing prices relative to new single-family houses that are easiest to build under the City's current LDC.

Item #51: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Of the estimated 34% of VMU-zoned sites that could potentially build to the bonus height under VMU2 after compatibility standards are applied, how many of those parcels have single family zoning or uses within 200 feet of the parcel?*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report.

- 2) *Of the properties that meet the conditions listed above, how many of those VMU properties have a sufficient amount of single family zoned land or uses within 200 feet of their parcel that would allow those properties to constitute at least 20% of the total property within 200 feet of the VMU parcel?*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report

- 3) *Please provide a map of both of these scenarios.*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report

Item #69: C814-89-0003.02 - 305 S. Congress - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with additional conditions. Owner / Applicant: Richard T. Suttle, Jr., Trustee. Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.). City Staff: Jerry Rusthoven, 512-974-3207.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide a copy of the existing PUD ordinance for this site.*

Original ordinance (1989): [19890720-E, Ordinance \(austintexas.gov\)](#);

Amended ordinance (1993): [19931202-H, Ordinance \(austintexas.gov\)](#)

- 2) *How will the ordinance, which we do not yet have, codify the requirements for which party shall pay for which costs associated with the trail creation and other park amenities?*

The ordinance should clearly establish responsibility and timing for construction of baseline amenities. The responsible party would be the applicant / owner.

- 3) *Given our code requirements, why is the preservation of a heritage tree considered to be a superiority element?*

The PUD amendment has met Tier 2 superiority for heritage, protected, and all other native trees within the PUD by: committing to preserve or transplant all Heritage trees unless the tree is dead, fatally diseased, or poses an imminent hazard. The PUD has also committed to preserve or transplant 75% of the caliper inches associated with native protected size trees; and preserve 75% of all other native caliper inches within the PUD.

4) *How will ownership of the trail and parkland be structured in the ordinance?*

The great majority of the Parkland (6.53 acres), including the trail is to be dedicated by deed to the City of Austin. Some additional areas (1.67 acres) is to be dedicated via easement. It would be a requirement of the ordinance to dedicate these lands based on certain triggers (by way of example first residential site plan), and tied to development.

5) *What percentage of the proposed public amenities and parkland will be in the floodplain?*

62.3% of the fully dedicated parkland will be in the Floodplain and Critical Water Quality Zone. See chart below for a full breakdown of percentages.

Parkland Dedication	Acres	Factor	Credit	Percentage of Dedicated Area
Unencumbered Land (Full Credit)	1.60	1	1.6	24.5%
Encumbered Land (e.g. Floodplain/ CWQZ) (Half Credit)	4.07	0.5	2.04	62.3%
Inundated Land (Zero Credit)	0.86	0	0	13.1%
Fully Deeded Land	6.53		3.64	100%

6) *How much parkland was required in the SCW Vision Framework Plan? How much parkland was required in prior PUD?*

The SCW Plan (p55-56) shows 9.6 acres of parkland / open space. The 9.6 acres also included new streets.

At the time of the prior (nonresidential) PUD, a Restrictive Covenant (RC) was put in place to require recordation of a 15' Trail Easement. This easement was recorded and became part of the Butler trail. The current PUD contemplates 8.2 acres to be dedicated by deed or easement.

7) *Has the applicant agreed to fund and construct the park amenities on page 5 of Planning Commission recommendations?*

No. It is the Department's understanding the applicant stated that these would be funded by the TIRZ.

8) *Are there any needs identified in the draft ASMP amendment or existing ASMP that are not already agreed to in the PUD?*

The ASMP amendment adopts the cross-section of the Barton Springs extension as four-lane undivided. The current ASMP and South Central Waterfront Plan shows the extension as a 2-lane road with protected bike lanes and sidewalks on each side of the street. The applicant is dedicating the ROW for the approved cross-section and constructing the extension to an interim condition with TIRZ funding. This includes a two-way cycle track placed on the north side of the Barton Springs extension with a sidewalk. When the property to the south of the 305 S Congress PUD (commonly referred to as the Crocket Property) submits an application for redevelopment, ATD will require the ROW and construction of the ultimate cross-section: a four-lane divided road with protected bike lanes on both sides of the street with planting zones and sidewalks.

The current ASMP also shows three additional new, public roads within the interior of the 305 S Congress PUD. Because of rough proportionality issues, these roads will be constructed as private roads with public access easements placed over these streets. These three roads will have bicycle access and sidewalks.

The current ASMP and proposed ASMP addendum show a trail access that preserves the current path from the S Congress bridge down to the hike/bike trail on the far west side of the property. ATD deferred to PARD on this item because this access path is considered as a recreational facility and not as transportation infrastructure.

9) *How will the PUD ordinance obligate the applicant to construct the underground parking? What consequences are in the PUD if that is not adhered to?*

This is a superiority item in the PUD amendment and therefore, ordinance language will be created that requires that 95% of the parking be located below-grade.

ATD's responsibility is to identify the required number of parking spaces and work with the applicant to obtain parking reductions. The placement of parking – surface or underground – is considered an urban design topic. From ATD's point of view, underground parking is not considered superior in relationship to transportation requirements.

10) *What will be allowed in the Critical Water Quality Zone?*

The applicant proposes a PUD note to allow the following within the CWQZ (See Note 23) Section 25-8-261 (Critical Water Quality Control Development) and the Environmental Criteria Manual (ECM) is modified to allow development within the Critical Water Quality Zone (CWQZ) that is in accordance with the PUD Land Use Plan and Conceptual Open Space Plan. This includes vegetation filter strips, rain gardens, underground rain cisterns, stormwater outfall structures designed in accordance with the ECM, park improvements including hard surface trails, bicycle trails, picnic facilities, playscapes, concessions including food and beverage vendors, bicycle rentals, sports equipment rentals, boat rentals, dining facilities, performance and special events facilities, boardwalks, sidewalks, pavilions, gazebos, exercise equipment and courses, water steps, boat landings, piers, rail station, stream bank stabilization to the proposed steps. Additional open space park elements not documented on the PUD Land Use Plan and Conceptual Open Space Plan can be located within the CWQZ with the following limitations: impervious cover is limited to 5% of the total CWQZ, impervious cover must be located in the outer half of the CWQZ, must be situated to avoid areas shown to be restored with native vegetation on the Environmental Protection and Restoration Plan, and may not include restrooms.

11) *Has the applicant agreed to the following conditions and will each of them be in the ordinance? If not, which ones are not currently agreed to and will not be in the ordinance?*

Public Art:

- *The proposed redevelopment will participate in the city's Art in Public Places program and incorporate a minimum of two art pieces into their development. C814-89-0003.02 8*

Community Amenities:

- *Dedicating by deed a minimum of 6.53-acres of land adjacent to Lady Bird Lake as well as additional area through public access easements to access the waterfront.*
Yes, must be included in ordinance.
- *Reconstructing approximately 1,700 linear feet of the Hike and Bike Trail to 'best practice' standards detailed in the "Safety & Mobility Study" commissioned by The Trail Foundation.*
Yes, must be included in ordinance.
- *Creating a minimum of five ADA access points to the Hike and Bike trail within their proposed project.*
Yes, must be included in ordinance.
- *Providing a larger and enhanced bat viewing area that will include signage and educational elements.*
The applicant has not yet agreed to this request.

Environmental Design:

- *Treating 100% of the onsite water quality volume through green stormwater infrastructure.*
The applicant has agreed and this will be in the ordinance. However during construction the existing sedimentation filtration pond will be used temporarily until permanent controls can be constructed. See PUD note 30 for further clarification.
- *Constructing some of the water quality systems underground to allow for a larger and enhanced bat viewing area near the S. Congress bridge.*
The applicant has agreed and this requirement will be noted in the ordinance.
- *Protecting 100% of the heritage trees unless the tree is dead, fatally diseased or poses an imminent hazard and 75% of the trees overall onsite.*
Yes, the PUD amendment has committed to these. To preserve or transplant all Heritage trees unless the tree is dead, fatally diseased, or poses an imminent hazard. The PUD has also committed to preserve or transplant 75% of the caliper inches associated with native protected size trees; and also preserve 75% of all other native caliper inches within the PUD. This requirement will be noted in the ordinance.

Transportation and Parking:

- *Constructing 95% of required parking within a below grade structure(s) instead of above ground structures.*
Up to this time, the Applicant has always presented to ATD staff that parking will be in an underground parking garage. As the Applicant considers site phasing and construction sequencing, they indicated that a small surface parking lot (less than 100

spaces) may be necessary. Such temporary parking arrangements will be reviewed and considered a time of site plan. This requirement will be noted in the ordinance.

- *Dedicating all required right-of-way for the Barton Springs Road extension on their property.*
The Applicant is dedicating the necessary ROW and constructing the Barton Springs extension on their property. When the property to the south come in for redevelopment, additional ROW and constructed elements will be required to obtain the ultimate cross-section for the extension.
- *Dedicating space for the future ProjectConnect transit line and/or station.*
The Blue Line station planned for this area is not located on the site of the 305 S Congress PUD. The Applicant has preserved a clear space (i.e., includes no structures) on the far east side of their property to account for the rail line and bridge across Lady Bird Lake. Once the exact alignment of the bridge across the lake and the design of the bridge is known, discussions will need to occur regarding the necessary easements to accommodate the Project Connect infrastructure.

COUNCIL MEMBER TOVO'S OFFICE

Affordable Housing:

- 1) *Please indicate the percentage, MFI levels, and time period that would be required for affordable housing under Tier 2 PUD requirements and provide that as a comparison to the current PUD proposal.*

The current zoning case is an amendment to an existing PUD so the Tier 3 standards were not applied since they are only applied to new proposed PUDs. Code requirements for Tier 3 affordability are included below.

Tier 3 PUD Affordability Requirements:

2.5.3. Requirements for Rental Housing.

If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must:

A.be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area;

B.remain affordable for 40 years from the date a certificate of occupancy is issued; and

C.be eligible for federal housing choice vouchers.

2.5.4. Requirements for Ownership Housing.

If owner occupied housing is included in a PUD, dwelling units equal to at least five percent of the bonus area square footage within the PUD must be:

A.affordable to a household whose income is 80 percent or below the median family income in the Austin metropolitan statistical area; and

B.affordable in perpetuity from the date a certificate of occupancy is issued; and

C.transferred to the owner subject to a shared equity agreement, land trust, or restrictive covenant approved by the Director of the Neighborhood Housing and Community Development Department.

2.5.5. Alternative Affordable Housing Options.

A developer of a residential project may request an exception to the contract commitments and performance guarantees in Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing) as follows:

A. Subject to approval by the Director of the Neighborhood Housing and Community Development Department, the developer may provide to the Austin Housing Finance Corporation land within the PUD that is appropriate and sufficient to develop 20 percent of the residential habitable square footage planned for the PUD; or

B. Subject to approval by the city council, the developer may provide all or a portion of the amount established under Section 2.5.6 (In Lieu Donation) for each square foot of bonus square footage above baseline to the Affordable Housing Trust Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing and Community Development Department.

C. A request to pay a fee in lieu to meet all or a portion of the residential affordability requirement in Section 2.5.2.B must be submitted in writing to the Director of Neighborhood Housing and Community Development Department, must include supporting documentation sufficient to demonstrate the infeasibility of compliance with Section 2.5.2.B., and must be approved by city council as provided in Section 2.5.5.B above.

D. Regardless of whether a developer requests an exception under this section, the Director of Neighborhood Housing and Community Development may recommend that a developer be allowed to pay a fee in lieu in order to comply with the contract commitments and performance guarantees in Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing). The recommendation must be in writing, supported by the Director's reasons as to why the fee in lieu option is appropriate, and approved by city council to be effective.

E. Council approval of any alternative affordable housing project shall expire 36 months after the date of approval if the project has not been initiated.

In the hypothetical situation of applying the Tier 2 standards a PUD baseline would first have to be set. The original Statesman PUD ordinance entitled the site to roughly 600,000 square feet. The proposed PUD amendment is requesting an entitlement of approximately 3,500,000 square feet. That would equate to an estimated bonus area of 2,900,000. Applying the Tier 2 affordability formula this would mean an estimated 290,000 square foot of affordable rental space and 145,000 square foot of affordable ownership space. It would depend on the development how many units the affordable square footage would equate to. The current PUD amendment proposal for affordable housing is 4% of the total number of residential units which is estimated to be 55 units.

Open Space/Parks and Trails:

- 2) *As proposed, would the park design go through a public design process?*
No. At this time there is no such process proposed.
- 3) *As included on a chart the applicant has submitted, the PUD proposal describes "a pier, a boardwalk, and one hardened water access point." Would staff recommend these elements be included in the public park?*
PARD AND WPD: Yes, contingent on support from WPD. WPD supports strategically located hardened access points to allow for access to the lake and to help guide pedestrians away from natural areas in order to help protect those areas from foot

traffic. As such WPD supports a pier and the steps to the water as shown on the plan. WPD does have concerns about the boardwalk however, due to both over development of the shoreline as well as the future need for a floodplain variance that such a structure would later require.

- 4) *The applicants lists these as elements of superiority; are they proposing to fund construction of these elements? If not, what is the estimated cost of these elements?*

No. These elements are not committed to with the PUD. It is the Department's understanding that the applicant stated that these would be funded by the TIRZ (Tax Increment Reinvestment Zone).

A 2020 report prepared by Endeavor and verified at that date in time by a third-party consultant estimated these costs:

Boardwalk: \$3,587,850.

Pier: \$737,240

Water Theater (Concrete Steps / Seatwall at Water's Edge): \$800,000

- 5) *Does this proposal meet the superiority requirements for parkland as described by the Parkland Dedication Ordinance with regard to PUDs? (That ordinance appears to require a certain amount of land, a parks plan approved by PARD, and the developer to pay costs of park development.)*

The park amenities exhibit is a vision document. The Department has an understanding that the developer has committed to completion of rough grading, reconstruction of the trail, revegetation, irrigation, and water quality ponds. Within the current PUD documents there is a list of other park elements. To date, the Parks and Recreation Department does not have a single formalized agreement or plan outlining specifics.

The requirement for land is met by land dedication and fees in lieu. The requirement for the developer to build the park is met, however, the developer has proposed that the bulk of funding would come from the TIRZ.

When viewed in totality (from a Parks perspective), the PUD meets superiority.

- 6) *The "hardened water access" is suggested to be a series of steps into the lake; how will these be maintained so that they are free from zebra mussels? Which entity would bear the responsibility for such maintenance and which entity would bear the costs?*

The Applicant has agreed to maintain the park proper, and clarification would be needed on whether this maintenance includes the water steps. The mechanics of maintaining this feature are unknown at this time.

Environment

- 7) *The PUD proposes to draw water from Lady Bird Lake for irrigation as a primary source of non-potable water to be used for irrigation. On page 68, the South Central Waterfront Plan (approved 2 years *before* Water Forward) describes a different method for irrigation: irrigation from rainwater, air conditioning condensate, and treated greywater. Does staff recommend this method of irrigation?*

WPD fully supports the goals and objectives of the Water Forward plan. Provided none of the irrigation from on-site water will occur within the 100-year-floodplain or Critical Water Quality Zone, reusing water from on-site sources is preferable to drawing from a

source of water that has been identified in the plan as important component maintaining the City's future water supply.

- 8) *Which Water Forward strategies does this PUD incorporate? Please provide a list of any other Water Forward goals and elements that staff would recommend incorporating into the PUD.*

Staff are neutral on the question of utilizing their LCRA contract to use lake water for irrigation, which is a form of alternative water source from potable water and not entirely inconsistent with the South Central Waterfront plan.

Real Estate

9. *Below are some initial square footage costs from the TIRZ document that included financials from last June. Can you verify or provide alternative comps for downtown luxury space?*

SCW Framework Plan Use	Existing PUD	SCW plan	Proposed PUD	Gain	Average Square Footage Value
Office	660,000 sf	812,900 sf	1,500,000 sf	687,100 sf	602.18 sf
Residential		963,500 sf (962 units)	1,645,000 sf (1,378 units)	681,500 sf (+ 416 units)	675 sf
Retail		112,000 sf	150,000 sf	38,000 sf	27.57 sf
Hotel		254,000 sf	220,000 sf	(34,000 sf)	345.14
Total	660,000 sf	2,142,900 sf	3,515,000 sf	1,372,100 sf (64% increase)	Value Gained

Please see attachment for response.

COUNCIL MEMBER VELA'S OFFICE

- 1) *Approximately how much money could the City gain if we leveraged the PUD agreement to request the cash value of the on-site subsidized housing?*

The cash value of the on-site affordable restricted rental units has not been studied and to calculate the true value would mean taking into consideration the 40-year restricted affordability term on the affordable rental units. HPD and the developer came to an agreement to value the affordable restricted ownership units at \$450,000 per unit. If the \$450,000 per unit

multiplier was used for both unit types then based on the developer's estimated 55 affordable unit set aside the resulting cash value would be \$24,750,000.

2) *How quickly could those additional funds be put to use to help our homeless neighbors after the PUD agreement is finalized? What are the biggest barriers to using these funds quickly?*

The speed at which additional funds can start helping people experiencing homelessness will depend on several factors, with the biggest drivers being:

- The timing between the finalization of the PUD agreement and receipt of funds
- The use of the funds (e.g., bridge shelter, behavioral health and substance use services, permanent housing programs, etc.)
- Availability of social service providers to add or expand programming. We have a robust portfolio of nonprofit partners providing services, but the influx of funding into the system combined with shortages in the labor market may impact the time it takes to stand up new resources.

If the goal is to use PUD funds to expand bridge shelter capacity to provide temporary housing for HEAL sites, potential approaches include: purchasing a property, leasing a hotel, financing a new facility, or issuing a solicitation for the private entity to provide bridge shelter capacity. For each of these strategies, there will be different barriers and trade-offs with respect to expediency (i.e., timeline to supporting people), cost-effectiveness, and number of people served.

Best case scenario for standing up shelter is likely 6 months, on an aggressive timeline.

3) *In what ways could those funds be used? How many people could be housed, and for how long? Given that the City already has relationships with hotel owners, would this money be sufficient to lease and operate one or more hotels until permanent housing is available?*

As noted above, there are a few approaches to expand bridge shelter capacity, including: purchasing a property, leasing a hotel, financing a new facility, or issuing a solicitation for the private market to provide bridge shelter capacity.

The Homeless Strategy Division (HSD) staff would require additional time to provide estimates re: the number of people housed and for how long. However, below is a brief description of the factors that will drive the estimates.

- Main factors that will determine how many people can be served:
 - the amount of PUD funding
 - the preferred approach to expanding bridge shelter based on Council's priority; specifically, regarding expediency vs. cost-effectiveness (e.g., leasing a hotel will likely result in housing people faster, but will cost more per person and, therefore, we'll serve fewer people)
 - whether the property allows for congregate, non-congregate, or a hybrid configuration (e.g., 2 people per room)
- Main factors that will determine how long people can be served
 - Amount of PUD funding
 - the preferred approach to expanding bridge shelter
 - Availability of ongoing funding

- Average length of bridge shelter day, which is correlated with that availability of permanent housing units. Given the tight Austin real estate market, it is taking longer to find and get this population in permanent housing.

4) *Currently, the HEAL initiative has a goal of housing 200 people, a small fraction of the number of people who need our help. How much money would be needed to house the actual homeless population of Austin?*

The HEAL Initiative is just one part of the overall rehousing efforts supported by the City of Austin and other funders.

Our current unsheltered population is estimated at approximately 2,200 on any given day. The \$515M Summit Investment Plan, when used in conjunction with all the other resources that feed into our Homelessness Response System, is projected to rehouse over 3,000 people over 3 years, and provide many more with prevention or diversion services. While this will not completely eradicate homelessness, we believe it will position us to reach ‘functional zero’ in the 1 – 2 years after the investment plan timeline.

5) *Roughly what proportion of camp closures does the City conduct without providing housing through the HEAL initiative?*

The City does not initiate a HEAL camp closure without having the necessary bridge shelter capacity to house all encampment residents.

APD and land managing departments (e.g., PARD, Public Works, etc.) conduct encampment enforcements that do not provide people with shelter or housing. Additional time would be needed to calculate the percentage of closures completed without housing resources.

6) *When a camp is closed without housing support, where do the residents go? How does this displacement affect social services and outreach?*

The City does not have hard data on this but, anecdotally, we know that when encampments are cleared without housing or shelter, individuals simply migrating to different parts of the city, including locations further outside of the public eye (e.g., parks, the woods, etc.).

7) *Do we have sufficient funding to house all the people displaced by the City’s camp closures this year?*

HSD staff needs more time to formulate a response.

It is also important to note the distinction between shelter (temporary) and housing (permanent), as the answer for housing all displaced persons will be different than providing shelter for all displaced persons.

8) *When will the permanent supportive housing funded through ARPA funds begin to become available? How many units will be available and on what timetable?*

APH’s \$53M Housing Stabilization solicitation, the majority of which is ARPA funding, for permanent housing programs closed in March. APH staff is currently reviewing the applications and, therefore, we don’t know how many people will be housed with the ARPA funding.

We expect the ARPA funded permanent housing programs to start service delivery in July, with the contracts running through FY24.

Brick and mortar units funded in part by ARPA will begin coming online in late 2022 or early 2023. There are currently between about 140 units with ARPA funding, but nearly 1,000 units in the pipeline supported by a variety of funding sources and expected to come online between now and the end of calendar year 2024.



Council Question and Answer

Related To

Item #11

Meeting Date

April 11, 2022

Additional Answer Information

Authorize negotiation and execution of a contract with Assurance Software Inc. d/b/a Castellan Solutions Inc. or Castellan Solutions for disaster planning and disruption prevention software and services, for a term of five years in an amount not to exceed \$8,670,000. (Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

Please detail the current deployment of this contract and how the increased number of licenses and services will expand those capabilities. Please provide details on the types of new managed services that will be covered under the new contract, and provide information on the current and new type and number of departments that will be served.

The current use of the Assurance software includes the Combined Transportation and Emergency Communications Center (CTECC, which is all of the public safety communications agencies), Homeland Security and Emergency Management, Communications and Technology Management (including Wireless), Fleet Mobility Services, and the Austin Transportation Department. Additionally, we are in the process of onboarding the Information Security Office (ISO) for a total of five departments in addition to CTECC. The current contract for the software and services has allowed us to create Continuity of Operations Plans (COOP) for these departments and establish a continuity of operations program for CTECC. Utilizing the current contract, the departments are able to conduct tabletop exercises and functional exercises to manage risk and optimize their readiness activities. Furthering their knowledge in understanding their mission essential functions in preparation of an event.

The new contract will allow all 37 remaining city departments to use this same software and consulting services to create Continuity of Operations Plans. Departments will be added based on Continuity of Government Plan priority level as funding permits. Having all City Continuity of Operations Plans in one system will allow for consistency, transparency, unified reporting, and helps departments be proactive during times of disaster.

Under the new contract, the types of managed services provided includes the following:

- Production Deployment Support:
 - Plan Setup
 - User Plan Access permissions
 - User Security Role Administration
 - End User Training
- Monitoring plan and assessment status, signoff, and compliance
- Alerting plan owners to scheduled plan reviews and maintenance
- Escalation of non-conformance of plan and assessment maintenance criteria

- Continuity of Operations Plan and IT Disaster Recovery Plan exercise (tabletop) facilitation
- Updates to existing COOP and IT Disaster Recovery Plan content
- Updates to existing BIA and Risk Assessment content
- Screens, Forms, Grid and Security configuration
- Custom Reporting
- Other (to be determined) Business Continuity Management professional services / Assurance software suite configuration activities requested by Customer

The expansion of the contract allows a holistic approach for city departments to manage risk through resilience management and departments can fully integrate and optimize readiness and response activities to protect the community.



Council Question and Answer

Related To

Item #14

Meeting Date

April 7, 2022

Additional Answer Information

Authorize award and execution of a construction contract with DeNucci Constructors, LLC, for 2020 Bond Local Mobility Project Construction II Indefinite Delivery/Indefinite Quantity contract in the amount of \$1,000,000 for an initial one-year term, with four, one-year extension options of \$1,000,000 each, for a total contract amount not to exceed \$5,000,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 8.23% MBE and 1.62% WBE participation.]

QUESTION/ANSWER: Council Member Fuentes's Office

1) *Please provide a list of locations for the safety and mobility improvement projects.*

This is an Indefinite Delivery Indefinite Quantity (IDIQ) contract that will enable the construction of a wide variety of multimodal projects as part of the 2020 Bond for intersection safety, transit speed, reliability and access as well as pedestrian safety, bicycle connectivity and speed management. Initial locations are currently being developed in coordination with multiple capital delivery programs and will likely include pedestrian crossing islands on Lamplight Village Avenue, Friedrich Lane and Denson Drive. Locations will be developed on an on-going basis over the life of the contract and will move forward to construction following final design, constructability assessment, and permitting



Council Question and Answer

Related To

Item #22

Meeting Date

April 7, 2022

Additional Answer Information

Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000.

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

1) *Please provide details on the services provided through this contract (e.g. media buys, staffing), and their associated costs.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.



Council Question and Answer

Related To

Item #22

Meeting Date

April 7, 2022

Additional Answer Information

Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities therefore, no subcontracting goals were established).

QUESTION/ANSWER: Council Member Ellis' Office

1) What are the services provided in this contract?

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

2) Are we expecting to still be dealing with COVID consistently over the next 5 years? If not, can this contract be used for other APH or city-wide needs?

APH is unable to predict COVID future needs and would utilize this contract to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

This contract was solicited as a COVID only resource and therefore cannot be used for other APH or citywide needs. COVID is a viral disease that has similar prevention methods to other infections. There is general consistency in how we approach educating the public about preventing and managing disease such as respiratory illnesses. For example, flu cases decreased using the same prevention methods as COVID-19 last year. Through appropriate messaging, there will be opportunities to encourage behavior change to prevent the spread of other viral diseases, including respiratory illnesses.

1.



Council Question and Answer

Related To

Item #22

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Additional Answer Information

Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities therefore, no subcontracting goals were established).

QUESTION/ANSWER: Council Member Tovo's Office

1. *Please provide additional details as to why this work cannot be accomplished with existing City staff and resources, such as CPIO.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. Existing staff and City resources, including CPIO, are not able to add this responsibility to their existing workloads, especially if and when COVID surges occur that require pivoting quickly.

When the pandemic began in 2020, the City activated the Emergency Operations Center (EOC) and the Joint Information System (JIS). The JIS was staffed by department PIOs from across the organization who had to suspend or delay their communications campaigns and initiatives so that the City could focus on the pandemic response. As we enter a third year of the pandemic, PIOs from across the organization have gradually returned to their departments to focus on departmental communication needs. The JIS is now staffed by two (2) regular and two (2) temporary staff within APH. APH temporary JIS staff are largely funded by federal dollars which is set to expire July 1st. APH regular staff must resume a variety of APH communications initiatives that are not COVID related.

2. *Please provide a breakdown of costs related to the \$15M allocation for this contract.*

This item provides the department with the authority to spend up to \$15 million over five (5) years and will only be expended as response needs dictate. The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

3. *Please provide a list of deliverables and any identified performance metrics associated with this contract.*

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

4. *Are any of the costs related to this contract reimbursable?*

Potentially. The current FEMA reimbursement is scheduled to end 100% reimbursement of COVID expenses on July 1st. After July 1st, reimbursement will be available at 90% and continue to reduce over time.

In addition to pursuing FEMA reimbursement where possible, APH intends to use a portion of the funds it received from ARPA allocations to fund COVID behavior change communications campaigns and related mitigation strategies.



Council Question and Answer

Related To

Item #25

Meeting Date

April 7, 2022

Additional Answer Information

Authorize negotiation and execution of a multi-term contract with Movability, Inc. to provide management of the City's Transportation Demand Management efforts, for a term of five years for a total contract amount not to exceed \$2,000,000. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement there were no subcontracting opportunities; therefore, no subcontracting goals were established).

QUESTION/ANSWER: Council Member Tovo's Office

1) What strategies will Movability deploy to achieve mode shifts?

ATD has been investing in TDM strategies for over 5 years. What we have learned is that our focus needs to be more regional in scope, making sure that the techniques being deployed are effective and wide-reaching in their impact.

This contract with Movability represents an evolution of our existing TDM program, from one narrowly focused on individual communities and individual responsibility to one better scoped to address the regional needs on our horizon due to the impending major construction projects coming to Central Texas, developing and delivering tools to meet our commuting needs.

Tools we are employing, expanding or building new under this contract include:

- Expanding the reach of Movability to a regional scale (San Antonio to Waco, Bastrop to Blanco) to better capture the commute patterns of Central Texas. We have signed a branding agreement launching GetThere Central Texas as a single communication portal.
- Opening up opportunity for other municipalities, their employers and communities to join the GetThere network – focusing on their mobility footprint as well.
- Expanding regional reach of ride-match program in partnership with CAMPO, “supercharging the regional ride-match platform”.
- Developing an all-modes trip tracking and reporting system with a carbon index. System will include methods to track telecommute work as trip offsets.
- Adding TDM choices to the built environment to place behavioral shift opportunities while in trip.
- Targeted communication to commuters, travelers, businesses, organizations, and other municipalities

While previous strategies have been effective, the outcomes were not expansive and primarily focused on a limited approach of behavioral shift. They did not include all the options within our mobility system and did not adequately portray them regionally. The focus has been on individual contributors instead of systemic strategies embodied into the built environment and mobility system.

2) What metrics are in place to determine the success of these strategies?

- Higher resolution, fidelity, and frequency of trip data (including a measure of teleworking).
- Clearer understanding of how people move within the region day-to-day.
- More options and choice to encourage non-SOV trips, support transit and other green trips.

- Resulting in change of mode split over time and see reduction in SOV trips and trip length.

3) *Please detail the total amount the City of Austin has paid to Movability over the past 5 years.*

- Higher resolution, fidelity, and frequency of trip data (including a measure of teleworking).
- Clearer understanding of how people move within the region day-to-day.
- More options and choice to encourage non-SOV trips, support transit and other green trips.
- Resulting in change of mode split over time and see reduction in SOV trips and trip length.

4) *Please provide data to help Council assess the results that Movability has achieved as a result of this contract.*

Previous Movability Accomplishments

2018:

- Worked in partnership with CAMPO to fund and create a six-county regional transportation demand management study intended to be the framework for developing and integrating TDM strategies into the planning, project development, investments and decision making. The goal was to develop a plan that can identify projects and strategies to shift travel away from peak travel times and increase the use of options that reduce demand for road space to help manage congestion.
- Reengineered the Mayor's Mobility Challenge so that we were able to help employers implement the plans that we had helped them create.
- 63 members at the end of 2018 – doubled from 2017

2019:

- First downtown Austin Commuter Survey that gathered and analyzed data on the commutes of more than 600 downtown employees over 60 days
- Established a fiscal sponsorship from the Austin Community Foundation so that Movability services could be provided to area charitable organizations at little or no cost
- Received the President's Award from the Red River Chapter of the Association for Commuter Transportation
- Over 75 members at the end of 2019
- Established reserved fund that has never had to be touched and currently has 3+ months of operating funds. A feat that is difficult for most non-profits to achieve

2020:

- Successfully spun off from the Downtown Austin Alliance (DAA), which had provided management services to Movability since 2016. Movability became a completely independent organization in new offices while maintaining a strong relationship with the DAA
- Quickly shifting to help employers learn how to successfully telework, which included a 5-part webinar series
- Working closely with City of Austin staff on a contingency plan to redirect funds from the Mayor's Mobility Challenge to better serve the commuter needs of businesses in the pandemic which included:
 - GoGrant creation – A microgrant program for small businesses and organizations based in Austin to develop and expand active mobility options like bike commuting and transit ridership. In 2020, 7 grantees were selected
 - Mobility Games creation– a month-long program for the employees of Movability members who were working remotely to walk, bike and use micro-mobility as an alternative to driving alone. The goal was to establish new habits that could be incorporated into their commutes when they returned to the traditional worksite. 963 trips were logged covering 1,985 miles and totaling 1,572.4 lbs in CO2 savings
- Research project to understand the health impacts of teleworking
- Created a new category of membership for small businesses – those with 50 or fewer employees
- Tesla became a member!

- Established partnerships with the minority chambers of commerce, and the San Marcos and Leander Chambers of Commerce to expand our reach during the pandemic and beyond
- Created the first Mobility Challenge plan for a development – the Hatchery, developed by Southwest Strategies Group
- Remained financially viable during a pandemic without the need to reduce staff
- Deployed and shared with decision makers two member surveys to gather information about return-to-work plans
- Retained 70% of our members during the first year of the pandemic and gained a few others! Membership totaled 95 members at the end of the year. Please note that membership-trades were done with many of the area chambers. Additionally, a requirement of GoGrant was that the recipient became a Movability member

2021:

- Held three employer roundtable discussion groups to listen, identify and act upon mobility concerns. One result of these discussions was the formation of the Downtown Parking Group which provided Movability and ATD a better understanding of the challenges that employers have with private parking garages. With input from a commercial developer and a parking expert, Movability created information for employers to use in negotiating parking leases to better meet their needs during the pandemic and beyond
- Regional study to examine where and why people are traveling during the pandemic despite the continued remote operations of schools and many workplaces
- One of two finalists for the National Outstanding TMA Award and recipient of the Strategic Pivot Award at the 2021 Association for Commuter Transportation International Conference
- Strong relationship building with the Cities of Round Rock, Kyle, San Marcos, and the San Marcos Partnership
- Soft launched *Get There Central Texas*
- Ended the fiscal year with a strong financial position which allowed us to contract with a PR firm to help us with messaging and positioning
- Distributed approximately \$60,000 in funding to 13 small businesses and charitable organizations through the GoGrant program for active mobility projects and to implement mobility management activities that help recruit and retain employees
- MovePass program development which spawned from the CoA transit pass resolution that was discontinued by the City before implementation
- Partner Member restructure which provided more value to partner members (service providers) and more income to Movability
- TxDOT became a member (no easy feat for a state agency)
- Moving the 2021 Mayor's Mobility Breakfast to an online event which included a panel discussion with the Mayor, Randy Clarke and Dr. Colette Burnette, president of the Huston Tillotson – 255 registrants
- Mobility Summit that examined the role of mobility in affordability, the environment, job access, housing, and equity. 254 people registered. Speakers included:
 - City of Kyle Mayor Travis Mitchell
 - Travis County Judge Andy Brown
 - Texas State Senator Sarah Eckhardt
 - Texas State Representative Celia Israel
 - Williamson County Commissioner Cynthia Long
 - Association for Commuter Transportation - David Straus (Executive Director)
 - Housing Authority of the City of Austin - Catherine Crago (Head of Strategic Initiatives)
 - Texan by Nature - Jenny Burden (Program Manager)
 - Red River Cultural District – Cody Cowan (Executive Director)



Amendment No. # 6
to
Contract No. NA190000046
for
Movability Challenge Program
between
Movability Inc.
and the
City of Austin, Texas

1.0 The City hereby amends the above referenced contract to increase available funding to enhance the Movability Challenge Program, in an amount not to exceed \$62,000.00 effective March 17, 2021.

2.0 Total contract authorization is recapped below:

Term	Contract Amount for the Item	Total Contract Amount
Initial Term: 12/19/2018 – 12/18/2019	\$160,000.00	\$150,000.00
Amendment No. 1: Option 1 12/19/2019 – 12/18/2020	\$150,000.00	\$300,000.00
Amendment No. 2: Name Change 01/14/2020	\$0.00	\$300,000.00
Amendment No. 3: Modify Exhibit A 01/14/2020	\$0.00	\$300,000.00
Amendment No. 4: Option 2 12/19/2020 – 12/18/2021	\$150,000.00	\$450,000.00
Amendment No.5: Amend Scope of Work 12/18/202	\$0.00	\$450,000.00
Amendment No. 6: Contract Increase 01/14/2020	\$62,000.00	\$512,000.00

3.0 MBE/WBE goals do not apply to this contract.

4.0 By signing this Amendment the Contractor certifies that the Contractor and its principals are not currently suspended or debarred from doing business with the

Revised 8/4/2014

Federal Government, as indicated by the General Services Administration (GSA)
List of Parties Excluded from Federal Procurement and Non-Procurement
Programs, the State of Texas, or the City of Austin.

5.0 All other terms and conditions remain the same.

BY THE SIGNATURE(S) affixed below, this Amendment is hereby incorporated and
made a part of the above referenced contract.

Signature & Date:

Lisa Kay Pannenstiel 3/25/2021

Printed Name: Lisa Kay Pannenstiel
Authorized Representative

Movability, Inc.
501 Congress Avenue, Suite 150
Austin, TX 78701

Signature & Date:

Cyrenthia Ellis

Digitally signed by Cyrenthia Ellis
DN: cn=Cyrenthia Ellis, o=City of Austin,
ou=Purchasing Office,
email=Cyrenthia.Ellis@cityofaustin.gov, c=US
Date: 2021.03.25 16:51:00 -0500

3.25.2021

Cyrenthia Ellis, Procurement Manager
City of Austin Purchasing Office

Scope of Work
Transportation Demand Management (TDM) Program

7.0 Deliverables/Milestones

All delivery dates and deadlines in this section are acknowledged as being the last business day of the month and the month of the delivery date or deadline shall be defined a specified number of months following the later of: (a) the date of final execution of the contract between the City and Contractor; or (b) the date of approval of contract funding of such contract (the "Start Date"). Once the Start Date is determined, the City and Contractor will jointly prepare a delivery schedule that includes actual dates.

Project milestones are based on the following schedule:

Description	Deliverables/Milestones	Delivery Date	Acceptance Criteria / Outcomes
General	Multi-year program plan detailing work tasks, resources, and schedules, modified as necessary throughout the period of performance of this SOW.	Start Date plus six (6) months for the initial plan. Twelve (12) months after the date of the initial plan for subsequent years	-City approved program plan, updated annually.
Task 1: Mobility assistance and services for employers, associations, and charitable organizations	Program Annual Report	Twelve (12) months after the launch of the first year. Thereafter, annually, on a date to be agreed upon by both parties.	-Successful annual launch of the program. -Successful relationship with program participants and other stakeholders. -Positive relationship-building with partners. -Constant improvement of the program to support continued participation.
Task 2: Research & Analysis	Program Annual Report	Twelve (12) months after the launch of the first year. Thereafter, annually, on a date agreed upon by both parties.	-Successful research studies conducted annually. -Understanding of mobility needs and impacts on the region. -Coordination with transportation stakeholders. -Positive relationship-building with partners.

**Scope of Work
Transportation Demand Management (TDM) Program**

Task 3.1: Regional Trip Reduction Program	Project Kick-off	Three (3) months after the program plan is approved by the City of Austin	-Project kick-off meeting complete
Task 3.2: Regional Mobility Data Exchange	Establish relationships with at least two MaaS providers and at least one ride-match/carpooling provider with an interest in participating in the program	Within twelve (12) months after completing Task 3.1	-Launch of a sustainable trip reduction program on a platform agreed upon by both Owner and Contractor. -Successful relationship with program participants and other stakeholders.
Task 3.3: Regional Brand Alignment	To be included in the annual report	Ongoing throughout the contract.	-Positive relationship building with partners. -Clear understanding from program participants of new programmatic elements and branding. -Increase awareness and usage of alternative travel options in Central Texas. -Provide members with a tool which will help employees access work opportunities. -Collect data on traveler behaviors to better respond to community needs. -Foster collaborations to improve traveling and commuting within the Austin region in conjunction with the ASMP.
Task 4: GetThereATX Media Support	Reports on individual campaign and event communications	Ongoing throughout the contract.	-Clear understanding from program participants of new programmatic elements and branding. -Successful relationship with GetThereATX brand participants, Get There Central Texas participants, licensees, providers, and other stakeholders. -Quality content for GetThereATX website and social accounts. -Greater exposure of the GetThereATX brand.



Council Question and Answer

Related To

Item #25

Meeting Date

April 7, 2022

Additional Answer Information

Authorize negotiation and execution of a multi-term contract with Movability, Inc. to provide management of the City's Transportation Demand Management efforts, for a term of five years for a total contract amount not to exceed \$2,000,000. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement there were no subcontracting opportunities; therefore, no subcontracting goals were established).

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

1. Please provide details on the amounts and services covered in the current contract vs. the new contract with Movability.

The proposed contract with Movability represents a new and expanded scope of services for our relationship and partnership with Movability to establish a regional Transportation Demand Management (TDM) program.

Previous contracts were narrowly focused to deliver the annual Mayor's Mobility Challenge. The focus of previous contracts was to attract new companies into the transportation management association where they could interact with peers, learning from existing and new members the best techniques for reducing the dependence on the single occupancy vehicles. Effort was also focused towards identifying participating companies and members of Movability as "Best Places to Work for Commuters" a national recognition of companies seeking to celebrate companies that actively support their employees in finding other ways to commute (other than the single occupancy vehicle). Movability assisted employers in creating or refining commute programs for their employees and with putting those programs into action.

The primary measure of effectiveness for this early contract included new company contacts (how many new companies learned about the services of Movability) and number of companies moved into membership (organizational growth). Membership has now grown to 83 members (including large and small employers, non-profits, and transportation providers).

Also, in response to COVID, Movability worked with City Staff to apply funds from the canceled Mayor's Challenge events to create micro grants to assist small companies in purchasing supportive alternative mobility infrastructure (bike racks, transit passes, and shared mobility passes) to support their on-going economic activity during the community pandemic shutdown.

The main benefits measured from the membership perspective include:

- Helping businesses boost their recruitment and retention of employees.
- Allowing companies to connect people with multiple modes of transportation while also helping them reduce the costs of lost time in traffic and parking.
- Allows employees to take back their time and reduce the physical and mental stressors of drive-alone commutes.

- Allows employers to better negotiate the use of parking in terms of lease requirements.

The new contract maintains these earlier goals of continued expansion of the organization, micro grants, continuing to develop and expand individual company strategic tdm plans, and continuing the annual recognition activities while also focusing on expanding regional TDM infrastructure. The proposed contract allows Movability as the regional transportation management association to dramatically support and expand upon the regional ride-match program operated by CAMPO through a regional trip reduction program “Get There Central Texas” (available to individuals as well as employers). Through this new envisioned expansion, Movability will provide mobility assistance to employers, individuals, associations, and charitable organizations, to include planning, marketing, grant and pilot projects, web and social media support, and certification assistance. It strategically reaches out beyond the confines of the City of Austin and the adjacent counties to address regional commutes affecting the Austin region (addressing an area from Georgetown to San Marcos and from Bastrop to Blanco). Movability has already secured a partnership with CAMPO and the My Commute Solutions platform to achieve this larger vision. This larger super-regional focus will help to prepare and encourage the ride-matching tools and alternative modes that will be greatly needed during the major highway and transit infrastructure construction programs slated for Central Texas. The new contract also includes strategic planning in coordination with City staff, research and analysis through an annual commuter survey, and GetThereATX Media Support to further the awareness for the need to diversify our regional commute patterns.



Council Question and Answer

Related To

Item #31

Meeting Date

April 7, 2022

Additional Answer Information

Authorize negotiation and execution of an amended and restated lease agreement for an initial term of 10 years with two 5-year renewal options with The Escape Game Austin, LLC, for approximately 7,110 square feet of retail space located at 405 and 407 Red River St., on the ground floor of the Austin Convention Center parking garage.

QUESTION/ANSWER: Council Member Tovo's Office

1. *Please provide comparable retail rents in the area of 4th and Red River. Is the proposed \$19/square foot lower than comparable rents in this area?*

This item is being postponed to the April 21, 2022 meeting, a response will be provided in the related Q&A Report.



Council Question and Answer

Related To

Item #51

Meeting Date

April 7, 2022

Additional Answer Information

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

QUESTION/ANSWER: Mayor Pro-Tem Alter's Office

- 1) *Of the estimated 34% of VMU-zoned sites that could potentially build to the bonus height under VMU2 after compatibility standards are applied, how many of those parcels have single family zoning or uses within 200 feet of the parcel?*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report.

- 2) *Of the properties that meet the conditions listed above, how many of those VMU properties have a sufficient amount of single family zoned land or uses within 200 feet of their parcel that would allow those properties to constitute at least 20% of the total property within 200 feet of the VMU parcel?*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report

- 3) *Please provide a map of both of these scenarios.*

This item is being postponed to April 21, 2022, staff will provide a response in the related Q&A Report



Council Question and Answer

Related To

Item #51

Meeting Date

April 7, 2022

Additional Answer Information

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

QUESTION/ANSWER: Mayor Adler's Office

1. *What is the impact of compatibility on properties currently zoned VMU? Please include an analysis of what percentage of properties can realize VMU1, VMU2, and which properties have recently redeveloped (and will likely not be redeveloped soon). How do other cities enact policies similar to our compatibility rules?*

Staff created an [interactive map to view the relationship between VMU-zoned sites and current Compatibility Standards](#). This map identifies where VMU-zoned sites are located as well as where VMU buildings are in development or completed. The map also demonstrates allowable heights of VMU-zoned sites after compatibility standards were applied.

In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 53% could not build to their base zoning height due to current compatibility standards. Additionally, more than 66% of those sites could not utilize the 30 foot height bonus offered in VMU2 due to current compatibility standards.

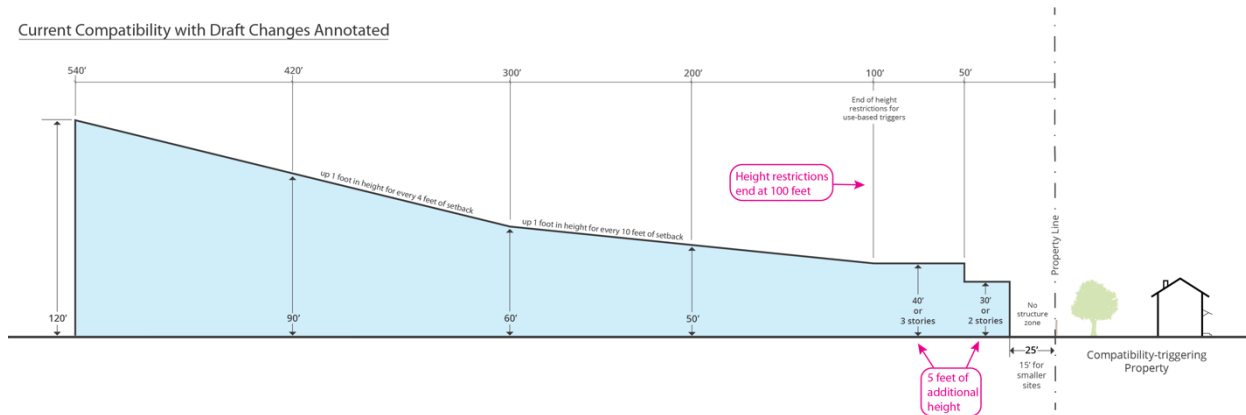
The City of Austin's current compatibility standards apply to sites that are within 540 feet (or nearly two downtown blocks) of the property line of an urban family residence (SF-5) or more restrictive zoning district. Compatibility standards also apply when a site is adjacent to a lot on which a use permitted in an SF-5 or more restrictive zoning district is located.

Current compatibility standards include:

- Height and Setback Limitations
- Scale and Clustering Requirements
- Screening Requirements
- Design Regulations

The dimensional characteristics of the City's current compatibility standards are shown in the image below with annotations in pink text showing the proposed compatibility standards in the Land Development Code Revision Draft 2:

Current Compatibility with Draft Changes Annotated



The table below shows the dimensional characteristics of the City's current compatibility standards and what was proposed in the LDC Revision Draft 2.

	Side Setback	Rear Setback	Height limit within 50'	Height limit within 100'	Height limit beyond 100'
Austin's Current Standards	15 to 25 feet ⁴	15 to 25 feet ⁴	30 feet & 2 stories	40 feet & 3 stories	Gradually increases until 540' from triggering property ⁵
LDC Revision Draft 2 Proposed Standards	15 to 20 feet ¹	30 feet ²	35 feet ³	45 feet ³	Height max. of zone

¹ Dependent on lot width and zone, higher for industrial zones

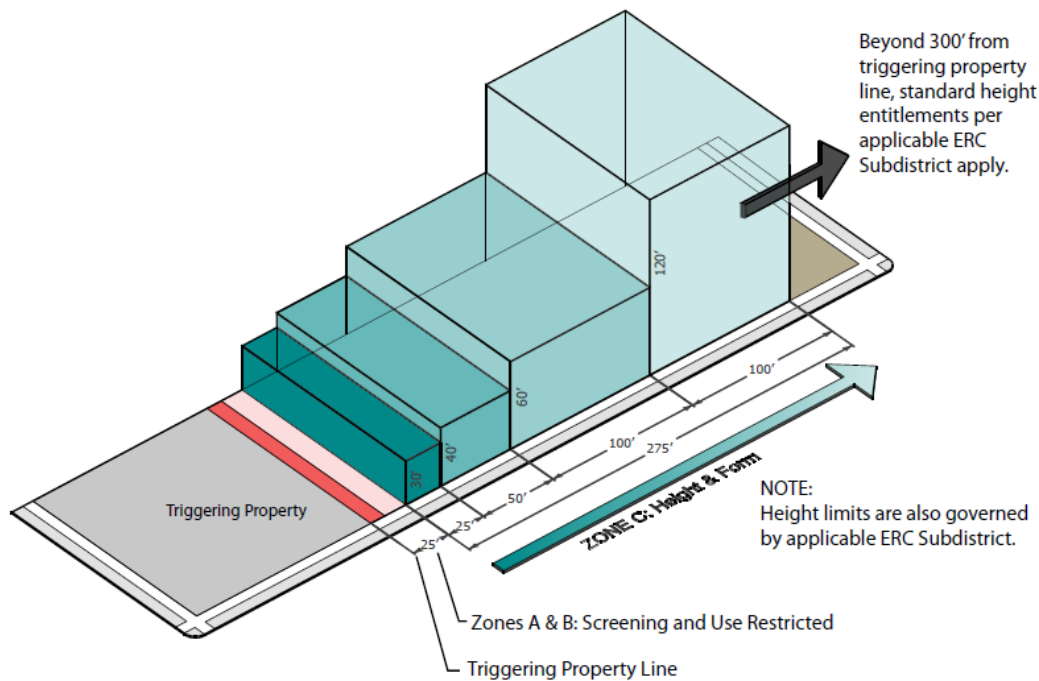
² Greater for some industrial zones

³ Some zones with a higher base/bonus height not subject to compatibility

⁴ Dependent on length of street frontage and site size

⁵ Height limit ends at 100' if the triggering property is based on use rather than zoning

There are examples of modified compatibility standards in Austin; the East Riverside Corridor Regulating Plan uses specific, less restrictive compatibility standards in lieu of the citywide regulations. These standards are slightly more restrictive than the Draft 2 proposal but similar in concept. As shown below, 60 feet in height is allowed 100 feet from the triggering property line.

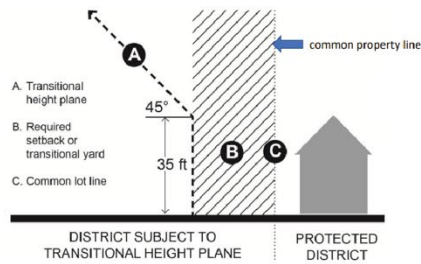


Compatibility standards in other cities:

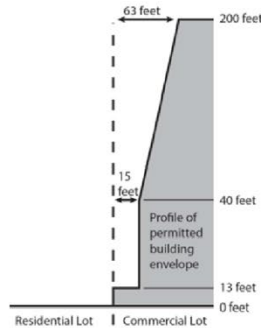
Compared to similar regulations in Atlanta, Denver, and Seattle, Austin's compatibility standards are significantly more restrictive. All three cities have regulations that require additional setbacks and height limits adjacent to low-density residential zoning districts, known as "protected districts". In Atlanta, setbacks vary by zoning district, but under the 45-degree plane (see below) a building can reach at least 110 feet in height at 100 feet from the protected district's property line. Seattle has the least restrictive height restrictions with buildings able to reach over 300 feet in height at 100 feet from the residential property line. In Denver, zoning districts with a height maximum of 70 feet can reach full height at 40 feet from protected district's property line. Generally, zoning districts that allow more height are limited to 75 feet within 175 feet of the protected district; however, this height restriction does not apply to all zoning districts, building forms, and contexts.

Other cities researched do not include use-based compatibility standards and rely solely on zoning districts to trigger compatibility standards; Austin currently utilizes both zoning district and existing uses to trigger compatibility. Additional research is needed to examine potential unintended consequences of amending use-based compatibility standards. Single family uses within Commercial Zoning Districts appear to be more frequently located within the Eastern Crescent and track with historically liberal application of higher intensity zoning districts within Communities of Color.

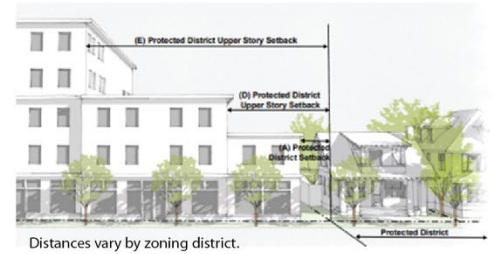
Atlanta



Seattle



Denver



2. What changes to the LDC or otherwise would have the greatest impact on housing supply and housing affordability that could be broadly supported?

Several potential code changes related to housing supply and affordability were considered during the LDC Revision process, with additional ideas identified throughout 2020-2021. While staff cannot gauge level of support for particular proposals, following is a brief summary of more significant items emphasizing level of impact and overall areas of consensus.

- **Allowing more high-density residential uses along identified corridors distributed equitably throughout Austin, through the use of affordable housing incentives.**
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Could be implemented through wider application of existing or revised Vertical Mixed Use (VMU) zoning regulations or modified MF zoning regulations that increase height limits (potentially from 60 to 75 feet) through the use of affordability incentives.
 - Positive impact on affordability and housing supply, as well as transit-supportive density. Identifying additional corridors in West Austin proved to be a challenge during the LDC Revision process but would increase housing supply and affordable housing more equitably throughout Austin.
 - Supported by in-process code amendments to increase allowable heights for vertical mixed-use projects that provide income-restricted housing benefits and allow residential in commercially-zoned parcels that provide income-restricted housing benefits
- **Modify compatibility standards for properties along corridors.**
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Based on review of peer-city compatibility regulations, the most impactful change to increase housing capacity would be to adjust and reduce the building height restrictions. Adjusting height restrictions could also increase opportunities for housing affordability for developments that would be able to take advantage of additional height to provide affordable units.
- **Changing parking regulations to increase residential units.**
 - Reducing minimum parking requirements was supported in concept during the LDC Revision process, though perspectives differed on the location and extent of proposed reductions. In general, while reduced parking minimums may facilitate additional residential housing options and transit-supportive density, they do not significantly impact housing capacity or affordability.
 - Greater use of parking maximums, especially near Project Connect lines, has the potential to positively impact housing capacity and affordability, as well as transit-supportive density.

However, this idea was opposed by the development community throughout the LDC Revision process.

- ***Allowing accessory dwelling units (ADUs) by-right in all single-family zoning districts.***
 - Greater allowance for ADUs (detached and internal) was supported in concept during the LDC Revision process, though perspectives differed as to appropriate site development standards, parking requirements, number of units, and effect of the "Preservation Incentive."
 - While unlikely to significantly impact overall housing capacity or affordability, ADUs provide greater choice in housing types and more transit-supportive density.
 - In response to Resolution No. 20211209-064, staff will propose changes to ADU regulations for Council to consider later this year.
- ***Changes to lot sizes and subdivision regulations.***
 - Reducing minimum lot sizes will facilitate "fee simple" ownership for residential units, rather than requiring use of a condominium regime. Reduced lot sizes for ADUs and townhomes were supported in concept during the LDC Revision process, though perspectives differed on the level of reduction.
 - Apart from lot size reductions, allowing use of a streamlined "amended plat" process to create residential lots may also help facilitate fee-simple ownership as an alternative to condo regimes. This idea was supported in concept during the LDC Revision process.
- ***Optimize affordable housing in Planned Unit Developments (PUDs).***
 - Include affordable housing as a required "Tier 1" community benefit.
 - Enhance affordable housing requirements in "Tier 2."
 - Add provisions to affirmatively further Fair Housing and improve inclusive, equitable outcomes within PUDs.
- ***Allowing fourplexes by-right in all single-family zoning districts within a specified distance of identified corridor types.***
 - With appropriate consideration for areas most at risk for displacement, this proposal may help increase housing options and provide more transit-supportive density.
 - Depending on how widely this proposal is applied, it may improve affordability and/or help to reduce the pace of increases in housing prices relative to new single-family houses that are easiest to build under the City's current LDC.



Council Question and Answer

Related To

Item #69

Meeting Date

April 7, 2022

Additional Answer Information

C814-89-0003.02 - 305 S. Congress - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with additional conditions. Owner / Applicant: Richard T. Suttle, Jr., Trustee. Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.). City Staff: Jerry Rusthoven, 512-974-3207.

QUESTION/ANSWER: Council Member Alter's Office

1) *Please provide a copy of the existing PUD ordinance for this site.*

Original ordinance (1989): [19890720-E, Ordinance \(austintexas.gov\)](#);

Amended ordinance (1993): [19931202-H, Ordinance \(austintexas.gov\)](#)

2) *How will the ordinance, which we do not yet have, codify the requirements for which party shall pay for which costs associated with the trail creation and other park amenities?*

The ordinance should clearly establish responsibility and timing for construction of baseline amenities. The responsible party would be the applicant / owner.

3) *Given our code requirements, why is the preservation of a heritage tree considered to be a superiority element?*

The PUD amendment has met Tier 2 superiority for heritage, protected, and all other native trees within the PUD by: committing to preserve or transplant all Heritage trees unless the tree is dead, fatally diseased, or poses an imminent hazard. The PUD has also committed to preserve or transplant 75% of the caliper inches associated with native protected size trees; and preserve 75% of all other native caliper inches within the PUD.

4) *How will ownership of the trail and parkland be structured in the ordinance?*

The great majority of the Parkland (6.53 acres), including the trail is to be dedicated by deed to the City of Austin. Some additional areas (1.67 acres) is to be dedicated via easement. It would be a requirement of the ordinance to dedicate these lands based on certain triggers (by way of example first residential site plan), and tied to development.

5) *What percentage of the proposed public amenities and parkland will be in the floodplain?*

62.3% of the fully dedicated parkland will be in the Floodplain and Critical Water Quality Zone. See chart below for a full breakdown of percentages.

Parkland Dedication	Acres	Factor	Credit	Percentage of Dedicated Area
Unencumbered Land (Full Credit)	1.60	1	1.6	24.5%
Encumbered Land (e.g. Floodplain/ CWQZ) (Half Credit)	4.07	0.5	2.04	62.3%
Inundated Land (Zero Credit)	0.86	0	0	13.1%
Fully Deeded Land	6.53		3.64	100%

- 6) *How much parkland was required in the SCW Vision Framework Plan? How much parkland was required in prior PUD?*

The SCW Plan (p55-56) shows 9.6 acres of parkland / open space. The 9.6 acres also included new streets.

At the time of the prior (nonresidential) PUD, a Restrictive Covenant (RC) was put in place to require recordation of a 15' Trail Easement. This easement was recorded and became part of the Butler trail. The current PUD contemplates 8.2 acres to be dedicated by deed or easement.

- 7) *Has the applicant agreed to fund and construct the park amenities on page 5 of Planning Commission recommendations?*

No. It is the Department's understanding the applicant stated that these would be funded by the TIRZ.

- 8) *Are there any needs identified in the draft ASMP amendment or existing ASMP that are not already agreed to in the PUD?*

The ASMP amendment adopts the cross-section of the Barton Springs extension as four-lane undivided. The current ASMP and South Central Waterfront Plan shows the extension as a 2-lane road with protected bike lanes and sidewalks on each side of the street. The applicant is dedicating the ROW for the approved cross-section and constructing the extension to an interim condition with TIRZ funding. This includes a two-way cycle track placed on the north side of the Barton Springs extension with a sidewalk. When the property to the south of the 305 S Congress PUD (commonly referred to as the Crocket Property) submits an application for redevelopment, ATD will require the ROW and construction of the ultimate cross-section: a four-lane divided road with protected bike lanes on both sides of the street with planting zones and sidewalks.

The current ASMP also shows three additional new, public roads within the interior of the 305 S Congress PUD. Because of rough proportionality issues, these roads will be constructed as private roads with public access easements placed over these streets. These three roads will have bicycle access and sidewalks.

The current ASMP and proposed ASMP addendum show a trail access that preserves the current path from the S Congress bridge down to the hike/bike trail on the far west side of the property. ATD deferred to PARD on this item because this access path is considered as a recreational facility and not as transportation infrastructure.

- 9) *How will the PUD ordinance obligate the applicant to construct the underground parking? What consequences are in the PUD if that is not adhered to?*

This is a superiority item in the PUD amendment and therefore, ordinance language will be created that requires that 95% of the parking be located below-grade.

ATD's responsibility is to identify the required number of parking spaces and work with the applicant to obtain parking reductions. The placement of parking – surface or underground – is considered an urban design topic. From ATD's point of view, underground parking is not considered superior in relationship to transportation requirements.

10) What will be allowed in the Critical Water Quality Zone?

The applicant proposes a PUD note to allow the following within the CWQZ (See Note 23) Section 25-8-261 (Critical Water Quality Control Development) and the Environmental Criteria Manual (ECM) is modified to allow development within the Critical Water Quality Zone (CWQZ) that is in accordance with the PUD Land Use Plan and Conceptual Open Space Plan. This includes vegetation filter strips, rain gardens, underground rain cisterns, stormwater outfall structures designed in accordance with the ECM, park improvements including hard surface trails, bicycle trails, picnic facilities, playscapes, concessions including food and beverage vendors, bicycle rentals, sports equipment rentals, boat rentals, dining facilities, performance and special events facilities, boardwalks, sidewalks, pavilions, gazeboes, exercise equipment and courses, water steps, boat landings, piers, rail station, stream bank stabilization to the proposed steps. Additional open space park elements not documented on the PUD Land Use Plan and Conceptual Open Space Plan can be located within the CWQZ with the following limitations: impervious cover is limited to 5% of the total CWQZ, impervious cover must be located in the outer half of the CWQZ, must be situated to avoid areas shown to be restored with native vegetation on the Environmental Protection and Restoration Plan, and may not include restrooms.

11) Has the applicant agreed to the following conditions and will each of them be in the ordinance? If not, which ones are not currently agreed to and will not be in the ordinance?

Public Art:

- *The proposed redevelopment will participate in the city's Art in Public Places program and incorporate a minimum of two art pieces into their development. C814-89-0003.02 8*

The Applicant and Art in Public Places (AIPP) staff will be discussing incorporating public art into the project.

Community Amenities:

- *Dedicating by deed a minimum of 6.53-acres of land adjacent to Lady Bird Lake as well as additional area through public access easements to access the waterfront.*
Yes, must be included in ordinance.
- *Reconstructing approximately 1,700 linear feet of the Hike and Bike Trail to 'best practice' standards detailed in the "Safety & Mobility Study" commissioned by The Trail Foundation.*
Yes, must be included in ordinance.
- *Creating a minimum of five ADA access points to the Hike and Bike trail within their proposed project.*
Yes, must be included in ordinance.
- *Providing a larger and enhanced bat viewing area that will include signage and educational elements.*
The applicant has not yet agreed to this request.

Environmental Design:

- *Treating 100% of the onsite water quality volume through green stormwater infrastructure.*
The applicant has agreed and this will be in the ordinance. However during construction the existing sedimentation filtration pond will be used temporarily until permanent controls can be constructed. See PUD note 30 for further clarification.
- *Constructing some of the water quality systems underground to allow for a larger and enhanced bat viewing area near the S. Congress bridge.*
The applicant has agreed and this requirement will be noted in the ordinance.

- *Protecting 100% of the heritage trees unless the tree is dead, fatally diseased or poses an imminent hazard and 75% of the trees overall onsite.*

Yes, the PUD amendment has committed to these. To preserve or transplant all Heritage trees unless the tree is dead, fatally diseased, or poses an imminent hazard. The PUD has also committed to preserve or transplant 75% of the caliper inches associated with native protected size trees; and also preserve 75% of all other native caliper inches within the PUD. This requirement will be noted in the ordinance.

Transportation and Parking:

- *Constructing 95% of required parking within a below grade structure(s) instead of above ground structures.*

Up to this time, the Applicant has always presented to ATD staff that parking will be in an underground parking garage. As the Applicant considers site phasing and construction sequencing, they indicated that a small surface parking lot (less than 100 spaces) may be necessary. Such temporary parking arrangements will be reviewed and considered a time of site plan. This requirement will be noted in the ordinance.

- *Dedicating all required right-of-way for the Barton Springs Road extension on their property.*

The Applicant is dedicating the necessary ROW and constructing the Barton Springs extension on their property. When the property to the south come in for redevelopment, additional ROW and constructed elements will be required to obtain the ultimate cross-section for the extension.

- *Dedicating space for the future ProjectConnect transit line and/or station.*

The Blue Line station planned for this area is not located on the site of the 305 S Congress PUD. The Applicant has preserved a clear space (i.e., includes no structures) on the far east side of their property to account for the rail line and bridge across Lady Bird Lake. Once the exact alignment of the bridge across the lake and the design of the bridge is known, discussions will need to occur regarding the necessary easements to accommodate the Project Connect infrastructure.



Council Question and Answer

Related To

Item #69

Meeting Date

April 7, 2022

Additional Answer Information

C814-89-0003.02 - 305 S. Congress - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with additional conditions. Owner / Applicant: Richard T. Suttle, Jr., Trustee. Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.). City Staff: Jerry Rusthoven, 512-974-3207.

QUESTION/ANSWER: Council Member Tovo's Office

Affordable Housing:

1. Please indicate the percentage, MFI levels, and time period that would be required for affordable housing under Tier 2 PUD requirements and provide that as a comparison to the current PUD proposal.

The current zoning case is an amendment to an existing PUD so the Tier 3 standards were not applied since they are only applied to new proposed PUDs. Code requirements for Tier 3 affordability are included below.

Tier 3 PUD Affordability Requirements:

2.5.3. Requirements for Rental Housing.

If rental housing units are included in a PUD, dwelling units equal to at least 10 percent of the bonus area square footage within the PUD must:

A.be affordable to a household whose income is 60 percent or below the median family income in the Austin metropolitan statistical area;

B.remain affordable for 40 years from the date a certificate of occupancy is issued; and

C.be eligible for federal housing choice vouchers.

2.5.4. Requirements for Ownership Housing.

If owner occupied housing is included in a PUD, dwelling units equal to at least five percent of the bonus area square footage within the PUD must be:

A.affordable to a household whose income is 80 percent or below the median family income in the Austin metropolitan statistical area; and

B.affordable in perpetuity from the date a certificate of occupancy is issued; and

C.transferred to the owner subject to a shared equity agreement, land trust, or restrictive covenant approved by the Director of the Neighborhood Housing and Community Development Department.

2.5.5. Alternative Affordable Housing Options.

A developer of a residential project may request an exception to the contract commitments and performance guarantees in Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing) as follows:

A. Subject to approval by the Director of the Neighborhood Housing and Community Development Department, the developer may provide to the Austin Housing Finance Corporation land within the PUD that is appropriate and sufficient to develop 20 percent of the residential habitable square footage planned for the PUD; or

B. Subject to approval by the city council, the developer may provide all or a portion of the amount established under Section 2.5.6 (In Lieu Donation) for each square foot of bonus square footage above baseline to the Affordable Housing Trust Fund to be used for producing or financing affordable housing, as determined by the Director of the Neighborhood Housing and Community Development Department.

C. A request to pay a fee in lieu to meet all or a portion of the residential affordability requirement in Section 2.5.2.B must be submitted in writing to the Director of Neighborhood Housing and Community Development Department, must include supporting documentation sufficient to demonstrate the infeasibility of compliance with Section 2.5.2.B., and must be approved by city council as provided in Section 2.5.5.B above.

D. Regardless of whether a developer requests an exception under this section, the Director of Neighborhood Housing and Community Development may recommend that a developer be allowed to pay a fee in lieu in order to comply with the contract commitments and performance guarantees in Section 2.5.3 (Requirements for Rental Housing) and Section 2.5.4 (Requirements for Ownership Housing). The recommendation must be in writing, supported by the Director's reasons as to why the fee in lieu option is appropriate, and approved by city council to be effective.

E. Council approval of any alternative affordable housing project shall expire 36 months after the date of approval if the project has not been initiated.

In the hypothetical situation of applying the Tier 2 standards a PUD baseline would first have to be set. The original Statesman PUD ordinance entitled the site to roughly 600,000 square feet. The proposed PUD amendment is requesting an entitlement of approximately 3,500,000 square feet. That would equate to an estimated bonus area of 2,900,000. Applying the Tier 2 affordability formula this would mean an estimated 290,000 square foot of affordable rental space and 145,000 square foot of affordable ownership space. It would depend on the development how many units the affordable square footage would equate to. The current PUD amendment proposal for affordable housing is 4% of the total number of residential units which is estimated to be 55 units.

Open Space/Parks and Trails:

2. *As proposed, would the park design go through a public design process?*

No. At this time there is no such process proposed.

3. *As included on a chart the applicant has submitted, the PUD proposal describes "a pier, a boardwalk, and one hardened water access point." Would staff recommend these elements be included in the public park?*

PARD AND WPD: Yes, contingent on support from WPD. WPD supports strategically located hardened access points to allow for access to the lake and to help guide pedestrians away from natural areas in order to help protect those areas from foot traffic. As such WPD supports a pier and the steps to the water as shown on the plan. WPD does have concerns about the boardwalk however, due to both over development of the shoreline as well as the future need for a floodplain variance that such a structure would later require.

4. *The applicants lists these as elements of superiority; are they proposing to fund construction of these elements? If not, what is the estimated cost of these elements?*

No. These elements are not committed to with the PUD. It is the Department's understanding that the applicant stated that these would be funded by the TIRZ (Tax Increment Reinvestment Zone).

A 2020 report prepared by Endeavor and verified at that date in time by a third-party consultant estimated these costs:

Boardwalk: \$3,587,850.

Pier: \$737,240

Water Theater (Concrete Steps / Seatwall at Water's Edge): \$800,000

5. *Does this proposal meet the superiority requirements for parkland as described by the Parkland Dedication Ordinance with regard to PUDs? (That ordinance appears to require a certain amount of land, a parks plan approved by PARD, and the developer to pay costs of park development.)*

The park amenities exhibit is a vision document. The Department has an understanding that the developer has committed to completion of rough grading, reconstruction of the trail, revegetation, irrigation, and water quality ponds. Within the current PUD documents there is a list of other park elements. To date, the Parks and Recreation Department does not have a single formalized agreement or plan outlining specifics.

The requirement for land is met by land dedication and fees in lieu. The requirement for the developer to build the park is met, however, the developer has proposed that the bulk of funding would come from the TIRZ.

When viewed in totality (from a Parks perspective), the PUD meets superiority.

6. *The "hardened water access" is suggested to be a series of steps into the lake; how will these be maintained so that they are free from zebra mussels? Which entity would bear the responsibility for such maintenance and which entity would bear the costs?*

The Applicant has agreed to maintain the park proper, and clarification would be needed on whether this maintenance includes the water steps. The mechanics of maintaining this feature are unknown at this time.

Environment

7. *The PUD proposes to draw water from Lady Bird Lake for irrigation as a primary source of non-potable water to be used for irrigation. On page 68, the South Central Waterfront Plan (approved 2 years *before* Water Forward) describes a different method for irrigation: irrigation from rainwater, air conditioning condensate, and treated greywater. Does staff recommend this method of irrigation?*

WPD fully supports the goals and objectives of the Water Forward plan. Provided none of the irrigation from on-site water will occur within the 100-year-floodplain or Critical Water Quality Zone, reusing water from on-site sources is preferable to drawing from a source of water that has been identified in the plan as important component maintaining the City's future water supply.

8. *Which Water Forward strategies does this PUD incorporate? Please provide a list of any other Water Forward goals and elements that staff would recommend incorporating into the PUD.*

Staff are neutral on the question of utilizing their LCRA contract to use lake water for irrigation, which is a form of alternative water source from potable water and not entirely inconsistent with the South Central Waterfront plan.

Real Estate

9. *Below are some initial square footage costs from the TIRZ document that included financials from last June. Can you verify or provide alternative comps for downtown luxury space?*

SCW Framework	Existing PUD	SCW plan	Proposed PUD	Gain	Average Square Footage Value
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Plan Use					
Office	660,000 sf	812,900 sf	1,500,000 sf	687,100 sf	602.18 sf
Residential		963,500 sf (962 units)	1,645,000 sf (1,378 units)	681,500 sf (+ 416 units)	675 sf
Retail		112,000 sf	150,000 sf	38,000 sf	27.57 sf
Hotel		254,000 sf	220,000 sf	(34,000 sf)	345.14
Total	660,000 sf	2,142,900 sf	3,515,000 sf	1,372,100 sf (64% increase)	Value Gained

Please see attachment for response.

Class A - Full Service Hotel Sales - Confidential							
No.	Property	Rooms	Sales Range per Room		Price Range		Midpoint
1	Van Zandt	319	\$500,000	\$600,000	\$159,500,000	\$191,400,000	\$175,450,000
2	Austin Proper	343	\$500,000	\$600,000	\$171,500,000	\$205,800,000	\$188,650,000
3	The Driskill	189	\$500,000	\$600,000	\$94,500,000	\$113,400,000	\$103,950,000
4	Hotel Ella	47	\$500,000	\$600,000	\$23,500,000	\$28,200,000	\$25,850,000
Average		225	\$500,000	\$600,000	\$112,250,000	\$134,700,000	\$123,475,000

Class A - In Close & CBD - Multifamily Sales (Apartments)						
No.	Property	Units	Sales Range per Unit		Sales Price	
1	The Whitley	270		\$414,815	N/A	\$112,000,000
2	Camden Rainey	328		\$367,073	N/A	\$120,400,000
3	The Hatchery	250		\$379,200	N/A	\$94,800,000
4	The Muse at SoCo	190		\$436,373	N/A	\$82,910,849
5	Bell Lakeshore	339		\$271,386	N/A	\$92,000,000
6	The Mont	288		\$215,000	N/A	\$61,920,000
Average		278		\$347,308		\$96,377,938

Class A CBD - Office Building Sales							
No.	Property	Square feet	Sales Price per Square Foot		Sales Price		
1	Indeed Tower	733,000		\$791.27	N/A	\$580,000,000	Leasehold
2	Third + Shoal	374,963		\$820.51	N/A	\$307,662,600	
3	Chase Tower	389,503		\$604.59	N/A	\$235,489,109	
4	100 Congress	419,785		\$750.38	N/A	\$315,000,000	
5	600 Congress	503,951		\$571.48	N/A	\$288,000,000	
6	300 Colorado	353,938		\$918.24	*	\$325,000,000	See Notes below.
7	816 Congress	433,024		\$401.83	N/A	\$174,000,000	
Average		396,449		\$694.04		\$275,152,610	

Notes: 50% interest sold. Pricing is indicative of a 100% interest

200 W 6th St - Indeed Tower

SOLD

1

Austin, TX 78701

Sale on 6/23/2021 for \$580,000,000 (\$791.27/SF) - Research Complete
733,000 SF Class A Office Building Built in May 2021



Buyer & Seller Contact Info

Recorded Buyer: **KR 200 West 6th, LLC**
True Buyer: **Kilroy Realty Corporation**
Lea Sandoval
12200 W Olympic Blvd
Los Angeles, CA 90064
(310) 481-8400

Buyer Type: **Public REIT**

Recorded Seller: **Tc Austin Block 71 Llc**
True Seller: **Trammell Crow Company**
2100 McKinney Ave
Dallas, TX 75201
(214) 863-4101
Principal Global Investors, Inc
Emily Kell
801 Grand Ave
Des Moines, IA 50309
(800) 533-1390
Teacher Retirement System of Texas
816 Congress Ave
Austin, TX 78701
(512) 542-6339
Seller Type: **Developer/Owner-NTL**
Investment Manager
Pension Fund
Listing Broker: **Eastdil Secured, LLC**
K.C. Scheipe
(469) 680-3830
Bernard Branca
(469) 680-3830
Elizabeth Malone
(469) 680-3827
John Becker
(469) 824-3001
Jeff Johnson
(469) 680-3830
Eastdil Secured, LLC
Robert Plowey
(310) 526-9238

Transaction Details

ID: 5560990



200 W 6th St - Indeed Tower**SOLD**

733,000 SF Class A Office Building Built in May 2021 (con't)

Sale Date:	06/23/2021	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Office
Sale Price:	\$580,000,000-Confirmed	Year Built/Age:	Built in May 2021
Asking Price:	-	RBA:	733,000 SF
Price/SF:	\$791.27		
Percent Leased:	57.0%	Percent Improved:	61.3%
Tenancy:	Multi	Total Value Assessed:	\$68,540,020 in 2020
Sale Conditions:	Ground Lease (Leasehold)	Improved Value Assessed:	\$41,989,983
		Land Value Assessed:	\$26,550,037
		Land Assessed/SF:	-
No. of Tenants:	2		
Tenants at time of sale:	Heritage Title Co. of Austin, Inc.; Indeed, Inc.		
Parcel No:	02060119010000		
Document No:	2021141511		

Transaction Notes

The 730,000 SF office building at 200 W 6th St sold on 6/23/2021 for \$580,000,000, or \$794.52 per square foot.

Delivered in May 2021, the Indeed Tower was developed by Trammell Crow and was 57% leased overall at the time of sale. The property was 42% leased to Indeed.com whose lease runs through 2034. Indeed occupies 307,771 SF according to Costar data.

This building is ground-leased on a long-term basis, with this transaction representing the sale of the leasehold interest.

The LEED Platinum office building includes 10,000 square feet of ground floor food and beverage space and 30,000 square feet of outdoor deck space.

Information on this transaction was verified with the listing broker, buyer, and public record.

Income Expense Data

Expenses	- Taxes	\$5,256,966
	- Operating Expenses	
	Total Expenses	\$5,256,966

Current Building Information

ID: 10574917

Bldg Type:	Office	Bldg Status:	Built in May 2021
Class:	A	RBA:	733,000 SF
Total Avail:	253,550 SF	% Leased:	65.4%
Bldg Vacant:	264,570 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	0
Owner Type:	Public REIT	Core Factor:	-
Owner Occupied:	No	Stories:	36
Zoning:	CBD	Typical Floor Size:	34,000 SF
Land Area:	-		
Property Mix:	Office	720,000 SF	(98.2%)
	General Retail	10,000 SF	(1.4%)
Expenses:	2021 Tax @ \$7.17/sf		
Parking:	1,492 Covered Spaces are available; Ratio of 2.00/1,000 SF		
Amenities:	24 Hour Access, Balcony, Bicycle Storage, Fitness Center, Food Court, LEED Certified - Platinum, Roof Terrace		

Location Information

200 W 6th St - Indeed Tower

SOLD

733,000 SF Class A Office Building Built in May 2021 (con't)

Metro Market: **Austin**
Submarket: **CBD/CBD**
County: **Travis**
CBSA: **Austin-Round Rock, TX**
DMA: **Austin, TX**



5

301 Brazos St - Whitley**SOLD****Austin, TX 78701**

Sale on 5/5/2021 for \$112,000,000 (\$459.04/SF; \$421,053/Unit) - Research Complete
 270 Unit, 243,990 SF Class A Apartments Building Built in 2013

**Buyer & Seller Contact Info**Recorded Buyer: **KRE Longhorn Owner LLC**Recorded Seller: **301 Brazos Street, LLC**True Buyer: **Kairoi Residential**True Seller: **Hartz Mountain Industries, Inc.**

711 Navarro St
 San Antonio, TX 78205
 (210) 352-4764

500 Plaza Dr
 Secaucus, NJ 07094
 (201) 348-1200

Kohlberg Kravis Roberts & Co. L.P.

30 Hudson Yards
 New York, NY 10001
 (212) 750-8300

Buyer Type: **Developer/Owner-NTL
 Equity Funds**

Seller Type: **Developer/Owner-NTL**

Listing Broker:

JLL**Sean Sorrell**

(512) 225-2700

Joe Dowdle

(512) 593-4901

JLL**Ryan McBride**

(512) 532-1932

JLL**Robert Arzola**

(210) 839-2042

Transaction Details

ID: 5499047

Sale Date: **05/05/2021**Sale Type: **Investment**Escrow Length: **-**Bldg Type: **Apartments**Sale Price: **\$112,000,000-Approximate**Year Built/Age: **Built in 2013 Age: 8**Asking Price: **-**RBA: **243,990 SF**Price/SF: **\$459.04**Land Area: **0.83 AC (36,329 SF)**Price/SF Land Gross: **\$3,082.93**

301 Brazos St - Whitley**SOLD**

270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Percent Leased: -
GRM/GIM: +/-

Percent Improved: **78.6%**
Total Value Assessed: **\$112,920,453 in 2021**
Improved Value Assessed: **\$88,809,093**
Land Value Assessed: **\$24,111,360**
Land Assessed/SF: **\$663.00**

No. of Tenants: **6**
Tenants at time of sale: **Greystar - Whitley; Hideous LC; Joe Burke Design; Kairoi Residential - Whitley; Royal Blue Grocery; Uncle Julio's**
Financing: **\$63,250,000.00 from Deutsche Bank AG New York Branch; Conventional loan type**
Legal Desc: **Lots 1, 2, 3, 4, 5, and 6, Block 31 of the Original City of Austin**
Parcel No: **02050211020000**
Document No: **2021101185**
Sale History: **Sold for \$112,000,000 (\$459.04/SF; \$421,053/Unit) on 5/5/2021**
Sold for \$104,500,000 (\$428.30/SF; \$392,857/Unit) on 1/9/2014

Units: **270** Price/Unit: **\$421,053**
Avg Unit Size: **835 SF** Avg Rent/Unit/Mo: **\$2,862**
SF of all Units: **222,126** Avg Rent/SF/Mo: **\$3.43**

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	82	30.4	524	4	\$1,799	\$1,799	\$3.43	\$3.43	\$1,787	\$1,787	\$3.41	\$3.41	0.7%
1/1.0	120	44.4	825	6	\$2,710	\$2,710	\$3.28	\$3.28	\$2,692	\$2,692	\$3.26	\$3.26	0.7%
2/2.0	68	25.2	1,236	3	\$3,415	\$3,415	\$2.76	\$2.76	\$3,393	\$3,393	\$2.75	\$2.75	0.6%

CONCESSIONS BY UNIT MIX AT SALE

Units					Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %	
Studio/1.0	82	30.4	524	4	-	\$12.00	0.7%	
1/1.0	120	44.4	825	6	-	\$18.00	0.7%	
2/2.0	68	25.2	1,236	3	-	\$22.00	0.6%	

Transaction Notes

A partnership between Kohlberg Kravis Roberts & Co., LP and Kairoi Residential acquired the multi-family property at 301 Brazos Street in Austin, TX from Hartz Mountain Industries, Inc. on May 5, 2021.

Known as the Whitley, 301 Brazos Street is a sixteen-story apartment building with a total of 266 apartment units and 12,000 square feet of ground floor retail space.

The seller was represented. It is not known if the buyers had any representation.

The buyers took out a \$63.25 million loan issued by Deutsche Bank, New York Branch towards the acquisition of the property. The terms of the loan were not known at the time of publication.

A sale announcement issued by the listing brokers confirmed one of the true buyers and the listing brokers involved.

A property management contact for the seller confirmed the number of units.

As the listing brokers were not at liberty to comment on the deal, and as we were unable to contact the seller or buyer despite repeated attempts, we were unable to obtain additional information about the property or the transaction.



301 Brazos St - Whitley**SOLD**

270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Income Expense Data

Expenses	- Taxes	\$2,493,865
	- Operating Expenses	
	Total Expenses	\$2,493,865

Current Building Information

ID: 8241428

Bldg Type:	Apartments	Bldg Status:	Built in 2013
# Units:	270	Bldg Size:	243,990 SF
Avg Unit Size:	835 SF	Stories:	16
Avg Vacancy:	6.4%	Typical Floor Size:	15,249 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Developer/Owner-NTL	Rent/SF/Yr:	-
Zoning:	CBD	Elevators:	4
Land Area:	36,329 SF		

Parking:	500 Covered Spaces are available; Ratio of 1.77/1,000 SF; 1.88/Unit		
Property Mix:	General Retail		(4.3%)
	Multi-Family	231,990 SF	(82.3%)
Expenses:	2021 Tax @ \$9375.43/Unit		

Location Information

Metro Market:	Austin
Submarket:	Downtown Austin MF/Sixth Street District MF
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX



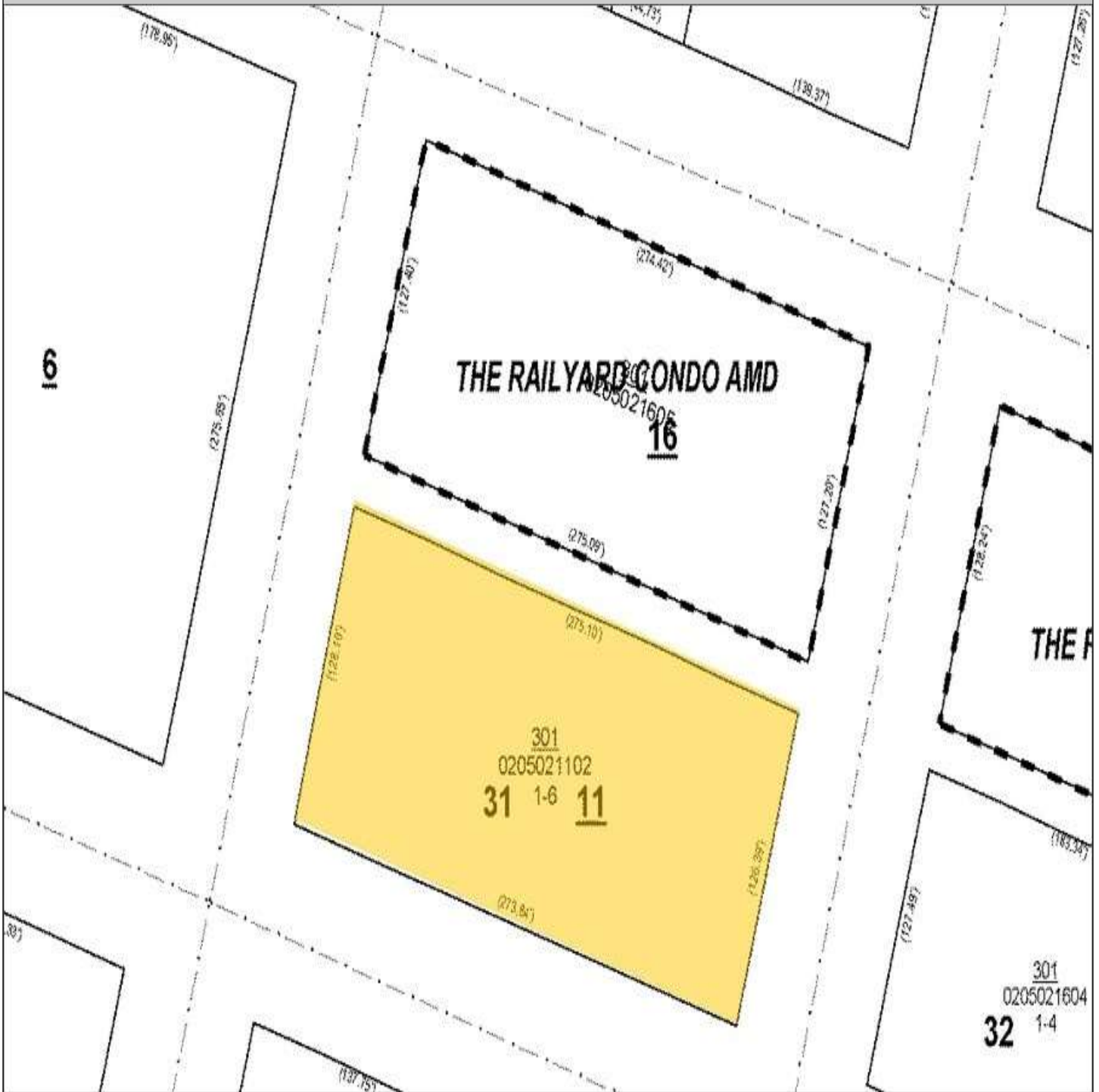
301 Brazos St - Whitley

SOLD

270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Parcel Number: **02050211020000**
Legal Description: -
County: **Travis**

Plat Map: 301 Brazos St



6

300 Colorado St**SOLD****Austin, TX 78701**

Sale on 12/21/2021 for \$162,500,000 (\$918.24/SF) - Research Complete
 353,938 SF Class A Office Building Built in Mar 2021

**Buyer & Seller Contact Info****Recorded Buyer: Austin 300 Colorado Investor LLC**

True Buyer: Cousins Properties
 3344 Peachtree Rd NE
 Atlanta, GA 30326
 (404) 264-8400

Recorded Seller: Austin 300 Colorado Investor LLC

True Seller: Riverside Resources
 100 Congress Ave
 Austin, TX 78701
 (512) 476-7806
Ironwood Real Estate
 207 San Jacinto Blvd
 Austin, TX 78701
 (512) 477-4848
Developer/Owner-RGNL Bank/Finance

Buyer Type: Public REIT**Seller Type: Developer/Owner-RGNL Bank/Finance****Transaction Details**

ID: 5807982

Sale Date: 12/21/2021
Escrow Length: -
Sale Price: \$162,500,000-Confirmed
Asking Price: -
Price/SF: \$918.24
Price/SF Land Gross: \$18,399.44

Sale Type: Investment
Bldg Type: Office
Year Built/Age: Built in Mar 2021
RBA: 353,938 SF
Land Area: 0.41 AC (17,664 SF)

Percent Leased: 87.5%
Tenancy: Multi
Sale Conditions: Partial Interest Transfer (50.00%), Entity Buy/Membership Interests

Percent Improved: 89.7%
Total Value Assessed: \$111,988,449 in 2021

Improved Value Assessed: \$100,506,849
Land Value Assessed: \$11,481,600
Land Assessed/SF: \$650.00

No. of Tenants: 1
Tenants at time of sale: Parsley Energy
Parcel No: 02060116060000



300 Colorado St**SOLD**

353,938 SF Class A Office Building Built in Mar 2021 (con't)

Transaction Notes

A 50% interest in 300 Colorado Street in Austin was sold on December 21, 2021 for \$162.5 million, valuing the property at about \$918 per square foot.

The sellers and buyer were joint venture development partners for the newly constructed 353,938 square foot office building.

The property was fully pre-leased to Parsley Energy Inc. who had signed a 12-year lease for about 90% of the building. In January 2021, Parsley Energy was sold to Pioneer Natural Resources who has taken over the lease for the building and has the entire space on market for sublease.

Income Expense Data

Expenses	- Taxes	\$2,493,608
	- Operating Expenses	
	Total Expenses	\$2,493,608

Current Building Information

ID: 10547812

Bldg Type:	Office	Bldg Status:	Built in Mar 2021
Class:	A	RBA:	353,938 SF
Total Avail:	67,090 SF	% Leased:	87.5%
Bldg Vacant:	353,938 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied	No	Stories:	32
Zoning:	-	Typical Floor Size:	11,061 SF
Land Area:	17,664 SF	Building FAR:	20.04
Expenses:	2021 Tax @ \$7.05/sf		
Parking:	Covered Spaces @ \$250.00/mo; Reserved Spaces @ \$360.00/mo; Ratio of 2.50/1,000 SF		
Amenities:	Balcony, Conferencing Facility, Fitness Center, Outdoor Seating, Restaurant, Shower Facilities		

Location Information

Metro Market:	Austin
Submarket:	CBD/CBD
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX



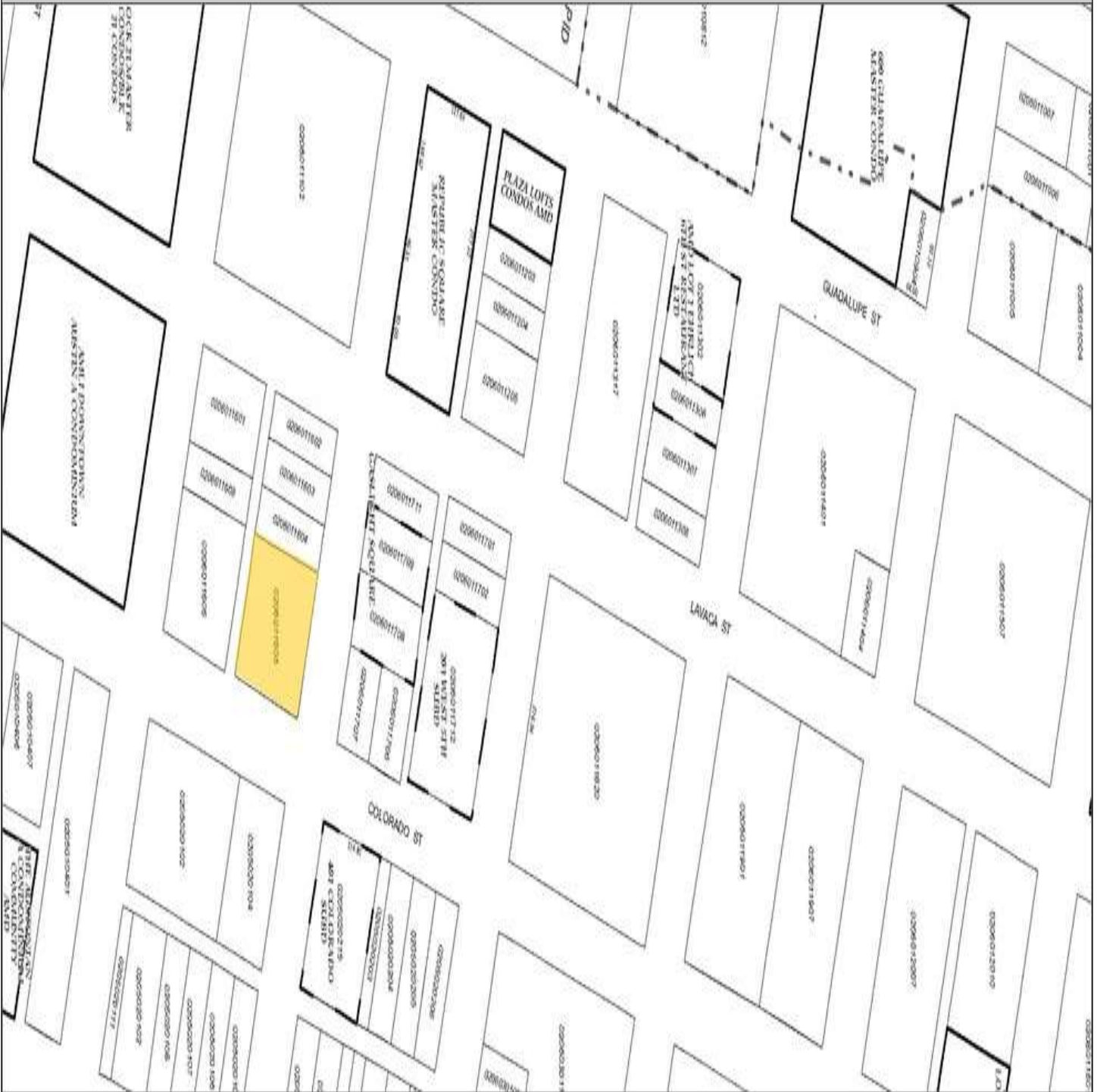
300 Colorado St

SOLD

353,938 SF Class A Office Building Built in Mar 2021 (con't)

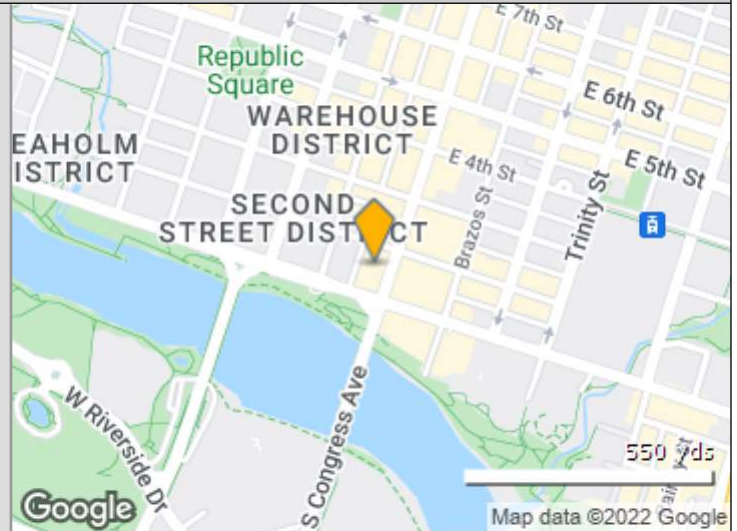
Parcel Number: **02060116060000**
Legal Description: -
County: **Travis**

Plat Map: 300 Colorado St



100 Congress Ave - 100 Congress**SOLD****Austin, TX 78701**

Sale on 5/12/2021 for \$315,000,000 (\$750.38/SF) - Research Complete
 419,785 SF Class A Office Building Built in 1987, Renov Sep 2020

**Buyer & Seller Contact Info**

Recorded Buyer: **100 Congress JV, LP**
 True Buyer: **Carr Properties**
Oliver Carr
 1615 L St NW
 Washington, DC 20036
 (202) 303-3080

Buyer Type: **Private REIT**

Recorded Seller: **100 Congress Owner LLC**
 True Seller: **Invesco Advisers, Inc.**
 2001 Ross Ave
 Dallas, TX 75201
 (972) 715-7400
MetLife, Inc.
 200 Park Ave
 New York, NY 10166
 (212) 578-9500
 Seller Type: **Investment Manager Insurance**
 Listing Broker: **Cushman & Wakefield US, Inc.**
Michael McDonald
 (972) 663-9921
Jonathan Napper
 (972) 663-9920
Kathryn Jenevein
 (972) 663-9600
Ryan Stevens
 (972) 663-9600
Celeste Fowden
 (972) 663-9924
Macki McKim
 (972) 663-9600
Ben Esterer
 (972) 663-9600

Transaction Details

ID: 5500308

Sale Date: **05/12/2021 (120 days on market)**
 Escrow Length: **-**
 Sale Price: **\$315,000,000-Approximate**
 Asking Price: **-**
 Price/SF: **\$750.38**

Sale Type: **Investment**
 Bldg Type: **Office**
 Year Built/Age: **Built in 1987, Renov Sep 2020 Age: 34**
 RBA: **419,785 SF**
 Land Area: **1.01 AC (43,996 SF)**

100 Congress Ave - 100 Congress**SOLD**

419,785 SF Class A Office Building Built in 1987, Renov Sep 2020 (con't)

Price/SF Land Gross: **\$7,159.81**Percent Leased: **94.0%**Tenancy: **Multi**Percent Improved: **89.7%**Total Value Assessed: **\$292,821,847 in 2021**Improved Value Assessed: **\$262,654,664**Land Value Assessed: **\$30,167,183**Land Assessed/SF: **\$685.00**No. of Tenants: **32**

Tenants at time of sale: **100 Congress Management Office; Allensworth and Porter, L.L.P.; Carr Properties; CoStar Group; Delta USA; Durbin Bennett.; Equilibrium Investments; GSRP; Jackson Walker L.L.P.; Littler Mendelson P.C.; Love's Travel Stops & Country Stores; Lunar Lighting Innovations LLC; Mikeska Monahan & Peckham, P.C.; Object Rocket; Orchestra; Paramount Specialty Finance; Patika Luncheonette; Regions Bank; Regus; Richie & Gueringer, P.C.; Riverside Resources; Robert Charles Lesser & Co.; Ryan Companies; Ryan LLC; Ryan, LLC fka/Ryan, Inc.; Segal McCambridge Singer & Mahoney, Ltd.; Stephens Inc.; Texas SBA, Inc.; Waller Lansden Dortch & Davis, LLP; Wells Fargo Advisors; WhiteWater Midstream; WM Capital Partners, LLC**

Parcel No: **02050108010000**

Sale History: **Sold for \$315,000,000 (\$750.38/SF) on 5/12/2021**
Sold for \$122,500,000 (\$595.54/SF) on 10/20/2016
Portfolio sale of 24 properties sold on 11/4/2013 Non-Arms Length
Sold on 2/28/1994

Transaction Notes

Carr Properties acquired the office tower at 100 Congress Avenue in Austin, TX from a joint venture between Invesco Advisers, Inc. and MetLife, Inc.

100 Congress Avenue is a twenty-two story 419,785-square foot office tower. It was 94% occupied at the time of the sale.

The sellers were represented. It is not known if the buyer had any representation.

This is the buyer's first acquisition in Austin and marks their entry into the market as part of the company's continued focus on strategic growth and innovative market investment. The buyer favored the market because of its long-term growth potential and felt the market's economic drivers would strongly complement their existing portfolio in Washington, D.C. and Boston.

The buyer plans to renovate the property, integrate their hospitality-inspired design and services, and position the building to be a market-leading asset in terms to amenities and workplace experience.

A sale announcement issued by the listing brokers confirmed the listing brokers involved.

The buyer's press release confirms the RBA, occupancy, and the buyer's motivation.

A source deemed reliable confirmed the sale date, but could not confirm or provide any additional information.

Income Expense Data

Expenses	- Taxes	\$6,520,162
	- Operating Expenses	
	Total Expenses	\$6,520,162



100 Congress Ave - 100 Congress**SOLD**

419,785 SF Class A Office Building Built in 1987, Renov Sep 2020 (con't)

Current Building Information

ID: 591425

Bldg Type:	Office	Bldg Status:	Built in 1987, Renov Sep 2020
Class:	A	RBA:	419,785 SF
Total Avail:	71,925 SF	% Leased:	93.2%
Bldg Vacant:	51,244 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	16 with 3 frt
Owner Type:	Private REIT	Core Factor:	-
Owner Occupied:	No	Stories:	22
Zoning:	CBD	Typical Floor Size:	18,707 SF
Land Area:	43,996 SF	Building FAR:	9.54
		Const Type:	Reinforced Concrete
Expenses:	2021 Tax @ \$15.53/sf, 2015 Est Tax @ \$8.78/sf; 2015 Ops @ \$11.02/sf, 2012 Est Ops @ \$7.80/sf		
Parking:	500 Covered Spaces @ \$235.00/mo; Reserved Spaces @ \$350.00/mo; Ratio of 2.60/1,000 SF		
Amenities:	Banking, Conferencing Facility, Controlled Access, Convenience Store, Dry Cleaner, Energy Star Labeled, Fitness Center, Property Manager on Site, Restaurant		

Location Information

Located:	W Side of Congress Ave @ 1st St
Metro Market:	Austin
Submarket:	CBD/CBD
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX
Map(Page):	Mapsco J22

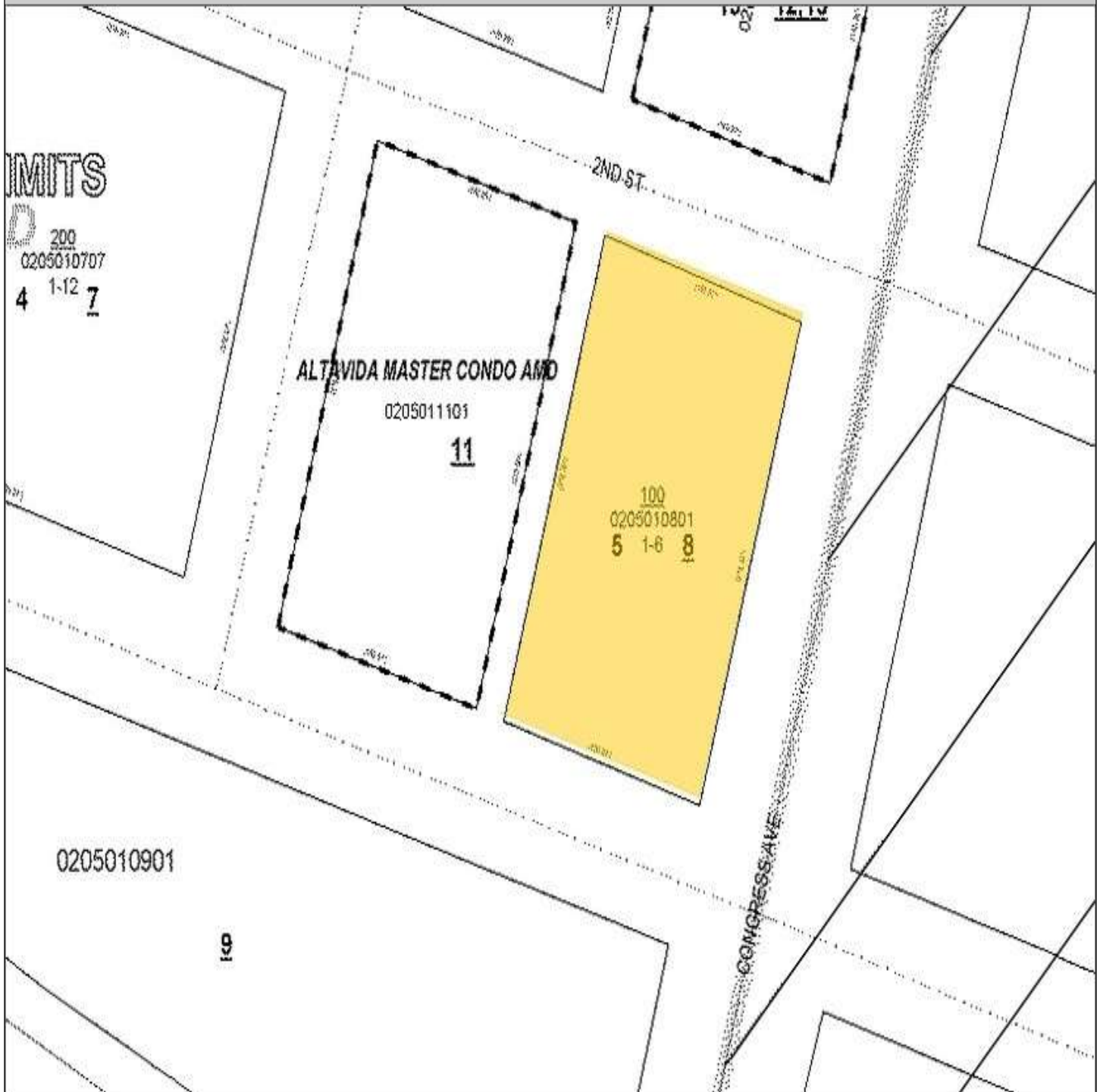
100 Congress Ave - 100 Congress

SOLD

419,785 SF Class A Office Building Built in 1987, Renov Sep 2020 (con't)

Parcel Number: **02050108010000**
Legal Description: **Lot 1-6 Block 005 Original City (Total SQ FT 44160)N 1/2 & E 203 FT of S 1/2 of Olt 31 Division E (Total SQ FT 61312)**
County: **Travis**

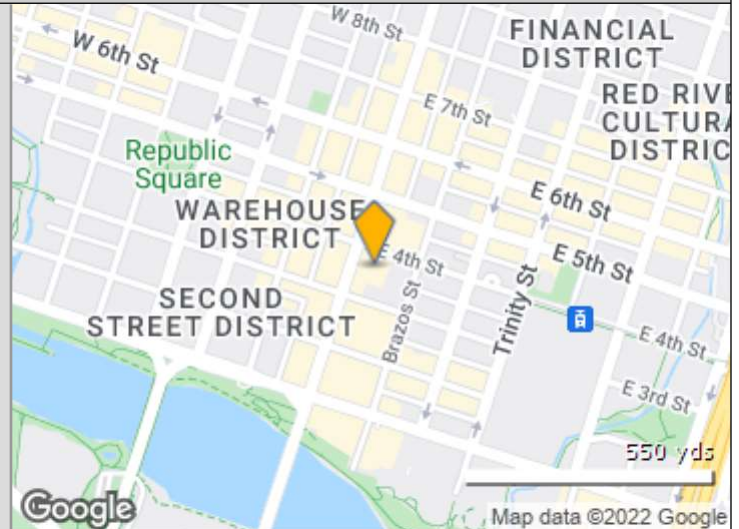
Plat Map: 100 Congress Ave



315-323 Congress Ave - Congress Commons**SOLD****Austin, TX 78701**

Sale on 10/4/2021 for \$38,700,000 (\$770.24/SF) - Research Complete

50,244 SF Class C Office Live/Work Unit Condominium in a 50,244 SF building Built in 1884, Renov 1983

**Buyer & Seller Contact Info**

Recorded Buyer: **CPREIF Congress Commons LLC**
 True Buyer: **Clarion Partners Real Estate Income Fund**
 620 Eighth Ave
 New York, NY 10018
 (888) 777-0102
 Buyer Type: **Investment Manager**

Recorded Seller: **AP N Congress Ave LLC**
 True Seller: **Asana Partners**
Brian Purcell
 1616 Camden Rd
 Charlotte, NC 28203
 (704) 423-1660
 Seller Type: **Developer/Owner-NTL**
 Listing Broker: **JLL**
Ryan Shore
 (469) 232-1919
Chris Gerard
 (214) 692-4716
JLL
Kelsey Shebay
 (512) 532-1900
JLL
Patrick McCord
 (512) 532-1928
JLL
Erin Lazarus
 (713) 852-3500

Transaction Details

ID: 5706167

Sale Date:	10/04/2021	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Office Live/Work Unit
Sale Price:	\$38,700,000-Confirmed	Year Built/Age:	Built in 1884, Renov 1983 Age: 137
Asking Price:	-	RBA:	50,244 SF
Price/SF:	\$770.24	Land Area:	0.38 AC (16,518 SF)
Price/SF Land Gross:	\$2,342.91		
Percent Leased:	91.2%		
Tenancy:	Multi	Percent Improved:	74.0%



315-323 Congress Ave - Congress Commons**SOLD**

50,244 SF Class C Office Live/Work Unit Condominium in a 50,244 SF building Built in 1884, Renov 1983 (con't)

Sale Conditions: **Historical Site**Total Value Assessed: **\$17,497,783 in 2021**Improved Value Assessed **\$12,955,979**Land Value Assessed: **\$4,541,804**Land Assessed/SF: **\$274.00**No. of Tenants: **6**Tenants at time of sale: **Accenture; Central Texas Valet LLC; Fjord; Jeae Family Limited Partnership; Love Pet Care; wineLAIR**Financing: **Down payment of \$38,700,000.00 (100.0%)**Legal Desc: **units 100, 101S, 101B, 200, 201A, 201B, 202, 301, 302 and 303 Congress Commons Condominiums vol 11771 pg 145**Parcel No: **02050219020000**Document No: **2021221836**

Sale History: **Sold for \$38,700,000 (\$770.24/SF) on 10/4/2021**
Portfolio sale of 9 properties sold on 9/19/2016
Sold on 7/23/2013
Portfolio sale of 4 properties sold on 4/5/2013
Sold on 4/4/2013
Sold on 11/10/2008
Sold on 4/17/2006

Transaction Notes

The sales price was confirmed by a reliable source. The sale is comprised of the Congress Commons, a mixed-use property of creative office and retail with 38,812 SF of office and 11,432 SF of retail totaling 50,244 SF located at 315 - 323 Congress Ave. in the heart of downtown Austin, TX. The sales price was reported at \$38.7 million or \$770/SF. The subject property was fully leased to Accenture, One Medical, Sushi Junai, Swift's Attic and the Elephant Room at the time of sale.

Originally built in the late 1900's and early 1900's, the property brings together three historic Austin properties, - the McKean-Eilers, Day and Swift buildings - that were once home to some of the most successful businesses of the day, including the Swift Meat Packing Company and Davis Hardware. The property was repositioned in 2013 into a mixed-use creative office property.

The property is positioned along one of Austin's most heavily trafficked streets - Congress Ave., between 3rd and 4th Streets. This location is in the heart of downtown Austin offering walkability to a world-class amenity base comparing more than 190 dining, 140 entertainment and 135 retail options. The property also has direct access to Austin's best outdoor amenities, including Lady Bird Lake and the 10-mile hike and bike trail. IN addition, the property is accessible from nearly all of Austin's trendiest spots, including the Capitol Complex, UT Health District, Innovation District, Market District and Rainey Street District.

Austin has witnessed tremendous demand throughout the last decade with more than a 75% growth in population. The tech surge is predicted to continue to boost the Austin economy with a more than 20% population growth predicted through 2025.

Income Expense Data**Expenses****- Taxes****\$389,617****- Operating Expenses****Total Expenses**

315-323 Congress Ave - Congress Commons**SOLD**

50,244 SF Class C Office Live/Work Unit Condominium in a 50,244 SF building Built in 1884, Renov 1983 (con't)

Current Building Information

ID: 591189

Bldg Type:	Office Live/Work Unit	Bldg Status:	Built in 1884, Renov 1983
Class:	C	RBA:	50,244 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Tenancy:	Multi	Elevators:	3
Owner Type:	Investment Manager	Core Factor:	-
Owner Occupied:	No	Stories:	3
Zoning:	CBDH	Typical Floor Size:	16,748 SF
Land Area:	16,518 SF	Building FAR:	3.04
Lot Dimensions:	120x160	Const Type:	Masonry
Property Mix:	Office	11,432 SF	(22.8%)
	General Retail	38,812 SF	(77.2%)
Expenses:	2021 Tax @ \$7.75/sf; 2013 Ops @ \$2.62/sf		
Parking:	Ratio of 3.00/1,000 SF		
Amenities:	Banking, Property Manager on Site, Restaurant		

Location Information

Metro Market:	Austin
Submarket:	CBD/CBD
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX
Map(Page):	Mapsco J22



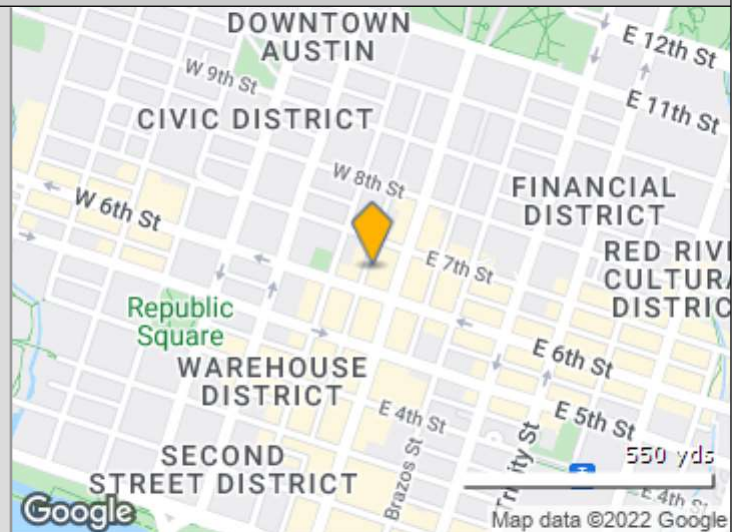
SOLD

Parcel Number: **02050219020000**
Legal Description: **-**
County: **Travis**

This aerial map of downtown Austin, Texas, displays a grid of streets and building footprints. The streets shown include W 5th St, W 4th St, W 3rd St, W 2nd St, E 5th St, E 4th St, E 3rd St, E 2nd St, Congress Ave, Colorado St, Brazos St, and San Jacinto Blvd. Building numbers are visible on many of the structures, such as 192801, 192802, 192803, 192804, 192805, 192807, 192809, 192787, 192788, 192789, 192790, 192791, 192794, 192770, 192776, 192775, 761236, 761427, 192816, 192815, 192819, 192820, 192826, 192827, 192829, 192833, 192830, 192823 (highlighted in yellow), 192822, 192821, 192820, 192819, 192818, 192817, 192816, 192815, 192814, 192813, 192812, 192811, 192810, 192809, 192808, 192807, 192806, 192805, 192804, 192803, 192802, 192801, 192800, 192799, 192798, 192797, 192796, 192795, 192794, 192793, 192792, 192791, 192790, 192789, 192788, 192787, 192786, 192785, 192784, 192783, 192782, 192781, 192780, 192779, 192778, 192777, 192776, 192775, 192774, 192773, 192772, 192771, 192770, 192769, 192768, 192767, 192766, 192765, 192764, 192763, 192762, 192761, 192760, 192759, 192758, 192757, 192756, 192755, 192754, 192753, 192752, 192751, 192750, 192749, 192748, 192747, 192746, 192745, 192744, 192743, 192742, 192741, 192740, 192739, 192738, 192737, 192736, 192735, 192734, 192733, 192732, 192731, 192730, 192729, 192728, 192727, 192726, 192725, 192724, 192723, 192722, 192721, 192720, 192719, 192718, 192717, 192716, 192715, 192714, 192713, 192712, 192711, 192710, 192709, 192708, 192707, 192706, 192705, 192704, 192703, 192702, 192701, 192700, 192699, 192698, 192697, 192696, 192695, 192694, 192693, 192692, 192691, 192690, 192689, 192688, 192687, 192686, 192685, 192684, 192683, 192682, 192681, 192680, 192679, 192678, 192677, 192676, 192675, 192674, 192673, 192672, 192671, 192670, 192669, 192668, 192667, 192666, 192665, 192664, 192663, 192662, 192661, 192660, 192659, 192658, 192657, 192656, 192655, 192654, 192653, 192652, 192651, 192650, 192649, 192648, 192647, 192646, 192645, 192644, 192643, 192642, 192641, 192640, 192639, 192638, 192637, 192636, 192635, 192634, 192633, 192632, 192631, 192630, 192629, 192628, 192627, 192626, 192625, 192624, 192623, 192622, 192621, 192620, 192619, 192618, 192617, 192616, 192615, 192614, 192613, 192612, 192611, 192610, 192609, 192608, 192607, 192606, 192605, 192604, 192603, 192602, 192601, 192600, 192599, 192598, 192597, 192596, 192595, 192594, 192593, 192592, 192591, 192590, 192589, 192588, 192587, 192586, 192585, 192584, 192583, 192582, 192581, 192580, 192579, 192578, 192577, 192576, 192575, 192574, 192573, 192572, 192571, 192570, 192569, 192568, 192567, 192566, 192565, 192564, 192563, 192562, 192561, 192560, 192559, 192558, 192557, 192556, 192555, 192554, 192553, 192552, 192551, 192550, 192549, 192548, 192547, 192546, 192545, 192544, 192543, 192542, 192541, 192540, 192539, 192538, 192537, 192536, 192535, 192534, 192533, 192532, 192531, 192530, 192529, 192528, 192527, 192526, 192525, 192524, 192523, 192522, 192521, 192520, 192519, 192518, 192517, 192516, 192515, 192514, 192513, 192512, 192511, 192510, 192509, 192508, 192507, 192506, 192505, 192504, 192503, 192502, 192501, 192500, 192499, 192498, 192497, 192496, 192495, 192494, 192493, 192492, 192491, 192490, 192489, 192488, 192487, 192486, 192485, 192484, 192483, 192482, 192481, 192480, 192479, 192478, 192477, 192476, 192475, 192474, 192473, 192472, 192471, 192470, 192469, 192468, 192467, 192466, 192465, 192464, 192463, 192462, 192461, 192460, 192459, 192458, 192457, 192456, 192455, 192454, 192453, 192452, 192451, 192450, 192449, 192448, 192447, 192446, 192445, 192444, 192443, 192442, 192441, 192440, 192439, 192438, 192437, 192436, 192435, 192434, 192433, 192432, 192431, 192430, 192429, 192428, 192427, 192426, 192425, 192424, 192423, 192422, 192421, 192420, 192419, 192418, 192417, 192416, 192415, 192414, 192413, 192412, 192411, 192410, 192409, 192408, 192407, 192406, 192405, 192404, 192403, 192402, 192401, 192400, 192399, 192398, 192397, 192396, 192395, 192394, 192393, 192392, 192391, 192390, 192389, 192388, 192387, 192386, 192385, 192384, 192383, 192382, 192381, 192380, 192379, 192378, 192377, 192376, 192375, 192374, 192373, 192372, 192371, 192370, 192369, 192368, 192367, 192366, 192365, 192364, 192363, 192362,

600 Congress Ave**SOLD****Austin, TX 78701**

Sale on 12/2/2021 for \$288,000,000 (\$571.48/SF) - Research Complete
 503,951 SF Class A Office Building Built in 1984, Renov Sep 2017

**Buyer & Seller Contact Info**

Recorded Buyer: **BCSP 8 600 Property, LP**
 True Buyer: **Beacon Capital Partners**
 200 State St
 Boston, MA 02109
 (617) 457-0400

Buyer Type: **Equity Funds**

Recorded Seller: **CSHV-One American Center, LLC**
 True Seller: **CalSTRS**
 100 Waterfront Pl
 West Sacramento, CA 95605
 (800) 228-5453

Lionstone Partners, LLC
 712 Main St
 Houston, TX 77002
 (713) 533-5860
 Seller Type: **Pension Fund Investment Manager**
 Listing Broker: **Eastdil Secured, LLC**
K.C. Scheipe
 (469) 680-3830

Transaction Details

ID: 5805526

Sale Date: **12/02/2021 (16 days on market)**
 Escrow Length: **-**
 Sale Price: **\$288,000,000-Confirmed**
 Asking Price: **-**
 Price/SF: **\$571.48**
 Price/SF Land Gross: **\$5,165.29**

Percent Leased: **76.0%**
 Tenancy: **Multi**

Sale Type: **Investment**
 Bldg Type: **Office**
 Year Built/Age: **Built in 1984, Renov Sep 2017 Age: 37**
 RBA: **503,951 SF**
 Land Area: **1.28 AC (55,757 SF)**

Percent Improved: **88.5%**
 Total Value Assessed: **\$285,460,000 in 2021**
 Improved Value Assessed: **\$252,770,980**
 Land Value Assessed: **\$32,689,020**
 Land Assessed/SF: **\$586.00**

No. of Tenants: **17**

600 Congress Ave**SOLD**

503,951 SF Class A Office Building Built in 1984, Renov Sep 2017 (con't)

Tenants at time of sale: **American Bank; Box, Inc.; Duggins Wren Mann & Romero, LLP; Endeavor Real Estate; Eversheds Sutherland; Foley & Lardner LLP; Go Transverse; Haynes and Boone; Horizon Bank; InvestCap Partners; JMI Services Llc; Locke Lord; McCall Parkhurst & Horton LLP; McGinnis Lochridge; Starbucks; Tableau; WeWork**

Financing: **\$216,850,000.00 from United Overseas Bank**

Parcel No: **02060302120000**

Document No: **2021264795**

Sale History: **Sold for \$288,000,000 (\$571.48/SF) on 12/2/2021**
Portfolio sale of 3 properties sold on 11/17/2014 Non-Arms Length
Portfolio sale of 5 properties sold for \$24,900,000 (\$103.31/SF) on 2/10/2014
Portfolio sale of 5 properties sold for \$41,500,000 (\$128.99/SF) on 1/24/2014
Portfolio sale of 10 properties sold for \$866,000,000 (\$340.39/SF) on 12/19/2013
Portfolio sale of 13 properties sold for \$859,000,000 (\$292.39/SF) on 9/18/2012
Portfolio sale of 16 properties sold for \$1,150,000,000 (\$337.36/SF) on 6/1/2007
Portfolio sale of 488 properties sold for \$39,205,645,000 on 2/22/2007
Sold on 9/29/2004 Non-Arms Length
Sold for \$57,144,100 (\$113.39/SF) on 11/1/1995

Transaction Notes

On 12/2/2021, the 503,951 SF office building located at 600 Congress Ave Austin, TX sold for \$288,000,000, or \$571.48 per SF. 600 Congress Ave was built on 1.28 acres in 1984 with renovations completed in 2017. At the time of the sale the building was 76% occupied.

The details of this transaction were confirmed with sources deemed reliable.

Income Expense Data

Expenses	- Taxes	\$6,356,238
	- Operating Expenses	
	Total Expenses	\$6,356,238

Current Building Information

ID: 591286

Bldg Type: Office	Bldg Status: Built in 1984, Renov Sep 2017
Class: A	RBA: 503,951 SF
Total Avail: 238,060 SF	% Leased: 77.8%
Bldg Vacant: 135,093 SF	Rent/SF/Yr: \$43.00
Tenancy: Multi	Elevators: 17 with 1 frt
Owner Type: Equity Funds	Core Factor: -
Owner Occupied: No	Stories: 32
Zoning: CBD, Austin	Typical Floor Size: 15,748 SF
Land Area: 55,757 SF	Building FAR: 9.04
Lot Dimensions: 138x160	Const Type: Reinforced Concrete
Expenses: 2021 Tax @ \$12.61/sf, 2012 Est Tax @ \$4.55/sf; 2019 Ops @ \$25.41/sf, 2012 Est Ops @ \$9.10/sf	
Parking: 872 Covered Spaces @ \$150.00/mo; Reserved Spaces @ \$250.00/mo; Ratio of 1.73/1,000 SF	
Amenities: Atrium, Balcony, Banking, Bicycle Storage, Conferencing Facility, Controlled Access, Convenience Store, Fitness Center, Food Service, Property Manager on Site, Restaurant, Security System, Shower Facilities	
Elevator Banks: 1st-32nd(4)	

Location Information

Second Address: **6776 Ingram Rd**
 Metro Market: **Austin**
 Submarket: **CBD/CBD**
 County: **Travis**
 CBSA: **Austin-Round Rock, TX**
 DMA: **Austin, TX**
 Map(Page): **Mapsco J22**



SOLD

Parcel Number: **02060302120000**
Legal Description: **-**
County: **Travis**

Travis Central Appraisal District
 8314 Capital Park Drive
 Austin, Texas 78754
 Internet Address: www.traviscentral.org
 Main Telephone Number: 512.354.8317
 Fax: 512.354.8318

From this map was compiled solely for the use of T.C.A.D. and is not to be used for any other purpose. No warranty is made by T.C.A.D. for the accuracy of the information shown on this map. The user assumes all responsibility for the use of this map. Consultation with the T.C.A.D. office is recommended for any questions or concerns. The T.C.A.D. office is located at 8314 Capital Park Drive, Austin, Texas 78754.

NAD 1983 StatePlane
 Texas Central FIPS 4203 Feet
 Projection: Lambert Conformal Conic

Scale: 1" = 120 feet
 North Arrow

0 120 Feet

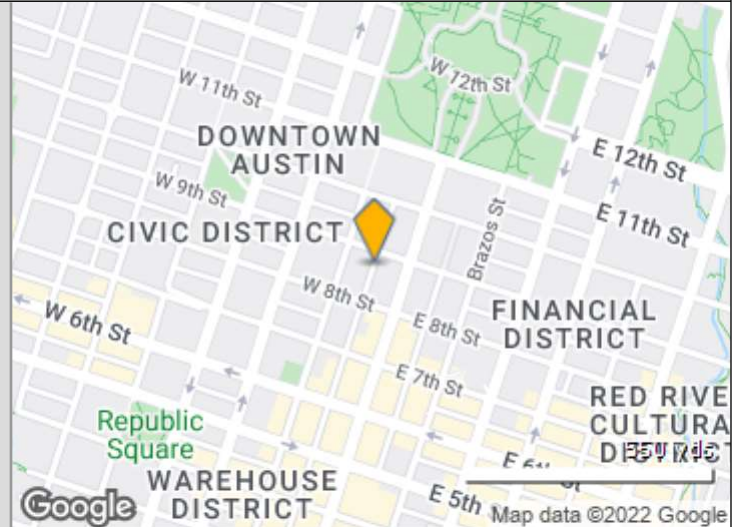
Revision Date: 3/10/2021

20603



816 Congress Ave - 816 Congress**SOLD****Austin, TX 78701**

Sale on 12/21/2021 for \$174,000,000 (\$401.83/SF) - Research Complete
 433,024 SF Class A Office Building Built in 1983

**Buyer & Seller Contact Info**

Recorded Buyer: -
 True Buyer: **Regent Properties, Inc.**
 12100 Wilshire Blvd
 Los Angeles, CA 90025
 (310) 806-9800
 Buyer Type: **Developer/Owner-NTL**

Recorded Seller: **Cousins 816 Congress LLC**
 True Seller: **Cousins Properties**
 3344 Peachtree Rd NE
 Atlanta, GA 30326
 (404) 264-8400
 Seller Type: **Public REIT**

Transaction Details

ID: 5807929

Sale Date:	12/21/2021	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Office
Sale Price:	\$174,000,000-Confirmed	Year Built/Age:	Built in 1983 Age: 38
Asking Price:	-	RBA:	433,024 SF
Price/SF:	\$401.83	Land Area:	0.69 AC (30,056 SF)
Price/SF Land Gross:	\$5,789.12		

Percent Leased: **78.0%**
 Tenancy: **Multi**

Percent Improved: **94.8%**
 Total Value Assessed: **\$175,484,200 in 2021**
 Improved Value Assessed: **\$166,309,352**
 Land Value Assessed: **\$9,174,848**
 Land Assessed/SF: **\$305.00**

No. of Tenants: **51**
 Tenants at time of sale: **AllClear ID; Altway Insurance; Anthony Vitullo; AT&T, Inc.; Ballentine Law PLLC; Clinton Porter Hackney; CohnReznick; DLR Group; Eric Wright & Associates; FactSet Research Systems Inc.; Focused Advocacy; Good Company Associates, Inc.; Henslee Schwartz, LLP; Home Office Computing; InsideView Inc; Institute For Justice; Jackson Lewis P.C.; Jerry Valdez Governmental Affairs, L.L.C.; Keefer Strategies; LAT Seminars, LLC; Lloyd Gosselink Attorneys At Law; Mackinac Partners, LLC; Martens Todd & Leonard; Martin Andrew Law Office; McCall & O'Connell; McDaniel Sam D Atty; McGuireWoods Consulting; Nilior.Com; NinjaOne; Nossaman LLP; Pranacoders; Public Consulting Group; Richards Rodriguez & Skeith LLP; Rubrik, Inc; San Jacinto Chiropractic, Inc.; Sellers Dorsey; Slalom; Stacey Jones; Stephen T Bowling; DWI & Criminal Defense Attorney; Steven A Porter Attorney; Stitch Fix; Stream Studio Web Architects; Synovate Americas; Teacher Retirement System Investments; Texas Business Leadership Council; Texas Monthly; TPG Capital, LP; Trust For Public Land; Unum; US Attorney; Xcel Energy**

816 Congress Ave - 816 Congress

SOLD

433,024 SF Class A Office Building Built in 1983 (con't)

Financing: \$154,000,000.00 from ACORE Capital Mortgage, LP
 Parcel No: 02060304050000, 02060304060000
 Document No: 2021278861
 Sale History: Sold for \$174,000,000 (\$401.83/SF) on 12/21/2021
 Sold for \$102,400,000 (\$236.48/SF) on 4/25/2013
 Sold on 1/1/2010 Non-Arms Length
 Sold on 1/1/2010 Non-Arms Length
 Portfolio sale of 6 properties sold on 7/10/2007

Transaction Notes

On 12/21/2021, the 433,024 SF office building located at 816 Congress Ave Austin, TX was sold for \$174,000,000, or \$401.83 per SF. 816 congress was built on .69 acres in 1983. At the time of the sale the property was 78% leased. Regent plans significant upgrades to the asset with 12,000 SF ground floor retail opportunities, along with renovations to the lobby, and courtyard.

The details of this transaction were confirmed with sources deemed reliable.

Income Expense Data

Expenses	- Taxes	\$3,907,445
	- Operating Expenses	
Total Expenses		\$3,907,445

Current Building Information

ID: 591210

Bldg Type:	Office	Bldg Status:	Built in 1983
Class:	A	RBA:	433,024 SF
Total Avail:	231,307 SF	% Leased:	80.2%
Bldg Vacant:	92,438 SF	Rent/SF/Yr:	Withheld
Tenancy:	Multi	Elevators:	8 with 1 frt
Owner Type:	Developer/Owner-NTL	Core Factor:	-
Owner Occupied:	No	Stories:	20
Zoning:	CBD	Typical Floor Size:	21,505 SF
Land Area:	30,056 SF	Building FAR:	14.41
		Const Type:	Steel
Expenses:	2021 Tax @ \$9.02/sf, 2014 Est Tax @ \$4.31/sf; 2014 Ops @ \$15.05/sf, 2014 Est Ops @ \$10.74/sf		
Parking:	Covered Spaces @ \$225.00/mo; Reserved Spaces @ \$290.00/mo; Ratio of 1.50/1,000 SF		
Amenities:	Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site, Roof Terrace, Security System, Shower Facilities		
Elevator Banks:	19th-20th(1), 1st-20th(6)		

Location Information

Metro Market: Austin
 Submarket: CBD/CBD
 County: Travis
 CBSA: Austin-Round Rock, TX
 DMA: Austin, TX
 Map(Page): Mapsco J22



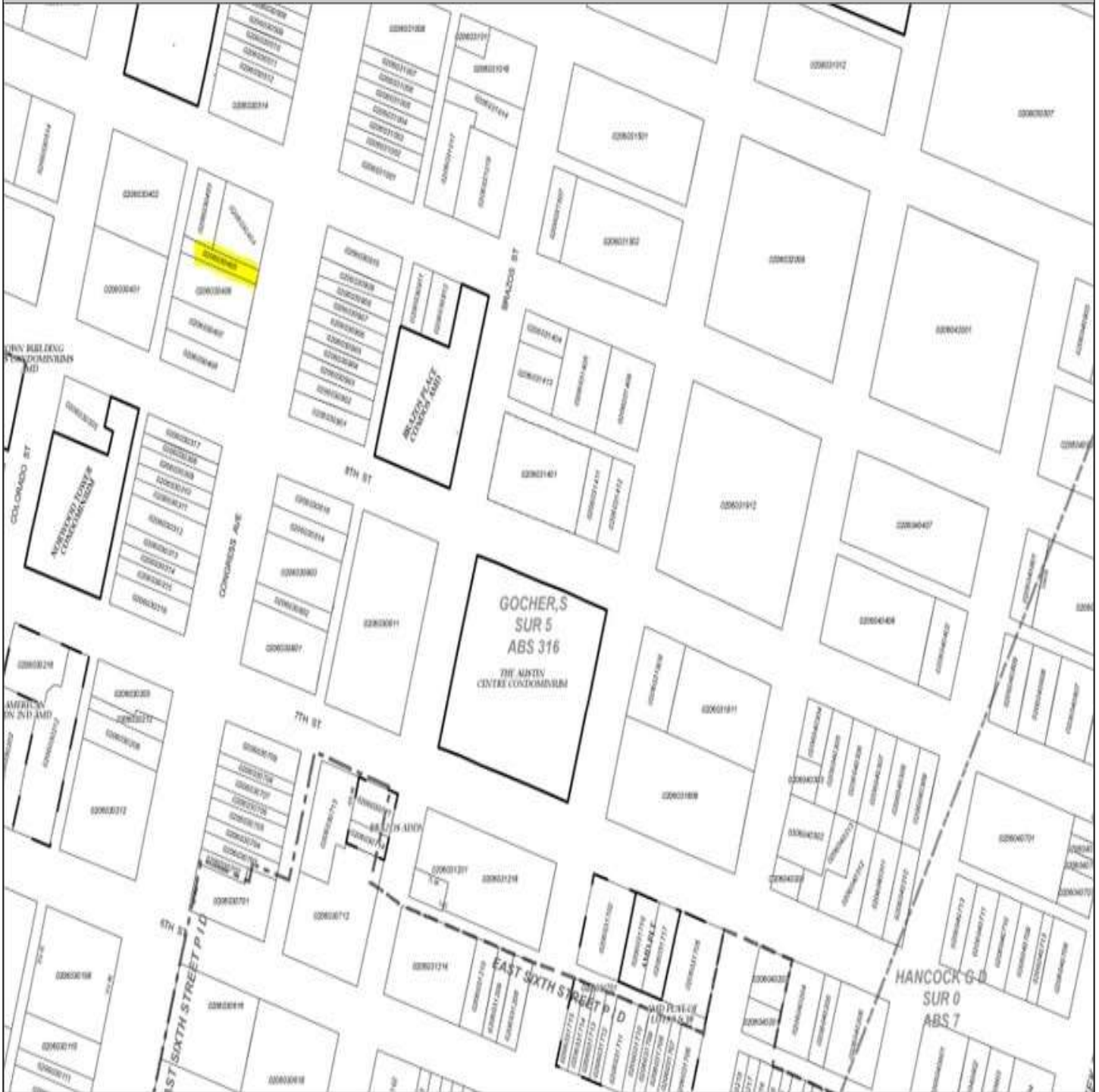
816 Congress Ave - 816 Congress

SOLD

433,024 SF Class A Office Building Built in 1983 (con't)

Parcel Number: 02060304050000, 02060304060000
Legal Description: -
County: Travis

Plat Map: 816 Congress Ave



301 Brazos St - Whitley

SOLD

1

Austin, TX 78701

Sale on 5/5/2021 for \$112,000,000 (\$459.04/SF; \$421,053/Unit) - Research Complete

270 Unit, 243,990 SF Class A Apartments Building Built in 2013



Buyer & Seller Contact Info

Recorded Buyer: KRE Longhorn Owner LLC

Recorded Seller: 301 Brazos Street, LLC

True Buyer: Kairoi Residential

711 Navarro St
San Antonio, TX 78205
(210) 352-4764

Kohlberg Kravis Roberts & Co. L.P.

30 Hudson Yards
New York, NY 10001
(212) 750-8300

Buyer Type: Developer/Owner-NTL
Equity Funds

True Seller: Hartz Mountain Industries, Inc.

500 Plaza Dr
Secaucus, NJ 07094
(201) 348-1200

Seller Type: Developer/Owner-NTL

Listing Broker: JLL

Sean Sorrell
(512) 225-2700

Joe Dowdle
(512) 593-4901

JLL
Ryan McBride
(512) 532-1932

JLL
Robert Arzola
(210) 839-2042

Transaction Details

ID: 5499047

Sale Date: 05/05/2021

Escrow Length: -

Sale Price: \$112,000,000-Approximate

Asking Price: -

Price/SF: \$459.04

Price/AC Land Gross: \$134,292,565.95

Sale Type: Investment

Bldg Type: Apartments

Year Built/Age: Built in 2013 Age: 8

RBA: 243,990 SF

Land Area: 0.83 AC (36,329 SF)



301 Brazos St - Whitley

SOLD

270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Percent Leased: -
GRM/GIM: -/-

Percent Improved: 78.6%
Total Value Assessed: \$112,920,453 in 2021
Improved Value Assessed: \$88,809,093
Land Value Assessed: \$24,111,360
Land Assessed/AC: \$28,910,503

No. of Tenants: 6
Tenants at time of sale: Greystar - Whitley; Hideous LC; Joe Burke Design; Kairoi Residential - Whitley; Royal Blue Grocery; Uncle Julio's
Financing: \$63,250,000.00 from Deutsche Bank AG New York Branch; Conventional loan type
Legal Desc: Lots 1, 2, 3, 4, 5, and 6, Block 31 of the Original City of Austin
Parcel No: 02050211020000
Document No: 2021101185
Sale History: Sold for \$112,000,000 (\$459.04/SF; \$421,053/Unit) on 5/5/2021
Sold for \$104,500,000 (\$428.30/SF; \$392,857/Unit) on 1/9/2014

Units: 270
Avg Unit Size: 835 SF
SF of all Units: 222,126

Price/Unit: \$421,053
Avg Rent/Unit/Mo: \$2,862
Avg Rent/SF/Mo: \$3.43

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	82	30.4	524	4	\$1,799	\$1,799	\$3.43	\$3.43	\$1,787	\$1,787	\$3.41	\$3.41	0.7%
1/1.0	120	44.4	825	6	\$2,710	\$2,710	\$3.28	\$3.28	\$2,692	\$2,692	\$3.26	\$3.26	0.7%
2/2.0	68	25.2	1,236	3	\$3,415	\$3,415	\$2.76	\$2.76	\$3,393	\$3,393	\$2.75	\$2.75	0.6%

CONCESSIONS BY UNIT MIX AT SALE

Units					Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %	
Studio/1.0	82	30.4	524	4	-	\$12.00	0.7%	
1/1.0	120	44.4	825	6	-	\$18.00	0.7%	
2/2.0	68	25.2	1,236	3	-	\$22.00	0.6%	

Transaction Notes

A partnership between Kohlberg Kravis Roberts & Co., LP and Kairoi Residential acquired the multi-family property at 301 Brazos Street in Austin, TX from Hartz Mountain Industries, Inc. on May 5, 2021.

Known as the Whitley, 301 Brazos Street is a sixteen-story apartment building with a total of 266 apartment units and 12,000 square feet of ground floor retail space.

The seller was represented. It is not known if the buyers had any representation.

The buyers took out a \$63.25 million loan issued by Deutsche Bank, New York Branch towards the acquisition of the property. The terms of the loan were not known at the time of publication.

A sale announcement issued by the listing brokers confirmed one of the true buyers and the listing brokers involved.

A property management contact for the seller confirmed the number of units.

As the listing brokers were not at liberty to comment on the deal, and as we were unable to contact the seller or buyer despite repeated attempts, we were unable to obtain additional information about the property or the transaction.



816 Congress Ave - 816 Congress**SOLD**

433,024 SF Class A Office Building Built in 1983 (con't)

Financing: **\$154,000,000.00 from ACORE Capital Mortgage, LP**Parcel No: **02060304050000, 02060304060000**Document No: **2021278861**

Sale History: **Sold for \$174,000,000 (\$401.83/SF) on 12/21/2021**
Sold for \$102,400,000 (\$236.48/SF) on 4/25/2013
Sold on 1/1/2010 Non-Arms Length
Sold on 1/1/2010 Non-Arms Length
Portfolio sale of 6 properties sold on 7/10/2007

Transaction Notes

On 12/21/2021, the 433,024 SF office building located at 816 Congress Ave Austin, TX was sold for \$174,000,000, or \$401.83 per SF. 816 congress was built on .69 acres in 1983. At the time of the sale the property was 78% leased. Regent plans significant upgrades to the asset with 12,000 SF ground floor retail opportunities, along with renovations to the lobby, and courtyard.

The details of this transaction were confirmed with sources deemed reliable.

Income Expense Data

Expenses	- Taxes	\$3,907,445
	- Operating Expenses	
	Total Expenses	\$3,907,445

Current Building Information

ID: 591210

Bldg Type: Office	Bldg Status: Built in 1983
Class: A	RBA: 433,024 SF
Total Avail: 231,307 SF	% Leased: 80.2%
Bldg Vacant: 92,438 SF	Rent/SF/Yr: Withheld
Tenancy: Multi	Elevators: 8 with 1 frt
Owner Type: Developer/Owner-NTL	Core Factor: -
Owner Occupied: No	Stories: 20
Zoning: CBD	Typical Floor Size: 21,505 SF
Land Area: 30,056 SF	Building FAR: 14.41
	Const Type: Steel
Expenses: 2021 Tax @ \$9.02/sf, 2014 Est Tax @ \$4.31/sf; 2014 Ops @ \$15.05/sf, 2014 Est Ops @ \$10.74/sf	
Parking: Covered Spaces @ \$225.00/mo; Reserved Spaces @ \$290.00/mo; Ratio of 1.50/1,000 SF	
Amenities: Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site, Roof Terrace, Security System, Shower Facilities	
Elevator Banks: 19th-20th(1), 1st-20th(6)	

Location Information

Metro Market: **Austin**
 Submarket: **CBD/CBD**
 County: **Travis**
 CBSA: **Austin-Round Rock, TX**
 DMA: **Austin, TX**
 Map(Page): **Mapsco J22**



816 Congress Ave - 816 Congress

SOLD

433,024 SF Class A Office Building Built in 1983 (con't)

Parcel Number: **02060304050000, 02060304060000**
Legal Description: -
County: **Travis**

Plat Map: 816 Congress Ave



301 Brazos St - Whitley

SOLD

270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Income Expense Data

Expenses	- Taxes	\$2,493,865
	- Operating Expenses	
	Total Expenses	\$2,493,865

Current Building Information

ID: 8241428

Bldg Type:	Apartments	Bldg Status:	Built in 2013
# Units:	270	Bldg Size:	243,990 SF
Avg Unit Size:	835 SF	Stories:	16
Avg Vacancy:	6.4%	Typical Floor Size:	15,249 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Developer/Owner-NTL	Rent/SF/Yr:	-
Zoning:	CBD	Elevators:	4
Land Area:	0.83 AC		

Parking:	500 Covered Spaces are available; Ratio of 1.77/1,000 SF; 1.88/Unit		
Property Mix:	General Retail	(4.3%)	
	Multi-Family	231,990 SF	(82.3%)
Expenses:	2021 Tax @ \$9375.43/Unit		

Location Information

Metro Market:	Austin
Submarket:	Downtown Austin MF/Sixth Street District MF
County:	Travis
CBSA:	Austin-Round Rock, TX
DMA:	Austin, TX



301 Brazos St - Whitley

SOLD

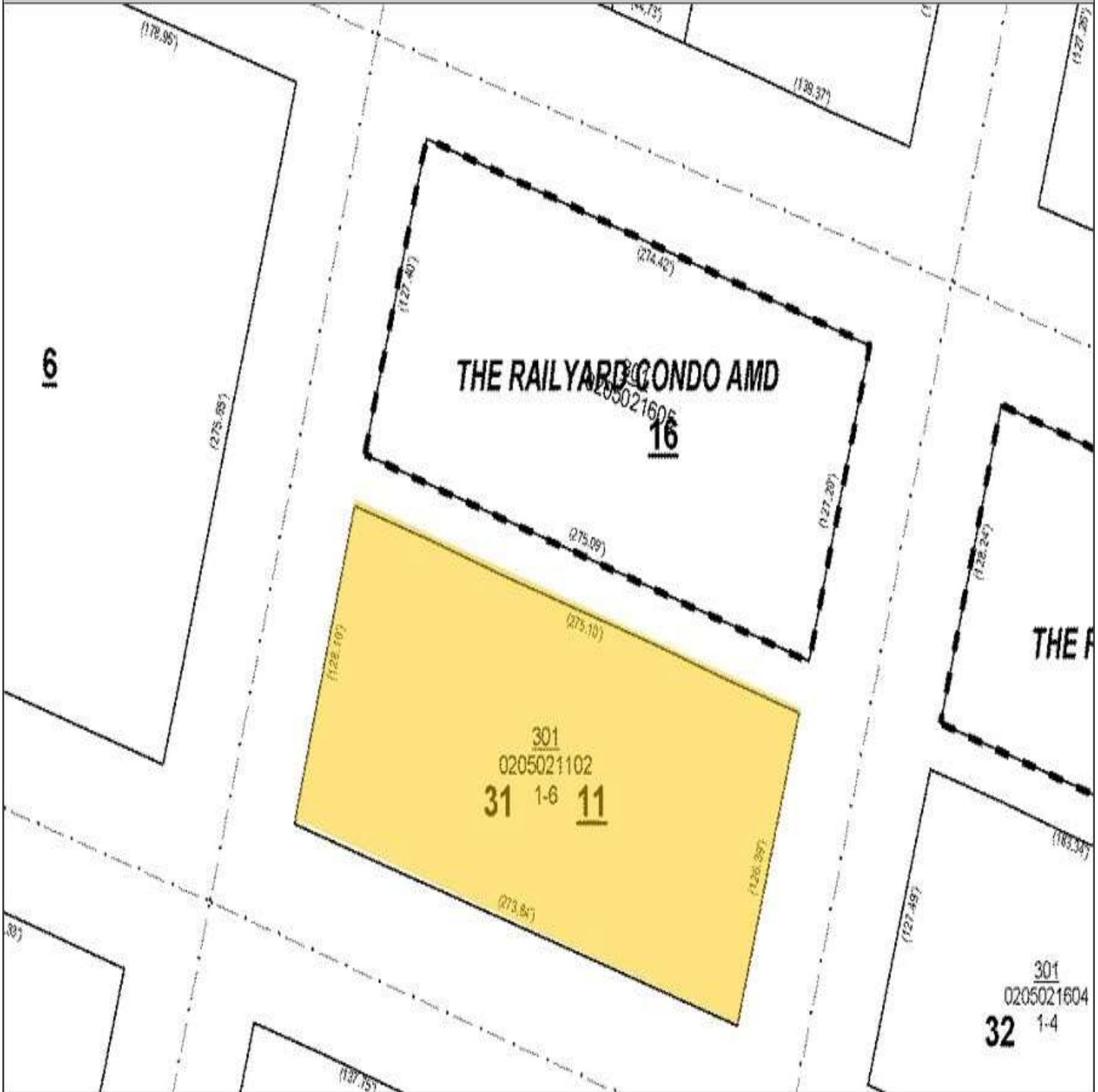
270 Unit, 243,990 SF Class A Apartments Building Built in 2013 (con't)

Parcel Number: 02050211020000

Legal Description: -

County: Travis

Plat Map: 301 Brazos St



2

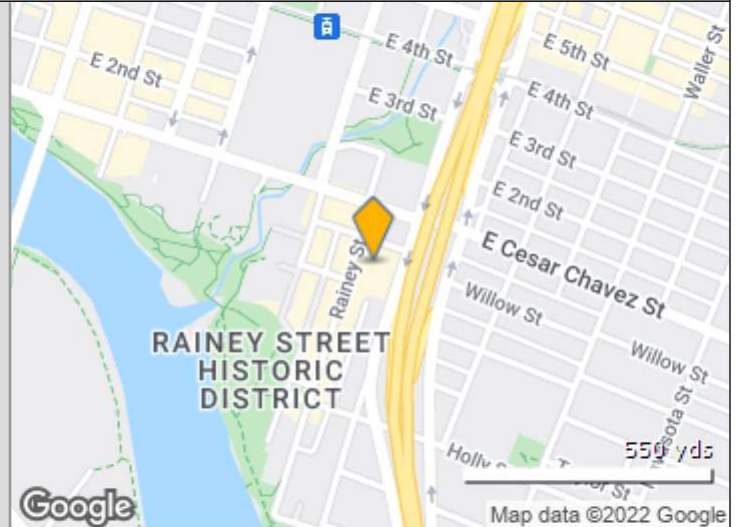
91 Rainey St - Camden Rainey Street

SOLD

Austin, TX 78701

Sale on 5/1/2019 for \$120,400,000 (\$417.13/SF; \$369,325/Unit) - Research Complete

328 Unit, 288,638 SF Class A Apartments Building Built in May 2016



Buyer & Seller Contact Info

Recorded Buyer: Camden Property Trust
 True Buyer: Camden Property Trust
 11 Greenway Plz
 Houston, TX 77046
 (713) 354-2500

Buyer Type: Public REIT

Recorded Seller: Austin Rainey St. D/E/P Owner LLC
 True Seller: Dinerstein Companies
 John Caltagirone
 3411 Richmond Ave
 Houston, TX 77046
 (832) 209-1200

Seller Type: Developer/Owner-NTL
 Listing Broker: Newmark
 Patton Jones
 (512) 342-8100
 Matt Michelson
 (210) 529-7266
 Jim Young
 (512) 637-1265

Transaction Details

ID: 4750053

Sale Date: 05/01/2019
 Escrow Length: -
 Sale Price: \$120,400,000-Confirmed
 Asking Price: -
 Price/SF: \$417.13
 Price/AC Land Gross: \$57,720,887.87

Percent Leased: -
 GRM/GIM: -/-

Sale Type: Investment
 Bldg Type: Apartments
 Year Built/Age: Built in May 2016 Age: 3
 RBA: 288,638 SF
 Land Area: 2.09 AC (90,862 SF)

Percent Improved: 76.1%
 Total Value Assessed: \$95,610,000 in 2018
 Improved Value Assessed: \$72,745,693
 Land Value Assessed: \$22,864,307
 Land Assessed/AC: \$10,961,362

Parcel No: 02030310140000
 Document No: 2019061943



91 Rainey St - Camden Rainey Street

SOLD

328 Unit, 288,638 SF Class A Apartments Building Built in May 2016 (con't)

Sale History: Sold for \$120,400,000 (\$417.13/SF; \$369,325/Unit) on 5/1/2019
Sold on 11/9/2017 Non-Arms Length

# Units:	328	Price/Unit:	\$369,325
Avg Unit Size:	880 SF	Avg Rent/Unit/Mo:	\$2,589
SF of all Units:	286,970	Avg Rent/SF/Mo:	\$2.94

UNIT MIX AT TIME OF SALE

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
Studio/1.0	2	0.6	612	0	\$1,808	\$1,911	\$2.95	\$3.12	-	-	-	-	-
1/1.0	274	83.5	867	0	\$2,333	\$2,412	\$2.69	\$2.78	-	-	-	-	-
2/2.0	52	15.9	1,294	0	\$3,096	\$3,198	\$2.39	\$2.47	-	-	-	-	-

Transaction Notes

Camden Property Trust acquired the multi-family property at 91 Rainey Street in Austin, TX from The Dinerstein Companies for \$120.4 million, or about \$369,325 per unit, on May 1, 2019.

Formerly known as The Millennium Rainey and renamed Camden Rainey Street following the sale, 91 Rainey Street is a 326-unit apartment community.

The seller was represented. It is not known if the buyer had any representation.

A list of representative transactions on the listing brokers' website confirmed the number of units.

A press release issued by the buyer confirmed the number of units and the sale price.

As we were unable to speak to the parties involved despite repeated attempts, we were unable to obtain additional information about the property or the transaction.

Income Expense Data

Expenses	- Taxes	\$2,398,520
	- Operating Expenses	
	Total Expenses	\$2,398,520

Current Building Information

ID: 9099991

Bldg Type:	Apartments	Bldg Status:	Built in May 2016
# Units:	328	Bldg Size:	288,638 SF
Avg Unit Size:	880 SF	Stories:	8
Avg Vacancy:	1.2%	Typical Floor Size:	36,079 SF
Bldg Vacant:	0 SF	Metering:	Master Metered
Owner Type:	Public REIT	Rent/SF/Yr:	-
Zoning:	-	Elevators:	3
Land Area:	2.09 AC		

Parking: 500 Covered Spaces are available; Ratio of 2.00/1,000 SF; 1.53/Unit
Expenses: 2021 Tax @ \$7854.80/Unit
Site Amenities: Air Conditioning, Breakfast/Coffee Concierge, Elevator, Fitness Center, Granite Countertops, Kitchen, Pet Play Area, Planned Social Activities, Spa, Walk-In Closets, Washer/Dryer, Wheelchair Accessible (Rooms)

Location Information

Second Address: 97 Rainey St
Metro Market: Austin



91 Rainey St - Camden Rainey Street

SOLD

328 Unit, 288,638 SF Class A Apartments Building Built in May 2016 (con't)

Submarket: Downtown Austin MF/Rainey Street MF

County: Travis

CBSA: Austin-Round Rock, TX

DMA: Austin, TX

Property Notes

The bed-bath mix, unit counts and sizes are estimated per property management.



91 Rainey St - Camden Rainey Street

SOLD

328 Unit, 288,638 SF Class A Apartments Building Built in May 2016 (con't)

Parcel Number: 02030310140000
Legal Description: -
County: Travis

Plat Map: 91 Rainey St



Property Summary Report

1400 S Congress Ave

Austin, TX 78704 - South Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office
Tenancy	Multi
Year Built	2007
GLA	42,176 SF
Stories	3
Typical Floor	14,229 SF
Construction	Steel

LAND

Land Acres	0.62 AC
Parcels	302188

TENANTS

Perla's Seafood & Oyster Bar	4,980 SF	Integro Entertainment	4,507 SF
Hopdoddy Burger Bar	4,333 SF	The Impeccable Pig	3,678 SF
Ptarmak Inc	2,634 SF	Steinbomer Bramwell & Vrazel	2,525 SF
ENACOMM	2,482 SF	ByGeorge	2,481 SF
BMI	2,256 SF	Gueros	1,456 SF
Service Mens Clothing	1,236 SF	Gelato Paradiso	992 SF
Doodson Insurance Brokerage	-		

FOR LEASE

Smallest Space	1,161 SF	Retail Avail	1,161 SF
Max Contiguous	1,161 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$44.00		
Service Type	Triple Net		
CAM	\$26.00/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	B-340	Retail	Direct	1,161	1,161	1,161	\$44.00/NNN	Aug 2022	Negotiable

Ungar & Company, CSA Realty Group, Inc.



Property Summary Report

1400 S Congress Ave



Austin, TX 78704 - South Submarket

TRAFFIC & FRONTAGE

Traffic Volume	21,466 on Congress Ave S & Academy Dr N (2018)
	22,175 on Congress Ave S & Monroe St W N (2018)

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TRANSPORTATION

Commuter Rail	5 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	24 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (56)

PROPERTY CONTACTS

Primary Leasing Company	Ungar & Company 1601 E 5th St Austin, TX 78702 (512) 419-0528 (p)
True Owner	78704 Partners Ltd 1400 S Congress Ave Austin, TX 78704 (512) 912-1242 (p)
Developer	Calhoon Properties 107 Fire Station Ln Walla Walla, WA 99362 (509) 520-6642 (p)



Leasing Company	CSA Realty Group, Inc. 9011 Mountain Ridge Dr Austin, TX 78759 (512) 453-6566 (p) (512) 453-6579 (f)
Recorded Owner	78704 Partners Ltd 1400 S Congress Ave Austin, TX 78704 (512) 912-1242 (p)
Architect	Dick Clark Architecture 2120 E 7th St Austin, TX 78702 (512) 472-4980 (p) (512) 472-4991 (f)



BUILDING NOTES

Construction to be complete end of Feb 2007. Desirable location just blocks from downtown, but in the heart of the "SOCO" district. Parking included; restaurant/bar on site, and retail/restaurants in easy walking distance. Great view of downtown and Texas Capitol Building.



Property Summary Report

607 N Congress Ave

Austin, TX 78701 - CBD Submarket



BUILDING

Type	2 Star Retail Storefront Retail/Office
Year Built	1915
GLA	2,283 SF
Stories	1
Typical Floor	2,283 SF
Docks	None
Construction	Masonry

LAND

Land Acres	0.05 AC
Parcels	02060307020000

EXPENSES

Taxes	\$18.50/SF (2021)
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TENANTS

Amplify Federal Credit Union	2,283 SF
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FOR LEASE

Smallest Space	2,283 SF	Office/Ret Avail	2,283 SF
Max Contiguous	2,283 SF		
# of Spaces	1		
Vacant	2,283 SF		
% Leased	0%		
Rent	Withheld - CoStar Est. Rent \$27 - 34 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	2,283	2,283	2,283	Withheld	Vacant	Negotiable
Weitzman									



Property Summary Report

607 N Congress Ave



Austin, TX 78701 - CBD Submarket

TRAFFIC & FRONTAGE

Traffic Volume	23,410 on E 6th St & Congress Ave W (2018) 23,630 on Congress Ave & E 5th St N (2018)
Frontage	19' on Congress Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	2 available (Surface);Ratio of 0.88/1,000 SF
Commuter Rail	2 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	26 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Excellent Transit (72)

PROPERTY CONTACTS

Primary Leasing Company	Weitzman 4200 N Lamar Blvd Austin, TX 78756 (512) 482-0094 (p) (512) 482-9021 (f)
Recorded Owner	Morris Lance L & Stephanie 101 W 6th St Austin, TX 78701



True Owner	The Retail Connection 1000 N Lamar Blvd Austin, TX 78701 (512) 485-0888 (p) (512) 485-0890 (f)
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Property Summary Report

900 S 1st St

Austin, TX 78704 - South Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office
Tenancy	Multi
Year Built	2019
GLA	19,680 SF
Stories	1
Typical Floor	18,619 SF

LAND

Zoning	LO
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EXPENSES

Taxes	\$1.85/SF (2020)
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TENANTS

Wheeler Agency Inc	-
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FOR LEASE

Smallest Space	3,189 SF	Retail Avail	3,189 SF
Max Contiguous	3,189 SF		
# of Spaces	1		
Vacant	3,189 SF		
% Leased	83.8%		
Rent	\$38.00		
Service Type	Triple Net		
CAM	\$15.00/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Retail	Direct	3,189	3,189	3,189	\$38.00/NNN	Vacant	5 - 10 Years

Sayers Real Estate Advisors

Suite 100 is 900's premiere restaurant space. Situated along South 1st Street with access from the sidewalk or interior plaza, Suite 100 offers glass store-fronts, 13' to 18' high ceilings and includes an additional 819 square feet of outdoor patio space.



Property Summary Report

900 S 1st St



Austin, TX 78704 - South Submarket

TRAFFIC & FRONTAGE

Traffic Volume	21,363 on S 1st St & Copeland St NE (2018)
	23,220 on Barton Springs Rd & S 1st St W (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	4 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	25 min drive to Austin-Bergstrom International Airport
Walk Score®	Somewhat Walkable (69)
Transit Score®	Good Transit (62)

PROPERTY CONTACTS

Primary Leasing Company	Sayers Real Estate Advisors 906 Rio Grande St Austin, TX 78701 (512) 472-6100 (p) (512) 472-6912 (f)
Recorded Owner	Into The Music, LLC 10409 Snapdragon Dr Austin, TX 78739



True Owner	Storybuilt 900 S 1st St Austin, TX 78704 (512) 326-3905 (p)
Previous True Owner	Storybuilt 900 S 1st St Austin, TX 78704 (512) 326-3905 (p)

storybuilt.

storybuilt.

BUILDING NOTES

900 presents an ideal location for restaurant, retail and office users along a primary corridor through the Bouldin Creek neighborhood of Central Austin, 78704! Located less than one mile from downtown, this mixed-use project will include 63 condo residences above 18,619 square feet of vibrant, ground-floor, commercial space surrounding an open-air pedestrian-friendly plaza. Please see PID 10727532 for the multi-family residential condo portion.



Property Summary Report

1114 W 5th St - Fifth Street Market

Austin, TX 78703 - West Central Submarket



BUILDING

Type	2 Star Retail (Strip Center)
Tenancy	Multi
Year Built	1952
Year Renov	1997
GLA	14,100 SF
Stories	2
Typical Floor	5,050 SF
Docks	None

LAND

Land Acres	0.17 AC
Zoning	CS, Austin
Parcels	01080103260000

EXPENSES

Taxes	\$2.02/SF (2021)
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TENANTS

Package Austin	1,010 SF
Siva Salon	1,010 SF
Incidental Legend LLC	-

Package Menswear	1,010 SF
Alexander Marchant	-

SPACE FEATURES

- Pylon Sign

FOR LEASE

Smallest Space	4,000 SF	Retail Avail	4,000 SF
Max Contiguous	4,000 SF		
# of Spaces	1		
Vacant	4,000 SF		
% Leased	71.6%		
Rent	\$30.00		
Service Type	Triple Net		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	4,000	4,000	4,000	\$30.00/NNN	Vacant	Negotiable

Capital Leasing Management & Sales

Back Building A. Also known as 1134 Sayers St. Previously Alexander Marchant. Short term lease.



Property Summary Report

1114 W 5th St - Fifth Street Market



Austin, TX 78703 - West Central Submarket

SALE

Sold Price	Not Disclosed
Date	Nov 2013

TRAFFIC & FRONTAGE

Traffic Volume	20,648 on W 5th St & Baylor St SE (2018) 62,130 on W 1st St & B R Reynolds Dr SE (2018)
Frontage	148' on W 5th St (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	9 available (Surface);Ratio of 4.00/1,000 SF
Commuter Rail	4 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	25 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (93)
Transit Score®	Good Transit (60)

PROPERTY CONTACTS

Primary Leasing Company	Capital Leasing Management & Sales 3536 Bee Caves Rd Austin, TX 78746 (512) 477-6655 (p) (512) 477-6683 (f)	True Owner	Anchor Equities, Ltd. 3839 Bee Caves Rd Austin, TX 78746 (512) 479-4125 (p)
Recorded Owner	Anchor Equities, Ltd. 3839 Bee Caves Rd Austin, TX 78746 (512) 479-4125 (p)	Previous True Owner	Fifth Street Market Ltd 180 Grand Ave Oakland, CA 94612
Previous True Owner	Southwest Strategies Group 222 West Ave Austin, TX 78701 (512) 458-8153 (p) (512) 458-8154 (f)	Property Manager	Tarantino Properties, Inc. 502 11th St E Austin, TX 78701 (512) 302-4500 (p) (512) 302-4109 (f)



BUILDING NOTES

Located in the heart of the growing 5th - 6th and Lamar Blvd. retail neighborhood, this uniquely remodeled building contains a 500 SF caboose. It formerly belonged to Atkinson Electric.

There is 4,000sf of warehouse space in back.

Tax #: 01080103260000

Great Visibility and Signage in a vibrant and active retail center. Parking is open and unreserved (unless marked).

On W 5th St, between Walsh and Baylor, 2 blocks west of Lamar and 5th intersection.



Property Summary Report

2124 E 6th St W - TwentyOne24 Condominiums

Austin, TX 78702 - East Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office Condo
Tenancy	Multi
Year Built	2006
GLA	4,490 SF
Stories	1
Typical Floor	4,490 SF
Docks	None
Construction	Masonry

LAND

Land Acres	1.18 AC
Zoning	CS-MU-CO-NP

TENANTS

Francois-Levy Architects	3,143 SF	LNESC Austin	1,796 SF
Nova Hair Collective	1,796 SF	Rosewood Acupuncture & Ayurveda	1,796 SF
Tandem Web Company	1,796 SF	Skin By Rachel	1,347 SF
Element 5 Architecture	500 SF	Cold Shower Design	224 SF
Caterzoo	-	Limbacher & Godfrey Architects	-
Manegain-Natural Hair Regrowth	-	X Media	-

FOR LEASE

Smallest Space	1,071 SF	Office/Ret Avail	1,071 SF
Max Contiguous	1,071 SF		
# of Spaces	1		
Vacant	1,071 SF		
% Leased	76.2%		
Rent	\$60.00		
Service Type	Full Service Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
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Property Summary Report

2124 E 6th St W - TwentyOne24 Condominiums



Austin, TX 78702 - East Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Ret	Direct	1,071	1,071	1,071	\$60.00/FS	Vacant	3 - 5 Years
Elevate Growth Partners									
Walker's Paradise									
Natural Light and High Ceilings									
Plug and Play									
Great Location in East Austin									
Open Creative Office, Private Entrance Flexible Term									
Furniture Included									
High Visibility Street Signage on 6th Street									

TRAFFIC & FRONTAGE

Traffic Volume	4,933 on Robert Martinez Jr St & Hidalgo St NE (2018)
	26,692 on Morelos St & Webberville Rd NW (2020)
Frontage	E 6th St.

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	38 available (Surface);Ratio of 8.46/1,000 SF
Commuter Rail	2 min drive to Plaza Saltillo Station Commuter Rail (Capital MetroRail)
Airport	21 min drive to Austin-Bergstrom International Airport
Walk Score®	Very Walkable (87)
Transit Score®	Some Transit (49)

PROPERTY CONTACTS

Primary Leasing Company



Elevate Growth Partners
901 W 9th St
Austin, TX 78703
(512) 992-2015 (p)

BUILDING NOTES

Located on East Sixth Street near UT Charter School, Livestrong Foundation, and YMCA Offices. Area retailers include HEB, Chase Bank, Ricky Hodge Salon, and Taqueria Arandas.

A mixed-use community with 24 residential units and retail spaces below with 6th street frontage. Situated in an artistic, eclectic area, 6th & Brushy offers high-end designer finishes, open floor plans, floor to ceiling windows to provide tons of natural light, fantastic downtown views and true urban core location.



Property Summary Report

1600 S 1st St

Austin, TX 78704 - South Submarket



BUILDING

Type	4 Star Retail Storefront Retail/Office Condo
Tenancy	Multi
Year Built	Dec 2020
GLA	24,308 SF
Stories	1
Typical Floor	24,308 SF
Construction	Reinforced Concrete

LAND

Land Acres	1.44 AC
Zoning	Multifamily
Parcels	01010112070000

EXPENSES

Taxes	\$13.25/SF (2020)
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FOR LEASE

Smallest Space	1,900 SF	Office/Ret Avail	5,200 SF
Max Contiguous	3,300 SF		
# of Spaces	2		
Vacant	5,200 SF		
% Leased	78.6%		
Rent	Withheld - CoStar Est. Rent \$27 - 33 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	130	Off/Ret	Direct	1,900	1,900	1,900	Withheld	Vacant	5 - 10 Years
Sayers Real Estate Advisors									
Suite 130 offers premiere restaurant, retail or grocer space with exception visibility from South 1st St. The suite offers a ceiling height of 12.8 feet and is situated along the landscaped South 1st St sidewalk and pedestrian breezeway to the courtyard.									
P 1st	150	Off/Ret	Direct	3,300	3,300	3,300	Withheld	Vacant	5 - 10 Years
Sayers Real Estate Advisors									
Suite 150 is ideally suited for office or retail users. The suite offers a 12' ceiling height and is well-positioned along the landscaped courtyard with direct access and visibility to the South 1st Street sidewalk via pedestrian breezeway.									



Property Summary Report

1600 S 1st St



Austin, TX 78704 - South Submarket

TRAFFIC & FRONTAGE

Traffic Volume	1,299 on Monroe St W & S 1st St NW (2018)
	10,117 on S 1st St & Annie St W NE (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	5 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	24 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Good Transit (55)

PROPERTY CONTACTS

Primary Leasing Company	Sayers Real Estate Advisors 906 Rio Grande St Austin, TX 78701 (512) 472-6100 (p) (512) 472-6912 (f)
Previous True Owner	1600 South First LP 900 S 1st St Austin, TX 78704 (562) 301-3362 (p)



Previous True Owner	Peffer Living Trust 3812 Pappys Way Austin, TX 73301
Previous True Owner	Storybuilt 900 S 1st St Austin, TX 78704 (512) 326-3905 (p)

storybuilt.

BUILDING NOTES

Mixed-use project will include 59 condo residences above 24,308 square feet of ground-floor, commercial space.



Property Summary Report

1109 E 5th St - Saltillo Block 3 - Building B

Austin, TX 78702 - East Submarket



BUILDING

Type	4 Star Retail (Community Center)
Tenancy	Multi
Year Built	Jan 2019
GLA	8,385 SF
Stories	1
Typical Floor	8,385 SF

LAND

Parcels	02040519010000
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TENANTS

Spectrum	3,319 SF	Miranda Bennett	1,400 SF
18/8 Fine Men's Salon	910 SF		

FOR LEASE

Smallest Space	1,455 SF	Office/Ret Avail	1,455 SF
Max Contiguous	1,455 SF		
# of Spaces	1		
Vacant	1,455 SF		
% Leased	82.7%		
Rent	Withheld - CoStar Est. Rent \$37 - 45 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	1,455	1,455	1,455	Withheld	Vacant	Negotiable
Endeavor Real Estate Group									

TRAFFIC & FRONTAGE

Traffic Volume	1,658 on Waller St & E 5th St NE (2018)
	180,728 on I- 35 & E 6th St N (2020)
Made with TrafficMetrix® Products	

TRANSPORTATION

Parking	Ratio of 2.25/1,000 SF
Commuter Rail	1 min drive to Plaza Saltillo Station Commuter Rail (Capital MetroRail)
Airport	22 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (94)
Transit Score®	Good Transit (56)





Property Summary Report

1109 E 5th St - Saltillo Block 3 - Building B



Austin, TX 78702 - East Submarket

PROPERTY CONTACTS

Primary Leasing Company	Endeavor Real Estate Group	True Owner	Capital Metropolitan Transportation Authority
	500 W 5th St		2910 E 5th St
	Austin, TX 78701		Austin, TX 78702
	(512) 682-5500 (p)		(512) 389-7400 (p)
	(512) 682-5505 (f)		

Property Summary Report

501 W 6th St

Austin, TX 78701 - CBD Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office
Tenancy	Multi
Year Built	Dec 2018
GLA	36,000 SF
Stories	4
Typical Floor	9,000 SF
Construction	Reinforced Concrete

LAND

Land Acres	0.43 AC
Zoning	CS
Parcels	02060103040000

EXPENSES

Taxes	\$8.62/SF (2021)
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TENANTS

The Goodnight	9,000 SF
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SPACE FEATURES

- 24 Hour Access
- Air Conditioning

FOR LEASE

Smallest Space	2,682 SF	Office/Ret Avail	2,682 SF
Max Contiguous	2,682 SF		
# of Spaces	1		
Vacant	2,682 SF		
% Leased	92.6%		
Rent	Withheld - CoStar Est.		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	2,682	2,682	2,682	Withheld	Vacant	Negotiable
Capital Commercial Investments, Inc.									



Property Summary Report

501 W 6th St



Austin, TX 78701 - CBD Submarket

TRAFFIC & FRONTAGE

Traffic Volume	23,200 on W 6th St & San Antonio St W (2018)
	23,913 on Guadalupe St & W 5th St N (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	2 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	24 min drive to Austin-Bergstrom International Airport
Walk Score®	Walker's Paradise (98)
Transit Score®	Excellent Transit (72)

PROPERTY CONTACTS

Primary Leasing Company	Capital Commercial Investments, Inc. 500 Capital of Texas Hwy N Austin, TX 78746 (512) 472-6990 (p) (512) 472-7056 (f)
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True Owner	Capital Commercial Investments, Inc. 500 Capital of Texas Hwy N Austin, TX 78746 (512) 472-6990 (p) (512) 472-7056 (f)
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Recorded Owner	Capital Commercial Investments, Inc. 500 Capital of Texas Hwy N Austin, TX 78746 (512) 472-6990 (p) (512) 472-7056 (f)
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Property Summary Report

51 Rainey St - SkyHouse Austin Retail

Austin, TX 78701 - CBD Submarket



BUILDING

Type	4 Star Retail Storefront
Tenancy	Multi
Year Built	2014
GLA	15,004 SF
Stories	1
Typical Floor	15,004 SF
Docks	None
Construction	Reinforced Concrete

LAND

Land Acres	1.53 AC
Parcels	02030309080000

EXPENSES

Taxes	\$167.47/SF (2021)
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TENANTS

Emmer & Rye	3,227 SF	La Vie en Rainey Med Spa & Salon	3,000 SF
Salvation Pizza	2,800 SF	Royal Blue Grocery	2,559 SF
Pearlstone Partners	1,370 SF	Rainey St. Cleaners	1,370 SF

FOR LEASE

Smallest Space	2,000 SF	Retail Avail	2,000 SF
Max Contiguous	2,000 SF		
# of Spaces	1		
Vacant	2,000 SF		
% Leased	86.7%		
Rent	Withheld - CoStar Est. Rent \$37 - 45 (Retail)		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
Endeavor Real Estate Group									



Property Summary Report

51 Rainey St - SkyHouse Austin Retail



Austin, TX 78701 - CBD Submarket

TRAFFIC & FRONTAGE

Traffic Volume	2,224 on River St & East Ave W (2018)
	188,688 on I- 35 & Holly St N (2020)
Frontage	260' on Rainey St

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	3 min drive to Downtown Station Commuter Rail (Capital MetroRail)
Airport	24 min drive to Austin-Bergstrom International Airport
Walk Score®	Very Walkable (85)
Transit Score®	Good Transit (58)

PROPERTY CONTACTS

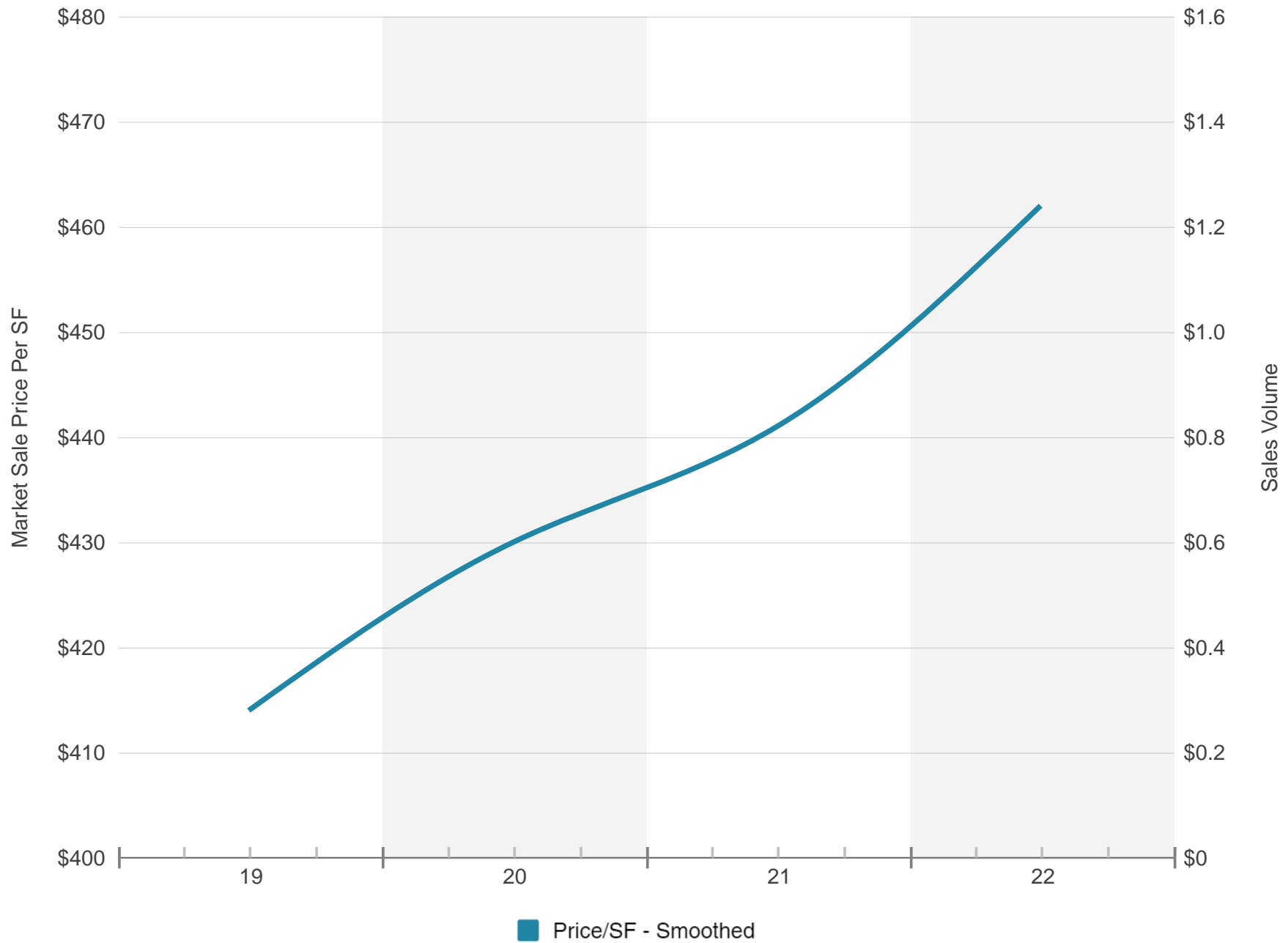
Primary Leasing Company	Endeavor Real Estate Group 500 W 5th St Austin, TX 78701 (512) 682-5500 (p) (512) 682-5505 (f)
Recorded Owner	Skyhouse Austin LLC 817 NW Peachtree St Atlanta, GA 30308



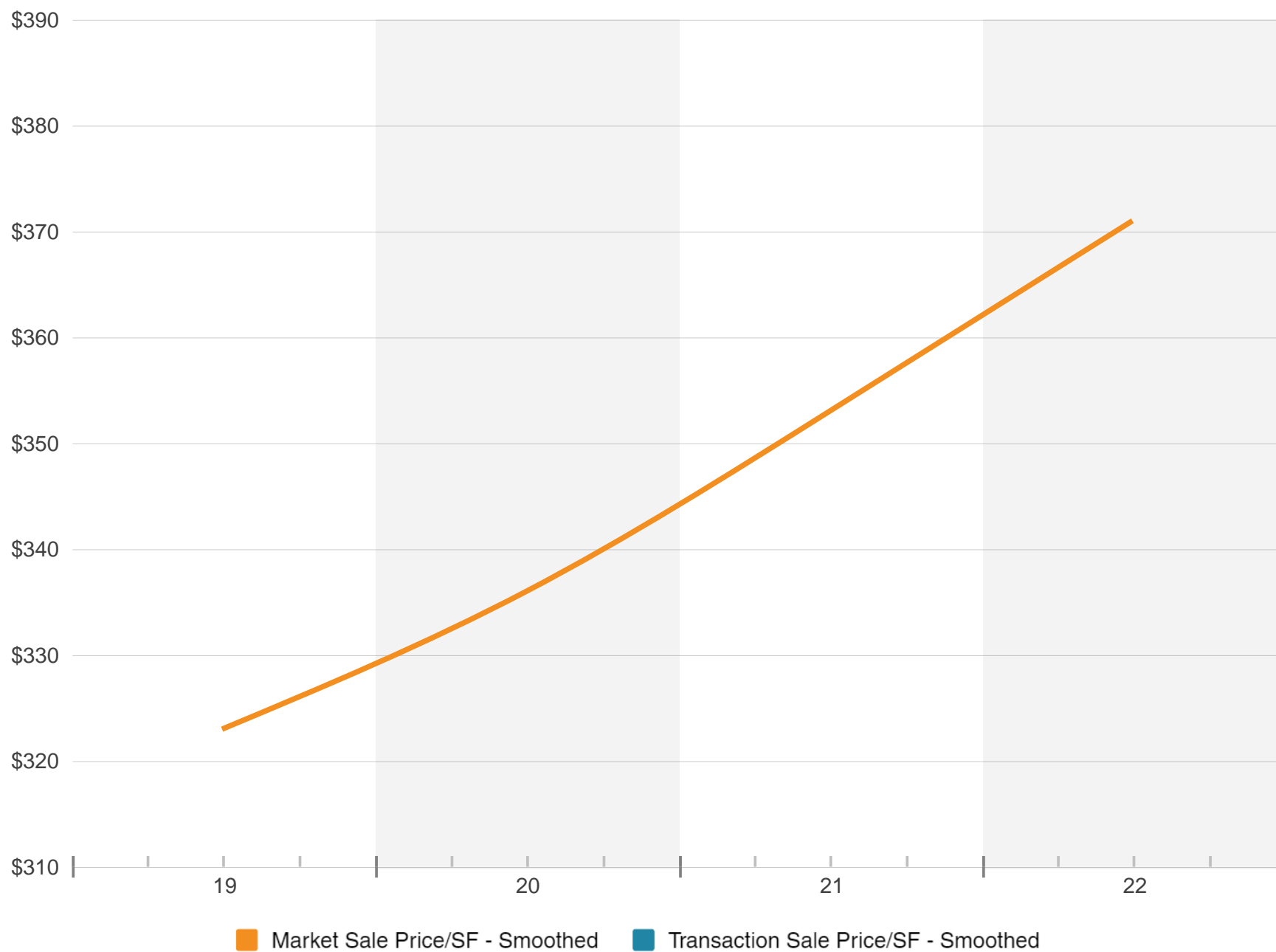
True Owner	Novare Realty 1545 Peachtree St NE Atlanta, GA 30309 (404) 815-1234 (p) (404) 815-5678 (f)
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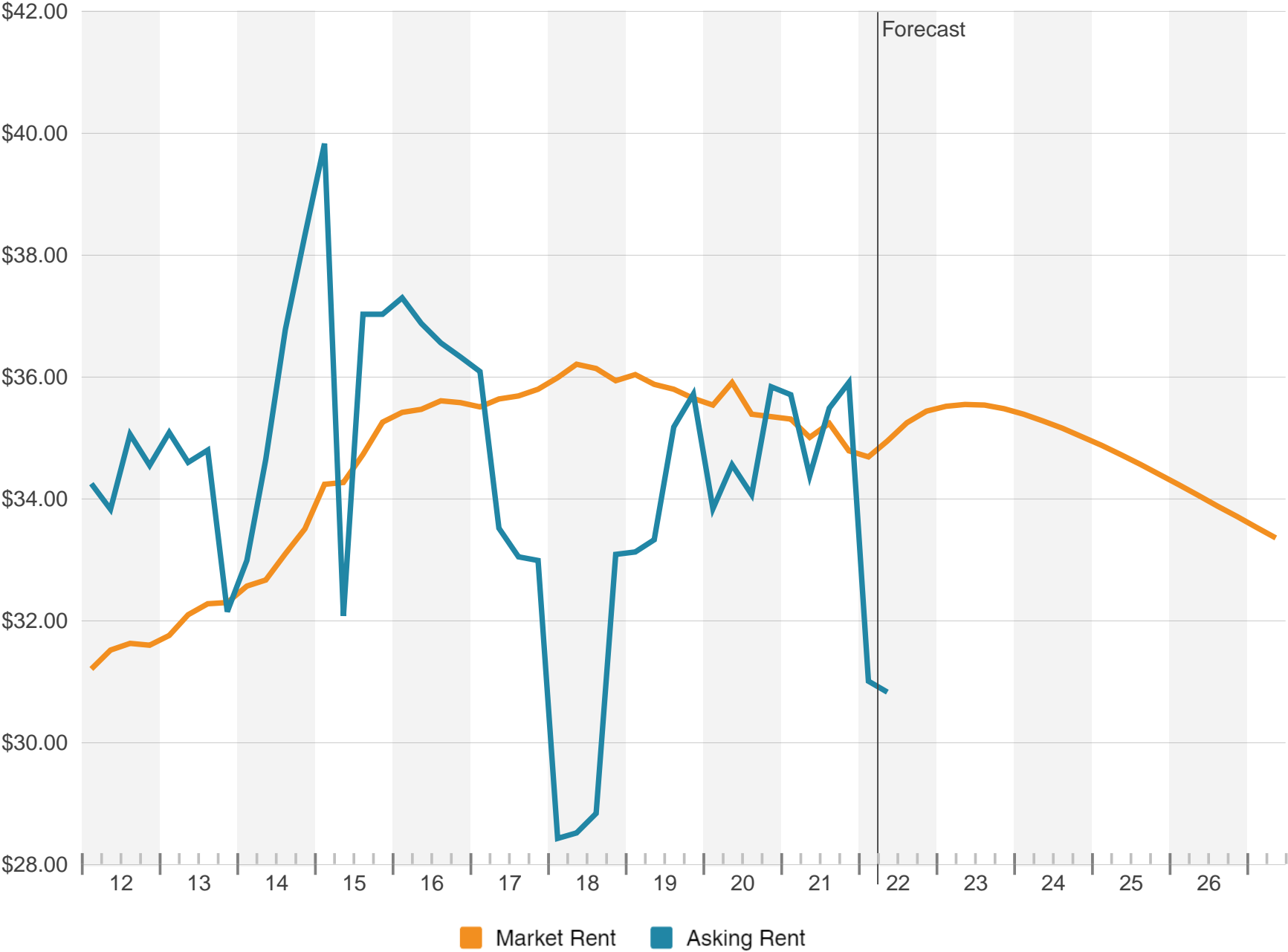
CBD Retail Sales Volume & Market Sale Price Per SF



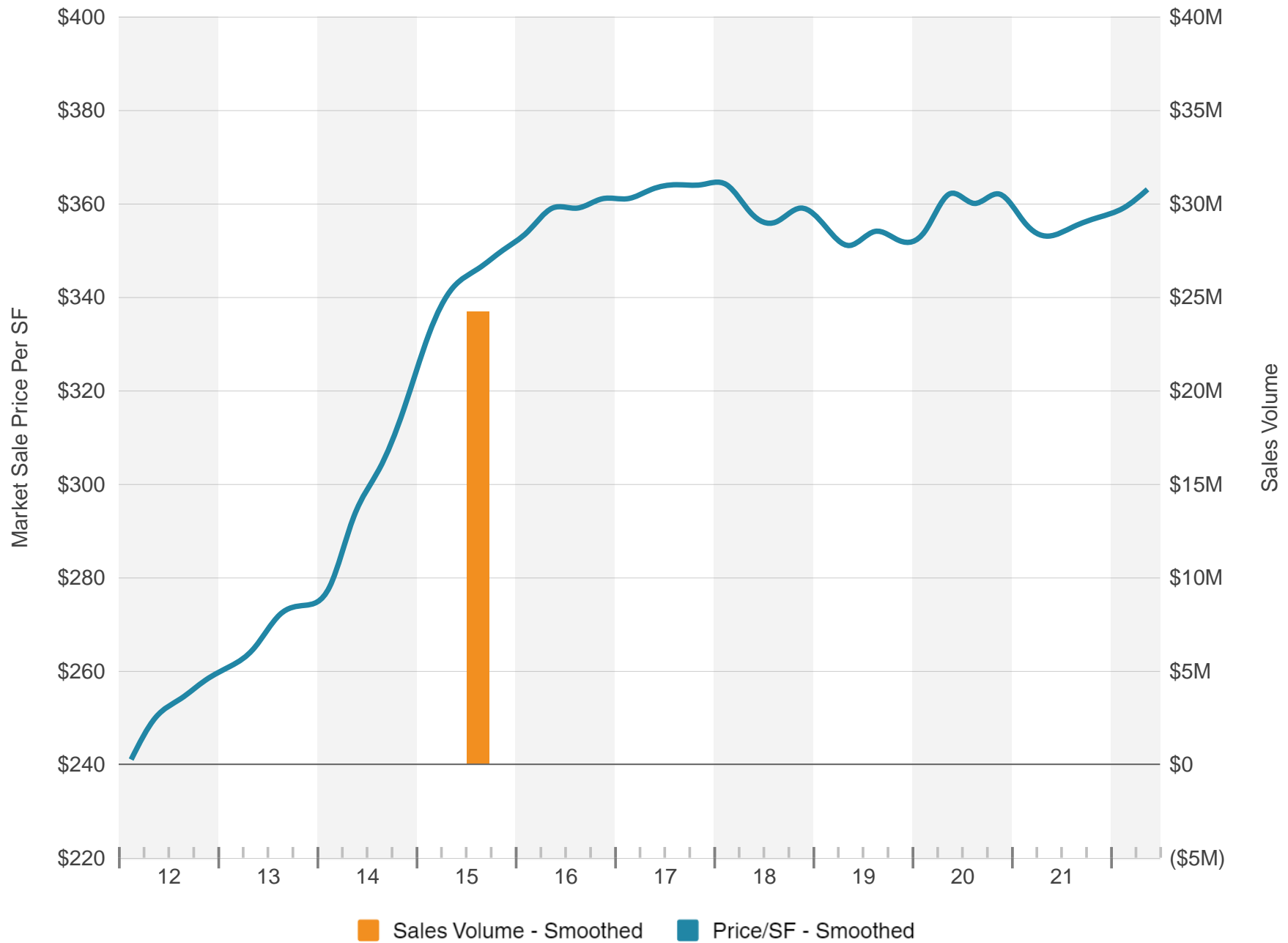
CBD Retail Market Sale Price & Transaction Sale Price Per SF



CBD Retail Market Rent & Asking Rent Per SF



CBD Retail Sales Volume & Market Sale Price Per SF





Council Question and Answer

Related To

Item #69

Meeting Date

April 7, 2022

Additional Answer Information

C814-89-0003.02 - 305 S. Congress - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. Staff Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with conditions. Planning Commission Recommendation: To grant planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning, with additional conditions. Owner / Applicant: Richard T. Suttle, Jr., Trustee. Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.). City Staff: Jerry Rusthoven, 512-974-3207.

QUESTION/ANSWER: Council Member Vela's Office

1. *Approximately how much money could the City gain if we leveraged the PUD agreement to request the cash value of the on-site subsidized housing?*

The cash value of the on-site affordable restricted rental units has not been studied and to calculate the true value would mean taking into consideration the 40-year restricted affordability term on the affordable rental units. HPD and the developer came to an agreement to value the affordable restricted ownership units at \$450,000 per unit. If the \$450,000 per unit multiplier was used for both unit types then based on the developer's estimated 55 affordable unit set aside the resulting cash value would be \$24,750,000.

2. *How quickly could those additional funds be put to use to help our homeless neighbors after the PUD agreement is finalized? What are the biggest barriers to using these funds quickly?*

The speed at which additional funds can start helping people experiencing homelessness will depend on several factors, with the biggest drivers being:

- The timing between the finalization of the PUD agreement and receipt of funds
- The use of the funds (e.g., bridge shelter, behavioral health and substance use services, permanent housing programs, etc.)
- Availability of social service providers to add or expand programming. We have a robust portfolio of nonprofit partners providing services, but the influx of funding into the system combined with shortages in the labor market may impact the time it takes to stand up new resources.

If the goal is to use PUD funds to expand bridge shelter capacity to provide temporary housing for HEAL sites, potential approaches include: purchasing a property, leasing a hotel, financing a new facility, or issuing a solicitation for the private entity to provide bridge shelter capacity. For each of these strategies, there will be different barriers and trade-offs with respect to expediency (i.e., timeline to supporting people), cost-effectiveness, and number of people served.

Best case scenario for standing up shelter is likely 6 months, on an aggressive timeline.

3. *In what ways could those funds be used? How many people could be housed, and for how long? Given that the City already has relationships with hotel owners, would this money be sufficient to lease and operate one or more hotels until permanent housing is available?*

As noted above, there are a few approaches to expand bridge shelter capacity, including: purchasing a property, leasing a hotel, financing a new facility, or issuing a solicitation for the private market to provide bridge shelter capacity.

The Homeless Strategy Division (HSD) staff would require additional time to provide estimates re: the number of people housed and for how long. However, below is a brief description of the factors that will drive the estimates.

- Main factors that will determine how many people can be served:
 - the amount of PUD funding
 - the preferred approach to expanding bridge shelter based on Council's priority; specifically, regarding expediency vs. cost-effectiveness (e.g., leasing a hotel will likely result in housing people faster, but will cost more per person and, therefore, we'll serve fewer people)
 - whether the property allows for congregate, non-congregate, or a hybrid configuration (e.g., 2 people per room)
- Main factors that will determine how long people can be served
 - Amount of PUD funding
 - the preferred approach to expanding bridge shelter
 - Availability of ongoing funding
 - Average length of bridge shelter stay, which is correlated with that availability of permanent housing units. Given the tight Austin real estate market, it is taking longer to find and get this population in permanent housing.

4. *Currently, the HEAL initiative has a goal of housing 200 people, a small fraction of the number of people who need our help. How much money would be needed to house the actual homeless population of Austin?*

The HEAL Initiative is just one part of the overall rehousing efforts supported by the City of Austin and other funders.

Our current unsheltered population is estimated at approximately 2,200 on any given day. The \$515M Summit Investment Plan, when used in conjunction with all the other resources that feed into our Homelessness Response System, is projected to rehouse over 3,000 people over 3 years, and provide many more with prevention or diversion services. While this will not completely eradicate homelessness, we believe it will position us to reach 'functional zero' in the 1 – 2 years after the investment plan timeline.

5. *Roughly what proportion of camp closures does the City conduct without providing housing through the HEAL initiative?*

The City does not initiate a HEAL camp closure without having the necessary bridge shelter capacity to house all encampment residents.

APD and land managing departments (e.g., PARD, Public Works, etc.) conduct encampment enforcements that do not provide people with shelter or housing. Additional time would be needed to calculate the percentage of closures completed without housing resources.

6. *When a camp is closed without housing support, where do the residents go? How does this displacement affect social services and outreach?*

The City does not have hard data on this but, anecdotally, we know that when encampments are cleared without housing or shelter, individuals simply migrating to different parts of the city, including locations further outside of the public eye (e.g., parks, the woods, etc.).

7. *Do we have sufficient funding to house all the people displaced by the City's camp closures this year?*

HSD staff needs more time to formulate a response.

It is also important to note the distinction between shelter (temporary) and housing (permanent), as the answer for housing all displaced persons will be different than providing shelter for all displaced persons.

8. *When will the permanent supportive housing funded through ARPA funds begin to become available? How many units will be available and on what timetable?*

APH's \$53M Housing Stabilization solicitation, the majority of which is ARPA funding, for permanent housing programs closed in March. APH staff is currently reviewing the applications and, therefore, we don't know how many people will be housed with the ARPA funding.

We expect the ARPA funded permanent housing programs to start service delivery in July, with the contracts running through FY24.

Brick and mortar units funded in part by ARPA will begin coming online in late 2022 or early 2023. There are currently between about 140 units with ARPA funding, but nearly 1,000 units in the pipeline supported by a variety of funding sources and expected to come online between now and the end of calendar year 2024.