



MEMORANDUM

TO: Mayor and Council

FROM: J. Rodney Gonzales, Director
Development Services Department

DATE: July 26, 2018

SUBJECT: Capitol Complex Project Update

On December 14, 2017, Council authorized execution of an interlocal agreement with the Texas Facilities Commission (TFC) for development of Phase One of the 2016 Texas Capitol Complex Master Plan. On that date, Council also approved Ordinance No. 20171214-090 waiving temporary use of right-of-way permit fees as well as requirements related to the vacation of right-of-way associated with the development project. The following is an update on several keys terms of the interlocal.

Right-of-Way Vacation and Utility Easements

Section 1.7 of the interlocal contemplates the vacation of right-of-way, as well as property interests associated with utility easements needed for the project in the future, for a "reasonable value" in accordance with Texas Government Code Section 2166.052. On August 9, 2018, a Council agenda item will be posted for Council consideration of an ordinance vacating approximately 4.44 acres of certain portions of Congress Avenue, 16th Street, 17th Street, and 18th Street, and waiving City Code Section 14-11-74 (Appraisal of Property) and Section 14-11-75 (Payment for Right-of-Way). The property interests to be conveyed as utility easements that are intended to be considered as a part of this interlocal term will not be dedicated until a later phase of the project and will be submitted for Council consideration as a separate action item in the future.

Tree Preservation

Section 1.5.7 of the interlocal provides for a \$130,500 payment from TFC to facilitate the relocation of trees designated for removal. City staff worked closely with the Waller Creek Conservancy to identify sites for tree relocation. Three large Live Oak trees have been proposed for relocation to Waterloo Park. The Waller Creek Conservancy will be taking the lead and funding the relocation of a 27-inch Live Oak tree currently on the northwest corner of Congress Avenue and 17th Street. City staff will initiate a Request for Proposal (RFP) for the relocation of a 23-inch and a 39-inch Live Oak located on the grounds of the Lyndon Baines Johnson State office building. A contract resulting from the RFP process will be posted for Council consideration later this Summer.

Parking

Section 1.8 of the interlocal relates to reduced rate parking in State parking garages. The term commits the TFC to working with the City to negotiate an agreement to lease up to 100 parking spaces in the Capitol Complex at a reduced rate and commits TFC to administering an affordable parking program in collaboration with the City.

Discussions with TFC have begun regarding an agreement for reduced rate parking. Should Council consideration be required, staff expects to have a draft agreement posted for Council consideration in the Fall of 2018. The TFC sponsored affordable parking program went into effect May 1, 2018. The program is advertised on the City's website at <http://www.austintexas.gov/affordableparking> and on the TFC website at <http://www.tfc.state.tx.us/divisions/facilities/prog/pm/AFFORDABLE-PARKING.html>.

Should additional information be required, please feel free to contact me at (512) 974-2313 or Marie Sandoval, Development Services Manager, at (512) 974-3298.

Cc: Spencer Cronk, City Manager
Assistant City Managers
Alex Gale, Interim Director, Office of Real Estate Services
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