



**Travis County Commissioners Court Agenda Request**

**Meeting Date:** February 20, 2014

**Prepared By/Phone Number:** Andrea Shields, Manager/854-9116

**Elected/Appointed Official/Dept. Head:** Leslie Browder, County Executive, Planning and Budget/854-9106

**Commissioners Court Sponsor:** Samuel T. Biscoe, County Judge

**AGENDA LANGUAGE:**

Discuss North Campus development options using the Travis County Development Authority.

**BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:** (see attached).

**STAFF RECOMMENDATIONS:** Staff recommends approval.

**ISSUES AND OPPORTUNITIES:** None.

**FISCAL IMPACT AND SOURCE OF FUNDING:** None.

**REQUIRED AUTHORIZATIONS:** Andrea Shields, Manager/854-9116; Leslie Browder, County Executive, Planning and Budget/854-9106

**AGENDA REQUEST DEADLINE:** All agenda requests and supporting materials must be submitted as a pdf to the County Judge's office, [agenda@co.travis.tx.us](mailto:agenda@co.travis.tx.us) by **Tuesdays at 5:00 p.m.** for the next week's meeting.



# TRAVIS COUNTY NORTH CAMPUS

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Proposed Development Options



Ruiz Building  
5555 Airport Blvd.

5501 Airport Blvd.

Vacant Site  
5325-35 Airport  
Blvd.

# North Campus Growth

- Travis County departments have been growing and some units are reaching capacity for staff and support space.
- New construction will be required to meet future space needs
- Space for expansion is currently available on county land adjacent to existing building

# Should other departments move to North Campus?

- One prime potential tenant is the Health and Human Services and Veterans Services (HHSVS) currently at Palm Square
- North Campus and Highland Mall Boulevard sites are well situated to serve HHSVS clients currently served at Palm Square



# New Building Development: Potential Tenant Space Needs

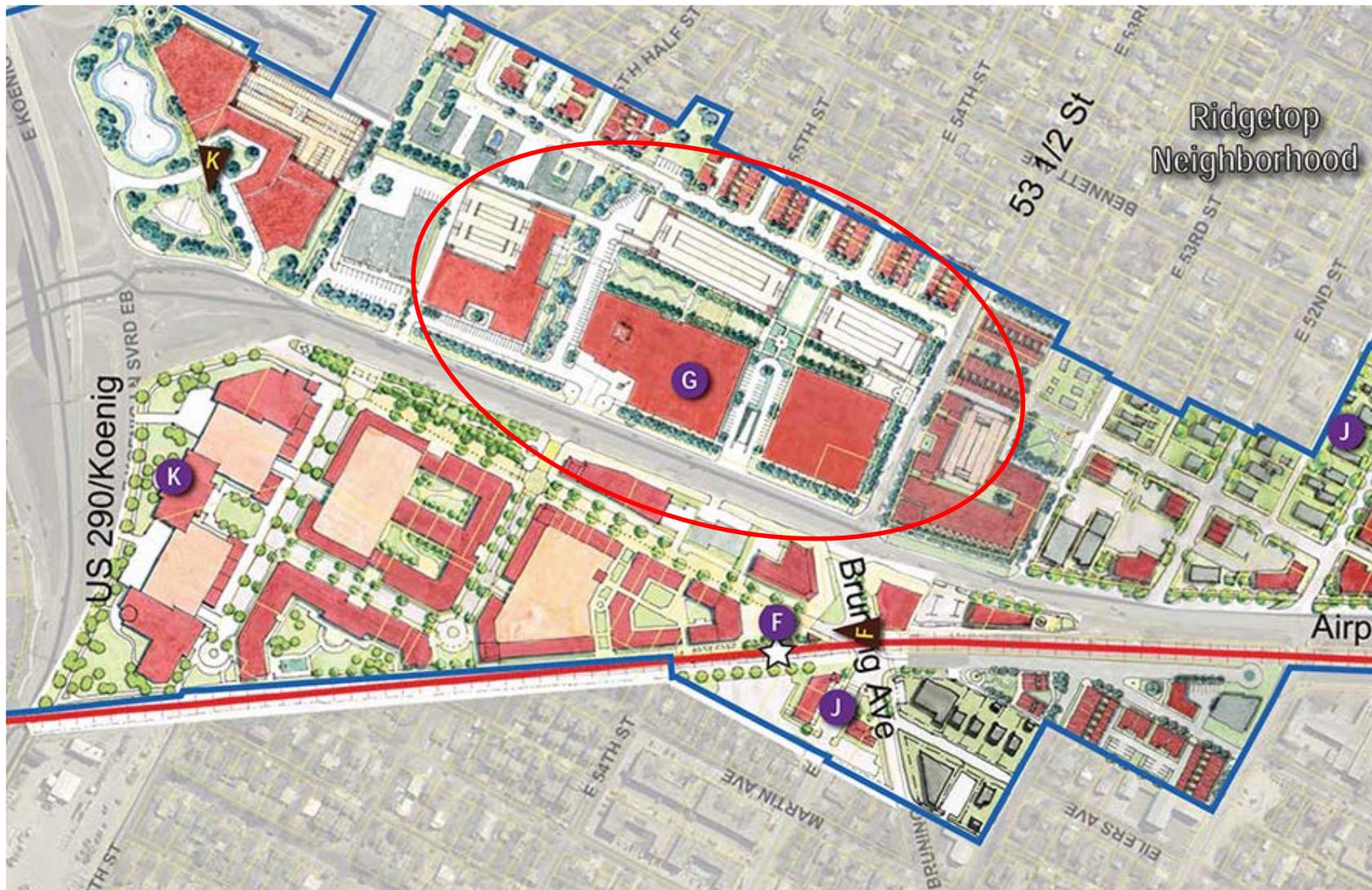
Department	2014	2015	2025
Tax Office	31,575	31,860	37,613
HHSVS*	17,160	17,310	20,450
<b>Total</b>	48,735	49,170	58,063

- To meet 2025 projections, a new building would need 80,000 gross square feet if accommodating both tenants

# Airport Boulevard Vision and Plan

- The City of Austin has been working in the corridor to develop a new land development code to transform the corridor to meet community's vision
- New code will promote pedestrian-friendly, mixed-use development and will implement the Vision
- Optimal opportunity for Travis County to develop something catalytic that will serve both County and neighborhood interests

# Airport Boulevard Plan



# Considering Mixed-Use Opportunities

- Though we would require no more than 80,000 square feet, the vacant site can accommodate over 500,000 square feet
- The site provides a unique opportunity to explore mixed-use development options



Possible row homes  
in back

Parking:  
structured  
on site

Community  
Space for  
Neighborhood  
on campus

New Offices and  
Mixed income  
housing above



# Project financing

- The Travis County Development Authority can issue private activity bonds for financing projects that promote the common good and general welfare, including commerce and economic development
- The mission of the Development Authority, as defined by the state, is aligned with the goal of revitalizing the Airport Boulevard Corridor
- The Development Authority can be a source of alternative financing for the re-development of the North Campus site

# How would it work?

- The Board of Directors (Commissioners Court) would control the structure of the deal, including the affordability levels of the housing and in effect overall cash flow to the project
- The Development Authority would issue bonds for a developer, selected by competitive process

# How would it work?

- The County would allow the developer to lease the land but own the improvements for term of bonds
- The County would require terms that accommodate the office space needed through 2025 at a reduced cost.
- The current property tax exemption on the land would be attractive to developers and a key component in the financing



# How would it work?

- By crafting the development RFP to allow the developer to propose the layering of the finances (including bonds from the Development Authority), the developer will have the broadest leeway to structure the financing in the most economical manner
- The overall financial structure would be vetted by staff, consultants, and the Board of Directors (Commissioners Court) for approval

# Neighborhood Support for Proposal

- In December 2012, Travis County Staff attended monthly neighborhood association meetings in Ridgetop and Northridge, the two associations around the site
- Citizens indicated support for mixed-use development with an affordable housing component
- Neighborhood would like to continue to participate in the shaping of this project, in accordance with our resolution for civic community collaboration



# Project management

## Facilities Management:

- RFP development and selection
  - Project Manager

## Development Authority:

- RFP development and selection
- Makes offering and issues bonds
- Monitors compliance with housing component

## Planning & Budget (Strategic Planning):

- RFP development and selection



# Next Steps

