



**Travis County Commissioners Court Agenda Request**  
**TRAVIS COUNTY DEVELOPMENT AUTHORITY**

**Meeting Date:** March 25, 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, President

**AGENDA LANGUAGE:**

Discuss North Campus development opportunities using the Travis County Development Authority, with support from staff in the Facilities Management and Planning and Budget departments.

**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

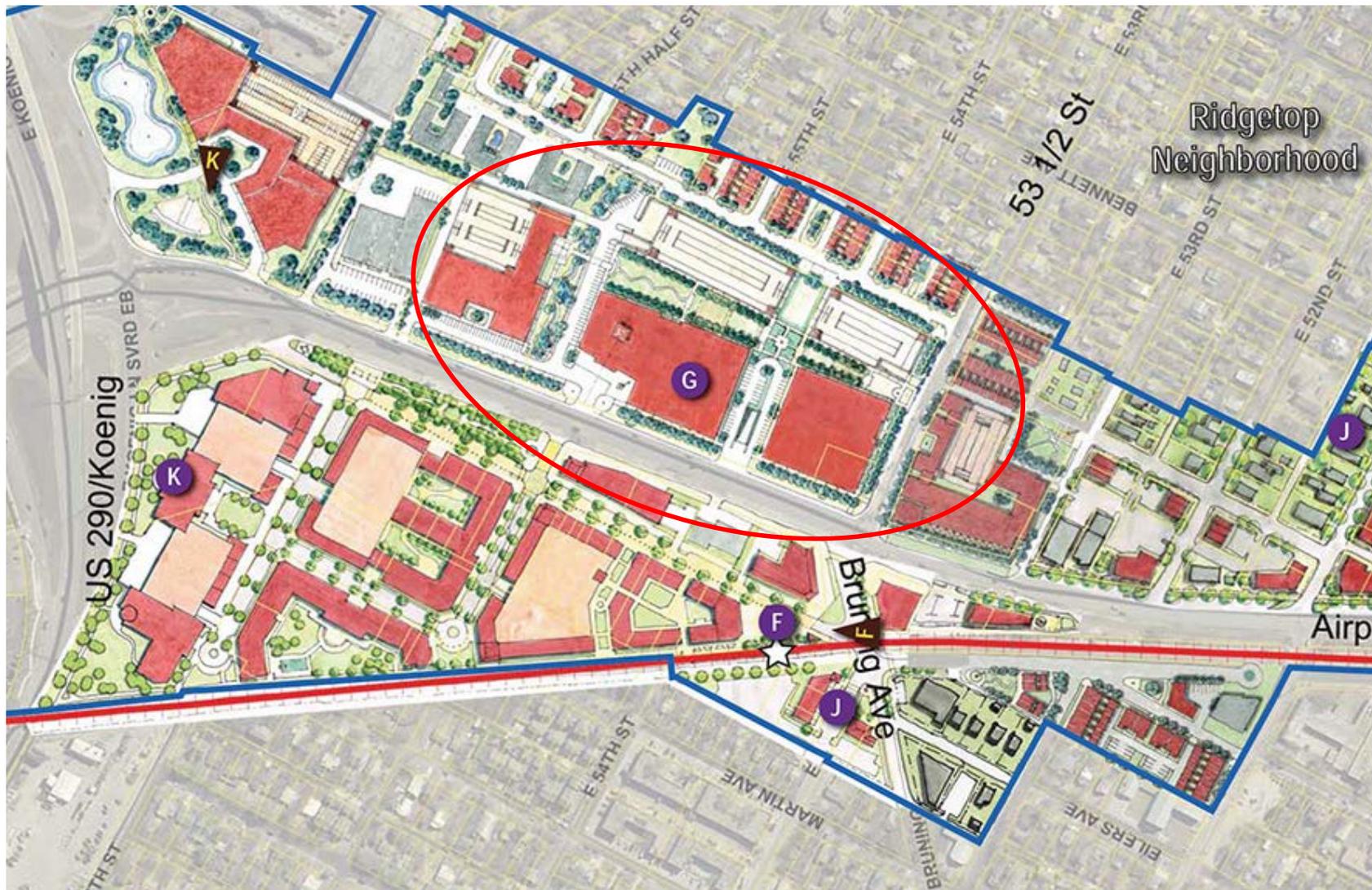
Department	2014	2015	2025
Tax Office	31,575	31,860	37,613
HHSVS*	17,160	17,310	20,450
<b>Total</b>	<b>48,735</b>	<b>49,170</b>	<b>58,063</b>

- 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

## **Authorization to Hire Consultant to assist in drafting and vetting a Request for Proposals (RFP)**

Hire pre-development consultant to assist in drafting and reviewing the requirements for a developer to design and construct a mixed-use structure through a ground lease for the site. Consultant will assist in vetting applications submitted through the RFP process as well.

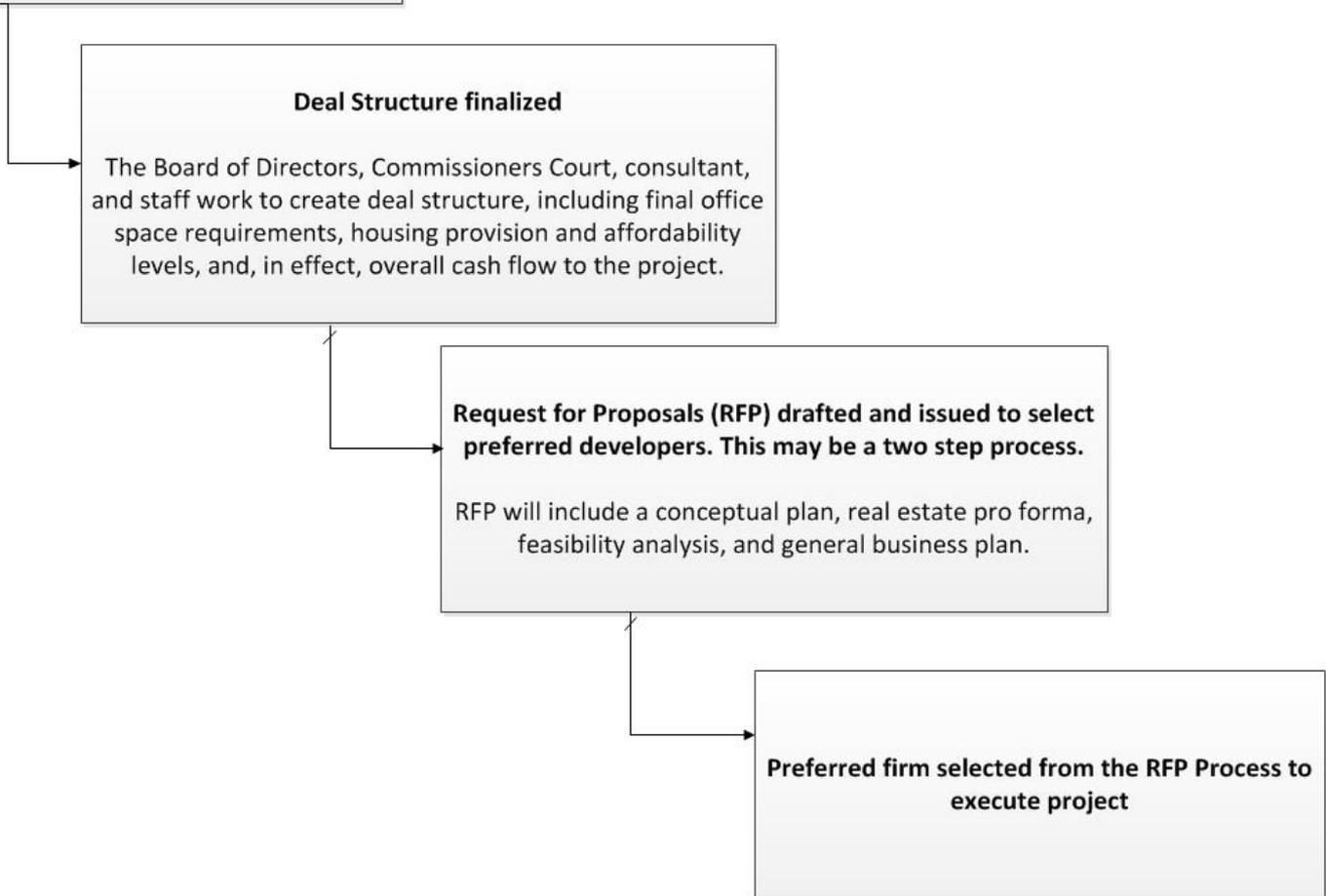
## **Deal Structure finalized**

The Board of Directors, Commissioners Court, consultant, and staff work to create deal structure, including final office space requirements, housing provision and affordability levels, and, in effect, overall cash flow to the project.

## **Request for Proposals (RFP) drafted and issued to select preferred developers. This may be a two step process.**

RFP will include a conceptual plan, real estate pro forma, feasibility analysis, and general business plan.

**Preferred firm selected from the RFP Process to execute project**



# Comparable Projects List

## Multnomah County, Oregon



Multnomah County constructed the Hollywood Library and Bookmark Apartments in 2002. This 13,000 square foot library included a coffee shop and 47 market rate and affordable apartments in a mixed-use structure. This was the first example of a mixed-use project with private and public primary tenants and has become a model for joint venture housing and public use buildings. Since completion, Multnomah County has developed additional library branches with housing components, including the

Sellwood-Moreland Library with 16 units and commercial space, that same year.

## Tucson, Arizona

In December 2013, One East Broadway was completed, a seven-story mixed-use project with housing, retail, and approximately 20,000 square feet of public offices leased to the Pima Association for Governments and the Regional Transportation Authority. The building was constructed by a private developer and ownership of the building transferred to the City of Tucson at completion with leases created to preserve tax-exempt status for an 8 year period.



# Comparable Projects List

## Madison, Wisconsin



Set for groundbreaking this year, the West Johnson Street Complex in Madison will be a new 14-story structure with 255 apartments and 30,000 square feet of offices for the City of Madison Fire Department, as well as first floor retail.

## Chicago, Illinois

The Harper Court Project in Chicago was developed in partnership with the City of Chicago and the University of Chicago. The project features 150,000 square feet of university office space, 425 residential units, and ground floor retail as well as structured parking. The project was completed last year.



# Comparable Projects List

## Dallas, Texas



The City of Dallas Office of Economic Development and Dallas Public Library issued a Request for Proposals (RFP) to develop a mixed-use project at Vickery Meadow, a redevelopment district, with private partners. The City recently selected a developer to design a ground-floor library, retail, housing units, and associated amenities. Situated on 4 acres, the team envisions a 5-story structure featuring 18,000 square feet of library space, 15,000 square feet retail, and 250 housing units plus parking.

## El Paso, Texas



The City of El Paso issued a Request for Qualifications (RFQ) and Request for Proposals (RFP) to develop 31-acres in northeastern El Paso, the site of a former mall, into a mixed-use community. Three developers submitted proposals for the 30-acre site, 23 acres of which will be a joint venture project. The proposed buildout as of March 2014 would consist of 13,000 square feet retail, 500 to 800 housing units, 480 parking spaces, and a new street grid.

# Comparable Projects List

## San Antonio, Texas



Alamo Colleges in San Antonio is currently soliciting proposals for private partners to build an administrative complex on land they own. The objective is to get administrative office space at low or reduced cost by allowing residential, commercial, or retail uses on the site as well. Their Request for Proposals (RFP) is currently open. Administration at Alamo Colleges anticipate significant interest given the flexibility proposed.